Unified Government of Wyandotte County and Kansas City, Kansas

Planning & Zoning / Board of Commissioners

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

Mayor Tyrone Garner
Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

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AGENDA

Thursday, June 26, 2025
7:00 PM

1. **CALL TO ORDER/ROLL CALL**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **REVISIONS TO JUNE 26, 2025**

5. **MAYOR'S AGENDA**

   5.1 **PRESENTATION: ELECTION OFFICE CONTEST AND CONTEST WINNER**

   Synopsis: Michael Abbott, Election Commissioner, will present information on the "I Voted" sticker design contest and introduce Kailey Mortell, Piper High School student's winning design.

   For information only.
   Tracking #: 21660

   5.2 **PROCLAMATION: CENTRAL SOLUTIONS 100TH ANNIVERSARY DAY**

   Synopsis: A Proclamation proclaiming June 19, 2025, as Central Solutions 100th Anniversary Day.
   Tracking #: 21662

5.3 **PROCLAMATION: JUNETEENTH FREEDOM DAY**

Synopsis: A Proclamation proclaiming June 19, 2025, as Juneteenth Freedom Day.

Tracking #: 21663

5.4 **PROCLAMATION: PRIDE MONTH**

Synopsis: A Proclamation proclaiming June 2025, as Pride Month.

Tracking #: 21664

5.5 **PROCLAMATION: PARKS AND RECREATION MONTH**

Synopsis: A Proclamation proclaiming July 2025 as Parks and Recreation Month.

Tracking #: 21661

6. COMMISSIONERS' AGENDA

6.1 **RESOLUTION: APPROVING 2025 HOLLYWOOD CASINO GRANT AWARD RECOMMENDATIONS**

Synopsis: Approval of a resolution authorizing the 2025 Hollywood Casino Grant Recommendations.

Tracking #: 21553

7. CLERK'S-STATEMENT

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

PLANNING & ZONING COMMISSION

8. PLANNING AND ZONING CONSENT AGENDA

8.1 Change of Zone Application(s)

8.1.1 **COZ2025-009 - MICHAEL HEITMANN**

Synopsis: Change of Zone from R-1 Single Family and R-2 Two-Family to RP-1 Planned Single Family District for an event venue and short-term rental, Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with MPL2025-006 and SP2025-031), RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21566

8.1.2 **COZ2025-010 - BOB LAYTON**

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for a residential subdivision at 2623 South 69th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21567

8.1.3 **COZ2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD**

Synopsis: Change of Zone from A-G Agriculture District to R Rural Residential District for a residential subdivision, Hayward Acres, at 9630 Nelson Avenue and 4321 North 97th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21569

8.2 Special Use Permit Application(s)

8.2.1 **SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS**

Synopsis: Special Use Permit for a drinking establishment with live entertainment and events at 508 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR TWO (2) YEARS.

Tracking #: 21570

8.2.2 **SP2025-024 - TODD GEARHEART**

Synopsis: Special Use Permit for short-term rental at 7832 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR ONE (1) YEAR.

Tracking #: 21571

8.2.3 **SP2025-025 - DAVID DIAL**

Synopsis: Special Use Permit for short-term rental at 4509 Garfield Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR ONE (1) YEAR.

Tracking #: 21572

8.2.4 **SP2025-027 - WHITNEY PRESTON**

Synopsis: Special Use Permit for keeping three (3) goats at a residential property at 3644 North 59th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR TWO (2) YEARS.

Tracking #: 21573

8.2.5 **SP2025-028 - KELLY SPENCER WITH CREATIVE TOTS CHILD CARE**

Synopsis: Special Use Permit for a daycare at 2515 Haskell Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR ONE (1) YEAR.

Tracking #: 21574

8.2.6 **SP2025-029 - JESSICA MORENO**

Synopsis: Renewal of a Special Use Permit (SP2023-121, expired April 18, 2025) for a short-term rental at 611 Douglas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR TWO (2) YEARS.

Tracking #: 21575

8.2.7 **SP2025-031 - MICHAEL HEITMANN**

Synopsis: Special Use Permit for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with COZ2025-009 and MPL2025-006), RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS FOR THE SHORT TERM RENTAL AND SEVEN (7) YEARS FOR THE EVENT VENUE BY A VOTE OF 9 TO 0.

Tracking #: 21576

8.3 Master Plan Amendment Application(s)

8.3.1 **MPL2025-006 - MICHAEL HEITMANN**

Synopsis: Master Plan Amendment from Low-Density Residential to Low-Density Mixed-Use within the Rosedale Area Plan for an event venue and short-term rental at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with COZ2025-009 and SP2025-031), RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21585

8.4 Miscellaneous

8.4.1 **RESOLUTION FOR MORATORIUM ON PARKING REQUIREMENTS EAST OF I-635**

Synopsis: A resolution for a moratorium on the minimum parking requirements for commercial properties and residential properties with less than six (6) units in a mixed-use setting for locations east of I-635, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21499

8.4.2 **ORDINANCE: REZONING PROPERTY (COZ2024-041)**

Synopsis: AN ORDINANCE rezoning property at 144 North 61st Street (COZ2024-041) from R-1 Single-Family District to A-G Agriculture District, RECOMMENDED FOR APPROVAL.

Tracking #: 21636

8.4.3 **ORDINANCE: REZONING PROPERTY (COZ2025-004)**

Synopsis: AN ORDINANCE rezoning property at 13100 and 13130 State Avenue (COZ2025-004) from CP-2 Planned General Business to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21639

8.4.4 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-088)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-088) for the keeping of pigeons at 2542 South 12th Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 21650

8.4.5 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-004)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-004) for the keeping of a maximum of 25 fowl at 3030 South 63rd Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21651

8.4.6 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-006)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-006) for operation of a short-term rental at 1127 Southwest Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 21652

8.4.7 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-014)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-014) for operation of a short-term rental at 2629 South 49th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21653

8.4.8 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-017)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-017) for storage of motor and recreational vehicles and equipment at 8440 Gibbs Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21657

8.4.9 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-018)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-018) for continuation of material and clean rubble excavation and stockpiling at 1500 South 73rd Drive and 7751 South 73rd Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21654

8.4.10 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-019)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-019) for operation of a short-term rental at 2105 West 43rd Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21655

8.4.11 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-022)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-022) for operation of a semi and heavy truck repair and maintenance facility at 451 South 14th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21656

9. PLANNING AND ZONING NON-CONSENT AGENDA

9.1 Change of Zone Application(s)

9.1.1 **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 MPL2025-004), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21480

9.1.2 **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 MPL2025-003), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21483

9.2 Master Plan Amendment Application(s)

9.2.1 **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), 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 (Red Wolf South Park) (in conjunction with COZ2025-006), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21485

9.2.2 **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), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21481

REGULAR COMMISSION

10. REGULAR CONSENT AGENDA

10.1 **RESOLUTION: SAUER CASTLE INDUSTRIAL REVENUE BONDS**

Synopsis: Adopt a resolution of intent to issue Industrial Revenue Bonds for Sauer Castle, LLC in the amount of $11,500,000 located at 911, 935, and 945 Shawnee Drive in Kansas City, Kansas. This is for sales tax exemption only; no property tax abatement.

*On June 2, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21487

10.2 **RESOLUTION: SAUER CASTLE NRA SPECIAL PROJECT**

Synopsis: Adopt a resolution approving a special project application on incremental taxes pursuant to the Neighborhood Revitalization Act for Sauer Castle, located at 911, 935, and 945 Shawnee Road in Kansas City, Kansas.

*On June 2, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21536

10.3 **RESOLUTION: BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT**

Synopsis: Adopt a resolution approving certain budgetary and financial policies of the Unified Government.

*On June 2, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21407

10.4 **NOMINATIONS: BOARDS & COMMISSIONS**

Synopsis: Nominations for Boards and Commissions:

Tom Roberts to the Golf Advisory Board, term 06/26/25 to 12/15/27, submitted by Commissioner Hill.

Bill Edwards to the Golf Advisory Board, term 06/26/25 to 12/31/25, submitted by Mayor Garner.

Tracking #: 21665

10.5 **MINUTES**

Synopsis: Minutes from the Regular Session meeting on January 25, 2024, and Special Session meeting on May 15 and 29, 2025.

Tracking #: MINUTES

10.6 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated May 22 and 29, 2025 and June 5, 2025.

Tracking #: WEEKLY BUSINESS

11. PUBLIC HEARING AGENDA

11.1 **PUBLIC HEARING RESOLUTION/ORDINANCE: ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE HOMEFIELD ATLAS 9 PROJECT**

Synopsis: Commission action related to the Homefield Atlas 9 project:
1. Conduct a public hearing to receive comments regarding the issuance of industrial revenue bonds not to exceed $30M;
2. Adopting a resolution amending the previously adopted resolution of intent to issue industrial revenue bonds, to add a 10-year 100% ad valorem property tax abatement for the Atlas 9 project located in the Homefield development in Kansas City, Kansas;
3. Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed $30,000,000 for the purposes of acquiring, constructing, and equipping an immersive art museum known as Atlas 9 located in Kansas City, Kansas.

Tracking #: 21635

12. STANDING COMMITTEES' AGENDA

13. ADMINISTRATOR'S AGENDA

13.1 **RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)**

Synopsis: A resolution providing notice of a public hearing on the advisability of creating a redevelopment district located approximately at 601 Village East Parkway (Buc-ee's). The hearing is scheduled for August 7, 2025 at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21645

13.2 **RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)**

Synopsis: A resolution calling and providing for the giving of notice of a public hearing on the advisability of creating a community improvement district to be known as the Buc-ee's Family Travel Center Community Improvement District and intent to levy a sales tax within the district. The hearing is scheduled for August 7, 2025 at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21644

14. PUBLIC ANNOUNCEMENTS

15. 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. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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Tracking ID: 21660

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff icaudillo@wycokck.org x5010	Mayor's Office

AGENDA ITEM #5.1.

PRESENTATION: ELECTION OFFICE CONTEST AND CONTEST WINNER

BACKGROUND

Michael Abbott, Election Commissioner, will present information on the “I Voted” sticker design contest and introduce Kailey Mortell, Piper High School student's winning design.

RECOMMENDATION

For information only

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL CONSIDERATIONS

ATTACHMENTS

Sticker Contest Winner 6.26 Commissioner Meeting

Approved by Mayor/Administrator to add to agenda.

1ST ANNUAL "I VOTED" STICKER DESIGN CONTEST

Wyandotte County Election Office

ABOUT THE CONTEST

High school students in Wyandotte County were invited to design a unique "I Voted" sticker for the 2025 elections.

- Contest was open for two months to allow students to design their entries
- All submissions were to be original artwork that captured the spirit of voting in Wyandotte County

Community benefit of the contest:

- Encourages younger generations to participate in the democratic process
- Plants the seeds for future civic involvement
- Offers our voters an exciting and unique sticker special to Wyandotte County

Future of the Contest:

- Will be held every year going forward
- Next contest will be announced early next year on the Wyandotte County Election Office's Facebook page
- Open to more age groups in future contests

2025 CONTEST WINNER!

Kailey Mortell

Junior

Piper High School

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, Central Solutions was founded in 1925 by Frank B. Nobrega, an immigrant from the Portuguese island of Madeira who came to America in pursuit of the American dream; and

WHEREAS, he was soon joined by his brother Ferdinand, and together they began manufacturing cleaning chemicals for educational, healthcare, and other institutional facilities; and

WHEREAS, Frank B. Nobrega passed the business on to his son, Frank Jr., and eventually to his grandchildren and great-grandchildren; and

WHEREAS, the Nobrega family continues to lead Central Solutions, now producing skin care and infection control products that enrich lives by promoting dignity and alleviating suffering; and

WHEREAS, one hundred years later, Central Solutions remains a proud contributor to the Kansas City economy, providing jobs and career opportunities while promoting a safe, growing, and prosperous community.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 19, 2025, as:

"Central Solutions 100th Anniversary Day"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

TYRONE GARNER, MAYOR/CEO

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, Juneteenth, also known as Freedom Day, celebrates June 19, 1865, when the last enslaved Americans received word that President Abraham Lincoln had signed the Emancipation Proclamation. While Lincoln had issued the proclamation more than two years earlier, the news was received in different states at different times; and

WHEREAS, a contingent of the US Army arrived at Galveston Bay, Texas 2,000 Union troops. The army announced that the more than 250,000 enslaved black people in the state were free by executive decree. This day came to be known as "Juneteenth" by the newly freed people in Texas; and

WHEREAS, Juneteenth has been celebrated across the country for years, but the day wasn't federally recognized until 2021 when President Joe Biden's administration added it to the government holiday calendar; and

WHEREAS, Wyandotte County/KCK has a rich history in which African Americans have been prominent. Our city was one of the termini of the Underground Railroad. Black slaves were smuggled over to Wyandotte and other points in Kansas from Missouri, a slave state. Kansas entered the Union as a free state in 1861 and was a key proponent for the emancipation of all and the abolition of Slavery.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 19, 2025, as:

"Juneteenth Freedom Day"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

TYRONE GARNER, MAYOR/CEO

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas is a welcoming community and dedicated residents we serve; and

WHEREAS, lesbian, gay, bisexual, transgender, queer, intersex, non-binary, and asexual (LGBTQ+) people are members of the community, Unified Government employees and families; and

WHEREAS, Pride Month is celebrated in June to honor the 1969 Stonewall riots in New York City, dedicated to celebrating around the country, educational awareness for events celebrating diversity, and commemorating the Stonewall riots. Patrons and supporters of the Stonewall Inn staged an uprising to resist the police harassment and persecution to which LGBT Americans were commonly subjected; and

WHEREAS, the Nation was founded upon and is guided by a set of principles that each has equal rights to their life, liberty, and pursuit of happiness; and

WHEREAS, the Unified Government recognizes the vital role of leveraging community efforts to strengthen and expand our commitment to equity, diversity, and inclusion for all Wyandotte County/Kansas City, Kansas residents.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 2025 as:

“Pride Month”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

TYRONE GARNER, MAYOR/CEO

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, parks and recreation are an integral part of communities throughout this country, including the Unified Government of Wyandotte County/Kansas City, Kansas. Parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools, and many other activities designed to promote active lifestyles. Parks and recreation are a leading provider of healthy meals, nutrition services, and education; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports, and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation are fundamental to the environmental well-being of our community. Parks and recreation are essential and adaptable infrastructure that make our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month. Wyandotte County/Kansas City, Kansas, recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim July 2025 as:

"Parks and Recreation Month"

in Wyandotte County/Kansas City, Kansas, and urge all citizens to take cognizance of this event and participate fittingly in its observance. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO

Tracking ID: 21553

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Angel Ferrara, Director aferrara@wycokck.org x8354	Parks & Recreation

AGENDA ITEM #6.1.

RESOLUTION: APPROVING 2025 HOLLYWOOD CASINO GRANT AWARD RECOMMENDATIONS

BACKGROUND

Approval of a resolution authorizing the 2025 Hollywood Casino Grant Recommendations.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL CONSIDERATIONS

ATTACHMENTS

Casino Grant Reso 2025, 2025 UG Award Presentation

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

WHEREAS, beginning in 2013, Kansas Entertainment, LLC, which operates the Hollywood Casino at Kansas Speedway, has disbursed a lump sum payment of $500,000.00 in January of each year to the Unified Government ("the funds"); and

WHEREAS, under the Development Agreement between the Unified Government and Kansas Entertainment, LLC, the funds are to be disbursed at the Unified Government's sole discretion to fund "Wyandotte County social services and charitable community activities"; and

WHEREAS, on January 22, 2015, the Unified Government Board of Commissioners ("the Board of Commissioners") adopted guidelines for the disbursement of the funds; and

WHEREAS, under the 2015 guidelines, the Greater Kansas City Community Foundation is to review all grant applications for eligibility and submit the list of eligible applications to the Board of Commissioners, which serves as the Selection Committee for disbursement of the funds; and

WHEREAS, the total grant amount to be disbursed for 2025 after allowance for grant administration is $473,000.00; and

WHEREAS, the Commissioners and the Mayor have each designated in writing how they wish to allocate their share of the total funds ($43,000.00 each);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS:

That the Board of Commissioners hereby ratifies and adopts the 2025 grant awards attached hereto; directs the County Administrator and the Fund Administrator to communicate with the grant recipients and to disburse the funds; directs the County Administrator to execute any grant assurances necessary to fulfill the intent of the Commission; directs the County Administrator and the Fund Administrator to review the annual report of each recipient agency regarding outcomes of the grant program; and directs the County Administrator to take such other action as necessary to effectuate the intent of this resolution.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS THIS ____ DAY OF JUNE 2025.

_____

Tyrone Garner, Mayor/CEO

Attest:

_____
Unified Government Clerk

Approved as to Form:

/s/ Wendy M. Green
Wendy M. Green, Deputy Chief Counsel

Hollywood Casino Grant Award Recommendations

June 26, 2025

2025 Recommendations

			Total Recommend Funds Exceed Application Request Amount		
Organization Name	2024 Award	2025 Request	Total Com. Rec. Amt.	% of Request Rec. for Award	# of Com. Rec.
Hillcrest Ministries of MidAmerica, Inc., dba Hillcrest Transitional Housing	$19,828.18	$40,000.00	$28,000.00	70%	7
Police Athletic League of Kansas City, Kansas	$21,000.00	$20,000.00	$27,500.00	138%	7
Wyandotte County Parks Foundation	$6,177.80	$24,000.00	$24,000.00	100%	4
Village Initiative Inc., The	$7,500.00	$25,000.00	$19,000.00	76%	5
Turner Recreation Commission	$4,677.80	$107,224.98	$17,000.00	16%	2
Vernon Multipurpose Center	n/a	$5,000.00	$17,000.00	340%	3
Friends of Yates, Inc.	$16,000.00	$40,000.00	$15,000.00	38%	4
Full Throttle Foundation KC	$16,355.60	$25,000.00	$15,000.00	60%	4
Presidential Highfields Homeowners Association, fiscal sponsor: Leavenworth Road Association	$15,278.18	$68,390.01	$14,000.00	20%	2
Mt. Carmel Redevelopment Corporation, Inc.	$5,000.00	$15,000.00	$13,000.00	87%	4
Jerry Lee Jarrett Life Center	$14,500.00	$50,000.00	$11,750.00	24%	3
Bishop Ward High School	$12,000.00	$12,000.00	$11,500.00	96%	3
Strawberry Hill Neighborhood Association	$10,500.00	$9,230.00	$11,500.00	125%	3
Bonner Springs/Edwardsville Education Foundation	$10,000.00	$13,490.00	$11,000.00	82%	2
Argentine Betterment Corporation	$10,500.00	$48,000.00	$10,500.00	22%	2
Rosedale Development Association	$10,500.00	$15,000.00	$10,500.00	70%	2
Armourdale Renewal Association (ARA)	$5,200.00	$24,000.00	$10,000.00	42%	3
Bethel Neighborhood Center	$12,750.00	$25,000.00	$10,000.00	40%	4
Community Garden Inc	$8,335.60	$55,000.00	$10,000.00	18%	1
Vaughn-Trent Community Services, Inc.	$10,000.00	$25,000.00	$10,000.00	40%	1

2025 Recommendations

			Total Recommend Funds Exceed Application Request Amount		
Organization Name	2024 Award	2025 Request	Total Com. Rec. Amt.	% of Request Rec. for Award	# of Com. Rec.
Dominique Experience, The	n/a	$35,000.00	$9,500.00	27%	3
Young Women on the Move	$10,000.00	$15,000.00	$9,500.00	63%	4
Piper Soccer Club	$10,778.18	$40,000.00	$9,000.00	23%	2
KCK United fiscal sponsor: Corban Resource Outfitters	$5,078.18	$10,000.00	$8,500.00	85%	4
Lowriding 2 Success Bike Club KCKS	$7,500.00	$9,000.00	$7,000.00	78%	3
Sue's Safe Haven Inc	$4,000.00	$15,000.00	$7,000.00	47%	1
One Community Jiujitsu Club	n/a	$20,543.00	$6,500.00	32%	4
El Centro, Inc	$8,000.00	$5,000.00	$6,000.00	120%	3
Helping the Heartland	n/a	$12,000.00	$6,000.00	50%	1
Red Tail Academy	n/a	$12,000.00	$6,000.00	50%	2
Avenue Of Life Inc	$4,500.00	$25,000.00	$5,500.00	22%	3
Boy Scouts	$5,000.00	$10,000.00	$5,000.00	50%	1
City of Edwardsville	n/a	$25,000.00	$5,000.00	20%	1
Farm School at Gibbs Road, The	$8,355.60	$19,875.00	$5,000.00	25%	2
Murals of Inspiration	$9,778.00	$25,000.00	$5,000.00	20%	2
Piper USD 203 fiscal sponsor: Piper Education Foundation	$6,000.00	$13,740.20	$5,000.00	36%	1
St. Paul's/ San Pablo Episcopal Church and Westheight Neighborhood Orchard	n/a	$13,900.00	$5,000.00	36%	1
Cross-Lines Community Outreach	$4,500.00	$20,000.00	$4,500.00	23%	4
Friends of KCK Animal Services	$4,000.00	$10,000.00	$4,500.00	45%	2
Kansas City Kansas West Kiwanis Foundation	$2,500.00	$7,497.00	$4,500.00	60%	2

2025 Recommendations

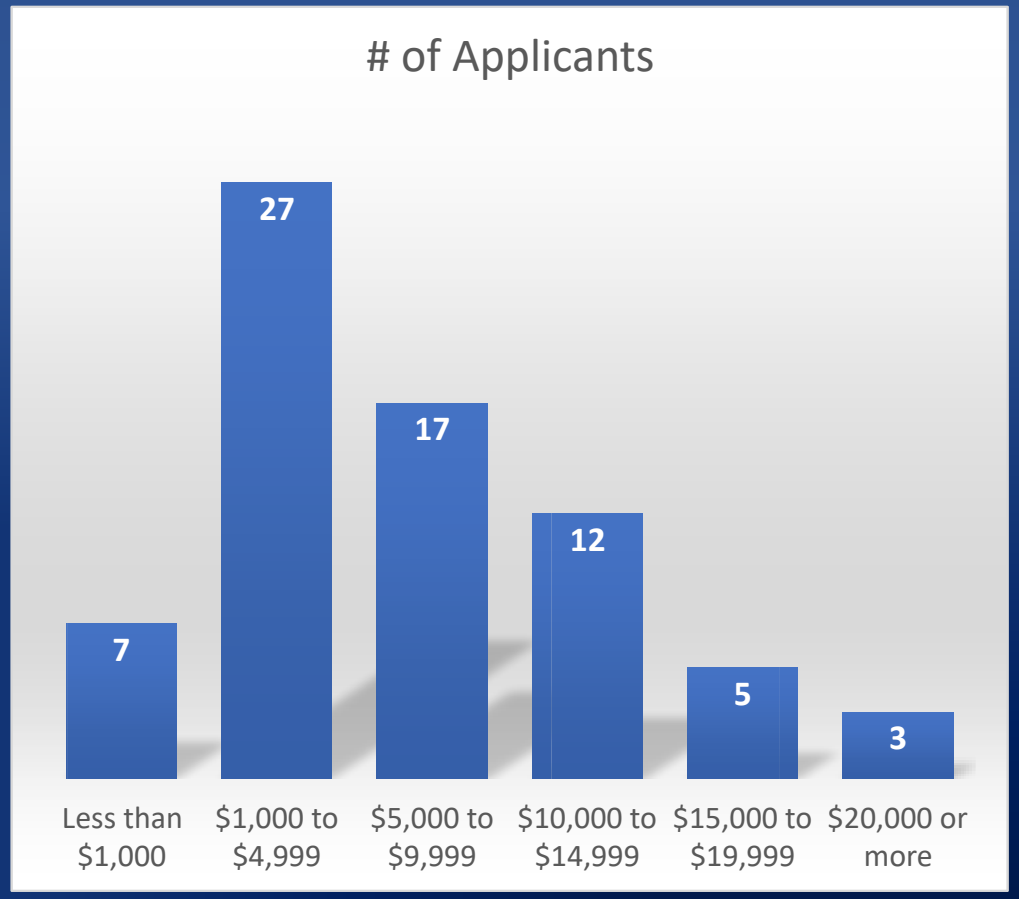
			Total Recommend Funds Exceed Application Request Amount		
Organization Name	2024 Award	2025 Request	Total Com. Rec. Amt.	% of Request Rec. for Award	# of Com. Rec.
Kansas City Pregnancy Clinic	$4,000.00	$10,000.00	$4,000.00	40%	3
Victory Hills Baptist Church	$8,000.00	$12,000.00	$4,000.00	33%	2
Family Conservancy, The	$1,500.00	$20,000.00	$3,500.00	18%	3
National Agricultural Center and Hall of Fame, The	$2,000.00	$20,000.00	$3,500.00	18%	3
Turner House Clinic, Inc. d/b/a Vibrant Health	$1,500.00	$5,500.00	$3,500.00	64%	2
Pharmacy of Grace	$2,500.00	$10,000.00	$3,278.18	33%	3
Downtown Shareholders of Kansas City, KS, Incorporated	$500.00	$30,000.00	$3,000.00	10%	2
Delaware Highlands Assisted Living	$1,200.00	$1,000.00	$2,500.00	250%	4
Black MasterMind Group Charitable Foundation	$3,000.00	$24,000.00	$2,000.00	8%	1
Cultivate KC	$2,000.00	$10,000.00	$2,000.00	20%	2
HopeBUILDERS Home Repair	n/a	$6,000.00	$2,000.00	33%	2
Ministerial Fellowship of Bonner Springs and Edwardsville Associaion	n/a	$5,000.00	$2,000.00	40%	2
Wyandotte County Historical Society & Museum	n/a	$500.00	$2,000.00	400%	2
Community Housing of Wyandotte County, Inc.	n/a	$15,000.00	$1,500.00	10%	2
Gilda's Club Kansas City	$778.18	$1,500.00	$1,500.00	100%	2
Giving the Basics, Inc.	$1,500.00	$10,000.00	$1,500.00	15%	2
KCK Lady Spartans Youth Empowerment Program	n/a	$4,500.00	$1,500.00	33%	2
Chandler/Turner Scholarship Fund, Inc.	n/a	$6,000.00	$1,250.00	21%	2

2025 Recommendations

			Total Recommend Funds Exceed Application Request Amount		
Organization Name	2024 Award	2025 Request	Total Com. Rec. Amt.	% of Request Rec. for Award	# of Com. Rec.
Boston Daniels Urban Arts, Inc	n/a	$25,000.00	$1,000.00	4%	1
Burmese Community of Kansas Grant	$2,000.00	$51,227.00	$1,000.00	2%	1
Fountain of Life Inc	$2,000.00	$10,000.00	$1,000.00	10%	1
Kansas City Kansas School Foundation For Excellence, Inc.	$4,000.00	$6,000.00	$1,000.00	17%	1
Special Olympics Kansas, Inc.	$1,500.00	$10,000.00	$1,000.00	10%	1
Toolbox Inc.	n/a	$6,000.00	$1,000.00	17%	1
Girls on the Run Serving Greater Kansas City	$500.00	$10,000.00	$500.00	5%	1
Hub KC	n/a	$6,000.00	$500.00	8%	1
Kansas City Dream Center Co	n/a	$30,000.00	$500.00	2%	1
Kansas City Kansas Community College Foundation	n/a	$15,000.00	$500.00	3%	1
McNewtons Community Outreach Foundation fiscal sponsor: Heartland 180	$2,500.00	$15,000.00	$500.00	3%	1
Salvation Army-Kansas & Western Missouri Divisional Headquarters	n/a	$20,000.00	$500.00	3%	1
Three Dog Night Charities dba Eden Village	n/a	$3,750.00	$500.00	13%	1
Total Recommended Award Amount			**$474,278.18**		
# of 2025 Applicants Rec. for Award	**71**				
# of 2024 Awardees Rec. for 2025 Awards	**51**				

2025 Recommended Amount Ranges

Total Recommended Amount	# of Applicants
Less than $1,000	7
$1,000 to $4,999	27
$5,000 to $9,999	17
$10,000 to $14,999	12
$15,000 to $19,999	5
$20,000 or more	3



2025 Recommendations By Commissioner

Commissioner	# of Applicants Recommended	Total Amount Recommended	Number of Applicants that the Com. Is the Only Recommender
Andrew Davis	6	$43,000.00	1
Bill Burns, Jr.	6	$43,000.00	0
Christian Ramirez	5	$43,000.00	0
Chuck Stites	11	$43,000.00	3
Evelyn Hill	16	$43,000.00	3
Gayle E. Townsend	15	$43,000.00	0
Melissa Bynum	32	$43,000.00	2
Mike Kane	10	$43,000.00	2
Philip Lopez	6	$43,000.00	1
Tom Burroughs	13	$44,278.18 *	1
Tyrone Garner	46	$43,000.00	9
Avg. # of apps rec. by each com.:	15	Avg. rec. grant amt.:	$2,857

** Includes unallocated funds from 2024*

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-009, Master Plan Amendment MPL2025-006, Special Use Permit Petition SP2025-031**

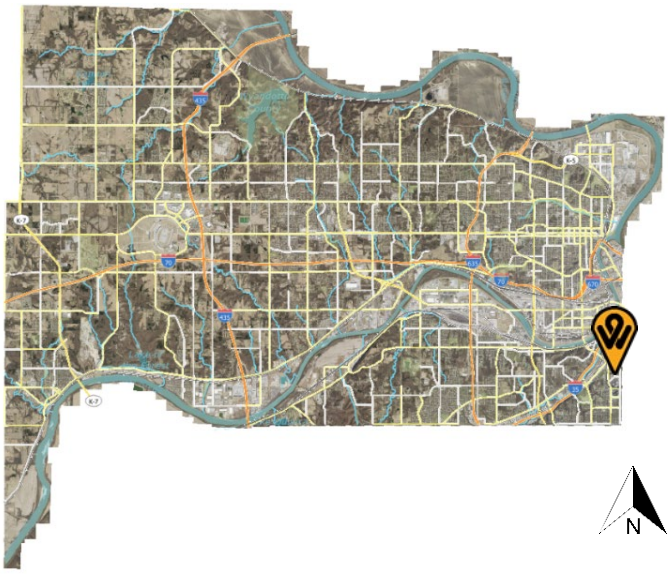
GENERAL INFORMATION

Applicant Information:
Michael Heitmann
Owner
Sauer Castle LLC
3715 Shawnee Mission Parkway
Fairway, Kansas 66205

Subject Property:
911, 935, and 945 Shawnee Road
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Change of Zone from R-2 Two Family District to R-1 Single Family District, Master Plan Amendment and Special Use Permit to operate an event venue and short-term rental.

Commission Districts:
At-Large District #2 Commissioner: Tom Burroughs
District #3 Commissioner: Christian Ramirez



Existing Zoning District(s): R-1 Single Family and R-2 Two Family Districts

Proposed Zoning District(s): R-1 Single Family District

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family and R-1(B) Single Family Districts	Single-family homes
South	R-1 Single Family District	Single-family homes
East	R-1 Single Family District	Large, wooded lot and a single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size: 6.24 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates these properties as Low Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed.

A Master Plan Amendment from Low Density Residential to Low-Density Mixed Use Land for small scale, no more than three story buildings for low impact, neighborhood-serving commercial uses in predominately residential districts. Access to residential uses and their facilities is allowed at street level. Typically located at intersections to buffer interior block residential uses, these buildings that have many historical precedents typically have low-profile commercial, limited retail and/or office uses at street level with residential and/or office uses above. Examples could include restaurants, convenience stores, dentist offices, in-home daycare facilities, etc. Live/work units with commercial/retail at

	street level and residential above are allowed if the work units on the first floor contribute to the residential nature of the block.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Shawnee Road as a Major Collector.
Parking Requirement:	Section 27-668(a)(11) One (1) space for each four seats. Section 27-668(a)(5) One (1) space for each 50 square feet of seating area or assembly area plus one (1) space for each remaining 300 square feet of total floor area. 157 spaces are required if every venue is rented at the same time. 97 parking spaces are provided.
Landscaping Requirement:	Section 27-700(a) One (1) tree per 7,000 square feet of site area for uses other than residences. 41 trees are required. The applicant is providing 30 new trees, however, there is preserved woodland around the perimeter of the site improvements that fulfill the requirement.
Advertisement:	The Wyandotte Echo – May 15, 2025 Letters to Property Owners – May 16, 2025
Public Hearing(s):	June 9, 2025 and June 26, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Heitmann with Sauer Castle, LLC, is requesting a Change of Zone from R-1 Single Family and R-2 Two Family Districts to R-1 Single Family District, a Master Plan Amendment from Low Density Residential to Low Density Mixed Use, and Special Use Permit to remodel Sauer Castle and its grounds to operate an event venue and short-term rental 911, 935 and 945 Shawnee Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 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 have been 50 Notices of Violation on the property between May 25, 2005 and April 10, 2023 for various violations including, but not limited to: citation to register vacant property, grass and weeds, down trees, lien tax role, unfit structure, boarding permit.

Outstanding or Related Permit and Cases:

1. 2024 – DRC24-0062 – Building Permit – Rehabilitation, addition and change of occupancy.
2. 2023 – RES23-0397 – Residential Permit – Exterior restoration.
3. 2021 – SRE21-0330 – Safe to Restore – Safe to restore.
4. 2021 – BSR21-0118 – Stop Work Order – Repairs without permit.
5. 2000 – UDEMO21-0012 – UG Demolition – Damaged tower, possible collapse.
6. 2000 – 00300-00511 – Building Permit – Repairs to front porch columns, floor and ceiling.
7. 2000 – 00300-00513 – Building Permit – Repairs to front porch columns, floor and ceiling (withdrawn).
8. 2000 – 00333-00001 – Building Fencing Residential – Installation of fence.

Previous Planning Actions:

1. 2024 – SP2024-112 – Special Use Permit – Event space and on-site improvements (withdrawn).
2. 2024 – CA2024-017 – Certificate of Appropriateness – Building addition and interior mechanical, electrical and plumbing.
3. 2023 – CA2023-018 – Certificate of Appropriateness – Replace windows.
4. 2023 – CA2023-005 – Certificate of Appropriateness – Initial phase of rehabilitation – stabilization of the structure.
5. 2021 – CA2021-030 – Certificate of Appropriateness – Masonry work to the structure.

FACTORS TO BE CONSIDERED

Change of Zone and Special Use Permit

1. The Character of the Neighborhood.

The subject property is located within the Shawnee Heights Statistical Neighborhood, Shawnee Road Neighborhood Group, and Census Block Group 0450002. The neighborhood consists of single-family homes along Shawnee Road. This area along Shawnee Road has a rural character in part due to the dense tree stands and the narrowness of the roadway.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family Districts, primarily single-family homes. The proposed use, which is a mixture of residential and commercial in nature is not necessarily compatible with nearby uses because noise, vibration, illumination, parking and traffic often from event spaces have caused issues for abutting property owners in other neighborhoods.

3. ***The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?***

   The proposed use is suitable for the subject property as there are parking lots being constructed to accommodate the necessary parking for events. The removal of restrictions will detrimentally affect nearby property if the conditions of approval are not strictly adhered to, such as minimizing noise and vibration often associated with large crowds/gatherings, music with amplified speakers, and illumination from vehicle headlights and parking lot lighting.

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 since at least 2001.

5. ***Whether 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 adjoining property.***

   The proposed use might be necessary for the convenience and welfare of the public because Sauer Castle can be a museum when not in use as an event space. The proposed use will not affect the use, quality, or marketability of nearby property if the applicant/owner operates in the manner that is considerate of the single-family neighborhood that is along Shawnee Road. Noise and vibration from crowds and music, and illumination from vehicles and the parking lot may injure the visual quality of adjoining property.

6. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise from large crowds and outdoor speakers, vibration from live performances, and illumination from lighting from parties, vehicle headlights and parking lot lighting is expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for

nearby property, however if, hours of operation are strictly adhered to, and enhanced landscaping is installed around the tents, outdoor gathering areas and parking lots to shield noise and vehicle headlights from adjacent property owners, specifically on the north, east and west sides of the property.

7. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted vacant, single-family home that is being converted into an event space, a micro-hotel for guests and an expansive parking lot. The operator will need to pick up any litter generated by patrons around the property after events and dispose of trash weekly so garbage does not collect on neighboring properties.

8. ***Whether the use would damage or destroy an irreplaceable natural resource.***

   The proposed use will not damage or destroy an irreplaceable natural resource as the existing tree stands around the perimeter and rear of the property are maintained in an existing, built-out neighborhood.

9. ***The applicant's ability to maintain the use in an "as proposed" condition.***

   The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

10. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to result in the overcrowding of land or undue concentrations of population because there is ample space for parking, large setbacks between proposed tents and adjacent properties, parking lots and public right-of-way.

11. ***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 has the potential to increase vehicular traffic, and should not exceed the capacity of Shawnee Road, a Major Collector to accommodate it if managed properly.

12. ***The degree of conformance of the proposed use to the Master Plan.***

    PlanKCK Comprehensive Plan designates the property as Low Density Residential, allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-

family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed. The proposed use does not conform to the PlanKCK Comprehensive Plan Low Density land use designation.

A Master Plan Amendment to Low Density Mixed is being sought, which allows small scale, no more than three story buildings for low impact, neighborhood-serving commercial uses in predominately residential districts. Access to residential uses and their facilities is allowed at street level. Typically located at intersections to buffer interior block residential uses, these buildings that have many historical precedents typically have low-profile commercial, limited retail and/or office uses at street level with residential and/or office uses above. Examples could include restaurants, convenience stores, dentist offices, in-home daycare facilities, etc. Live/work units with commercial/retail at street level and residential above are allowed if the work units on the first floor contribute to the residential nature of the block.

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

The proposed use is not expected to cause environmental harm as the only site improvement is the construction of two (2) parking lots. The majority of the site is remaining undisturbed because the existing tree stands provide natural screening and buffer than cannot be replicated with newer trees.

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

a. Electric and Water Service

BPU provides electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG does not provide storm water control to the property. The applicant is responsible for installing the infrastructure.

d. Police

Police service is provided by South Patrol, District #335.

e. Fire

Fire service is provided by Station #10, which is 2.5 miles away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Noble Prentis Elementary School, Argentine Middle School, and Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will have an economic impact on the community by turning a property that was consistently on the lien tax role to be an income-producing parcel.

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

With revisions to the landscape plan that ensures that vehicle headlights are screened from the adjacent residents and lighting does not exceed one (1) footcandle at the property line, the proposed use is capable of meeting all ordinance requirements.

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

There is no tangible gain to the public health, safety and welfare as the proposed uses do not provide a service or good that is intrinsically beneficial. If denied, the property owner may not use the property for an event space, however, they can still as a single-family residence, church, school or other use allowed by-right in the R-1 Single Family District.

Master Plan Amendment

1. Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.

The have been no events subsequent to the adoption of PlanKCK that have changed the character, except that a new owner has purchased Sauer Castle in hopes of restoring the building and turning it into an income-generating property.

2. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

   The change is not consistent with the goals and policies of the comprehensive plan, as the existing land use designation for the majority of the properties along Shawnee Road is Low Density Residential.

3. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

   The proposed amendment will not result in comprehensive plan or regulatory conflicts. The associated Special Use Permit (SP2025-031) is the primary driver for the commercial-like activity on the property – event space(s) in Sauer Castle and on the grounds in tents.

4. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

   Low Density Residential exclusively allows single-family residences. The proposed amendment to Low Density Mixed Use from Low Density Residential would allow commercial activity such as an office and event space to occur along with a single-family home. This amendment reduces the potential impact to higher intensity land use designations such as Neighborhood, Community or Regional Commercial.

5. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

   The impacts of the potential costs and benefits derived by the area by the proposed change is minimal. Turning Sauer Castle into an event space for a variety of uses, both large and small, mixed with a full-time caretaker residence on the property, the Master Plan Amendment accounts for these aforementioned uses and activities.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3108 Strong Avenue, Kansas City, KS 66106 (KCK Public Library South Branch) on May 22, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Traffic
Noise

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of **COZ2025-009** and **MPL2025-006** and Special Use Permit application **SP2025-031**, **for two (2) years for the short-term rental and seven (7) years for the event venue**, subject to:

1. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
2. **For the 7 bedroom, four (4) bathroom Caretaker's House, the maximum number of guests shall be 15;**
3. **All parking must be off-street, maximum number of vehicles is 7. No STR renters or guests may park on the street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permitting to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **As stated by the applicant's representative, all events including live entertainment/music will cease by 11:00 PM;**
10. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **All trash, litter and debris shall be picked up after each event;**
13. **Install and maintain a row dense hedges or shrubs along the northern head-in parking stalls abutting Shawnee Road to screen vehicle headlights from shining onto adjacent single-family homes across Shawnee Road;**
14. **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;**

15. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
17. **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;**
18. **If approved, the applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
19. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
20. **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;**
21. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

22. **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;**
23. **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;**
24. **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;**
25. **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;**
26. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
27. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
28. **Approval of this case by the Board of Commissioners, and the conditions of**

approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

29. **The Special Use Permit for the short-term rental shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Amended by the City Planning Commission.)**
30. **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,**
31. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
32. **The Special Use Permit for the event venue shall be valid for seven (7) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Added by the City Planning Commission.)**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-009, MPL2025-006,** and **SP2025-031** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Summary of Uses
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Final Plat
Site Plan
Grading Plan
Landscape Plan
Photometric Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	June 9, 2025 Approval	June 26, 2025
Master Plan Amendment	June 9, 2025 Approval	June 26, 2025
Special Use Permit	June 9, 2025 Approval	June 26, 2025
Preliminary and Final Plat	June 9, 2025 Approved	Not Required
Final Plan Review	June 9, 2025 Approved	Not Required

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-006** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-006,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-009** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-009,** 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.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-031** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-031,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:05:36:

CHANGE OF ZONE APPLICATION COZ2025-009 – MICHAEL HEITMANN – SYNOPSIS: Change of Zone from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District for an event venue and short-term rental, Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with MPL2025-006, SP2025-031, PLAT2025-011, and PR2025-016). *Detailed Outline of Requested Action:* The applicant, Michael Heitmann with Sauer Castle, LLC, is requesting a Change of Zone from R-1 Single Family and R-2 Two Family Districts to R-1 Single Family District, a Master Plan Amendment from Low Density Residential to Low Density Mixed Use, a Preliminary and Final Plat for one (1), a Final Development Plan and Special Use Permit to remodel Sauer Castle and its grounds to operate an event venue 911, 935, and 945 Shawnee Road.

MASTER PLAN AMENDMENT APPLICATION MPL2025-006 - MICHAEL HEITMANN- SYNOPSIS: Master Plan Amendment from Low-Density Residential to Low-Density Mixed-Use within the Rosedale Area Plan for an event venue and short-term rental at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

SPECIAL USE PERMIT APPLICATION SP2025-031 - MICHAEL HEITMANN- SYNOPSIS: Special Use Permit for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

PLAT APPLICATION PLAT2025-011 - MICHAEL HEITMANN - SYNOPSIS:
Preliminary and Final Plat for Sauer Castle for one (1) lot at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

PLAN REVIEW APPLICATION PR2025-016 - MICHAEL HEITMANN - SYNOPSIS:
Final Plan Review for an event venue at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Ben Bigham, representing the Applicant, Polsinelli Law Firm, 900 West 48th Place, Kansas City, Missouri 64112
- Angie Gaebler, President of STRATA Architecture + Preservation, Architect for Sauer Castle, 3681 West 127th Place, Leawood, Kansas 66209
- Mike Heitmann, Applicant, 3715 Shawnee Mission Parkway, Fairway, Kansas 66205
- Neal Palmer, Resident of Kansas City, Kansas
- Lisa Walker Yaeger, 1st District, Kansas City, Kansas

Present in Opposition:

- Daniel Serda, 1815 South Mill Terrace, Kansas City, Kansas 66103, traffic concerns about Shawnee Road
- James Bailey, 910 Shawnee Road, Kansas City, Kansas 66103

Staff Recommendation starts at 2:31:01: Lead Planner Byron Toy stated that Staff will confer with Public Works in regards to future improvements to Shawnee Road. Staff recommends approval, modifying Condition #29 to be applied to the short-term rental aspect of the property to last for two (2) years and adding Condition #32 to address the event space use of the property to last for seven (7) years.

Motion starts at 2:33:16:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-006:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0

Subject to:

1. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
2. **For the 7 bedroom, four (4) bathroom Caretaker's House, the maximum number of guests shall be 15;**
3. **All parking must be off-street, maximum number of vehicles is 7. No STR renters or guests may park on the street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permitting to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **As stated by the applicant's representative, all events including live entertainment/music will cease by 11:00 PM;**
10. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **All trash, litter and debris shall be picked up after each event;**
13. **Install and maintain a row dense hedges or shrubs along the northern head-in parking stalls abutting Shawnee Road to screen vehicle headlights from shining onto adjacent single-family homes across Shawnee Road;**
14. **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;**

15. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
17. **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;**
18. **If approved, the applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
19. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
20. **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;

21. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
22. **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;**
23. **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;**
24. **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;**
25. **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;**
26. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
27. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the**

Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

28. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
29. **The Special Use Permit for the short-term rental shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Amended by the City Planning Commission.)**
30. **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,**
31. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
32. **The Special Use Permit for the event venue shall be valid for seven (7) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Added by the City Planning Commission.)**

Motion starts at 2:34:05:

On motion by Commissioner Easterwood, seconded by Commissioner Jones, the

Planning Commission voted as follows to **recommend APPROVAL of COZ2025-009:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:35:20:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-031 amending condition #29 and adding condition #32:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:36:29:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2025-011:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**

Schwartz Aye
Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:37:19:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PR2025-016:**

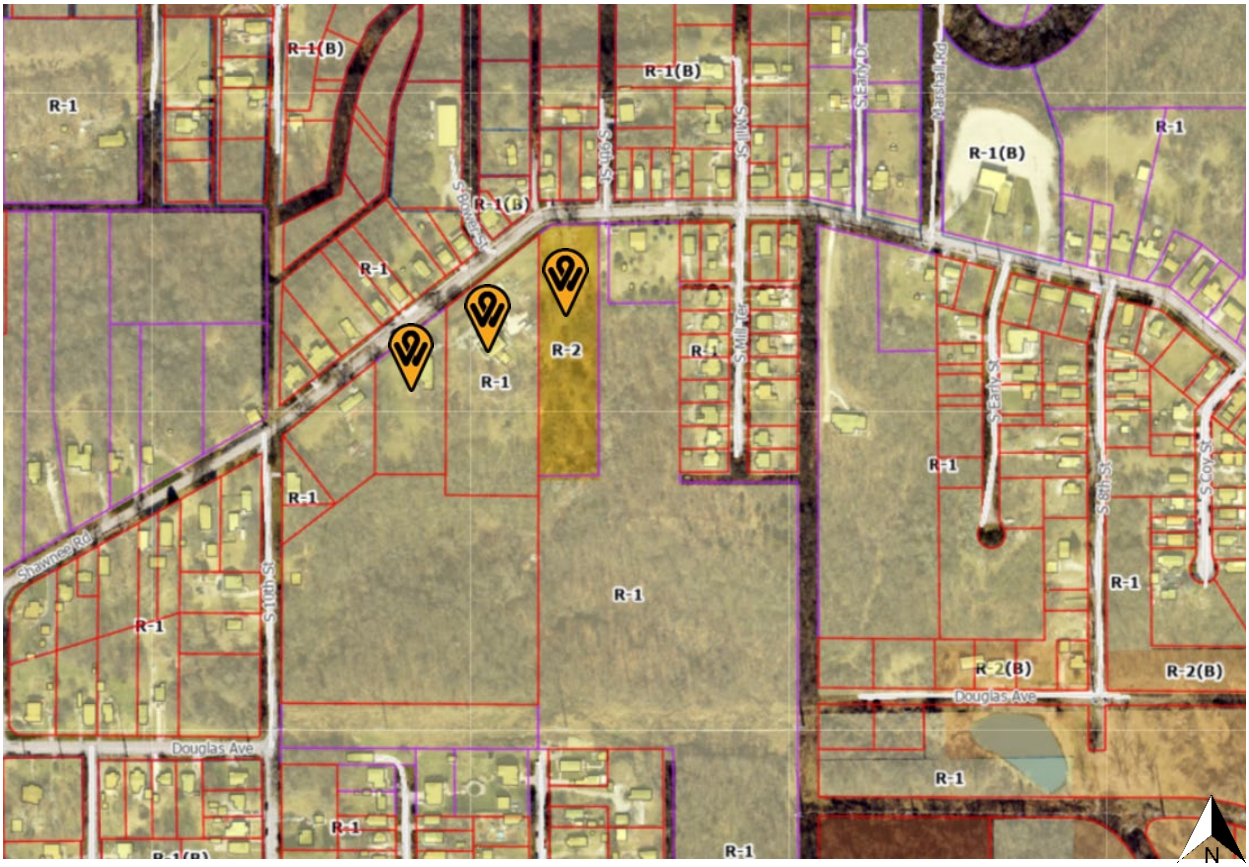
Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to APPROVE Passed: 9 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1(B)
R-1
R-2
R-2(B)
S 6th St
S Mill St
S Mill Ter
S Early Dr
Marshall Rd
S Early St
S 8th St
S Cov St
S 11th St
Shawnee Rd
Douglas Ave
N

LAND USE MAP

BALTIMORE
10TH
BOWER
9TH
MILL
EARLY
MARSHALL
Public / Semi-Public Institutional
SHAWNEE
COY
8TH
EARLY
10TH
Low-Density Residential
DOUGLAS
10TH
N

SPECIAL USE PERMIT APPLICATION NARRATIVE – NO. 7 – ADDITIONAL INFORMATION
SAUER CASTLE EVENT VENUE – 935 SHAWNEE ROAD

The Sauer Castle Event Venue property will incorporate the historic Sauer Castle, the historic Caretaker House, a new maintenance garage, and outdoor event spaces. The entire facility, or specific buildings or outdoor event spaces, would be rented by outside customers. At no time would there be more than one event or rental occurring with more than one customer on site. The Owner anticipates having an on-site live-in Caretaker on the property.

The events and uses listed below are not exhaustive but are intended to be representative of the kinds of uses and events anticipated to occur at the facility.

Anticipated Sauer Castle Event Venue Uses

1. Weddings and Celebrations
2. Corporate Retreats
3. Festivals - seasonal
    a. Car Show
    a. Holiday Craft Fairs
    a. Vintage Flea Market
4. Food/Bar (Catered)
    a. Farm to Table dinners
    a. Wine tastings/dinners
    a. Pop-up chef dinners
    a. Whiskey Tastings
5. Coffee/tea Shop
6. Retail Gift Shop & Bookstore (in conjunction with Coffee Shop)
    a. Local goods - one of a kind, hand crafted or artisan
    a. Castle branded items, t-shirts, relics, candles, prints, etc.
7. Educational/Cultural /Museum
    a. Art shows
    a. Small concerts

   a. Historic Museum
      i. Interactive - educational groups to learn about crafts, etc. of time of Sauer Castle
      i. Preservation & History of Sauer Castle
      i. Celebrating the cultural history of Kansas City, KS
8. Gardening
9. Outdoor concerts
10. And other similar events and uses.

The Sauer Castle, the primary historic 1872 Italianate residence, will be fully restored on the exterior and interior to incorporate modern HVAC and technology to be used as an event center.

1. The Castle has a basement, first, second, and third floors, and the Tower.
2. Event space will be available in four rooms on the first floor and two rooms in the basement, with three rooms available on the second floor as supplementary use spaces (small meetings or changing rooms for brides/grooms). The remainder of the building includes support spaces, such as circulation, pantry/catering kitchen spaces (this is not a full commercial kitchen), ADA-compliant lift, storage, mechanical spaces, an office, tower access, and restrooms.
3. Castle capacity:
   a. Occupancy - Based on IBC requirements, the capacity of all floors of the Castle is approximately 199 people. This includes event attendees and support staffing.
   b. Parking – Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the Castle are for **55 vehicles**.

The Caretaker House will serve as a supplementary rental space to the Castle for overnight accommodations and small accompanying events. The house will be fully rehabilitated to incorporate modern HVAC and technology.

1. The Caretaker House has a basement, first, second, and third floors. The exterior yard directly south of the house will have an outdoor patio for guests.

2. Event space will be limited to two rooms on the first floor (the historic living room and dining room). The remainder of the first floor is a small kitchen, bathroom, and circulation spaces. The basement also includes storage and mechanical spaces.
3. Overnight accommodation includes 7 total bedrooms and 4 bathrooms, along with a small living area and circulation spaces in the basement, second, and third floors.
4. Parking: Caretaker parking, based on Zoning requirements for 1 parking space per room and 1 parking space for 300 SF of additional event space, **9 total parking spaces would be required**.

The Outdoor Event Venue lies between the Castle and the Caretaker House. This area is approximately 55' x 52' overall and will accommodate seating for approximately 180 people, plus an altar area and circulation space. Seating will be provided by outdoor vendors.

1. Parking - Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the outdoor event space are for **36 vehicles**.

The Tent Venue Space lies south of the Castle and will be a flat, grassy area for tent rentals by vendors to be erected to support the larger events. The prepared space will accommodate a tent approximately 60' x 100.'

1. Parking – Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the outdoor event space are for **57 vehicles**.
2. An additional pad space will be provided for rental restroom trailers for the convenience of the events outdoors.

The Maintenance Garage structure will be designed to be complementary to the historic structures and will be partially buried in grade to reduce its overall impact. The building will be used for the storage of grounds maintenance equipment, such as mowers, and site furnishings. This building will not be occupied and will have minimal utilities.

Capacity and Parking Calculations

SPECIAL USE PERMIT APPLICATION NARRATIVE – NO. 7 – ADDITIONAL INFORMATION
SAUER CASTLE EVENT VENUE – 935 SHAWNEE ROAD

At no time would there be more than one event or rental occurring with more than one customer on site. This means that the Castle, Caretaker House, Outdoor Event Venue, and Tent Venue Space would accommodate the same event attendees and similar staffing. If the Caretaker House is rented for overnight use, those guests are already calculated as part of the guests included in the Castle or outdoor event venue spaces.

Therefore, parking calculations for total rental capacity for both buildings and the site event spaces are based on the highest use event space, which is the outdoor tent space for 57 vehicles.

A total of 97 parking spots are planned for the two lots, approximately 1.5 times the required parking. The reasoning is that an event of 180 people, plus staffing, could generate more than the required 57 parking spots, and the Owner desires to park all event attendees on designated parking surfaces and not in overflow grassy areas.

Parking is provided in two areas – the west lot near the Caretaker's House and the east lot near the Castle.

Anticipated Event Attendance and Event Rental Hours

Typical events would accommodate up to 199 people, based on the capacity of the Sauer Castle, per IBC code.

The typical event rental hours for the Castle, Caretaker House, and Site Events:

- Sunday-Thursday, 7:30 am to 11:00 pm

- Friday – Saturday, 7:30 am to Midnight

Caretaker House – 24-hour rental when rented for overnight accommodations.

Response to Staff Comments/Questions

1. Explain how the day-to-day business will operate. The goal is to have a combination of private events (weddings, corporate retreats, etc.) and charitable/public events (fund raisers, field trips, etc.). We would like to hold the minimum amount of private events to allow the income from those events to cover the overhead costs of maintaining the property. The charitable and public events will be donated. The facility will not be 'open' on a daily basis, it will be used for specific events only.

2. How will you ensure that the entire facility can only be rented out for a single event? Staff has concerns that multiple events could occur on the premises at same time. We will control who rents the facility and will not rent to multiple parties at the same time.

3. How will noise, vibration and illumination be mitigated? The outdoor spaces were located to minimize noise transmission. The ceremony space is between the castle and the caretaker's home, and the outdoor lawn/tent area is down the slope on the back side of the castle. We will also require events to end by 11:00 pm, and that outdoor music be limited to an appropriate level. The lighting has been designed to provide the minimum amount needed to properly light and secure the parking areas.

4. What time will events conclude on the property? Estimated to be 11:00 pm.

5. What time will live music conclude on the property? Estimated to be 11:00 pm.

6. If adjacent property owners have issues with noise, vibration or illumination, who may they contact to have their issues resolved? COZ2025-009, MPL2025-006, SP2025-031, PLAT2025-011 and PR2025-016 June 9, 2025 14 A single contact number will be provided that residents can call with any issues. The exact person who receives the call may vary.

7. Will the building be open to the public to access the gift shop/bookstore or museum? Yes. It won't be open every day, but we will most likely have a day or weekend once a month where the castle is open to the public.

8. Who is responsible for picking up litter and trash after each event? Each event will have a clear checklist of items that must be performed. This list will include trash pickup after each event.

9. What signage is proposed on site? There will be a small Sauer Castle sign that is well-designed and appropriate for the neighborhood.

10. 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

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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. Acknowledged.

11. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a wellkept manner, such screening need not be provided. Acknowledged.

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SAUER CASTLE NEIGHBORHOOD MEETING

5/22/25

Name	Address
Charles Elliott	1803 So. 10 KCK
Jeffrey Pearson	1034 Shawnee Rd. KCKS
John Rodriguez	1820 South mill terrace
LARRY VANSEL	1824 S. MILL TER. KCK 66103
Maria Arzaga	928 Shawnee Rd KCKS 66103
Grace Mayer	4300 Jolliam St. KC, Mo
James Bailey	910 Shawnee Rd 66103
Jeffrey Lysinger	1700 W. 37th Ave KCKS 66103
Jim Clinkenbeard	2014 FEDERAL KCK 66103
Jerry A. Bailey	944 Shawnee RD KCK 66103
Donald Cox	948 Shawnee Rd KCK 66103
Cindy Adams	948 Shawnee Road KCK 66103
Sandra Ayala	970 Shawnee Rd KCK 66103
Daniel Serda	1816 S Mill Ter KCK 66103

COMMENTS/CONCERNS FROM THE SAUER CASTLE NEIGHBORHOOD MEETING

Meeting Date: 5/22/25

Mike opened the meeting by explaining the applications that have been submitted, and the overall plan for the property. The following questions/comments were raised:

1. The sewer line along Shawnee Road is shallow under the pavement and sometimes the pavement will slightly sink in that area. Will the additional traffic make this worse?
2. Drivers exceed the speed limit along Shawnee Road. Will the additional traffic make this worse?
3. Someone suggested speed bumps, but others didn't like that idea.
4. Someone suggested that police officers be present during events.
5. It was asked if any other entrances to the property were considered in addition to Shawnee Road.
6. A question was asked about how bright the parking lot lights would be.
7. Someone thought the events could be too noisy, and there are many elderly residents in the area.
8. Someone asked how late the events would go.
9. Someone said the bend in Shawnee Road was too tight, and people cut the corner when driving through there.
10. Someone didn't like how people stop and pull onto the sidewalk in front of the castle to look at it. There are several 'no parking' signs already there. Should a pull-off area be built? Should additional signs be installed?
11. It was suggested that a communication be sent to the neighbors when an event takes place.
12. Someone asked what the total occupancy of an event is.
13. Someone asked what will happen with the larger parcels to the South of Sauer Castle, and the other structure ruins on the grounds.
14. Several attendees expressed appreciation for restoring the castle.

Mike ended the meeting and told everyone that they are welcome to contact him directly if they have any additional questions or concerns.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-009.
2. That I conducted a neighborhood meeting on 5/22/25.
3. The notice to nearby property owners was sent on 5/7/25.
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

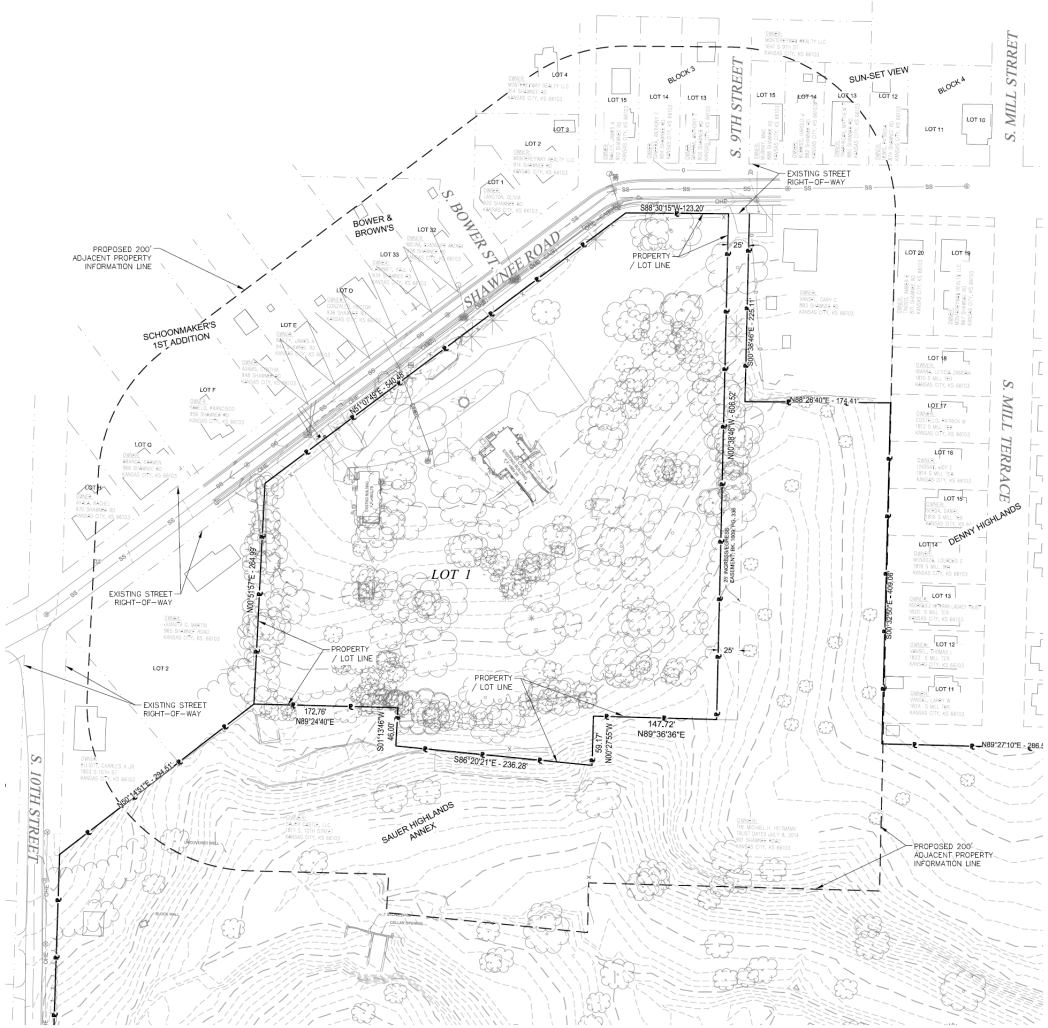
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of May, 2025.

My commission expires 7th of February, 2029.

MARC A. NUNEZ
Notary Public - State of Kansas
My Appt. Expires 2/7/29

Notary Public

PRELIMINARY PLAT OF
SAUER CASTLE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°20'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51°14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51°14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°01'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°05'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2. THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.

THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232, MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.

CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.

BASIS OF BEARINGS – KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.

EXISTING SURVEY LEGEND

LINEWORK
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND CABLE
- GAS
- FIELD FENCE
- CHAIN LINK FENCE
- EDGE OF WOODS
- EDGE OF TREES
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- EASEMENT
- TOP/BOTTOM OF SLOPE
- ROAD CENTERLINE
- WATERWAY FLOWLINE

MONUMENTS
- MONUMENT FOUND (FIRST TYPE)

TELECOMMUNICATIONS
- TELEPHONE PEDESTAL

VEGETATION
- CONIFEROUS TREE (SIZE VARIES)
- DECIDUOUS TREE (SIZE VARIES)
- TREE STUMP (SIZE VARIES)

SANITARY SEWER
- SANITARY SEWER MANHOLE

STORM SEWER
- STORM SEWER MANHOLE

WATER
- FIRE HYDRANT
- WATER METER
- WATER SPIGOT
- WATER VALVE

ELECTRIC
- AIR CONDITIONING UNIT
- ELECTRIC METER

GAS
- GAS METER
- GAS REGULATOR
- GAS RISER
- GAS VALVE

GENERAL SITE FEATURES
- GUY WIRE
- MAILBOX
- SIGN- DOUBLE POST
- UTILITY POLE

N

60 30 0 60

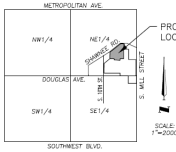
ABBREVIATIONS

CP	CONTROL POINT	DI	DUCTILE IRON PIPE
BM	BENCHMARK	CMP	CORRUGATED METAL PIPE
ROW	RIGHT-OF-WAY	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
GU	GUTTER	VCP	VITRIFIED CLAY PIPE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
ASPH	ASPHALT	RCP	REINFORCED CONCRETE PIPE
PCC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
FL	FLOWLINE	FF	FINISHED FLOOR
RIM	ELEVATION AT RIM	BPC	BLUE PLASTIC CAP
W	WITH	YPC	YELLOW PLASTIC CAP
TYP	TYPICAL	OPC	ORANGE PLASTIC CAP
FND	FOUND	GPC	GREEN PLASTIC CAP
UNK	UNKNOWN		

UTILITY WARNING

THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 316-687-2470



VICINITY MAP
SEC. 28-11-25

GENERAL NOTES:

Contours shown hereon are at two foot intervals

The subject property address is: 935 Shawnee Road.

TOPOGRAPHIC INFORMATION:
The topographic information is from a survey performed by McClure, dated – December 3, 2024.

EXISTING PROPERTY ZONING:
R-1, "SINGLE FAMILY DISTRICT"
R-2, "TWO FAMILY DISTRICT"

ADJACENT PROPERTY ZONING WITHIN THE 200' BUFFER:
R-1, "SINGLE FAMILY DISTRICT"

PROPOSED PROPERTY ZONING:

OWNER

SAUER CASTLE, LLC
935 SHAWNEE ROAD
KANSAS CITY, KANSAS 66103
ATTN: MIKE HEITMANN
EMAIL: MIKE@MIKEHEITMANN.COM

CIVIL ENGINEER

McCLURE
11033 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: PATRICK L. KULLBERG
PHONE: (913) 888-7800
FAX: (913) 888-7868
EMAIL: PKULLBERG@MCCLUREVISION.COM

McCLURE
making lives better.

11031 Strang Line Road
Lenexa, Kansas 66215
P. 913-888-7800
F. 913-888-4868

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

PRELIMINARY PLAT

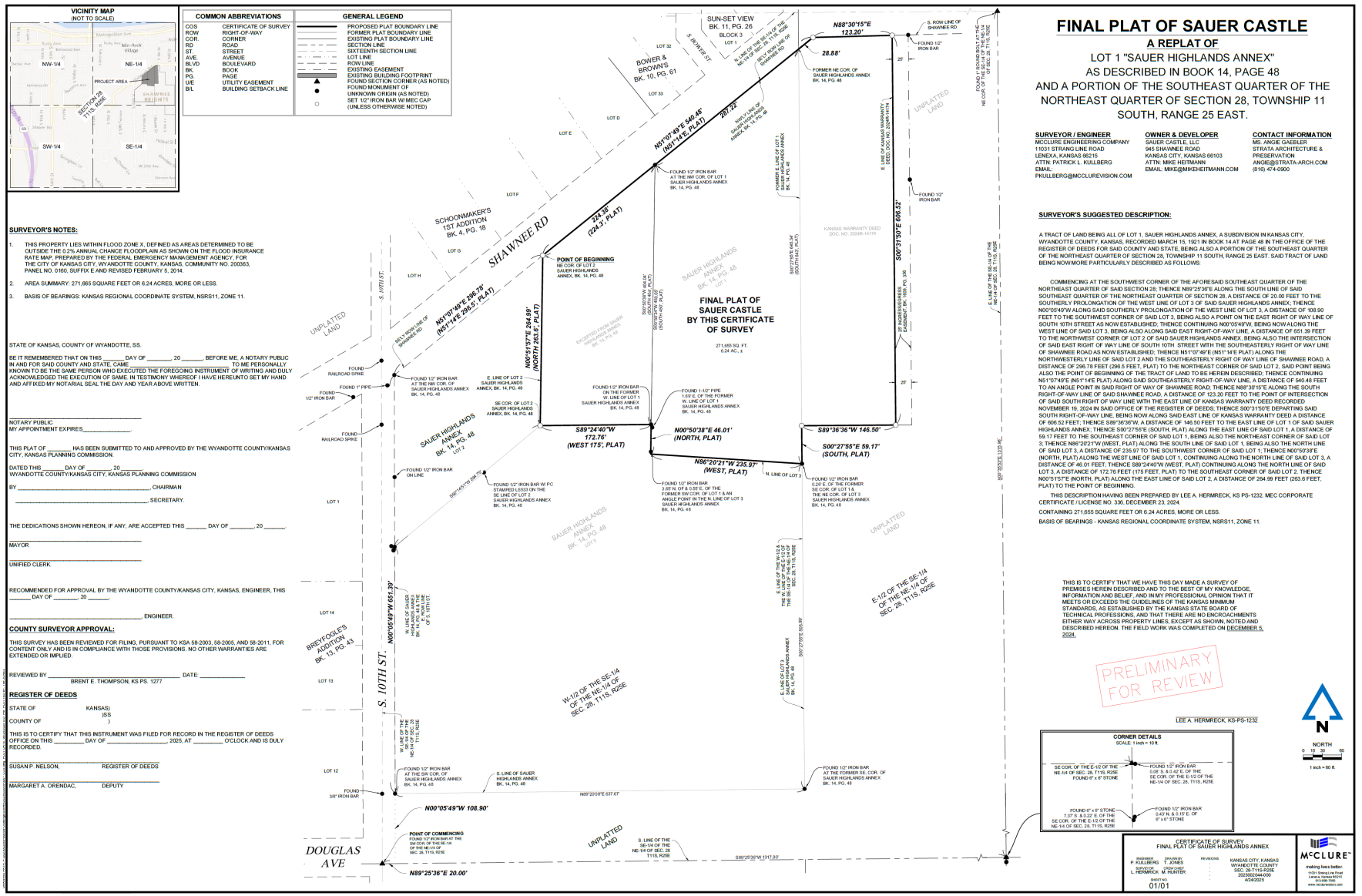
KANSAS CITY, KANSAS

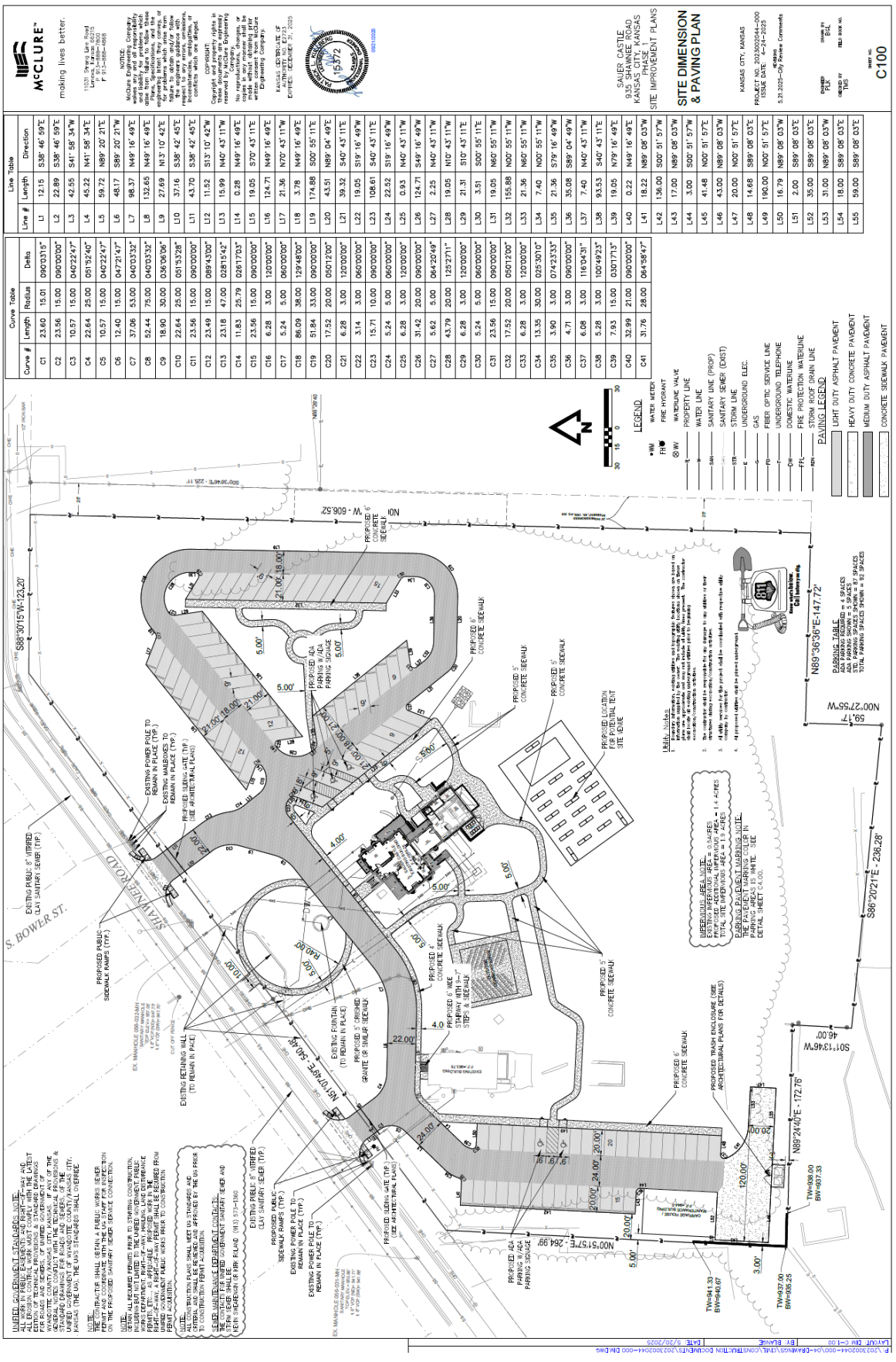
PROJECT NO. 20230022044-000
ISSUE DATE: 4-24-2025

REVISIONS

ENGINEER: PLK
DRAWN BY: BGL
CHECKED BY: TMS
FIELD BOOK NO.

SHEET NO.
C000


VICINITY MAP
(NOT TO SCALE)
PROJECT AREA
SECTION 28 T11S R25E
NW-1/4
NE-1/4
SW-1/4
SE-1/4
COMMON ABBREVIATIONS
COS CERTIFICATE OF SURVEY
ROW RIGHT-OF-WAY
COR. CORNER
RD ROAD
ST. STREET
AVE AVENUE
BLVD BOULEVARD
BK. BOOK
PG. PAGE
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE
GENERAL LEGEND
PROPOSED PLAT BOUNDARY LINE
FORMER PLAT BOUNDARY LINE
EXISTING PLAT BOUNDARY LINE
SECTION LINE
SIXTEENTH SECTION LINE
LOT LINE
ROW LINE
EXISTING EASEMENT
EXISTING BUILDING FOOTPRINT
FOUND SECTION CORNER (AS NOTED)
FOUND MONUMENT OF UNKNOWN ORIGIN (AS NOTED)
SET 1/2" IRON BAR W/ MEC CAP (UNLESS OTHERWISE NOTED)
SURVEYOR'S NOTES:
1. THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, COMMUNITY NO. 200363, PANEL NO. 0160, SUFFIX E AND REVISED FEBRUARY 5, 2014.
2. AREA SUMMARY: 271,665 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.
3. BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.
STATE OF KANSAS, COUNTY OF WYANDOTTE, SS.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20 _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY APPOINTMENT EXPIRES_____.
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND APPROVED BY THE WYANDOTTE COUNTY/KANSAS CITY, KANSAS PLANNING COMMISSION.
DATED THIS _____ DAY OF _____, 20 _____.
WYANDOTTE COUNTY/KANSAS CITY, KANSAS PLANNING COMMISSION
BY _____, CHAIRMAN
_____, SECRETARY.
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 20 _____.
MAYOR
UNIFIED CLERK.
RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY/KANSAS CITY, KANSAS, ENGINEER, THIS _____ DAY OF _____, 20 _____.
_____, ENGINEER.
COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS PS. 1277
REGISTER OF DEEDS
STATE OF KANSAS)
) SS
COUNTY OF)
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK AND IS DULY RECORDED.
SUSAN P. NELSON, REGISTER OF DEEDS
MARGARET A. ORENDAC, DEPUTY
SUN-SET VIEW BK. 11, PG. 26
BLOCK 3
LOT 1
LOT 32
LOT 33
BOWER & BROWN'S BK. 10, PG. 61
S. BOWER ST
LOT D
LOT E
LOT F
LOT G
LOT H
SCHOONMAKER'S 1ST ADDITION BK. 4, PG. 18
SHAWNEE RD
S. 10TH ST.
UNPLATTED LAND
N88°30'15"E 123.20'
28.88'
S. ROW LINE OF SHAWNEE RD
FOUND 1/2" IRON BAR
FORMER NE COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N51°07'49"E 540.46' (N51°14'E, PLAT)
287.22'
224.36' (224.5', PLAT)
N51°07'49"E 296.76' (N51°14'E 296.5', PLAT)
N00°31'57"E 264.49' (NORTH 265.5', PLAT)
POINT OF BEGINNING
NE COR. OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
FOUND 1/2" IRON BAR AT THE NW COR. OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FORMER E. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
E. LINE OF KANSAS WARRANTY DEED, DOC. NO. 2024R-14174
S00°31'50"E 606.52'
FOUND 1/2" IRON BAR
KANSAS WARRANTY DEED DOC. NO. 2024R-14174
S00°2'35"E 645.34' (SOUTH 643', PLAT)
SURVEYOR'S AFFAF SOUTH 643', PLAT)
EIGHTEEN-FOOT SAUER HIGHLANDS ANNEX BK. 14, PG. 48
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 1
25' INGRESS/EGRESS EASEMENT, BK. 1808, PG. 336
25'
FINAL PLAT OF SAUER CASTLE BY THIS CERTIFICATE OF SURVEY
27,1,655 SQ. FT. 6.24 AC., ±
FOUND RAILROAD SPIKE
FOUND 1/2" IRON BAR
FOUND 1" PIPE
FOUND 1/2" IRON BAR AT THE NW COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
E. LINE OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
SE COR. OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
FOUND 1/2" IRON BAR ON THE FORMER W. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1-1/2" PIPE 1.62 E. OF THE FORMER W. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S89°24'40"W 172.76' (WEST 175', PLAT)
N00°50'38"E 46.01' (NORTH, PLAT)
S89°36'36"W 146.50'
S00°27'55"E 59.17' (SOUTH, PLAT)
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 2
FOUND 1/2" IRON BAR ON LINE
S86°15'17"W 206.75'
FOUND 1/2" IRON BAR W/ PC STAMPED LS533 ON THE SE LINE OF LOT 2 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N86°20'21"W 235.97' (WEST, PLAT)
N. LINE OF LOT 3
FOUND 1/2" IRON BAR 3.65' N. OF & 0.55' E. OF THE FORMER SW COR. OF LOT 1 & AN ANGLE POINT IN THE N. LINE OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1/2" IRON BAR, 0.20' E. OF THE FORMER SE COR. OF LOT 1 & THE NE COR. OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S00°3'55"E 1325.96'
E. LINE OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 3
UNPLATTED LAND
E. LINE OF THE W-1/2 & THE E-1/2 OF THE NE-1/4 OF THE SE-1/4 OF SEC. 28, T11S, R25E
E-1/2 OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
S00°27'55"E 616.59'
E. LINE OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
W-1/2 OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
W. LINE OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48 & THE W. LINE OF E. 10TH ST.
N00°05'49"W 651.39'
BREYTOGLE'S ADDITION BK. 13, PG. 43
LOT 14
LOT 13
LOT 12
S. 10TH ST.
W. LINE OF THE SE-1/4 OF SEC. 28 T11S, R25E
FOUND 1/2" IRON BAR AT THE SW COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S. LINE OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1/2" IRON BAR AT THE FORMER SE. COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N89°20'06"E 637.67'
FOUND 3/8" IRON BAR
N00°05'49"W 108.90'
POINT OF COMMENCING FOUND 1/2" IRON BAR AT THE SW COR. OF THE NE-1/4 OF SEC. 28, T11S, R25E
N89°25'36"E 20.00'
DOUGLAS AVE
UNPLATTED LAND
S. LINE OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28 T11S, R25E
S89°25'36"W 1317.80'
FOUND 1" ROUND BOLT AT THE NE COR. OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FINAL PLAT OF SAUER CASTLE
A REPLAT OF
LOT 1 "SAUER HIGHLANDS ANNEX"
AS DESCRIBED IN BOOK 14, PAGE 48
AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST.
SURVEYOR / ENGINEER
MCCLURE ENGINEERING COMPANY
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: PATRICK L. KULLBERG
EMAIL: PKULLBERG@MCCLUREVISION.COM
OWNER & DEVELOPER
SAUER CASTLE, LLC
945 SHAWNEE ROAD
KANSAS CITY, KANSAS 66103
ATTN: MIKE HEITMANN
EMAIL: MIKE@MIKEHEITMANN.COM
CONTACT INFORMATION
MS. ANGIE GAEBLER
STRATA ARCHITECTURE & PRESERVATION
ANGIE@STRATA-ARCH.COM
(816) 474-0900
SURVEYOR'S SUGGESTED DESCRIPTION:
A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°05'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51° 14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51° 14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°31'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°50'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.
THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232. MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.
CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.
BASIS OF BEARINGS - KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.
THIS IS TO CERTIFY THAT WE HAVE THIS DAY MADE A SURVEY OF PREMISES HEREIN DESCRIBED AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION THAT IT MEETS OR EXCEEDS THE GUIDELINES OF THE KANSAS MINIMUM STANDARDS, AS ESTABLISHED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, NOTED AND DESCRIBED HEREON. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2024.
PRELIMINARY FOR REVIEW
LEE A. HERMRECK, KS-PS-1232
CORNER DETAILS
SCALE: 1 inch = 10 ft.
SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E FOUND 6" x 6" STONE
FOUND 1/2" IRON BAR 0.08' S. & 0.42' E. OF THE SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FOUND 6" x 6" STONE 7.37' S. & 0.22' E. OF THE SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FOUND 1/2" IRON BAR 0.47' N. & 0.15' E. OF 6" x 6" STONE
NORTH
0 15 30 60
1 inch = 60 ft.
CERTIFICATE OF SURVEY
FINAL PLAT OF SAUER HIGHLANDS ANNEX
ENGINEER P. KULLBERG
SURVEYOR L. HERMRECK
DRAWN BY T. JONES
CHECKED M. HUNTER
SHEET NO. 01/01
REVISIONS
KANSAS CITY, KANSAS
WYANDOTTE COUNTY
SEC. 28-T11S-R25E
20250604-000
4/24/2025
McCLURE
making lives better.
11031 Strang Line Road
Lenexa, Kansas 66215
913.888.1666
www.mcclurevision.com


SITE DIMENSION & PAVING PLAN
SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE
SITE IMPROVEMENT PLANS
KANSAS CITY, KANSAS
PROJECT NO. 20230202044-000
ISSUE DATE: 5-21-2025
REVISIONS
5.21.2025-City Review Comments
SHEET NO.
C100
McCLURE
making lives better.
LEGEND
PAVING LEGEND
LIGHT DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
MEDIUM DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
PARKING TABLE
UTILITY NOTES
GENERAL NOTES
SHAWNEE ROAD
S. BOWER ST.
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED ADA PARKING SIGNAGE
PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
PROPOSED LOCATION FOR POTENTIAL TENT
EXISTING RETAINING WALL (TO REMAIN IN PHASE)
EXISTING POWER POLE TO REMAIN IN PLACE (TYP.)
EXISTING MAILBOXES TO REMAIN IN PLACE (TYP.)
PROPOSED PUBLIC SIDEWALK RAMPS (TYP.)
EXISTING PUBLIC 8" VITRIFIED CLAY SANITARY SEWER (TYP.)
PROPOSED 6' WIDE STAIRWAY WITH 9" STEPS & SIDEWALK
EXISTING FOUNTAIN (TO REMAIN IN PLACE)
PROPOSED 3' GROUND GRANITE OR SIMILAR SIDEWALK
PROPOSED SLIDING GATE (TYP.) (SEE ARCHITECTURAL PLANS)
EX. MANHOLE (MH-001) RIM EL. 1015.03 INVERT EL. 1006.53 (NORTH) INVERT EL. 1006.53 (SOUTH)
EX. MANHOLE (MH-002) RIM EL. 1015.03 INVERT EL. 1006.53 (NORTH) INVERT EL. 1006.53 (SOUTH)
S88°30'15"W-123.20'
N89°36'36"E-147.72'
S86°20'21"E - 236.28'
N00°27'55"W
59.17'
S01°13'46"W
46.00'
N89°24'40"E - 172.76'
N00°51'57"E - 264.99'
N01°04'36"W - 306.00'
N01°04'36"W - 606.52'
S00°36'46"E - 225.11'
TW=941.33
BW=940.67
TW=937.00
BW=936.25
TW=939.00
BW=937.33
PARKING TABLE
TOTAL PARKING SPACES SHOWN = 87 SPACES
ADA PARKING SHOWN = 5 SPACES
STD. PARKING SPACES SHOWN = 82 SPACES
PARKING PAVEMENT MARKING NOTE:
THE PAVEMENT MARKING COLOR IN PARKING AREA 'L' WILL BE YELLOW. SEE DETAIL SHEET C4.00.
PARKING AREA 'L' = 0.5 ACRES
EXISTING IMPERVIOUS AREA = 1.4 ACRES
PROPOSED ADDITIONAL IMPERVIOUS AREA = 1.9 ACRES
TOTAL SITE IMPERVIOUS AREA = 3.3 ACRES
UNIFIED GOVERNMENT STANDARDS NOTE:
ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR PUBLIC IMPROVEMENTS AND SPECIFICATIONS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS, THE TECHNICAL PROVISIONS & STANDARDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG) THE UG'S STANDARDS SHALL OVERRIDE
NOTE:
THE CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS AND SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE PROPOSED SANITARY SEWER SERVICE CONNECTION.
NOTE:
NO WORK SHALL BE PERMITTED WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT UNTIL THE CONTRACTOR HAS OBTAINED A RIGHT-OF-WAY HOLDING LAND DISTURBANCE PERMIT FROM THE PUBLIC WORKS DEPARTMENT. FOR ANY WORK IN THE RIGHT-OF-WAY, A RIGHT-OF-WAY PERMIT SHALL BE REQUIRED FROM UNIFIED GOVERNMENT PUBLIC WORKS PRIOR TO CONSTRUCTION
NOTE:
ALL CONSTRUCTION PLANS SHALL MEET UG STANDARDS AND CRITERIA AND SHALL BE REVIEWED AND APPROVED BY THE UG PRIOR TO THE START OF CONSTRUCTION.
SEWER MAINTENANCE RESPONSIBILITY NOTE:
THE CONTACT FOR UNIFIED GOVERNMENT SANITARY SEWER AND STORM SEWER SHALL BE
KEVIN ANDERSON, PLAN REVIEW (913) 573-5565
Utility Notes
GENERAL NOTES
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
NOTE:
ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL UTILITIES TO BE INSTALLED WITH PROPOSED DEVELOPMENT SHALL BE PLACED UNDERGROUND.
NOTE:
ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL UTILITIES TO BE INSTALLED WITH PROPOSED DEVELOPMENT SHALL BE PLACED UNDERGROUND.
Curve Table
Curve # | Length | Radius | Delta
C1 | 23.60 | 15.01 | 090°03'15"
C2 | 23.56 | 15.00 | 090°00'00"
C3 | 10.57 | 15.00 | 040°22'47"
C4 | 22.64 | 25.00 | 051°52'40"
C5 | 10.57 | 15.00 | 040°22'47"
C6 | 12.40 | 15.00 | 047°21'47"
C7 | 37.06 | 53.00 | 040°03'32"
C8 | 52.44 | 75.00 | 040°03'32"
C9 | 18.90 | 30.00 | 036°06'06"
C10 | 22.64 | 25.00 | 051°53'28"
C11 | 23.56 | 15.00 | 090°00'00"
C12 | 23.49 | 15.00 | 089°43'00"
C13 | 23.18 | 47.00 | 028°15'42"
C14 | 11.83 | 25.79 | 026°17'03"
C15 | 23.56 | 15.00 | 090°00'00"
C16 | 6.28 | 3.00 | 120°00'00"
C17 | 5.24 | 5.00 | 060°00'00"
C18 | 86.09 | 38.00 | 129°48'00"
C19 | 51.84 | 33.00 | 090°00'00"
C20 | 17.52 | 20.00 | 050°12'00"
C21 | 6.28 | 3.00 | 120°00'00"
C22 | 3.14 | 3.00 | 060°00'00"
C23 | 15.71 | 10.00 | 090°00'00"
C24 | 5.24 | 5.00 | 060°00'00"
C25 | 6.28 | 3.00 | 120°00'00"
C26 | 31.42 | 20.00 | 090°00'00"
C27 | 5.62 | 5.00 | 064°20'49"
C28 | 43.79 | 20.00 | 125°27'11"
C29 | 6.28 | 3.00 | 120°00'00"
C30 | 5.24 | 5.00 | 060°00'00"
C31 | 23.56 | 15.00 | 090°00'00"
C32 | 17.52 | 20.00 | 050°12'00"
C33 | 6.28 | 3.00 | 120°00'00"
C34 | 13.35 | 30.00 | 025°30'10"
C35 | 3.90 | 3.00 | 074°23'33"
C36 | 4.71 | 3.00 | 090°00'00"
C37 | 6.08 | 3.00 | 116°04'31"
C38 | 5.28 | 3.00 | 100°49'23"
C39 | 7.93 | 15.00 | 030°17'13"
C40 | 32.99 | 21.00 | 090°00'00"
C41 | 31.76 | 28.00 | 064°58'47"
Line Table
Line # | Length | Direction
L1 | 12.15 | S38° 46' 59"E
L2 | 22.89 | S38° 46' 59"E
L3 | 42.55 | S41° 58' 34"W
L4 | 45.22 | N41° 58' 34"E
L5 | 59.72 | N89° 20' 21"E
L6 | 48.17 | S89° 20' 21"W
L7 | 98.37 | N49° 16' 49"E
L8 | 132.65 | N49° 16' 49"E
L9 | 27.69 | N13° 10' 42"E
L10 | 37.16 | S38° 42' 45"E
L11 | 43.70 | S38° 42' 45"E
L12 | 11.52 | S13° 10' 42"W
L13 | 15.99 | N40° 43' 11"W
L14 | 0.28 | N49° 16' 49"E
L15 | 19.05 | S70° 43' 11"E
L16 | 124.71 | N49° 16' 49"E
L17 | 21.36 | N70° 43' 11"W
L18 | 3.78 | N49° 16' 49"E
L19 | 174.88 | S00° 55' 11"E
L20 | 43.51 | N89° 04' 49"E
L21 | 39.32 | S40° 43' 11"E
L22 | 19.05 | S19° 16' 49"W
L23 | 108.61 | S40° 43' 11"E
L24 | 22.52 | S19° 16' 49"W
L25 | 0.93 | N40° 43' 11"W
L26 | 124.71 | S49° 16' 49"W
L27 | 2.25 | N40° 43' 11"W
L28 | 19.05 | N10° 43' 11"W
L29 | 21.31 | S10° 43' 11"E
L30 | 3.51 | S00° 55' 11"E
L31 | 19.05 | N60° 55' 11"W
L32 | 155.88 | N00° 55' 11"W
L33 | 21.36 | N60° 55' 11"W
L34 | 7.40 | N00° 55' 11"W
L35 | 21.36 | S79° 16' 49"W
L36 | 35.08 | S89° 04' 49"W
L37 | 7.40 | N40° 43' 11"W
L38 | 93.53 | S40° 43' 11"E
L39 | 19.05 | N79° 16' 49"E
L40 | 0.22 | N49° 16' 49"E
L41 | 18.22 | N89° 08' 03"W
L42 | 136.00 | S00° 51' 57"W
L43 | 17.00 | N89° 08' 03"W
L44 | 3.00 | S00° 51' 57"W
L45 | 41.48 | N00° 51' 57"E
L46 | 43.00 | N89° 08' 03"W
L47 | 20.00 | N00° 51' 57"E
L48 | 14.68 | S89° 08' 03"E
L49 | 190.00 | N00° 51' 57"E
L50 | 16.79 | N89° 08' 03"W
L51 | 2.00 | S89° 08' 03"E
L52 | 35.00 | S89° 08' 03"E
L53 | 31.00 | N89° 08' 03"W
L54 | 18.00 | S89° 08' 03"E
L55 | 59.00 | S89° 08' 03"E
UNIFIED GOVERNMENT STANDARDS NOTE:
ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR PUBLIC IMPROVEMENTS AND SPECIFICATIONS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS, THE TECHNICAL PROVISIONS & STANDARDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG) THE UG'S STANDARDS SHALL OVERRIDE
NOTE:
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NOTE:
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NOTE:
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SEWER MAINTENANCE RESPONSIBILITY NOTE:
THE CONTACT FOR UNIFIED GOVERNMENT SANITARY SEWER AND STORM SEWER SHALL BE
KEVIN ANDERSON, PLAN REVIEW (913) 573-5565
NOTICE:
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KANSAS CERTIFICATE OF AUTHORITY NO. E-713
EXPIRES: DECEMBER 31, 2025
15372
PROFESSIONAL ENGINEER
STATE OF KANSAS
05/21/2025
1535 Penn Ave. Suite 200
Kansas City, MO 64108
P 913-888-1800
F 913-888-1888
DESIGNED BY
PHASE
DRAWN BY
PLS
CHECKED BY
TMS
FILE BOOK NO.
DATE: 5/20/2025
BY: BLANKE
LAYOUT TAB: C-1-100
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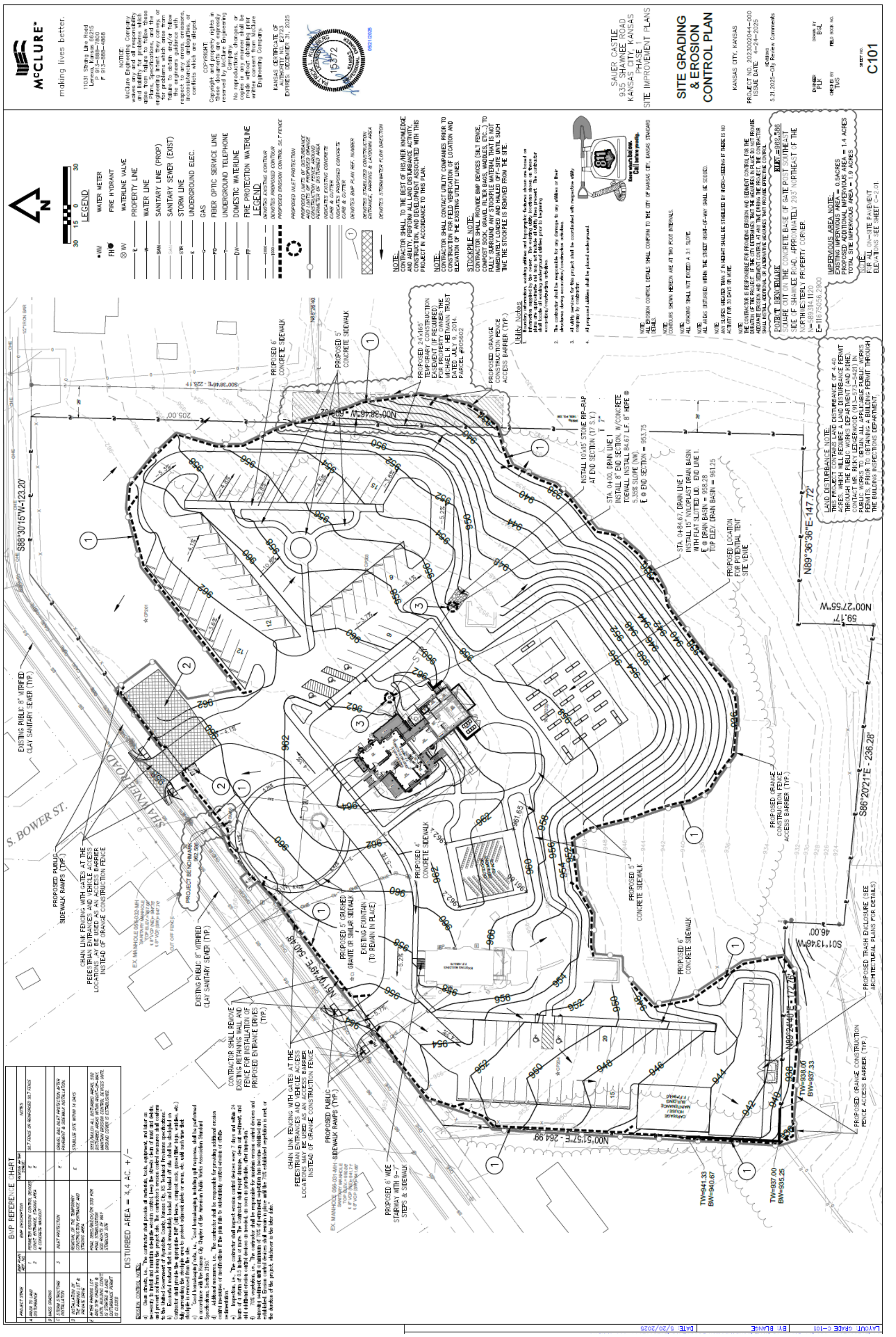
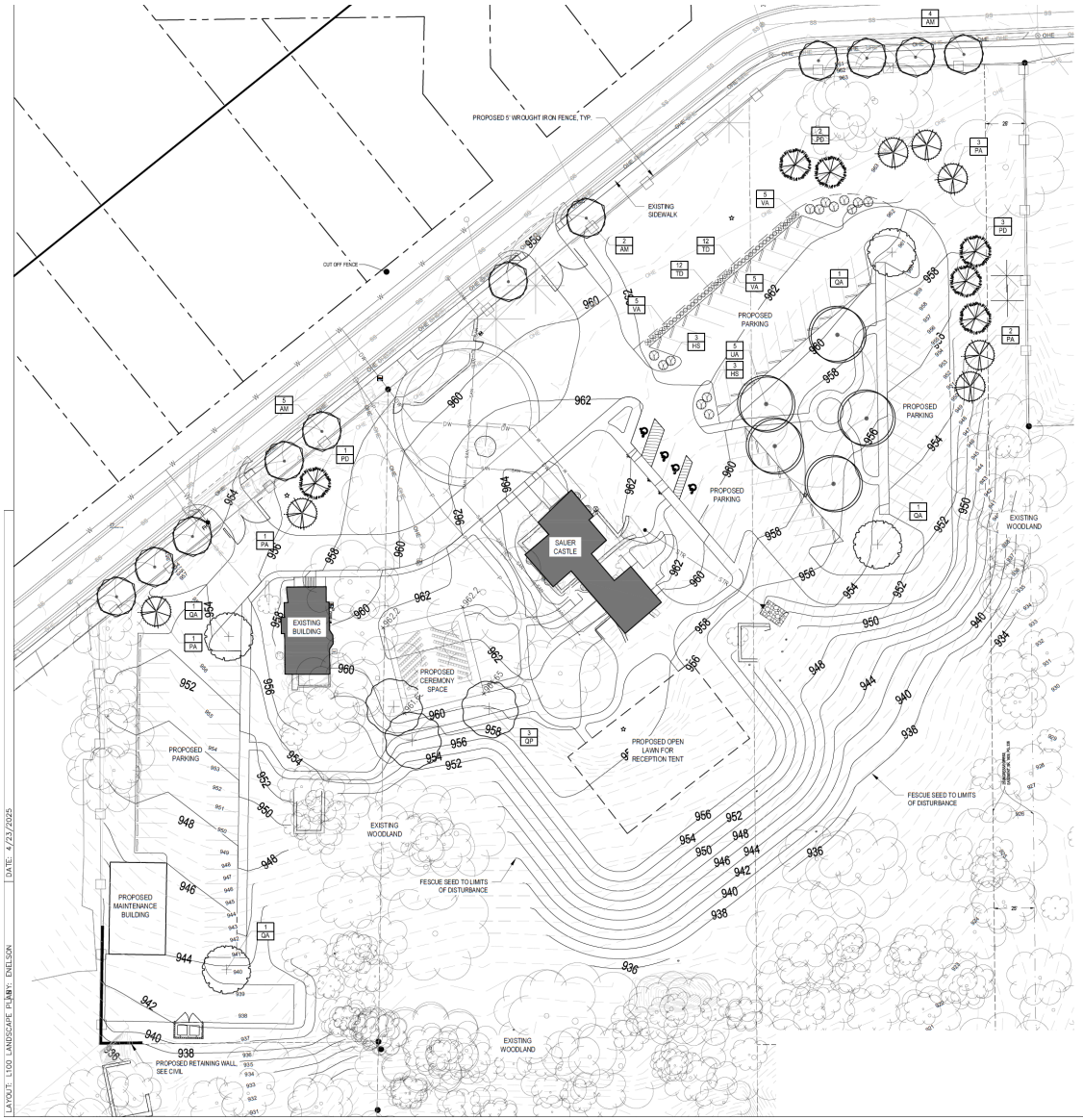

McCLURE
making lives better.
SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE 1
SITE IMPROVEMENT PLANS
SITE GRADING & EROSION CONTROL PLAN
C101
BMP REFERENCE CHART
DISTURBED AREA = 4.4 AC. +/-
SHAWNEE ROAD
S. BOWER ST.



LANDSCAPE SCHEDULE

TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	RE
	AM	11	Acer miyabei 'Morton'	State Street™ Miyabe Maple	B & B	2.5" Cal.	
	PA	7	Picea abies	Norway Spruce	B & B	6'-7' Ht.	
	PD	6	Picea glauca 'Densata'	Black Hills White Spruce	B & B	6'-7' Ht.	
	QA	4	Quercus alba	White Oak	B & B	2.5" Cal.	
	QP	3	Quercus phellos	Willow Oak	B & B	2.5" Cal.	
	UA	5	Ulmus x 'Morton'	Accolade™ Elm	B & B	2.5" Cal.	

SHRUBS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	RE
	HS	14	Hamamelis vernalis	Ozark Witchhazel	#3/5 Cont. (Min. 24" Ht.)	6' o.c.	
	TD	24	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	#3/5 Cont. (Min. 24" Ht.)	3' o.c.	
	VA	15	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	#3/5 Cont. (Min. 24" Ht.)	4' o.c.	

EXISTING TREE TO REMAIN

LANDSCAPE CALCULATIONS

INTERIOR SITE	# TREES REQUIRED	# TREES PROVIDED
PARKING		
1 TREE per 20 PARKING SPACES TOTAL PARKING SPACES: 92 (92 SPACES / 20)	5	5
SITE AREA		
1 TREE per 7,000 s.f. of SITE AREA SITE AREA: 266,344 s.f. (SITE AREA EXCLUDES BUILDINGS) (266,344 s.f. / 7,000)	38	25*

ALONG R.O.W.	# TREES REQUIRED	# TREES PROVIDED
SHAWNEE ROAD (TOTAL FRONTAGE: 670 l.f.)		
1 STREET TREE per 60 FEET OF R.O.W. (670 lf / 60 = 11)	11	11
1 EVERGREEN/ORNAMENTAL TREE per 30 FEET of R.O.W. (670 l.f. / 30 = 22)	22	0**

*NOTE: INTERIOR TREE REQUIREMENT INTENT TO BE MET BY PRESERVED WOODLAND

**NOTE: ROAD RIGHT-OF-WAY PLANTING DESIGNED TO EMULATE CHARACTER OF HISTORIC LANDSCAPE AND ORIGINAL VIEWSHEDS

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.

2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.

3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.

4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

5. ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING.

6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS.

7. DOUBLE GROUND HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.

8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS.

9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1) CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.

10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.

11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING AND OR SEEDING OPERATIONS.

12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SEEDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE. RE: SPECIFICATIONS

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

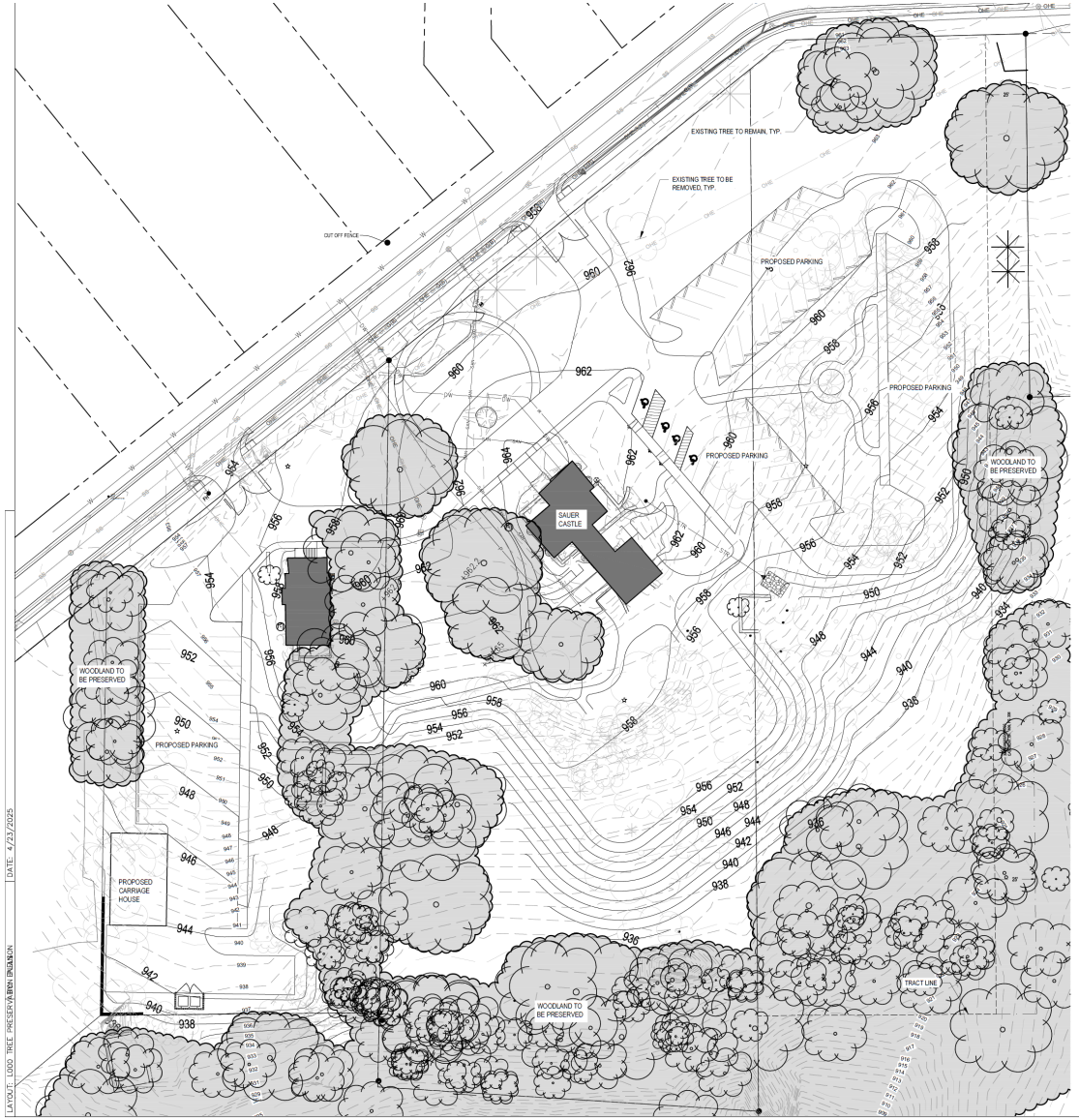
LANDSCAPE PLAN

KANSAS CITY, KANSAS

PROJECT NO. 2023002044-000
ISSUE DATE: 4-24-2025
REVISIONS

ENGINEER: CAR
DRAWN BY: EEN
CHECKED BY: CAR
FIELD BOOK NO.

SHEET NO.
L100



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SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

TREE PRESERVATION PLAN

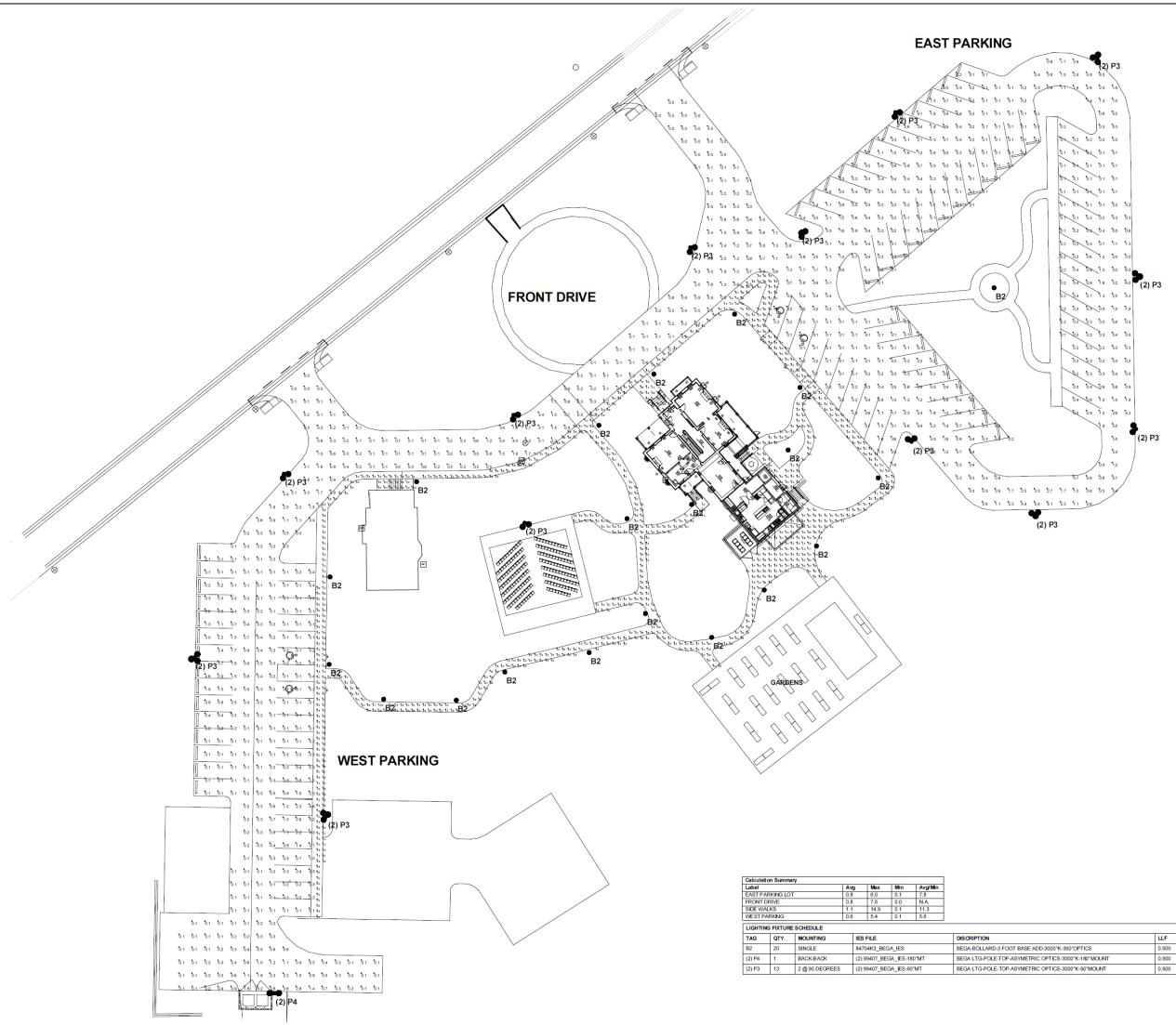
KANSAS CITY, KANSAS

PROJECT NO. 2023002044-000
ISSUE DATE: 4-24-2025

REVISIONS

ENGINEER: CAR
DRAWN BY: EEN
CHECKED BY: CAR
FIELD BOOK NO.

SHEET NO.
L000



NORTH

1 SITE PLAN - LIGHTING - SITE DEVELOPMENT
1" = 20'-0"

Calculation Summary				
Label	Avg	Max	Min	Avg/Min
EAST PARKING LOT	0.8	6.0	0.1	7.8
FRONT DRIVE	0.8	7.6	0.0	N.A.
SIDE WALKS	1.1	14.9	0.1	11.3
WEST PARKING	0.6	5.4	0.1	5.6

LIGHTING FIXTURE SCHEDULE							
TAG	QTY.	MOUNTING	IES FILE	DISCRIPTION	LLF	WATTS	LUMENS
B2	20	SINGLE	8470463_BEGA_IES	BEGA-BOLLARD-3 FOOT BASE ADD-3000°K-360°OPTICS	0.900	20	2005
(2) P4	1	BACK-BACK	(2) 99407_BEGA_IES-180°MT	BEGA LTG-POLE-TOP-ASYMETRIC OPTICS-3000°K-180°MOUNT	0.900	28	3117
(2) P3	13	2 @ 90 DEGREES	(2) 99407_BEGA_IES-90°MT	BEGA LTG-POLE-TOP-ASYMETRIC OPTICS-3000°K-90°MOUNT	0.900	28	3117

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EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE 1
SITE IMPROVEMENT PLANS

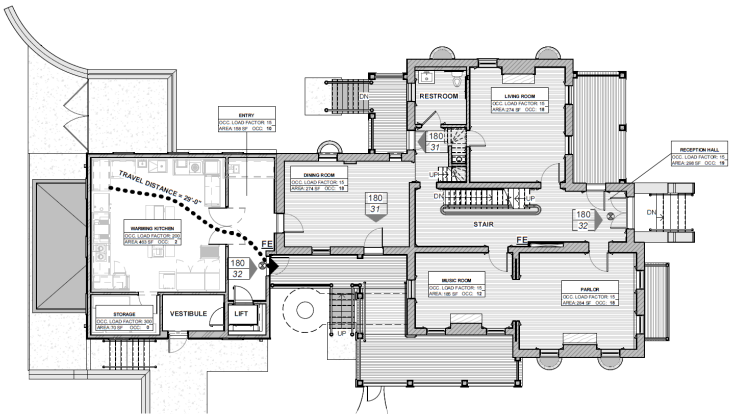
PHILIP L. PRUDEN LICENSED 14175 KANSAS PROFESSIONAL ENGINEER
04/25/2025

KANSAS CITY, KANSAS
PROJECT NO. 202303044.000
ISSUE DATE: 4-25-2025

REVISIONS

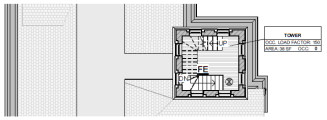
ENGINEER: Designer
DRAWN BY: Author
CHECKED BY: Checker
FIELD BOOK NO.

SHEET NO.
E101



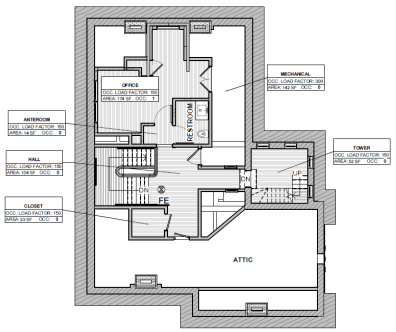
2 Code Analysis_First Level Plan
1/8" = 1'-0"

TOTAL FIRST LEVEL OCCUPANTS: 98



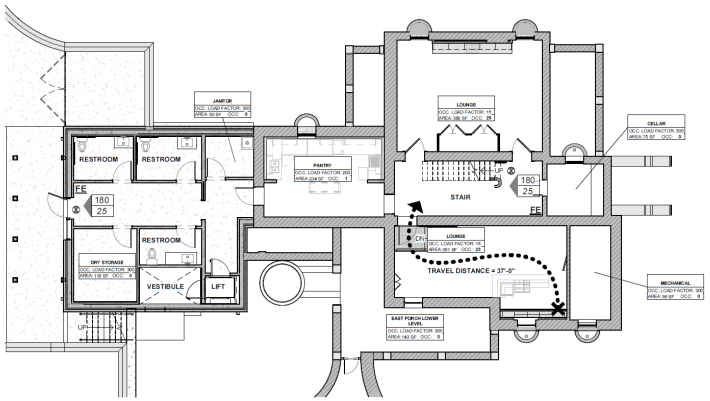
5 Code Analysis_Fourth Level/Mezzanine Plan
1/8" = 1'-0"

TOTAL FOURTH LEVEL MEZZANINE OCCUPANTS: 0



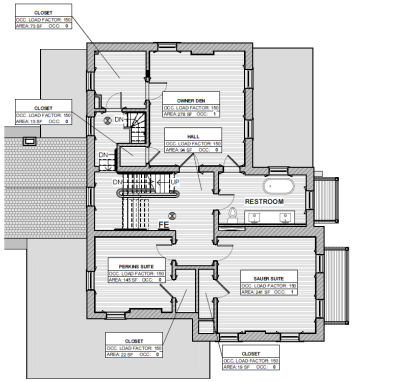
4 Code Analysis_Third Level/Mezzanine Plan
1/8" = 1'-0"

TOTAL THIRD LEVEL MEZZANINE OCCUPANTS: 1



1 Code Analysis_Basement Plan
1/8" = 1'-0"

TOTAL BASEMENT LEVEL OCCUPANTS: 50



3 Code Analysis_Second Level Plan
1/8" = 1'-0"

TOTAL SECOND LEVEL OCCUPANTS: 2

BUILDING CODE ANALYSIS

10.01.24

Project: Sauer Castle Rehabilitation – Kansas City, Kansas

PROJECT SCOPE AND DESCRIPTION

The project scope of work entails rehabilitation of an existing historic building, originally built in the early 1870's. The work area is less than 50% of the building area, so the project is categorized as a Level II Alteration. The occupancy consists of a single tenant with assembly spaces on the Basement and First level, and office areas on the Third Level Mezzanine and Fourth Level Mezzanine.

The construction type is Type V-B. There is a Change of Occupancy from and R-4, Residential to a B, Business. This changes the building to a lesser hazard. The allowable area per level is less than 9,000 square feet, therefore the existing building complies. The B Occupancy allows a two-story building. The existing Third Level and Fourth Levels are mezzanines, so the existing building complies with the allowable height.

APPLICABLE BUILDING CODES

Required Codes:	2018 International Existing Building Code 2018 International Building Code 2018 International Mechanical Code 2018 Uniform Plumbing Code 2017 National Electrical Code 2018 International Fire Code 2018 International Energy Conservation Code 2018 NFPA Life Safety Code 2010 ADA Standards for Accessible Design	Confirmed with City of Kansas City, KS Codes

BUILDING CLASSIFICATION

Occupancy:	Group B Business	IBC 304
Classification of Work:	Level II Alteration	IEBC 603
Construction Type:	Type V-B, Non-Sprinkled	IBC 602.5
Allowable Height:	2 story / 40'-0"	IBC Table 504.3, 504.4
Basic Allowable Area:	9,000 sf per story	IBC Table 506.2
Actual Proposed Area	Basement Level: 1789 sf First Level: 1588 sf Second Level: 1302 sf Third Level Mezzanine 430 sf Fourth Level Mezzanine: 70 sf	

AUTOMATIC SPRINKLER SYSTEM

Fire Protection System:	An automatic fire sprinkler system will not be installed and is not required.	IBC 903.2

FIRE RESISTIVE REQUIREMENTS FOR ELEMENTS OF THE STRUCTURE

	Construction Type V-B	IBC Table 601
Structural Frame:	0-hour	
Bearing Walls Ext:	0-hour	
Bearing Walls Int:	0-hour	
Non-Bearing Walls Int:	0-hour	
Floor Construction:	0-hour	
Roof Construction:	0-hour	
Vertical Shafts:	0-hour	IEBC 802.2.1,Exptn 5.1

MEANS OF EGRESS

Existing Means of Egress:	Occupancy classification change is made to an equal or lesser-hazard category	IEBC 1011.4.2
Common Path of Travel:	100'-0", B Occupancy, <30 occupants	IBC Table 1006.2.1
Number of Exits:	Single Exit at Third Floor, 1 tenant only Single Exit at Second floor, <35 occupants	IEBC 805.3.1, Table 805.3.1.1(2)
Mezzanines	Occupant load <50	IEBC 805.3.2

PLUMBING FIXTURES

Occupant Load:	Business areas (B) = 151 people 76 male, 76 female	IBC Table 1004.5
Minimum number of plumbing fixtures required:		IBC Table 2902.1

Fixture	Male	Female	Male	Female
Water Closet	1 per 25*	1 per 25*	2.52	2.52
Lavatory	1 per 40**	1 per 40**	1.9	1.9
Drinking Fountain	1 per 1,000		1 (Hi-Lo)	
Service Sink	1 required		1	

Actual Number of Fixtures Provided:

Fixture	Male	Female
Water Closet	3	3
Lavatory	3	4
Drinking Fountain	0***	
Service Sink	1	

*1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50

**1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80

***Drinking water is provided at the kitchen and pantry

* * * END OF BUILDING CODE ANALYSIS * * *

CODE SYMBOLS LEGEND

DIRECTION OF EXIT

XXX / XXX — CAPACITY / ACTUAL # OF OCCUPANTS

COMMON PATH OF TRAVEL

EXIT LIGHT

FE — FIRE EXTINGUISHER IN RECESSED CABINET

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Civil
McClure
1700 Swift Street, Suite 100
North Kansas City, MO 64116

Structural
Wallace Design Collective
1703 Wyandotte Street, Suite 200
Kansas City, MO 64108

Mechanical/Electical/Plumbing
IMEG
1600 Baltimore, Suite 300
Kansas City, MO 64108

Sauer Castle Rehabilitation

935 Shawnee Road
Kansas City, KS 66103

MARK GABRIEL LICENSED KANSAS ARCHITECT
10.28.2024

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DATE: 10/28/2024

Code Analysis

SHEET NUMBER:

A002

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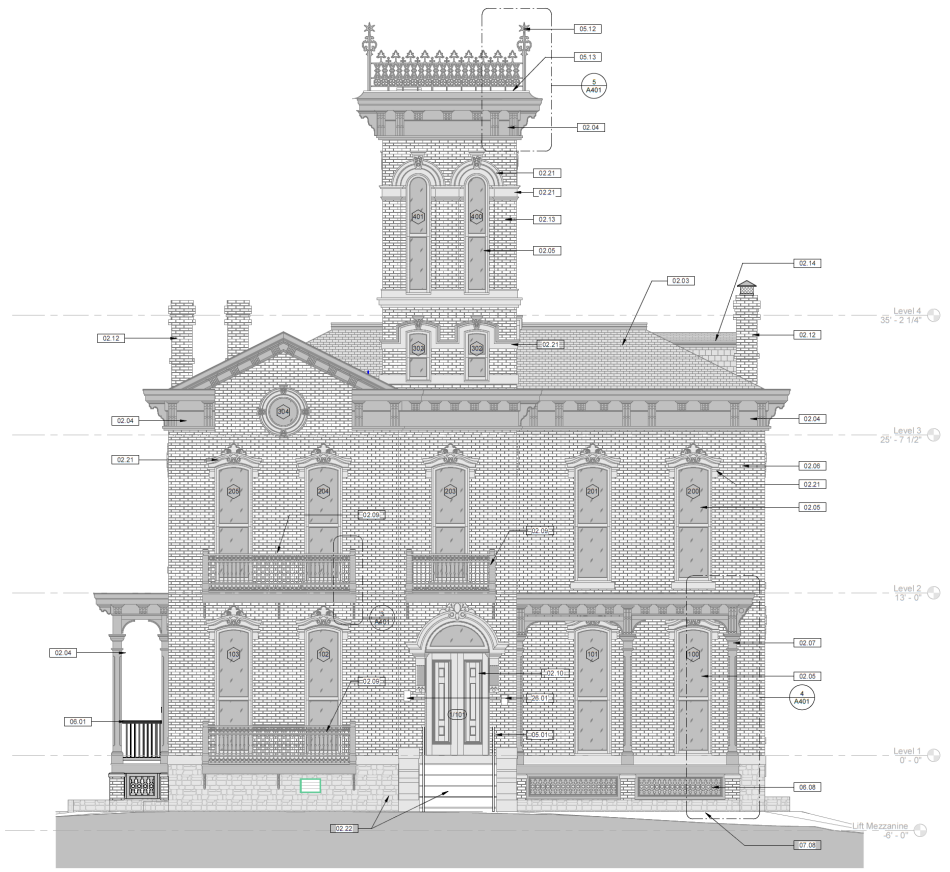

1 Treatment - North Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK, REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK.
02.07	RECONSTRUCT MISSING NW PORCH FRAMING, S/4 TONGUE & GROOVE FLOORING, AND ARCHITECTURAL COMPONENTS FROM ALL NEW MATERIALS, BASED ON SALVAGED COMPONENTS AND HISTORIC PHOTOGRAPHS. INSTALL NEW FLAT-SEAMED COPPER ROOF, FLASHINGS, GUTTERS, AND DOWNSPOUTS
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.10	RESTORE EXISTING FRONT ENTRANCE DOORS, HARDWARE, AND TRANSOM. PREP, PRIME, AND PAINT.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS.
02.13	REPAIR TOWER MASONRY WALLS. SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE.
02.22	RESTORE HISTORIC FRONT ENTRANCE. TEMPORARILY REMOVE STONE LANDING, STEPS, LIONS, AND SIDEWALLS TO PROVIDE ACCESS FOR BUILDING FOUNDATION WATERPROOFING. PROVIDE NEW CONCRETE FOUNDATION AND RECONSTRUCTION OF HISTORIC STONE WALLS AND STEPS. CLEAN AND REPAIR ALL COMPONENTS.
05.01	NEW FLOOR-MOUNTED PAINTED STEEL HANDRAIL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOWS WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
06.01	NEW WOOD GUARDRAIL
06.08	NEW VERTICAL BOARD LATTICE
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS. STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
26.01	ELECTRICAL SERVICE PANEL

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ARCHITECTURE + PRESERVATION

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1701 Oak Street, Suite 100
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Civil
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Mechanical/Electrical/Plumbing
IMEG
1600 Baltimore, Suite 300
Kansas City, MO 64108

Sauer Castle Rehabilitation

935 Shawnee Road
Kansas City, KS 66103

MEGAN GAERLAN
LICENSED
KANSAS
ARCHITECT

10.28.2024

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DATE: 10/28/2024

North Elevation

SHEET NUMBER:

A200

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GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY

1 Treatment - East Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
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02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK.
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW, PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
03.03	CONSTRUCT REPRODUCTION WINDOW WELLS WITH REINFORCED CONCRETE AND CAPPED WITH HISTORIC STONE. PARGE EXPOSED INTERIOR AND EXTERIOR WITH CEMENTITIOUS PARGING WITH EXPOSED AGGREGATE.
04.01	NEW RETAINING WALL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW CANOPY
06.08	NEW VERTICAL BOARD LATTICE
07.01	NEW ROOF
07.02	COPPER GUTTER
07.03	COPPER ROOF CRICKET
07.05	COPPER DOWNSPOUT
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.09	RECONSTRUCT ORIGINAL WOOD CASEMENT VENTILATION WINDOW 408 AND 409 IN HALL TO TOWER

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JANE GAEBLER LICENSED KANSAS ARCHITECT
10.28.2024

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DATE: 10/28/2024

East Elevation

SHEET NUMBER:
A201

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1 Treatment - South Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND. REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS.
02.13	REPAIR TOWER MASONRY WALLS: SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.15	RECONSTRUCT MISSING SW PORCH FROM ALL NEW MATERIALS, BASED ON SALVAGED COMPONENTS AND HISTORIC PHOTOGRAPHS. INSTALL NEW FLAT-SEAMED COPPER ROOF, FLASHINGS, GUTTERS, AND DOWNSPOUTS
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
03.01	NEW STAIR
04.01	NEW RETAINING WALL
04.03	STONE WALL CAP
04.04	REPRODUCTION BRICK PIERS OVER RECONSTRUCTED CMU AND STONE WALLS AND FOOTINGS
05.02	NEW GUARDRAIL
05.09	BLACK IRON GATES WITH LOCK AND FLOOR BOLTS
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW CANOPY
06.07	WOOD COLUMNS, REF TO STRUCTURAL
07.01	NEW ROOF
07.04	CLAPBOARD SIDING
07.05	COPPER DOWNSPOUT
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.01	FALSE DOOR TO MATCH ADJACENT DOOR PANEL
23.01	APPROXIMATE LOCATION FOR NEW HVAC FRESH AIR INTAKE. PAINT LOUVER TO MATCH BRICK

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10.28.2024

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DATE: 10/28/2024

South Elevation

SHEET NUMBER:
A202

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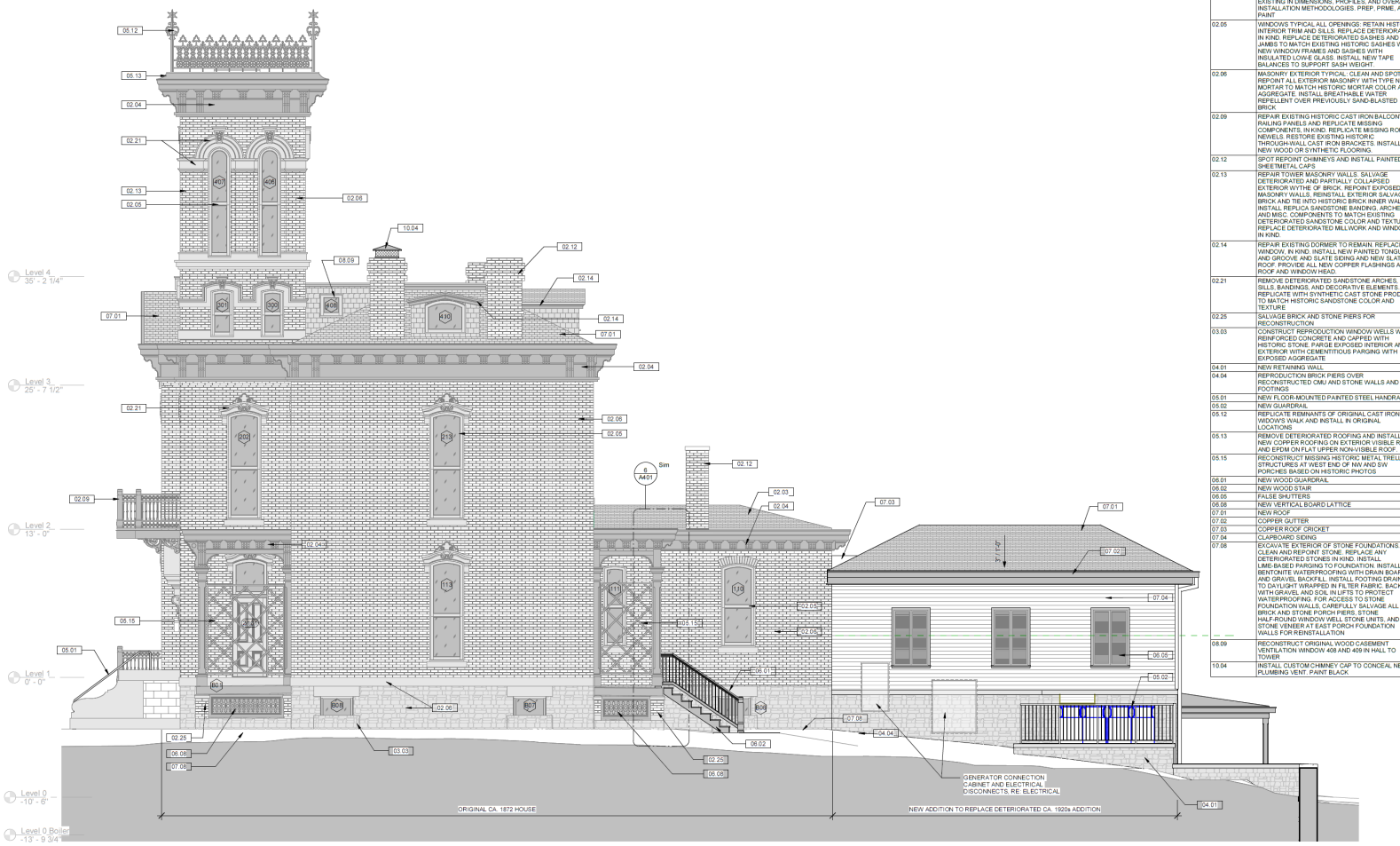
GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY



1 Treatment - West Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
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02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOWE GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS
02.13	REPAIR TOWER MASONRY WALLS: SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
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02.25	SALVAGE BRICK AND STONE PIERS FOR RECONSTRUCTION
03.03	CONSTRUCT REPRODUCTION WINDOW WELLS WITH REINFORCED CONCRETE AND CAPPED WITH HISTORIC STONE. PARGE EXPOSED INTERIOR AND EXTERIOR WITH CEMENTITIOUS PARGING WITH EXPOSED AGGREGATE
04.01	NEW RETAINING WALL
04.04	REPRODUCTION BRICK PIERS OVER RECONSTRUCTED CMU AND STONE WALLS AND FOOTINGS
05.01	NEW FLOOR-MOUNTED PAINTED STEEL HANDRAIL
05.02	NEW GUARDRAIL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
05.15	RECONSTRUCT MISSING HISTORIC METAL TRELLIS STRUCTURES AT WEST END OF NW AND SW PORCHES BASED ON HISTORIC PHOTOS
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW VERTICAL BOARD LATTICE
07.01	NEW ROOF
07.02	COPPER GUTTER
07.03	COPPER ROOF CRICKET
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08.09	RECONSTRUCT ORIGINAL WOOD CASEMENT VENTILATION WINDOW 408 AND 409 IN HALL TO TOWER
10.04	INSTALL CUSTOM CHIMNEY CAP TO CONCEAL NEW PLUMBING VENT. PAINT BLACK

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10.28.2024

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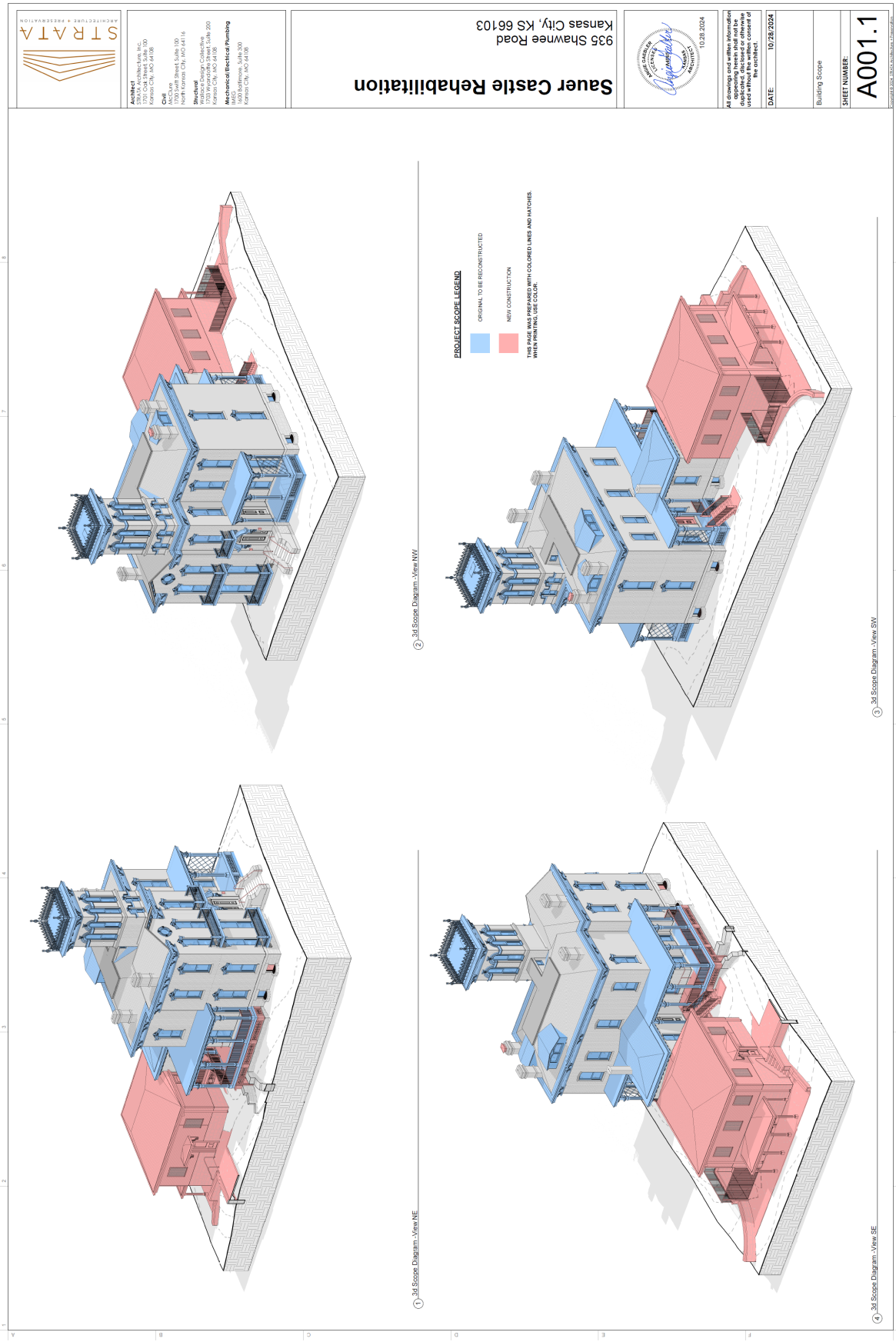
DATE: 10/28/2024

West Elevation

SHEET NUMBER:

A203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DATE: 10/28/2024
Building Scope
SHEET NUMBER:
A001.1
PROJECT SCOPE LEGEND
ORIGINAL TO BE RECONSTRUCTED
NEW CONSTRUCTION
THIS PAGE WAS PREPARED WITH COLORED LINES AND HATCHES. WHEN PRINTING, USE COLOR.
1 3d Scope Diagram -View NE
2 3d Scope Diagram -View NW
3 3d Scope Diagram -View SW
4 3d Scope Diagram -View SE

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
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Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-010**

GENERAL INFORMATION

Applicant Information:
Bob Layton
Allenbrand-Drews and Associates
2623 South 69th Street
Kansas City, Kansas 66106

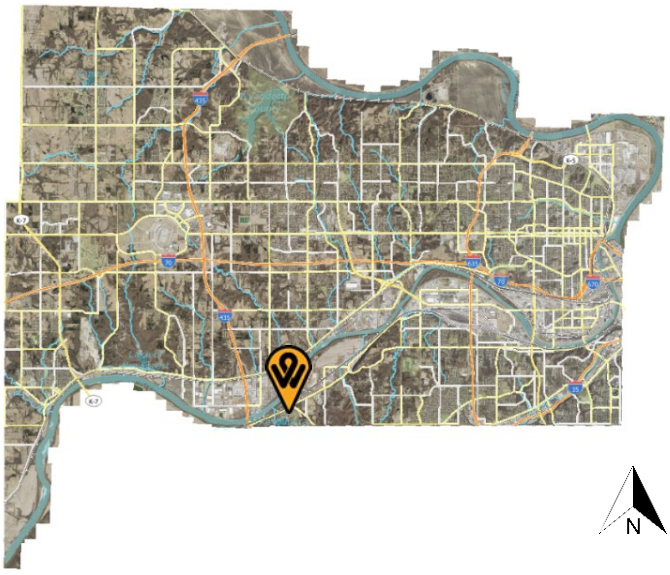
Subject Property:
2623 South 69th Street
Kansas City, Kansas 66106

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to R-1 Single-Family District

Commission Districts:
At-Large Commissioner, District #2: Tom Burroughs
District #6 Commissioner: Philip J. Lopez

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

Proposed Zoning District(s):
R-1 Single Family District



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Large lot single-family residence
South	R-1 Single Family District	Single-family residence
East	R-1 Single Family District	Large lot single-family residence
West	R-1 Single Family District	Single-family residences

Total Tract Size: 8.65 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows large lot, single-family residential, but without agricultural uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 69th Street as a Local Street.

Parking Requirement: Sec. 27-454(e) states two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. Two (2) off-street parking spaces are required. Four (4) parking spaces are provided.

Landscaping Requirement: Section 27-700(a) states One (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – May 15, 2025
Letters to Property Owners – May 16, 2025

Public Hearing(s): June 9, 2025 and June 26, 2025

Public Support: No date.

Public Opposition: No date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Bob Layton with Allenbrand-Drews and Associates, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District at 2623 South 69th Street Kansas City, Kansas 66106.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2019-00112891 – November 1, 2019 – Animal Complaint.

Building, Zoning, or Code Enforcement Complaints:

1. ELE22-0029 – Electrical Permit – January 10, 2022 – Expired.

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 within the Morris Statistical Neighborhood, Census Block 0438022 and within the Morris Neighborhood Group. The neighborhood consists of large lot, single-family homes with densely wooded parcels. The nearby arterial streets are South 69th Street and Woodend Avenue.

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

The zoning and uses are set out above. The subject property is abutted by parcels zoned R-1 Single Family District, although there are A-G Agriculture District parcels along South 69th Street between Gibbs Road and Woodend Avenue. The character and uses of the surrounding parcels are compatible with this proposed change.

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

The proposed use is suitable for the subject will not detrimentally affect the nearby properties as the majority of the properties surrounding the parcel are large lot single-family residential or agricultural lots.

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 is not vacant.

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.***

   The proposed use is reasonably necessary for the convenience and welfare of the public. The proposed use will not substantially or permanently injure the use, quality, or marketability of nearby property so long as it is properly designed, as it is consistent with nearby uses

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 – rezoning and platting two (2) residential lots will not increase traffic or parking demand that will adversely affect the road capacity or safety along South 29th Street or create parking problems on either platted lot.

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

   The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows large lot, single-family residential, but without agricultural uses.

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

   The proposed use will not cause environmental harm, as it is an existing use, located in an existing building in a rural residential area. The change of zone will not harm the environment.

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

   a. ***Electric and Water Service***

      BPU provides electrical and water service.

   b. ***Sanitary Sewer Service***

There is no sanitary sewer service to the property.

c. Storm Water Control

The UG does not provide storm water control to the property.

d. Police

Police service is provided by South Patrol, District #334.

e. Fire

Fire service is provided by Station #16, which is 1.9 miles away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Oak Grove Elementary School, Turner Middle School, and Turner High School, 202 Turner Public Schools.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community, although a new tax-generating parcel will be created.

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

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 is minimal. The proposed use is to change the zone from A-G Agriculture District to R-1 Single-Family District. If this application is denied, the owners will still have property that is able to be developed, however, not in the manner they originally intended to.

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

The PlanKCK Comprehensive Plan designates the subject property as Agricultural, which allows for land for the production and cultivation of food stuffs, livestock and other agricultural activities such as apiary, forest products, hay production, etc. Residential uses are allowed, but not required. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

The subject property currently accesses both South 69th Street and Woodend Avenue, designated Local Streets; There are no new streets being created by this Plat. It cannot be determined if there will be an increase in traffic as there are no plans to develop the land at this time, however, given that the land is zoned as A-G Agricultural District, any potential increase in traffic is not expected to exceed the capacity of either South 69th Street and Woodend Avenue.

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 applicant has not proposed any development on the proposed lots. The boundary lines of the plat must be drawn so as to meet the standards of adequate light, open space, air, fire protection, and long-term sustained real estate values. The preliminary and final plat meets these standards and demonstrates compliance with the area standards under Section 27-452 of the A-G Agricultural District.

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

There is no proposed development as part of the PLAT2025-014 process. Any future development on either or both parcels of the subject property may have to be reviewed by Staff as part of a future, separate planning entitlement as addressed in the other Factors to be Considered section of this report.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into

existing utility connections and is developed within an existing, built out neighborhood.

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 subdivision does not encourage premature extension of public services or premature development based upon the location of surrounding development and the availability of public facilities and services.

19. ***The submitted final plat does not contain any significant changes from the previously approved Preliminary Plat.***

    The preliminary and final plat has been submitted for review simultaneously.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2623 South 69th Street, Kansas City, Kansas 66106 on May 22, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Change of Zone application **COZ2025-010** subject to:

1. **When the mylars are submitted to Staff to be recorded after the Final Plat, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
2. **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;**
3. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
4. **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;

5. **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;**
6. **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; and,**
7. **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-010** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Final Plat
Site Photographs taken by Planning Staff on May 16, 2025.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	June 9, 2025 Approval	June 26, 2025

STAFF CONTACT: **Osiris Nunez Espinoza, Planner**
oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-010** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-010,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:38:22:

CHANGE OF ZONE APPLICATION COZ2025-010 - BOB LAYTON - SYNOPSIS: Change of Zone from A-G Agriculture District to R-1 Single-Family District for a residential subdivision at 2623 South 69th Street (in conjunction with PLAT2025-014). *Detailed Outline of Requested Action:* The applicant, Bob Layton with Allenbrand-Drews and Associates, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District and a Preliminary and Final Plat to create two (2) residential lots on 8.65 acres at 2623 South 69th Street Kansas City, Kansas 66106.

PLAT APPLICATION PLAT2025-014 - BOB LAYTON - SYNOPSIS: Preliminary and Final Plat for a residential subdivision, Sotolar, at 2623 South 69th Street (in conjunction with COZ2025-010).

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Frank Sotolar, Property Owner, 2623 South 69th Street, Kansas City, Kansas 66106

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:40:26: Interim Planning Director Lucas stated that Staff recommends approval of this application.

Motion starts at 2:41:06:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-010:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

1. **When the mylars are submitted to Staff to be recorded after the Final Plat, submit the following fees:**
    c. **$32.00 per page payable to the Register of Deeds; and,**
    d. **$7.00 per lot payable to the Unified Treasurer;**
2. **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;

3. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
4. **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;**
5. **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;**
6. **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; and,**
7. **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.**

Motion starts at 2:42:06:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of PLAT2025-014:**

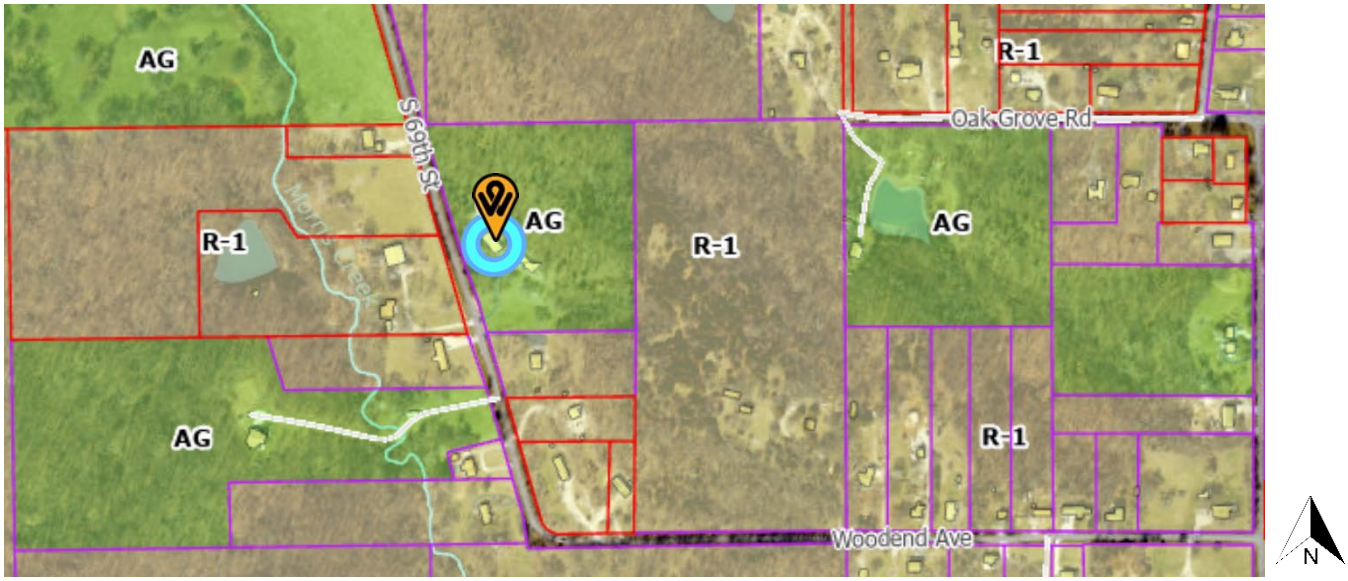
Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

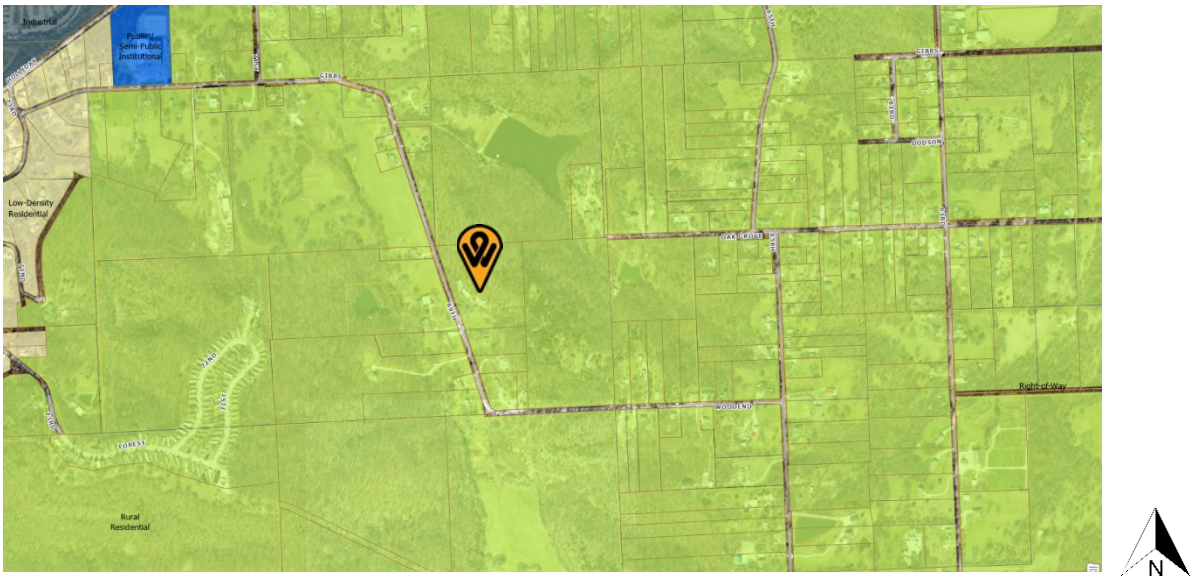
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP


Industrial
Public / Semi-Public Institutional
Low-Density Residential
Rural Residential
Right-of-Way
N

ADDITIONAL ATTACHMENTS

Application number:

C0Z2025-010 PLAT2025-014

May 22, 2025 at 6:30pm

Location: 2623 South 69th Street, Kansas City, Kansas 66106

Sign in sheet for minute attendees:

COZ2025-010 PLAT2025-014 Application Number
May 22, 2025 Time: 6:30 PM
Location: 2623 South 69th Street Kansas City, Kansas 66106

In Attendance:

Bill White 2704 South 69th Street, Kansas City, Kansas 66106	
Suzie White 2704 South 69th Street, Kansas City, Kansas 66106	
Cesar Estrada 7237 Flint, Shawnee, Kansas 66203	Future Resident
Mary Harrison Estrada 7237 Flint, Shawnee, Kansas 66203	Future Resident
Frank Sotolar 2623 South 69th Street, Kansas City, Kansas	Petitioner
Karolyn Sotolar 2623 South 69th Street, Kansas City, Kansas	Petitioner

Frank introduced Cesar and Mary as potential new residents.
He explained the property being rezoned to residential, will have a new home on 3.66 acres.
And will follow the residential rules and codes.
When explained there were no questions.

The meeting was adjourned at 7:15pm.

On Saturday, May 17 at 3:00pm, Alise Martiny, 2505 South 69th Street, called to ask about rezoning. I explained to her what we were trying to accomplish by changing the zoning. She was very accepting of having a new home adjacent to her property.

On Saturday, May 23, at 11am, Margaret Hart, 7065 Gibbs, called to ask about rezoning. I told her of the need to change the zoning to Residential so a house could be built on the 3.66 acres. She was a go for a new resident.

Minutes were taken by: Karolyn Sotolar, Petitioner

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
) SS:
COUNTY OF Johnson)

Comes now Frank Sotolair Karolyn Sotolair, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-010 PLAT2025-014
2. That I conducted a neighborhood meeting on May 22, 2025
3. The notice to nearby property owners was sent on May 6, 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.

Karolyn Sotolair Frank Sotolair
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24 day of May, 2025.

My commission expires 15 of March, 2027.

Notary Public

Allison Renee Carollo
Notary Public State of Kansas
My Appt Expires 03/15/27

FINAL PLAT OF
SOTOLAR
PART OF THE NORTHWEST QUARTER
SECTION 34, TOWNSHIP 11, RANGE 24
CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

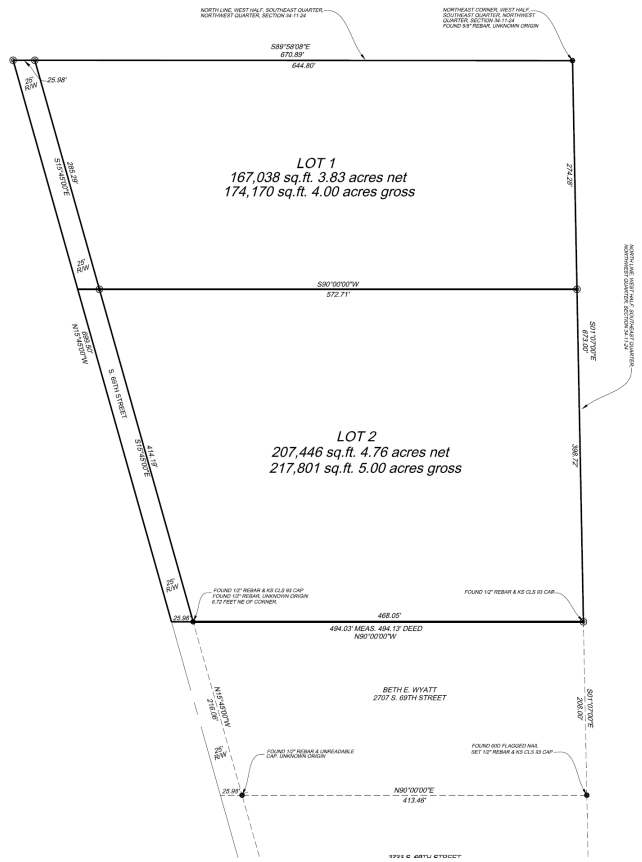
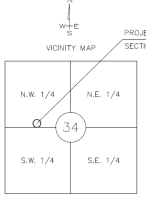


Figure Name: LOT 1
North: 4899.99 East: 5000.00
Course: S 01-07-00 E Distance: 274.28
North: 4725.76 East: 5005.35
Course: S 90-00-00 W Distance: 598.68
North: 4725.76 East: 4406.66
Course: N 15-45-00 W Distance: 285.31
North: 5000.35 East: 4329.22
Course: S 89-58-08 E Distance: 670.78
North: 4899.99 East: 5000.00
Perimeter: 1829.05
Area: 174170.29 4.00 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.000 Course: S 90-00-00 E
Precision 1: 1829053327.51

Figure Name: LOT 2
North: 4725.76 East: 5005.35
Course: S 01-07-00 E Distance: 398.72
North: 4327.12 East: 5013.12
Course: N 90-00-00 W Distance: 494.03
North: 4327.12 East: 4519.09
Course: N 15-45-00 W Distance: 414.19
North: 4725.76 East: 4406.66
Course: N 90-00-00 E Distance: 598.68
North: 4725.76 East: 5005.35
Perimeter: 1905.63
Area: 217801.28 5.00 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.000 Course: S 90-00-00 E
Precision 1: 1905825300.01



SCALE: 1" = 2000'

PREPARED FOR:
JOAQUIN A. SOTOLAR
2623 S 69TH STREET
KANSAS CITY, KANSAS 66107
KSOTOLAR@GMAIL.COM

LEGEND
- BAR FOUND AS DESCRIBED
- SET 3/8" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY

NOTES:
1. Basis of bearings: FINAL PLAT OF HOPKINS PLACE

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF MARCH 2025, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.

ROBERT M. HAYDEN LICENSED LAND SURVEYOR KANSAS PROFESSIONAL SURVEYOR P.S. - 1266

LEGAL DESCRIPTION
This is a resurvey and resubdivision of a part of the Northwest Quarter of Section 34, Township 11, Range 24 in Kansas City, Wyandotte County, Kansas described as follows:
Beginning at the Northeast corner of the West Half, of the Southeast Quarter of the Northwest Quarter of said Section 34; thence South 01 degree 07 seconds 00 seconds East along the East line of the Northeast Quarter of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 34, a distance of 673.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 494.03 feet measured, (494.13' feet deed) to a point on the centerline of South 69th Street as now established (formerly Woodend Drive, deed); thence North 15 degrees 45 minutes 00 seconds West along said centerline, a distance of 699.50 feet to a point on the North line of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 34; thence South 89 degrees 58 minutes 08 seconds East along said North line, a distance of 670.89 feet measured, (670.88 feet deed), to the point of beginning containing 391,972 square feet or 9.00 acres more or less, subject to that part in roads or easements.

DEDICATION
The undersigned proprietor to the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SOTOLAR."

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sidewalks, conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of conduits, poles, wires, ducts, cables, etc. for electricity transmission and service, upon, over and under these areas outlined and designated on this plat as "Electric Easement" or "Elec. Esmt." is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of conduits, pipes, manholes for sanitary sewer service, etc., upon, over and under these areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E" is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

.

EXECUTION
IN TESTIMONY WHEREOF, FRANK B. SOTOLAR & KAROLYN A. SOTOLAR, Husband and Wife, havecaused this instrument to be executed this _____ day of _____ 2025.

FRANK B. SOTOLAR KAROLYN A. SOTOLAR

By: _____ By: _____
FRANK B. SOTOLAR KAROLYN A. SOTOLAR

STATE OF)
) SS:
COUNTY OF)

BE IT REMEMBERED, that on this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Frank B. Sotolar and Karolyn A. Sotolar, husband and wife , who are personally known to be the same person who executed the within instrument and such person duly acknowledged the execution of the same..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires:_____ _____
)
Notary Public

APPROVALS
This plat of SOTOLAR has been submitted to and approved by the Unified Government of Wyandotte County/Kansas City, Kansas Planning Commission, this _____ day of _____, 2025.

By: _____ By: _____
Jeff Carson, Chairman Gunnar Hand, AICP

The dedications shown hereon, if any, are accepted by the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas this _____ day of _____, 20___.

By: _____ Attest: _____
Tyrone Garner, Mayor/Chief Executive Monica Sparks, Unified Government Clerk

Recommended for approval by the County Engineer this _____ day of _____, 20___.

By: _____
Troy Shaw, County Engineer

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

This is to certify that this instrument was filed for record in the Register of Deeds office on this _____ day of _____, 20___, at _____ o'clock and is duly recorded.

By: _____ By: _____
Susan P. Nelson, Register of Deeds Deputy

By: _____ By: _____
Margaret A. Orendac, Register of Deeds Deputy

This Survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other Warranties are extended or implied.

Reviewed by: _____ Date: _____
Brent E. Thompson, KS P.L.S. 1277
County Surveyor

SOTOLAR

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

AD Engineering & Associates, LLC

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904

AD PROJECT #41077 **34-11-24** **FINAL PLAT**

2025/05/16 15:23:37

2025/05/16 15:23:32

2025/05/16 15:23:28

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-013**

GENERAL INFORMATION

Applicant Information:
Properties by Tracy & Wilma Hayward
4321 North 97th Street
Kansas City, Kansas 66109

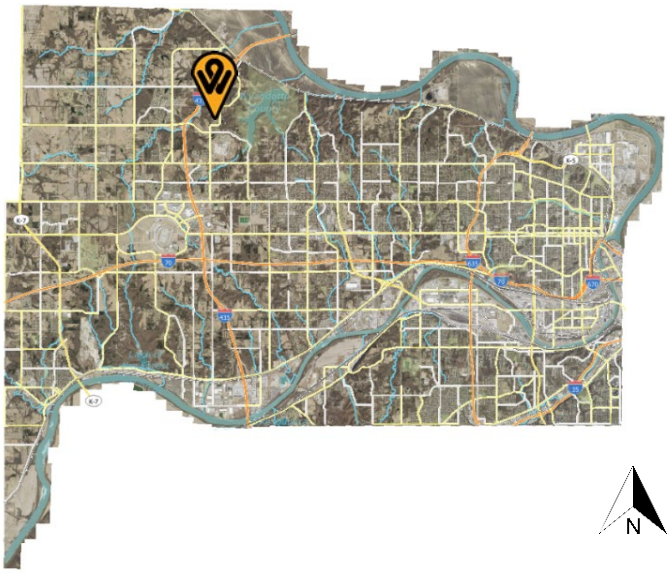
Subject Property:
9630 Nelson Lane and 4321 North 97th Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to R Rural Residential District.

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

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

Proposed Zoning District(s):
R Rural Residential District



	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture District**	**Single-family home**
South	**R-1 Single Family District**	**Single-family homes**
East	**A-G Agriculture District**	**Large lot single-family home and wooded land**
West	**A-G Agriculture District**	**Large lot single-family homes**

Total Tract Size: 13.67 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Low Density Residential, which single-family detached residential units ranging from three (3) acres to one-third (1/3) of an acre.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Nelson Lane as a Minor Collector and North 97th Street as a Local Street.

Parking Requirement: Section 27-453(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

Landscaping Requirement: Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. This will vary for each parcel and tract of land.

Advertisement: The Wyandotte Echo – May 15, 2025
Letters to Property Owners – May 16, 2025

Public Hearing: June 9, 2025 and June 26, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Properties by Tracy & Wilma Hayward, is requesting a Change of Zone from A-G Agriculture District to R Rural Residential District at 9630 Nelson Lane and 4321 North 97th Street on 13.67 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. Preliminary and Final Plat (Hayward Acres) for five (5) residential lots approved by the City Planning Commission on July 9, 2018.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject properties are located within the I-435 Statistical Neighborhood and Block Group 0448042. The neighborhood consists of large lot single-family homes along North 97th Street with some smaller single-family lots east along Nelson Lane. North 97th Street, which turns into Nelson Lane is rural, narrow north/south two (2) lane roadway.

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, single-family homes, is compatible with the adjacent uses as there are large lot single-family homes along the North 97th Street.

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 properties are suitable for uses to which it has been restricted as A-G Agriculture District allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R Rural Residential District will not detrimentally affect nearby property as R Rural Residential uses by-right are more restrictive than A-G Agriculture District.

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 properties are not vacant. There are two (2) single-homes on subject properties.

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.***

   The proposed development will provide an additional residential lot that is reasonably necessary for the convenience and welfare of the public. Developing this land will not substantially injure the visual quality or marketability of nearby property as it will be built to UG standards and design guidelines, but it would convert a wooded area into a developable parcel.

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 development, subdivision two (2) lots to create a third residential lot will not increase traffic along North 97th Street or Nelson Lane to a degree that will adversely affect the road capacity, safety, or create parking problems.

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

   The proposed use does conform to the Prairie Delaware Piper Area Plan from the standpoint of its land use designation, which is designated as Low Density Residential, which allows single-family detached residential units.

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.

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

There is no sanitary sewer service to the property. The property must be served by septic, which must be approved by the Wyandotte County Health Department.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 226.

e. Fire

Fire service is provided by Station #12, located at Hutton Road 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 minimal economic impact on the community. The additional lot will generate property tax for the Unified Government, but the overall economic impact on the community is minimal.

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

The project 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 still have two (2) existing single-family lots.

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

The Prairie Delaware Piper Area Plan designates this property as Low Density Residential, which allows single-family residential units.

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

The final plat is in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area.

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 compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the north, across North 97th Street. There are lots similar in size to the proposed subdivision. Staff has not received the proposed square footages or the architectural design of the additional residence, but the residence will be required to meet the 1,750 square foot minimum in the Piper Delaware Piper Area Plan – Area 2.

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

the exception of excavation and clearing needed to build the new residence, it is recommended that the existing tree stands remain on the property, which helps prevent site erosion and water runoff issues.

Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts.

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

    The subdivision, creating one (1) additional lot will not cause an undue burden on the Unified Government for maintenance of land or facilities as there are two (2) existing single-family homes associated with this plat.

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 not encourage premature extension of public services, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along North 97th Street and Nelson Lane is rural in nature with large lot single-family homes on septic service being sanitary waste disposal and open ditches for stormwater runoff.

19. ***The submitted final plat does not contain any significant changes from the previously approved Preliminary Plat.***

    The submitted final plat (replat) contains changes, specifically creating one (1) additional lot from the original five (5) lot subdivision in 2018.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on May 22, 2025 and May 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compliance with the Prairie Delaware Piper Area Plan

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Change of Zone application **COZ2025-013** subject to:

1. **When the mylars are submitted to Staff to be recorded, submit the following**

fees:

a. **$32.00 per page payable to the Register of Deeds; and,**
b. **$21.00 for three (3) lots payable to the Unified Treasurer;**

2. **Section 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;**
3. **Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;**
4. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
5. **The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
6. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;**
7. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;**
8. **Include single-story elements such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes;**
9. **The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;**
10. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
    a. **Incorporate upper-level dormers above the garage, or,**
    b. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
    c. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
11. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
12. **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;**
13. **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;

14. **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;**
15. **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;**
16. **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;**
17. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
18. **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;**
19. **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;**
20. **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;**
21. **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;**

22. **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,**
23. **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-013** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Prairie Delaware Piper Area Plan Residential Design Guidelines
Applicant Response Letter
Neighborhood Meeting Documents
Final Plat

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	June 9, 2025 Approval	June 26, 2025
Final Plat	June 9, 2025 Approved	TBD

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-013** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-013,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:43:08:

CHANGE OF ZONE APPLICATION COZ2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD - SYNOPSIS: Change of Zone from A-G Agriculture District to R Rural Residential District for a residential subdivision, Hayward Acres, at 9630 Nelson Avenue and 4321 North 97th Street (in conjunction with PLAT2025-013). *Detailed Outline of Requested Action:* The applicant, Properties by Tracy & Wilma Hayward, is requesting a Change of Zone from A-G Agriculture District to R Rural Residential District and a Final Plat to create three (3) residential lots at 9630 Nelson Lane and 4321 North 97th Street on 13.67 acres.

PLAT APPLICATION PLAT2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD - SYNOPSIS: Final Plat for three (3) residential lots at 9630 Nelson Avenue and 4321 North 97th Street (in conjunction with COZ2025-013).

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Krystal Voth, representing the Applicant

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:45:31: Interim Planning Director Lucas stated that Staff recommends approval of this application.

Motion starts at 2:46:08:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-013:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**

a. **$32.00 per page payable to the Register of Deeds; and,**
b. **$21.00 for three (3) lots payable to the Unified Treasurer;**

2. **Section 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;**
3. **Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;**
4. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
5. **The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
6. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;**
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8. **Include single-story elements such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes;**
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10. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
    a. **Incorporate upper-level dormers above the garage, or,**
    b. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
    c. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
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13. **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;

14. **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;**
15. **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;**
16. **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;**
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20. **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;**
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22. **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,

23. **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.**

Motion starts at 2:47:10:

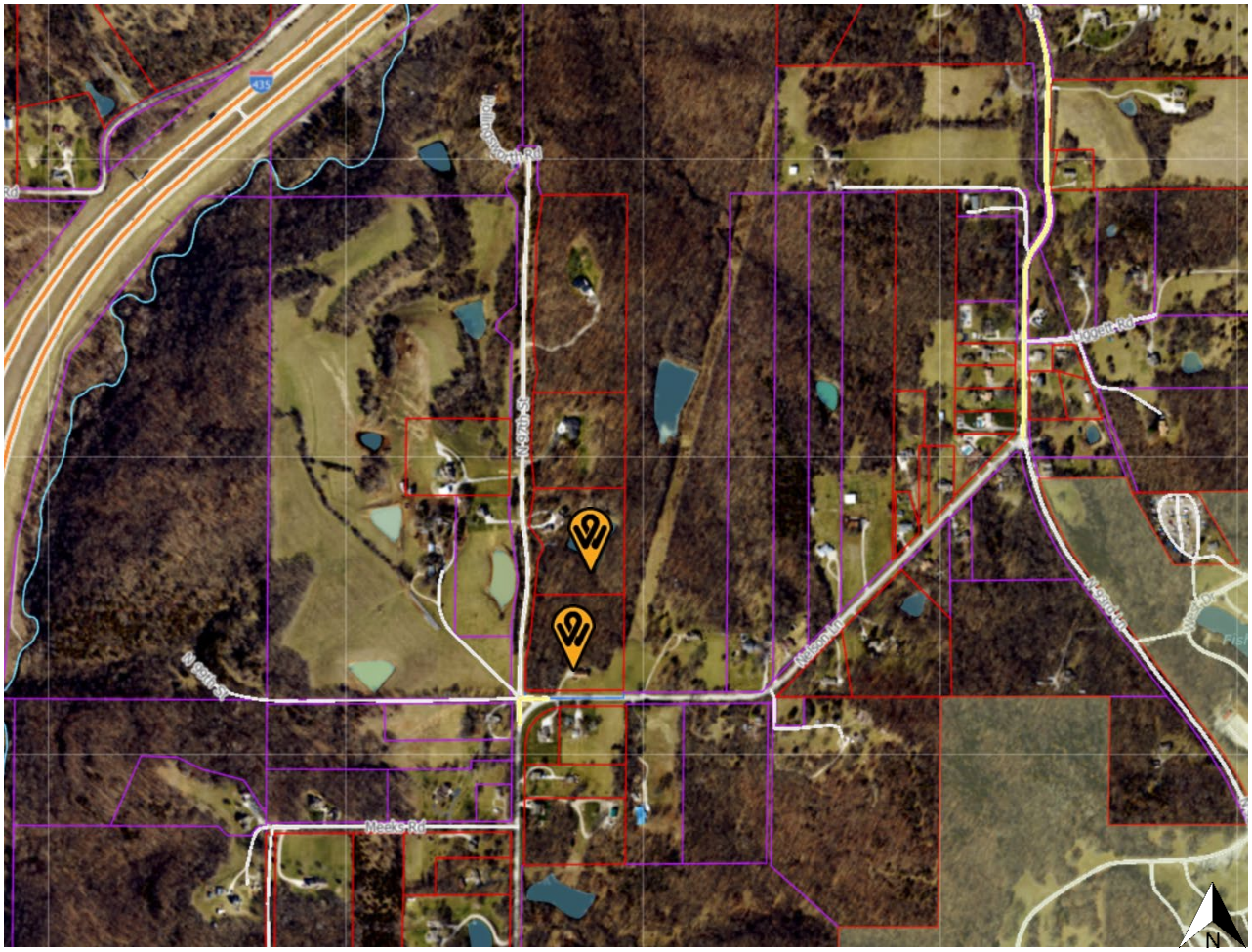
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PLAT2025-013:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

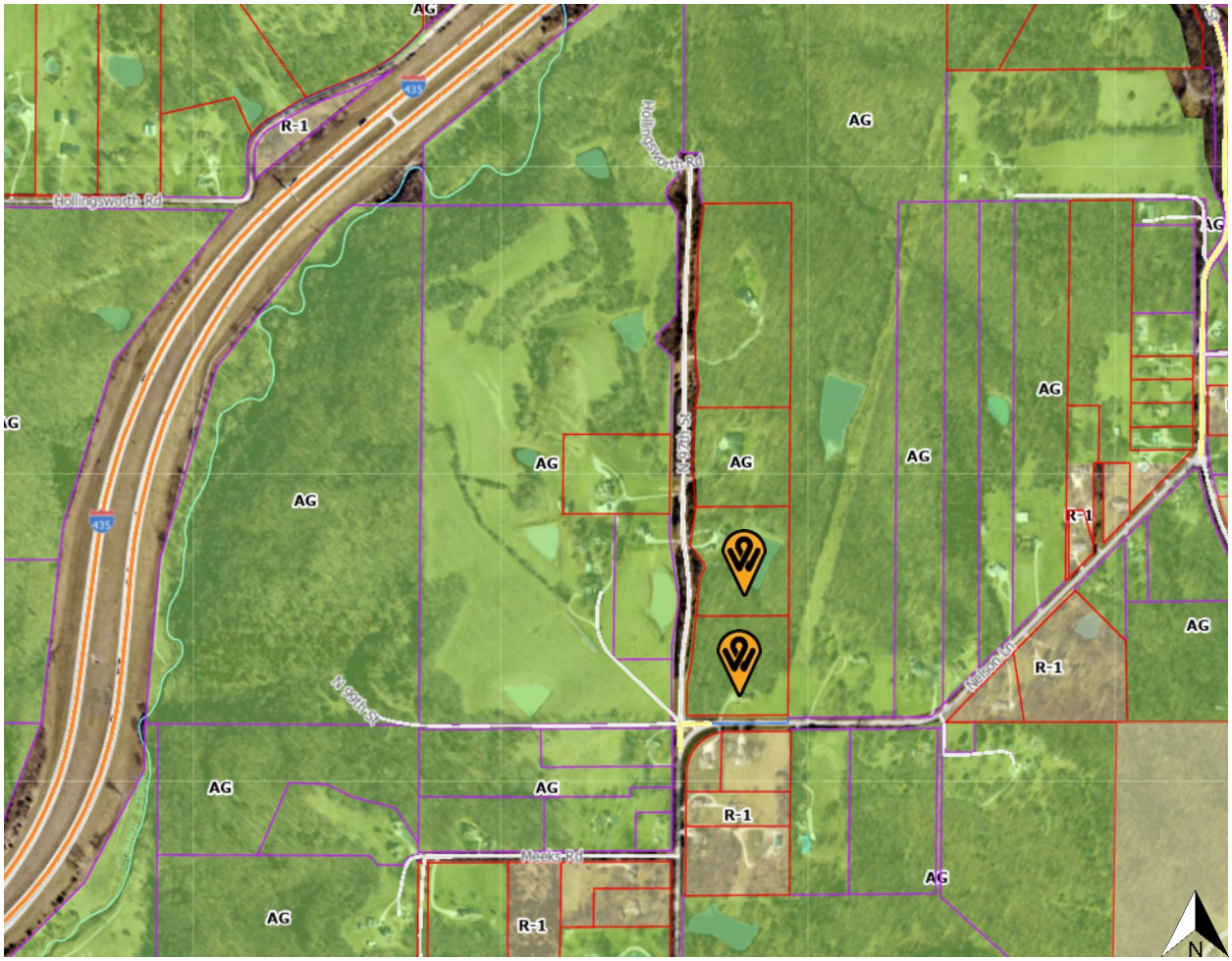
Motion to APPROVE Passed: 9 to 0
Subject to the above conditions.

ATTACHMENTS

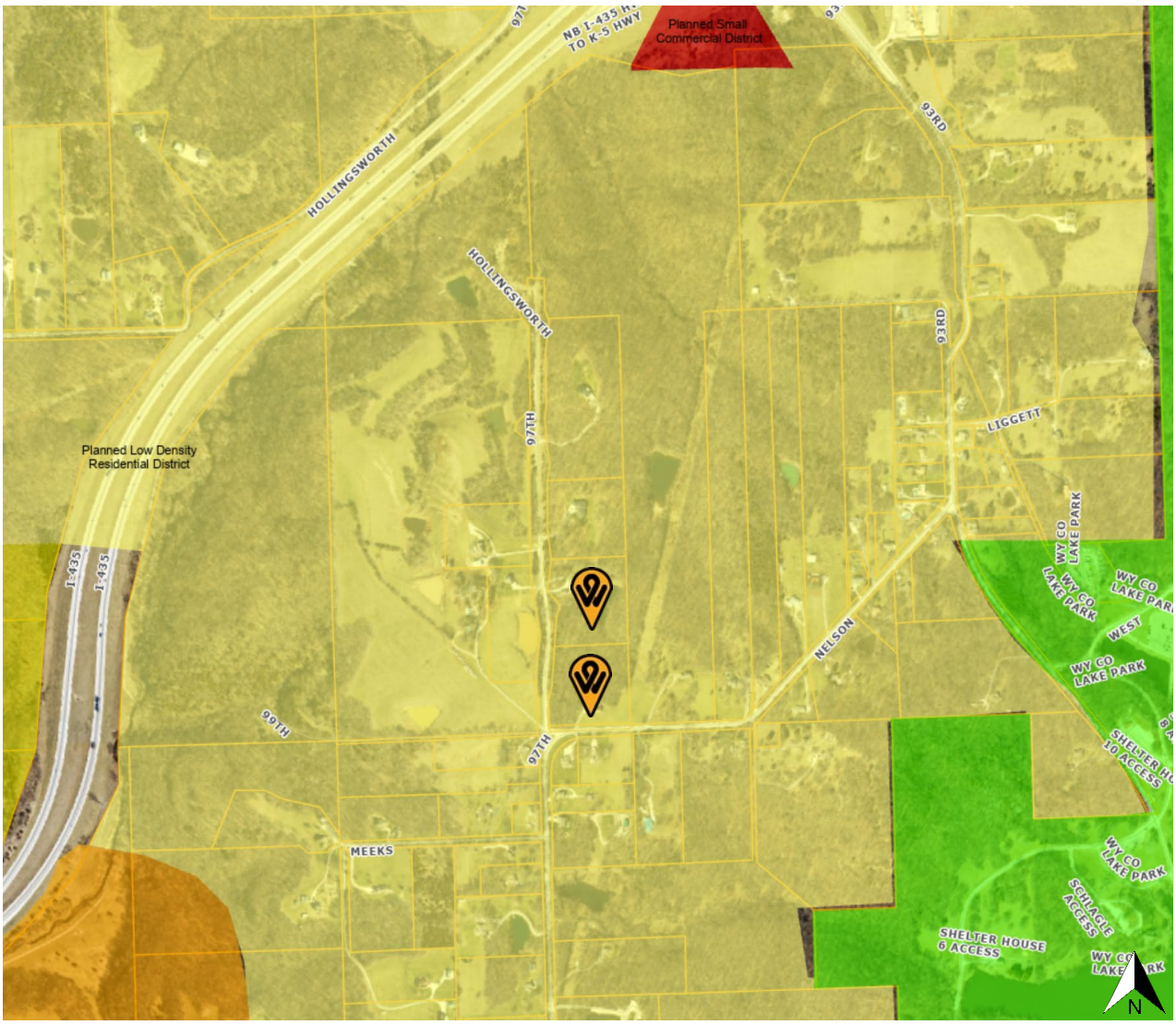
AERIAL IMAGERY



ZONING MAP



LAND USE MAP


Planned Small Commercial District
NB I-435 H
TO K-5 HWY
HOLLINGSWORTH
HOLLINGSWORTH
93RD
93RD
LIGGETT
97TH
Planned Low Density Residential District
I-435
I-435
WY CO LAKE PARK
WY CO LAKE PARK
WY CO LAKE PARK
WEST
WY CO LAKE PARK
NELSON
99TH
97TH
MEEKS
SHELTER HOUSE 10 ACCESS
WY CO LAKE PARK
SCHLAGLE ACCESS
SHELTER HOUSE 6 ACCESS
N

Overall Planning and Design

Quality of Design

A common theme throughout all of the community workshops and meetings was the concern and desire that new development be of the highest quality. In the major tourism area now known as Village West, the Unified Government has effectively used design guidelines to achieve the high quality design that was desired.

Quality design impacts both the site design and the building design. This would include establishing standards or design guidelines for:

- New residential neighborhoods,
- Commercial centers, and
- Employment areas.

Actions

- The Unified Government will work with property owners and developers to establish well planned, commercial centers and technology ready business parks along major transportation corridors.
- The Unified Government will work with residential developers to coordinate residential subdivisions to function as neighborhoods with community services including parks, religious institutions, schools and open spaces.
- The guidelines within this plan should be used to evaluate new developments proposed within the study area.

Residential amenity

Land Use Compatibility

New development should be compatible or 'fit' within the overall setting.

Guidelines

- New residential developments that are proposed to adjacent residential subdivision should have lot sizes and unit sizes that are similar in size, or
- New residential developments that are proposed to adjacent residential subdivision should have lot sizes and unit sizes that transition in size from the existing development to the new development if a variety of units types and lot sizes are proposed. The transition can be accomplished by utilizing existing natural features, setbacks, berms and landscaping, or by placing larger lots along a property line.

Residential Design Guidelines

The following design guidelines are for residential developments.

Residential Building Materials

- Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.
- Accent materials should include real or cultured masonry materials.
- For side and rear building facades the use of use horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.
- Roof materials should be a composite shingle (35 year minimum) or approved equal.
- Use of plain, flat siding is discouraged as a primary siding material. Use of horizontal siding on the front of the home with panel siding on the sides and rear is discouraged.

Architectural Diversity

- All sides of a building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. However, direct window conflicts across side property and/or rear property lines should be avoided.
- Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials to provide articulation and interest.
- Include single story elements such as porches, covered entries and second stories that have a set back from the first floor on two story homes.
- Fronts of buildings should be articulated thorough the use of window-bays, insets, balconies, porches or stoops related to entrances and windows.
- The overall residential community should include multiple building elevation designs. One front, side and rear building elevations should not be used on more than 40 percent of the units.

Garages and Carports

- Garages and carports should incorporate architectural treatments that derive from the main building in terms of materials, detailing, roof materials and colors. When possible, side and rear loaded garages and carports are preferred.

Front loaded garages and carports: Front loaded garages should incorporate at least one of the following guidelines to limit the dominance of garage doors on the front facade:

- Incorporate upper level dormers above the garage, or
- Design porches, stoops and/or facades should protrude at least five (5) feet in front of the garage, or
- Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure.

Safe Rooms

All duplexes and tri-plexes must be built with a tornado safe room for the protection of the occupants.

Housing Style Variation

Residential units within developments of more than 25 dwelling units should have a minimum of three distinctive floor plans, with a minimum of three elevations per floor plan.

Identification Features

All residential developments are required to have entry features. These features may include:

- Neighborhood name within a landscape feature
- Monuments
- Special lighting feature
- Enhanced bus stop
- Fountain
- Special landscape

Commercial Centers:

Commercial centers are based on the concept framework that resulted from the community meetings. Commercial centers should serve the future surrounding neighborhoods. The centers will vary in development intensity and number of goods and services to be provided based on the land capacity analysis and the proposed residential densities.

Specific commercial locations are not identified on the Land Use Plan. identifying appropriate locations is premature while the area is experiencing rapid growth. Market forces will influence the timing and location of commercial centers. The following types of centers are considered:

Krystal Voth, MURP
Entitlement Specialist
1103 S. 14th Street
Leavenworth, KS 66048

417-622-2907
Krystal.A.Voth@outlook.com

05/23/2025

Byron Toy, AICP
Lead Planner
701 N 7th Street, Kansas City, KS 66101

Mr. Toy,

Thank you for the opportunity to submit an application on behalf of Mr. Greg Douglas and Ms. Wilma Hayward reading Case No. PLAT2025-013 a request for approval of a Final Plat for three-lot subdivision. I am in receipt of the Planning and Urban Design Comments dated 5-20-2025. Please find my response to the Comments Below:

1. 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. Understood
2. 2. Sec.27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot. The same Covenants that were enforced in the original subdivision are being used for this replat. We have also added notes to the face of the plat.
3. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural

diversity, front loaded garages and identification features.. Understood

4. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet. Understood
5. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding. Understood
6. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable. Understood
7. Include single-story elements such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes. Understood
8. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units. Understood
9. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
    a. a. Incorporate upper-level dormers above the garage, or,
    b. b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or, c. Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure. Understood

We are also in receipt of, and understand, the standard conditions listed within the staff report. Engineering comments were addressed and returned on 5/20/2025. Neighborhood meetings were conducted on May 22, 2025 and May 23, 2025. Due to the accidental sending of two separate dates and times for the meetings, we hosted both stated meetings. No interested parties attended either meeting.

Sincerely,

Krystal Voth, MURP

2

Neighborhood meeting 5/22/25 4:00 PM

Attendees

Name	address	Ph #
Greg Douglas	4321 N 97th St	816-835-9692
Tracy Douglas	4321 N 97th St	913-530-8925

No one else came to meeting.

I emailed Affidavit to:

Rose Morris	rmorris@wycokck.org
Krystal Roth	Krystal.q.roth@outlook.com
Byron Toy	btoy@wycokck.org

If you need anything else, Please let me know + I will get it to you ASAP.

Thanks

Greg Douglas 5/23/25

May 23, 2025 COZ2025-013 Hayward Acres Neighborhood Meeting Notes

Attendees: Krystal Voth, Meeting Host

Notes

- The meeting took place from 6:00PM until 7:00PM on TEAMS

Discussion Items

- No attendees of the meeting and therefore no discussion items

May 23, 2025 COZ2025-013 Hayward Acres Neighborhood Meeting Notes

Attendees: Krystal Voth, Meeting Host

Notes

- The meeting took place from 6:00PM until 7:00PM on TEAMS

Discussion Items

- No attendees of the meeting and therefore no discussion items

May 23, 2025 COZ2025-013 Hayward Acres Neighborhood Meeting Notes

Attendees: Krystal Voth, Meeting Host

Notes

- The meeting took place from 6:00PM until 7:00PM on TEAMS

Discussion Items

- No attendees of the meeting and therefore no discussion items

HAYWARD ACRES REPLAT

A Replat of Lots 1 and 2, HAYWARD ACRES, a subdivision of land in Kansas City, Wyandotte County, Kansas.

FINAL PLAT

PREPARED FOR:
Wilma A. Hayward
9630 Nelson Lane
Kansas City, KS
LOT 1
PID #036-24-0-20-01-003

PROPERTIES BY TRACY LLC
4321 N 97TH ST
Kansas City, KS
LOT 2
PID #036-24-0-20-01-003.01

RECORD DESCRIPTIONS:

Lot 1, HAYWARD ACRES, a subdivision of land in Kansas City, Wyandotte County, Kansas.

Lot 2, HAYWARD ACRES, a subdivision of land in Kansas City, Wyandotte County, Kansas.

RESTRICTIONS:
The restrictions for these Lots shall be those established for this area in Section 27-452 "A-G Agriculture District" in the Kansas City, Kansas Plannning and Zoning Regulations.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: HAYWARD ACRES REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
I, the undersigned owner of HAYWARD ACRES REPLAT, has set my hand this ________ day of ____________, 2025.

____
Wilma A. Hayward

NOTARY CERTIFICATE:
Be it remembered that on this ______ day of ____________ 2025, before me, a notary public in and for said County and State came Wilma Hayward, a single person, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC__________________________

My Commission Expires:______________________ (seal)

IN TESTIMONY WHEREOF,
I, the undersigned owner of HAYWARD ACRES REPLAT, has set my hand this ________ day of ____________, 2025.

____
Greg Douglas, Member
Properties by Tracy LLC

NOTARY CERTIFICATE:
Be it remembered that on this ______ day of ____________ 2025, before me, a notary public in and for said County and State came Greg Douglas, Member of Properties by Tracy LLC, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC__________________________

My Commission Expires:______________________ (seal)

- **Planning Commission Signature Blocks**

This plat of HAYWARD ACRES REPLAT has been submitted and approved by the Unified Government of Wyandotte County/Kansas City, Kansas.

Dated this _____day of ___________________________, 2025.

Kansas City, Kansas Planning Commission

By ________________________________, Chairman
Jeff Carson

By ________________________________, Secretary
Gunnar Hand, AICP

- **Certificate of County Engineer**

Recommended for approval by the County Engineer,
This_____day of __________________________, 2025.

___________________________________ County Engineer
Troy Shaw, PE.

- **Governing body**

The dedications shown hereon, if any, are accepted by the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas this ______ day of _________________, 2025.

___________________________________, U.G. Mayor/CEO
Tyrone A. Garner

(Seal)___________________________________, U.G. Clerk
Monica L. Sparks

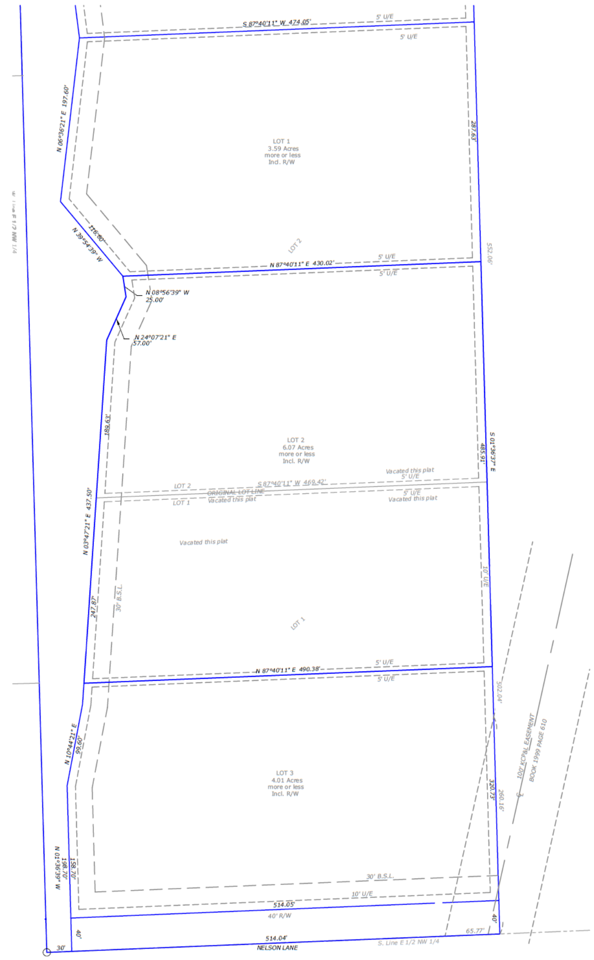
- **Register of Deeds**

State of KANSAS)
) SS
County of WYANDOTTE)

This is to certify that this is instrument was filed for record in the Register of Deeds office on this ________ day of ___________________, 2025, at ________ o'clock and is duly recorded.

____
Susie Nelson, Register of Deeds

____
Margaret A. Orendac, Deputy



VICINITY MAP
Not to Scale

ZONE: A-1

ERROR OF CLOSURE:
Area: 1501638.90 S.F., 34.4729 Acres
Closure Precision> 1 in 154173.4

NOTES:
1) This survey does not show ownership or easements. per agreement with client
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All record and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Above
5) Basis of Bearing - KS ST Plane North Zone 1501
6) Point Origin Unknown, unless otherwise noted.
7) Referenced Surveys - Recorded Subdivision - HAYWARD ACRES
8) Road Records - as per recorded plats
9) Referenced Deed Document - See title reference
10) Reference Lawyers Title File 41779 dated 8-13-24
11) Fence Lines do not necessarily denote property lines.
12) Structures, if any, are shown in approximate location.
13) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20209C0029D dated July 16, 2015
14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.
15) Septic Systems to be used.

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
POB - Point of Beginning
POC - Point of Commencing
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
NS - Not Set this Survey
R/W - Right of way

Scale 1" = 60'

Job # K-25-1207
April 22, 2025 Rev. 5/19/25

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@teamcash.com

60 0 60 120 180
1" = 60'

COUNTY SURVEYOR
This survey has been reviewed for filing pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

____
Unified Government County Surveyor
Brent E. Thompson LS-1277

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the the month of April 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Special Use Permit Petition SP2024-116**

GENERAL INFORMATION

Applicant Information:
Nadia Griffitt
Latin Quarters Inc.
508 Kansas Avenue
Kansas City, Kansas 66105

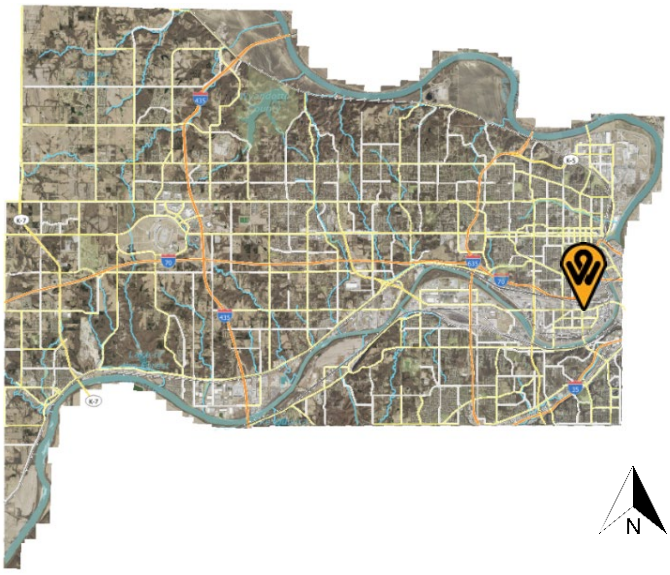
Subject Property:
508 Kansas Avenue
Kansas City, Kansas 66105

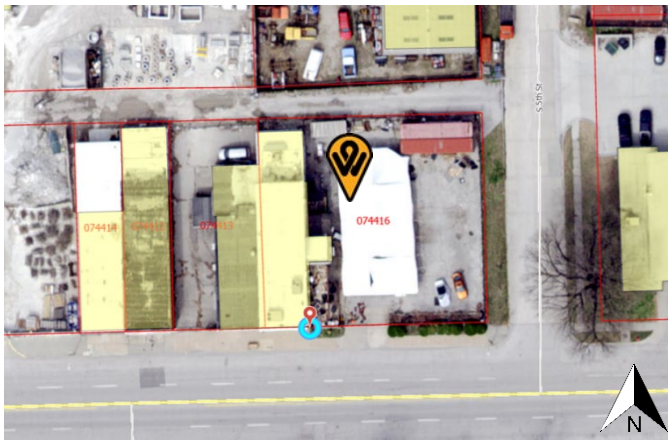
Requested Action and Purpose:
Approval of a Special Use Permit to operate a drinking establishment with live entertainment and events.

Commission Districts:
At-Large Commissioner, District #2:
Tom Burroughs
District #2 Commissioner:
William (Bill) Burns

Existing Zoning District(s):
M-2 General Industrial District

Plan Area:
Armourdale Area Plan





	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Industrial Business
South	M-2 General Industrial District	Office Building
East	M-2 General Industrial District	KCK Fire Department Station #3
West	M-2 General Industrial District	Commercial Building

Total Tract Size: 0.33 Acre

Comprehensive Plan Designation: The Armourdale Area Plan designates this area as Mixed-Use, which allows for mixed-use residential and commercial.

Major Street Plan: The goDotte County-Wide Mobility Strategy designates Kansas Avenue as a Major Arterial.

Parking Requirement: Section 27-668(a)(5) states one (1) space per 50 square feet of seating area, plus one (1) space for 200 square feet of remaining total floor area. One (1) out of every 25 parking spaces must be ADA Compliant.

The property is required to have 40 spaces. The applicant received a variance in 2017 to allow 32 parking spaces. This variance was based off of utilizing the upstairs as apartment dwellings, however any future renovations including, but not limited to live entertainment, events, or bar/restaurant will require a new parking variance or recorded parking agreements with adjoining property owners.

Landscaping Requirement: Section 27-469(g) states trees are required to be provided at not less than one (1) per 10,000 square feet of site area. The applicant has no trees on site currently.

Advertisement: The Wyandotte Echo – January 16, 2025
Letters to Property Owners – January 17, 2025; February 21, 2025; March 20, 2025; and April 16, 2025

Public Hearings: April 14, 2025, May 12, 2025, June 9, 2025, June 26, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Nadia Griffitt, is requesting a Special Use Permit to operate a drinking establishment with live entertainment and events at 508 Kansas Avenue. The applicant has operated at the location since approximately 2016 under various business names, now Latin Quarters. The building owner, Israel Mendez, has operated at the location as early as 2008, but joined the Applicant as a business officer with the formation of Latin Quarters in 2016.

City Ordinance Requirements: 27-592 through 27-606 and 27-214 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There have been multiple calls for police service since the approval of the first Special Use Permit in 2016, Nearby businesses, including Fire Station #3 and Armourdale Renewal Association, have noted issues with loud outdoor drinking, automotive burnouts occurring from patrons, and other noise issues.
    a. 2022: 2022-00114739 – Criminal Damage to Property <$1000 Value.
    b. 2022: 2022-00050952– Criminal Damage to Property without consent value $10,000 to $25,000.
    c. 2022: 2022-00050952 – Vehicular Burglary with intent to steal a firearm.
    d. 2022: 2022-00026425 – Battery – Knowingly or recklessly causing bodily harm to another person.
    e. 2021: 2021-00040008 – Traffic Complaint.
    f. 2021: 2021-00030529 – Other.
    g. 2021: 2021-00027684 – Fire/EMS Assist.
    h. 2021: 2021-00012449 – Shots Fired.
    i. 2021: 2021-00012420 – Shots Fired.
    j. 2021: 2021-00140768 – Vehicular Burglary with intent to steal a firearm.
    k. 2021: 2021-00140768 – Criminal Damage to Property <$1000 Value.
    l. 2021: 2021-00140152 – Vehicular Burglary with intent to steal a firearm.
    m. 2021: 2021-00140152 – Criminal Damage to Property <$1000 Value.
    n. 2021: 2021-00135681 – Vehicular Burglary with intent to steal a firearm.
    o. 2021: 2021-00135681 – Criminal Damage to Property <$1000 Value.
    p. 2021: 2021-00133902 – Criminal Damage to Property without consent value $10,000 to $25,000.
    q. 2021: 2021-00133902 – Vehicular Burglary with intent to steal a firearm.
    r. 2021: 2021 -00130953 – Criminal Damage to Property <$1000 Value.
    s. 2021: 2021 -00130953 – Vehicular Burglary to commit felony, theft, or sexually motivated crime.
    t. 2021: 2021-00127143 – Criminal Damage to Property <$1000 Value.

u. 2021: 2021-00127164 – Vehicular Burglary to commit felony, theft, or sexually motivated crime.
v. 2021: 2021-00127182 – Theft of Property/Services; Firearm with value less than $25,000.
w. 2021: 2021-00127182 – Vehicular Burglary with intent to steal a firearm.
x. 2021: 2021-00125747 – Criminal Damage to Property <$1000 Value.
y. 2021: 2021-00125747 – Vehicular Burglary with intent to steal a firearm.
z. 2021: 2021-00125723 – Criminal Damage to Property <$1000 Value.
aa. 2021: 2021-00125723 – Vehicular Burglary with intent to steal a firearm.
bb. 2021: 2021-00126497 – Criminal Damage to Property <$1000 Value.
cc. 2021: 2021-00126497 – Vehicular Burglary with intent to steal a firearm.
dd. 2021: 2021-00126942 – Criminal Damage to Property <$1000 Value.
ee. 2021: 2021-00126942 – Vehicular Burglary with intent to steal a firearm.
ff. 2021: 2021-00125723 – Criminal Damage to Property <$1000 Value.
gg. 2021: 2021-00106950 – Criminal Damage to Property <$1000 Value.
hh. 2021: 2021-00106950 – Burglary; Vehicle to commit felony, theft, or sexually motivated crime.
ii. 2021: 2021-00030529 – Battery – Knowingly or recklessly causing bodily harm to another person.
jj. 2020: 2020-00125238 – Auto Burglary.
kk. 2020: 2020-00125276 – Criminal Damage.
ll. 2020: 2020-00125276 – Auto Burglary.
mm. 2020: 2020-00125238 – Criminal Damage.
nn. 2020: 2020-00118267 – Auto Burglary.
oo. 2020: 2020-00118267 – Criminal Damage.
pp. 2020: 2020-00109993 – Criminal Damage.
qq. 2019: 2019-00084364 – Suspicious Crowd/Activity.
rr. 2018: 2018-00078752 – Drug Offense.
ss. 2018: 2018-00078752 – Burglary.
tt. 2018: 2018-00047944 – Alarm Check.
uu. 2018: 2018-00041170 – Disturbance.
vv. 2018: 2018-00029236 – Follow Up.
ww. 2018: 2018-00028679 – Alarm Check.
xx. 2018: 2018-00010678 – Alarm Check.
yy. 2017: 2017-00126684 – Alarm Check.
zz. 2017: 2017-00116899 – No Report Taken.
aaa. 2017: 2017-00112761 – Disturbance.
bbb. 2017: 2017-00048445 – Alarm Check.
ccc. 2017: 2017-00046723 – Alarm Check.
ddd. 2017: 2017-00039624 – Traffic Complaint.
eee. 2017: 2017-00027571 – Alarm Check.
fff. 2016: 2016-00065402 – Alarm Check.
ggg. 2016: 2016-00029357 – Theft.
hhh. 2016: 2016-00054458 – Shots Fired.

Building, Zoning, or Code Enforcement Complaints:

1. There have been no Notices of Violation on the subject since 2015.

Outstanding or Related Permits and Cases:

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

Previous Planning Actions:

1. 2017: SP-2016-070 - Approval of a Special Use Permit for two (2) years in 2016 for a drinking establishment with live entertainment.
2. 2017: BZA2230 - Approval of a Variance in 2016 for a reduction in parking spaces.
3. 2019: SP-2019-024 - Approval of a Special Use Permit for a drinking establishment (Withdrawn).
4. 2021: SP2021-029 - Approval of a Special Use Permit for one (1) year for a drinking establishment with live entertainment.
5. 2022: SP2022-121 - Approval of a Special Use Permit for six (6) months in 2023 for a drinking establishment with live entertainment.
6. 2024: SP2024-012 - Approval of a Special Use Permit for one (1) year in 2024 for a drinking establishment only.
    a. This ordinance was not published and was considered terminated.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Armourdale Statistical Neighborhood. Kansas Avenue is a major corridor with a mix of commercial, residential and industrial uses. Epiq Systems, Inc. is a legal service and technology company with offices directly to the south. Kansas City, Kansas Fire Department Station #3 is directly to the East. Nearby properties on Kansas Avenue include restaurants and a hardware store. There are industrial uses and a rail yard to the North.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The property is surrounded by other commercial and industrial uses, which are generally considered compatible in terms of noise and continuous activity, however, the proposed use has had a history of issues relating to parking, noise, and trash, which creates incompatibility with nearby property on an active commercial/industrial corridor.

3. ***The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?***

   This property is suitable for use as a bar/night club or other small commercial business. The property could be suitable for a bar with live entertainment and events if properly managed. Noise, crowds, and trash however, have historically been an issue with the property as noted by neighboring businesses who have voiced concerns to staff in previous applications.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant and has been used as a restaurant, bar, or night club since 2007. It is undetermined when the upstairs apartments were converted into a second dance floor, as no building permits were obtained for the Change of Occupancy for this use.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the Area Plan. The Armourdale Area Plan designates this area as mixed-use. This allows for mixed-use development with commercial and residential uses. The property was formerly a mixed-use development prior to the non-permitted upstairs conversion, which has renovated the property into a non-mixed use commercial development. The addition of adult entertainment is not compatible with mixed-use designation, as adult entertainment requires a non-residential buffer of at least 500 feet.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Kansas Avenue, a Major Arterial, to accommodate it if managed properly while it hosts live entertainment and events. In previous staff reports, it was noted that adjacent businesses and Fire Station #3 have reported on-street parking exceeding capacity of the lot as well as off-street parking, often parking in their private lots. The Latin Quarters website offers valet parking packages for up to 150 vehicles, which may cause congestion and impede access. The adjacent Fire Station and Epiq Systems, Inc., accessibility has been an issue of concern since before the approval of the applicant's first approval in 2016. The propensity of generating over 100 trips per hour meets the public works standard for a traffic memo to better evaluate if a full traffic study is warranted.

7. ***Whether 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 adjoining property.***

   The proposed use is not necessary for the welfare of the public but provides convenience in the form of entertainment. This business, however, has had issues with noise, parking, and trash, which may negatively impact nearby property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for nearby property.***

   Noise, vibration, and illumination are issues that are related to live entertainment and could create problems for nearby businesses. It has been reported that entertainment has been occurring outside in the parking lot, including a DJ and pool parties. Dust is not expected to be an issue because parking is supposed to occur on an improved surface parking lot.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use has the propensity to pollute the land and water, as frequent reports of trash have been noted.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is conducted wholly within an existing, built-out, mixed-use neighborhood.

11. ***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 or loss to the public health, safety, and welfare is likely to be minimal as it only provides the convenience of entertainment with some economic benefit. If denied, the landowner could not use the property for a bar with live entertainment, but could use the property as a restaurant or other commercial business, rent the property, or sell it.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    During the course of this Special Use Permit, there have been several instances where the Applicant has not maintained the proposed use as originally proposed or according to previous conditions of approval. Issues have included hosting events outdoors, filling the designated parking lots with equipment, resulting in parking solely along Kansas Avenue and in nearby, private parking lots, operating without proper permits, as well as issues with litter stemming from this business. The original proposal in 2016 was for alcohol service for a breakfast

restaurant “similar to First Watch” and for special events such as weddings or holiday gatherings only. The current use is for a nightclub that hosts regular night events and private parties. The applicant has not demonstrated the ability to maintain the use in the condition as opposed.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use could create issues of overcrowding and undue concentrations of population if it is not managed properly. The Fire Department has previously expressed concern about the safety of the building due to potential overcrowding. Additionally, the parking lot has been shown to be overcrowded with equipment and containers. While the applicant has removed these items, previous history has shown that the applicant reverts to storing these items in the parking lot after they have been approved for operation, likely as a result of having unpermitted outdoor events. Although only 32 parking spaces are provided, the applicant is advertising valet service of 150 vehicles, causing a planned overflow of up to 118 vehicles in addition to any spaces reserved by staff. No parking agreement was found on file. The resulting overcrowding of the building site has the propensity to impede the fire department from properly utilizing the street network to provide fire service coverage. It is unclear what the occupancy limits of the building are relative to the number of patrons who frequently occupy the space.

NEIGHBORHOOD MEETING INFORMATION

The applicant attempted two (2) neighborhood meetings:

1. A neighborhood meeting notice was mailed indicating that the meeting would be held on February 29, 2025 although it was held on March 1, 2025. This does not meet the standard for due notice. As the 2025 calendar year does not include February 29, the notice did not provide correct information for adjacent property owners to receive adequate notice; and,
2. On March 13, 2025, the applicant informed staff that new letters would be mailed March 14, 2025 for a meeting to occur March 28, 2025. On March 17, 2025, the applicant then stated that instead of mailing the letters on March 14, 2025 as previously indicated, that they had mailed the notices on February 12, 2025 to be held on March 28, 2025. This indicates that the applicant sent out notices for the second meeting prior to having completed the first meeting.

KEY ISSUES

Noise
Unpermitted Outdoor Events
Operating without Permits
Parking
Outside Storage

Fire Department Access
Public Safety
Building Conversion
Occupant Load

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2024-116**, **for two (2) years**, subject to:

1. **As stated by the Applicant and co-business owner, Israel Mendez, the first floor is to be used as a restaurant, drinking establishment in conjunction with live entertainment and events. The second floor is exclusively for an apartment;**
2. **The parking lot on the east side of the building shall be reserved for the 32 parking spaces associated with the approved site plan for parking with the 2017 variance (BOZA 2330);**
3. **The parking lot must be striped in accordance with the 2017 approved site plan;**
4. **The 2025 active rental license for the second floor apartment shall be renewed annually with the Rental Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8649 or rentallicensing@wycokck.org;**
5. **All non-authorized signage shall be removed or permitted accordingly;**
6. **All drinking establishment functions, live entertainment and events must cease by 2:00 AM daily and shall be in accordance with local and State regulations;**
7. **Doors and windows must stay closed during any entertainment performance;**
8. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
    b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    c. **An I.D. scanner will be used at all times;**
    d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
9. **No amplified speakers or entertainment is allowed in outdoor spaces;**
10. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
11. **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;

12. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
13. **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;**
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
15. **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;**
16. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
18. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.**
19. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or**

subdivision within which the subject property is located;

20. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
21. **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; and,**
22. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-116** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant's Confirmation Letter of Second Floor
KCKFD Fire Inspection
Site and Floor Plan
Elevations
Site Photos, Taken by Staff, Dated January 17, 2025
Website Screenshots
Event Advertisement with Second Floor DJ

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	June 9, 2025 Approval	June 26, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-116** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-116,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:48:09:

SPECIAL USE PERMIT APPLICATION SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS - SYNOPSIS: Special Use Permit for a drinking establishment with live entertainment and events at 508 Kansas Avenue. *Detailed Outline of Requested Action:* The applicant, Nadia Griffitt, is requesting a Special Use Permit to operate a drinking establishment with live entertainment and events at 508 Kansas Avenue. The applicant has operated at the location since approximately 2016 under various business names, now Latin Quarters. The building owner, Israel Mendez, has operated at the location as early as 2008, but joined the Applicant as a business officer with the formation of Latin Quarters in 2016.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Israel Mendez, Applicant, 15529 Floyd Street, Overland Park, Kansas 66204
- Nadia Griffitt, Applicant, 15529 Floyd Street, Overland Park, Kansas 66204

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:50:40: Interim Planning Director Lucas stated Staff recommends approval of this application.

Motion starts at 2:51:14:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2024-116 for two (2) years:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

1. **As stated by the Applicant and co-business owner, Israel Mendez, the first floor is to be used as a restaurant, drinking establishment in conjunction with live entertainment and events. The second floor is exclusively for an apartment;**

2. **The parking lot on the east side of the building shall be reserved for the 32 parking spaces associated with the approved site plan for parking with the 2017 variance (BOZA 2330);**
3. **The parking lot must be striped in accordance with the 2017 approved site plan;**
4. **The 2025 active rental license for the second floor apartment shall be renewed annually with the Rental Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8649 or rentallicensing@wycokck.org;**
5. **All non-authorized signage shall be removed or permitted accordingly;**
6. **All drinking establishment functions, live entertainment and events must cease by 2:00 AM daily and shall be in accordance with local and State regulations;**
7. **Doors and windows must stay closed during any entertainment performance;**
8. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
    b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    c. **An I.D. scanner will be used at all times;**
    d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
9. **No amplified speakers or entertainment is allowed in outdoor spaces;**
10. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
11. **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;**
12. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
13. **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;**

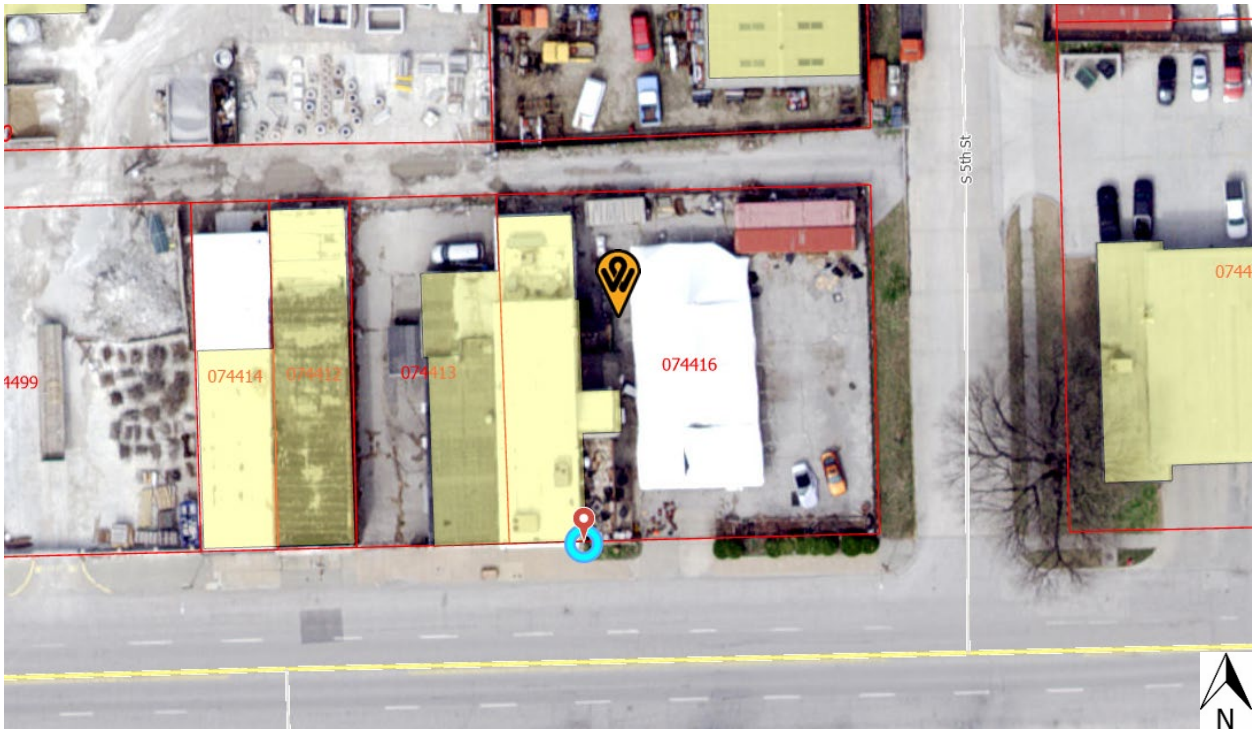
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
15. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
16. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
18. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.**
19. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
20. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
21. **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; and,

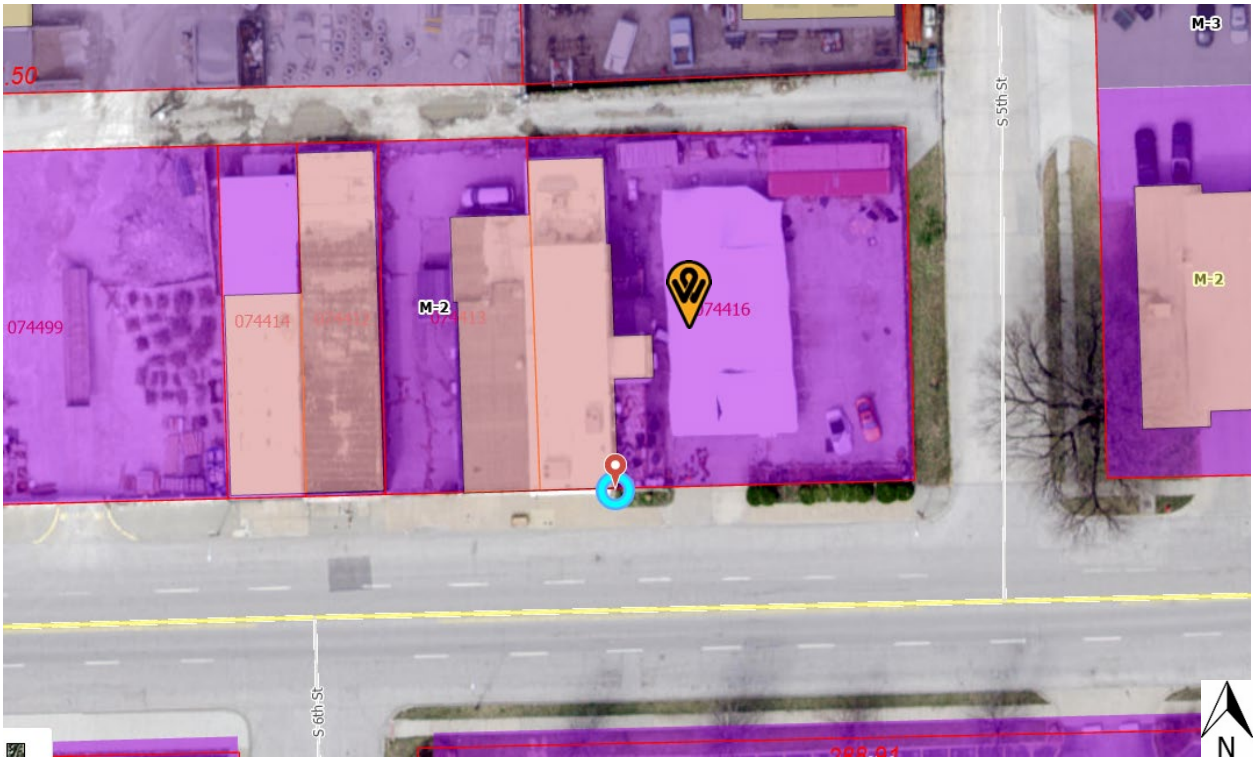
22. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

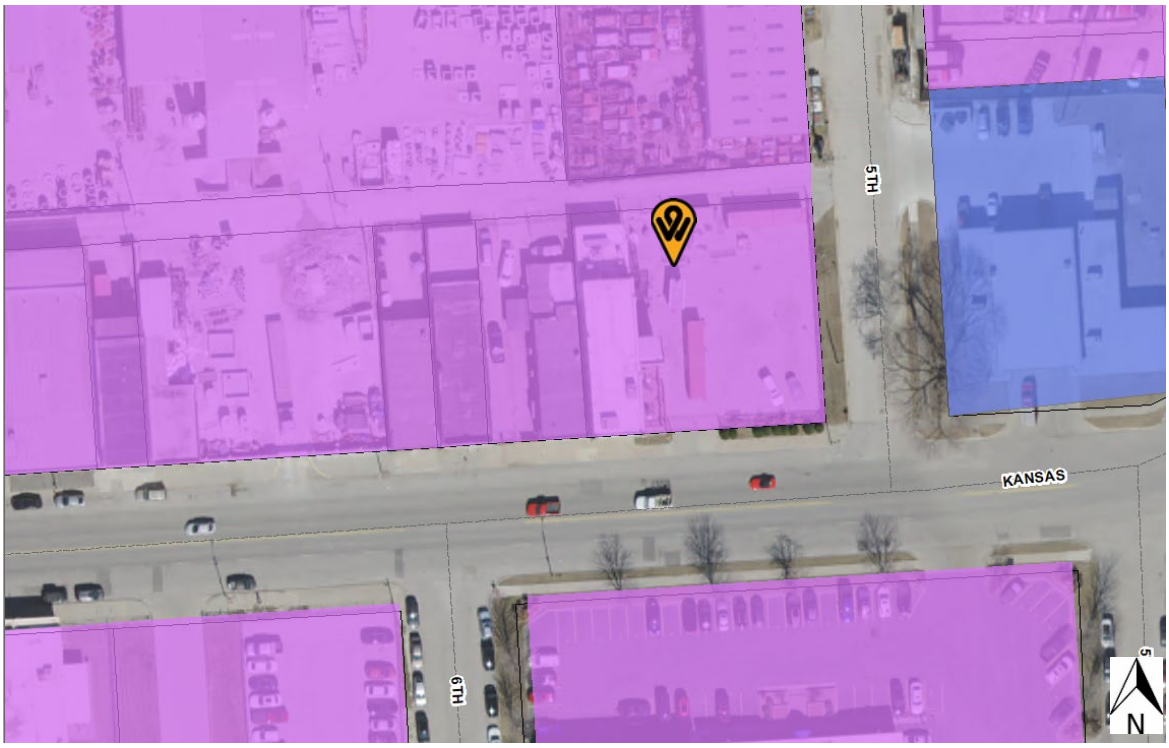
AERIAL IMAGERY

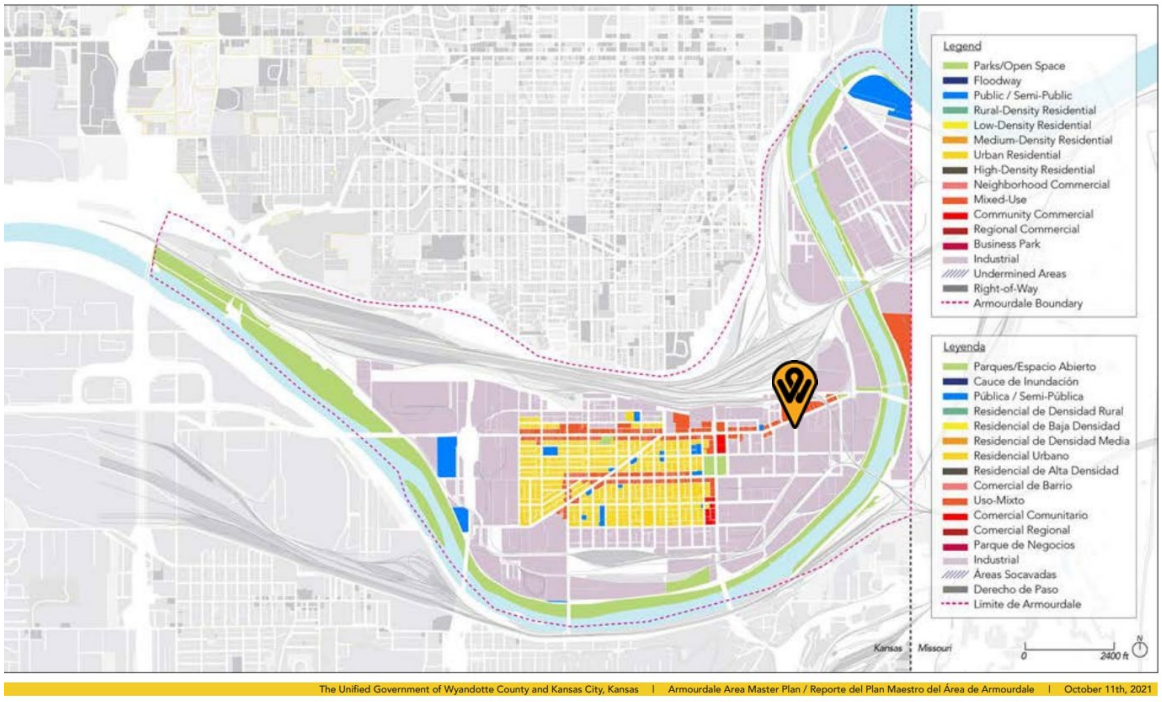


ZONING MAP



LAND USE MAP – ARMOURDALE AREA PLAN





Toy, Byron

From: israel mendez <israelkcmo@gmail.com>
Sent: Saturday, May 24, 2025 6:24 PM
To: Hcc Carlos; Caudillo, Irene; Murray, LaVert; Toy, Byron; Mayor Garner
Subject: Re: Latin Quarters - 508 Kansas Ave

Israel Mendez of Latin Quarters

508 Kansas Avenue

Kansas City< Kansas 66101

Byron this is to clarify the intended use of the subject property relative to my SUP request. In my last application that wasapproved by the planning commission and the UG Commission I requested an SUP for a private club and restaurant on the main level and reserved the upper level as an apartment

My current request is to have that same application approved with closing hours of 2am as dictated by the ordinance governing such SUPs.

I want to be totally transparent with full disclosure as I tell you that we will be considering, in the future, additional improvements to the facility that may require me to adjust things through a FUTURE SUP filing and request, and future adjustments in parking related to future phases. However, this should not affect my current application, and I will cross thatbridge to future phases and developments when that time comes and when it is appropriate. For now, the 2nd floor is being used as an apartment and will continue to be used as an apartment.

If there are concerns or additional questions, please do not hesitate to call on me.

816-842-2582

Sincerely and respectfully submitted,

Israel
Mendez

On Fri, May 23, 2025 at 5:27 PM Toy, Byron <btoy@wycokck.org> wrote:

> Isreal,

1

Kansas City Kansas Fire Department
815 N. 6th Street
Kansas City, KS 66101
(913) 573-5938

May 28 2025

Attn: Israel Mendez
LATIN QUARTERS, INC
508 Kansas Ave
Kansas City,KS 66105-1310

Property Information:
LATIN QUARTERS, INC
508 Kansas Ave
Kansas City, KS 66105-1310

Re: 1st Reinspection Assembly on May 28 2025

Congratulations – Everything appears to be in compliance on this date. Thank you for doing your part to make our community a safe place. Your annual Fire and Life Safety Inspection has satisfactorily been completed and no violations were noted. The Kansas City Kansas Fire Department would like to take this time to thank you for making Fire and Life Safety a priority.

We understand that these visits can be stressful. These inspections are conducted to prevent unwanted incidents that could impact your business adversely. While this process may be stressful it is important to the City of Kansas City, Kansas, that you remain in business to allow our community to grow.

Fire Prevention Contacts:

Inspector Kelli Littlefield
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5940
Email: klittlefield@kckfd.org
Fax: 913-551-0490

Inspector Don Reed
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5939
Email: dreed@kckfd.org
Fax: 913-551-0490

Inspector Nick Rocha
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5985
Email: nrocha@kckfd.org
Fax: 913-551-0490

Inspector Barton Richardson
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5941
Email: brichardson@kckfd.org
Fax: 913-551-0490

Inspector Kristen Vincent
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5982
Email: kvincent@kckfd.org
Fax: 913-551-0490

John Droppelmann
Fire Marshal
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5938
Email: jdroppelmann@kckfd.org
Fax: 913-551-0490

Inspector Harvey Fields
Plans Reviewer
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5947
Email: hfields@kckfd.org
Fax: 913-551-0490

Find us on the web: **www.kckfd.org**

Inspector:

Kristen Vincent

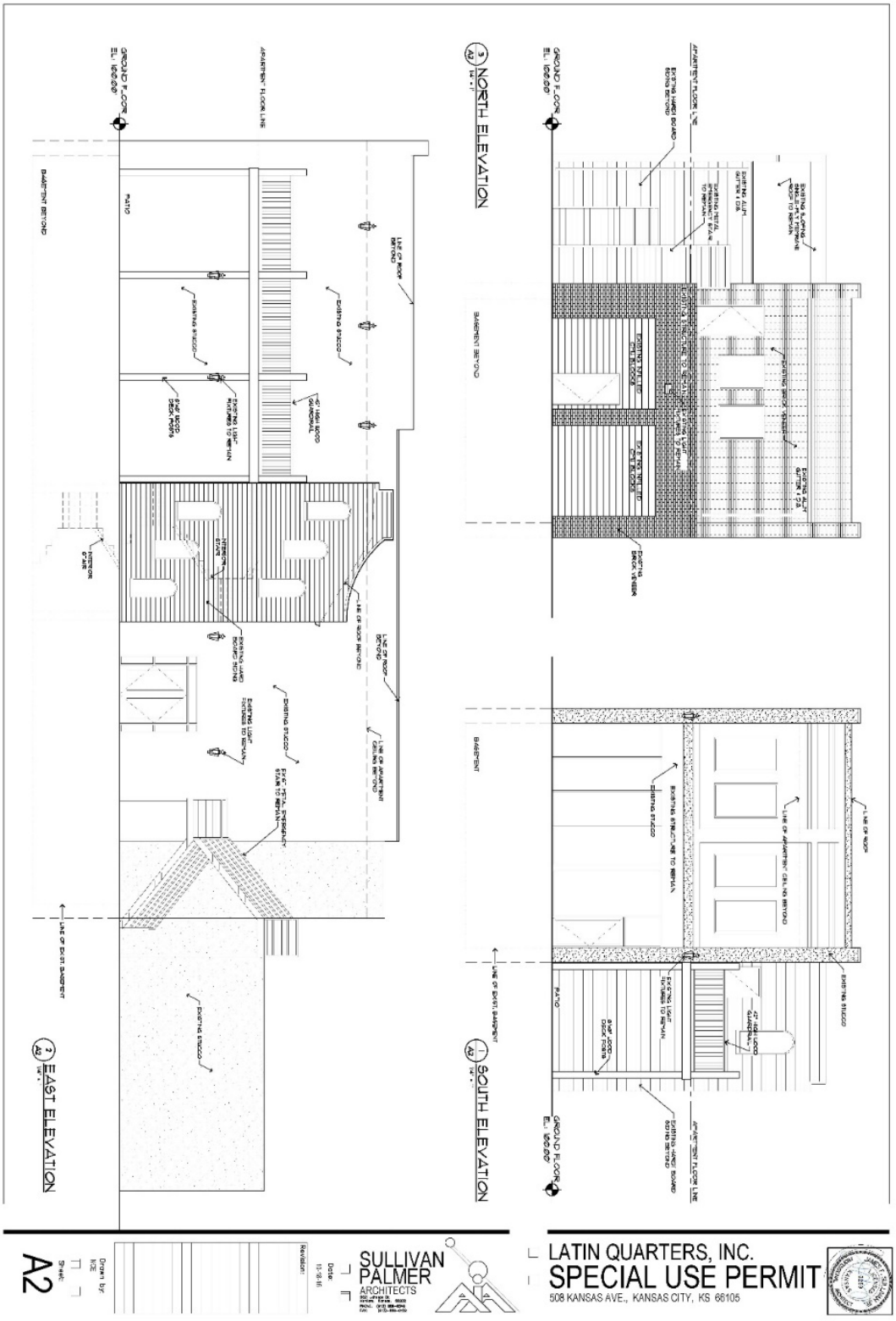
Property Representative:

Israel Mendez

1681 / 2628510 / 325552

1ST FLOOR PLAN
2ND FLOOR PLAN
SITE PLAN
LANDSCAPING PLAN
SHRUB PLANTING DETAIL – TYP.
TREE PLANTING DETAIL – TYP.
LANDSCAPE SCHEDULE – NEW TREES/SHRUBS
KANSAS AVENUE
FIFTH STREET
ALLEY
A1
SULLIVAN PALMER ARCHITECTS
LATIN QUARTERS, INC.
SPECIAL USE PERMIT
508 KANSAS AVE., KANSAS CITY, KS 66105

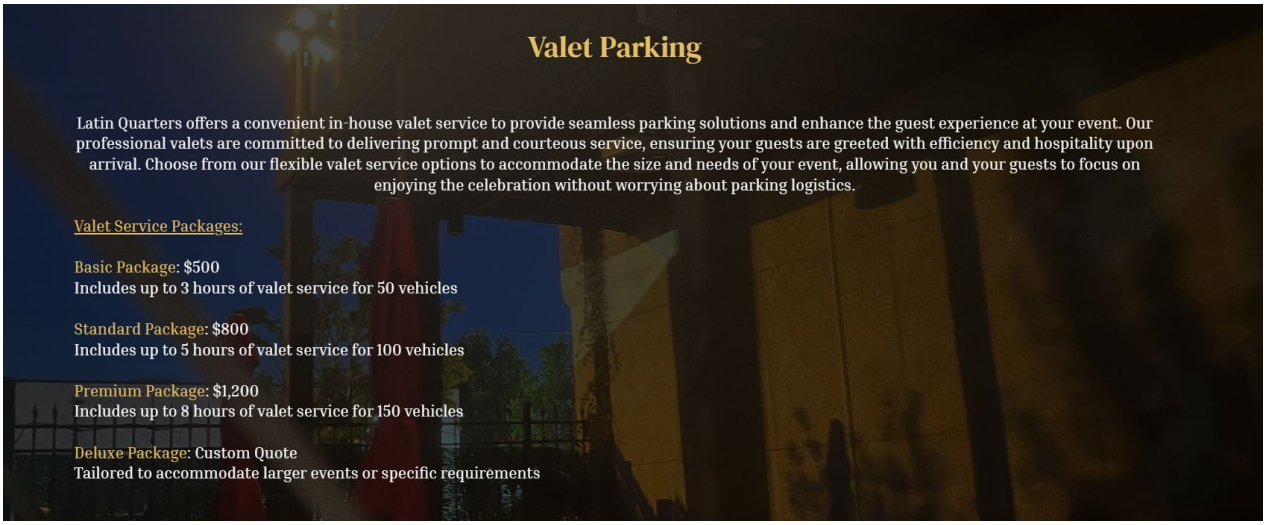
ELEVATIONS


NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
SULLIVAN PALMER ARCHITECTS
LATIN QUARTERS, INC.
SPECIAL USE PERMIT
508 KANSAS AVE., KANSAS CITY, KS 66105
A2

SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 15, 2025

SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 15, 2025

SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 15, 2025


Valet Parking
Latin Quarters offers a convenient in-house valet service to provide seamless parking solutions and enhance the guest experience at your event. Our professional valets are committed to delivering prompt and courteous service, ensuring your guests are greeted with efficiency and hospitality upon arrival. Choose from our flexible valet service options to accommodate the size and needs of your event, allowing you and your guests to focus on enjoying the celebration without worrying about parking logistics.
Valet Service Packages:
Basic Package: $500
Includes up to 3 hours of valet service for 50 vehicles
Standard Package: $800
Includes up to 5 hours of valet service for 100 vehicles
Premium Package: $1,200
Includes up to 8 hours of valet service for 150 vehicles
Deluxe Package: Custom Quote
Tailored to accommodate larger events or specific requirements

AISLE 4
Aisle 4 Ent - Special Guest Productions At Moda Mansion
Share
MORE VIDEOS

INCIDENT SEARCH
Print Date/Time: 2/14/2019 9:11:26 AM

Incident Number	Call Date/Time	Dispositions	Location	Incident Type
2018-00078752	07/29/2018 23:47:12	Report Taken - 1	508 KANSAS AVE, Kansas City	Burglary
2018-00047944	05/11/2018 10:59:03	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2018-00041170	04/23/2018 16:51:30	No Report - 1	508 KANSAS AVE, Kansas City	Disturbance - Non Domestic
2018-00029236	03/22/2018 19:14:42	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2018-00028679	03/21/2018 14:15:58	No Report - 1	508 KANSAS AVE, Kansas City	Follow Up
2018-00010678	02/01/2018 02:29:55	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2017-00126684	12/02/2017 01:23:29	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2017-00116899	11/06/2017 13:51:01	No Report - 1	508 KANSAS AVE, Kansas City	Other
2017-00112761	10/25/2017 12:02:35	Report Taken - 1	508 KANSAS AVE, Kansas City	Disturbance - Non Domestic
2017-00048445	05/15/2017 11:11:14	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Burglary
2017-00046723	05/10/2017 15:51:25	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2017-00039624	04/21/2017 11:45:27	No Report - 1	508 KANSAS AVE, Kansas City	Traffic Complaint/ Investigation
2017-00027571	03/20/2017 18:37:38	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2016-00065402	09/25/2016 02:19:58	Alarm False - 1	508 KANSAS AVE, Kansas City	Alarm Residential/Business
2016-00029357	06/21/2016 13:16:56	No Report - 1	508 KANSAS AVE, Kansas City	Theft

Total Rows: 15

Calls for service

Police Case (27)

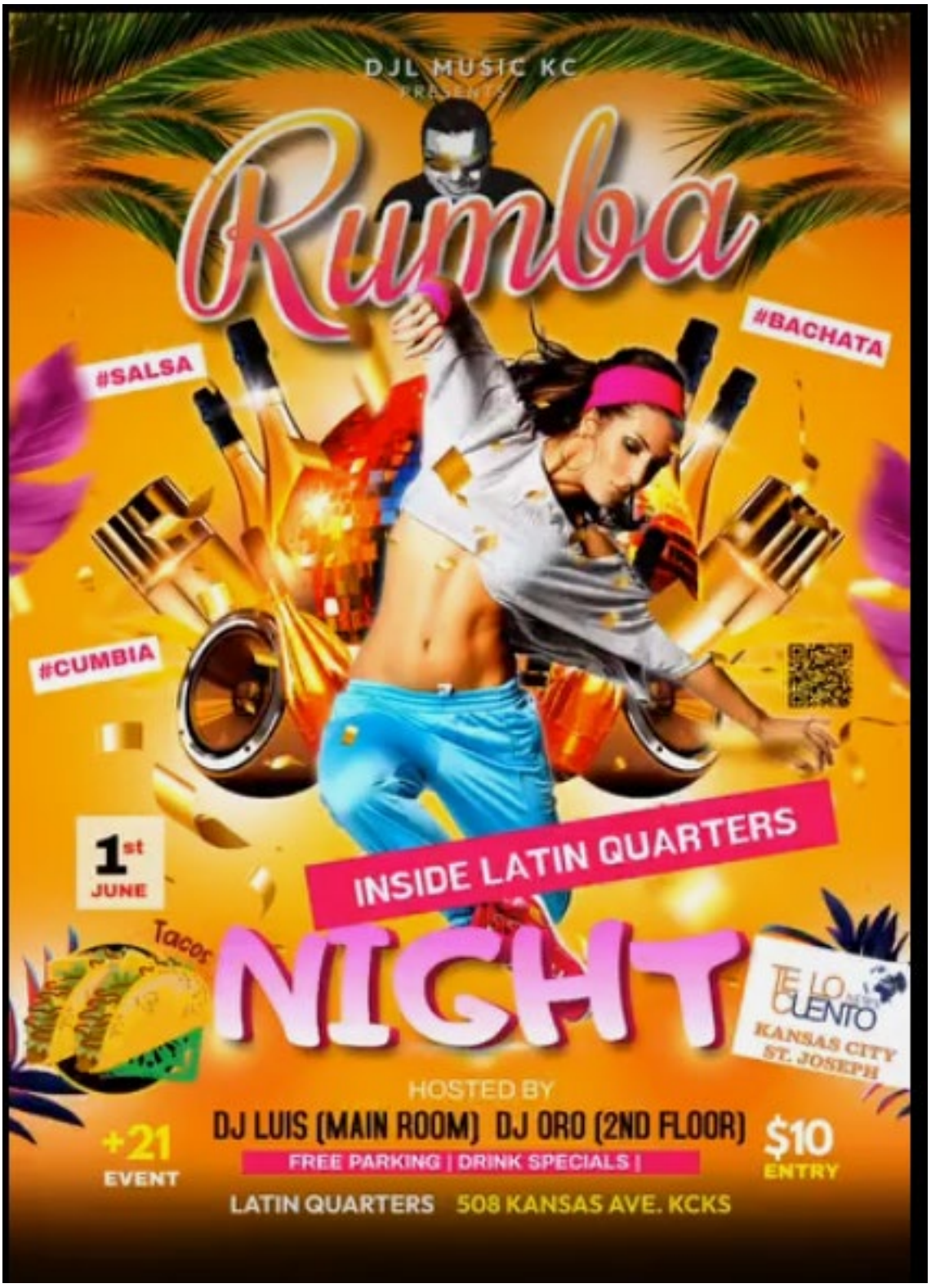
Police Calls for Service (43)

ID	Date	Details	Address
2022-00114739	11/25/2022	Statute: 22-79 (a1) Description: Criminal Damage <$1000 - Damage / Destroy without consent	508 KANSAS AVE
2022-00050952	06/04/2022	Statute: 21-5813(a)(1)(C2) Description: Criminal damage to property; Without consent value $1000 to $25,000	508 KANSAS AVE
2022-00050952	06/04/2022	Statute: 21-5807(a3)(c1)(B2) Description: Burglary; Vehicle with intent to steal a firearm	508 KANSAS AVE
2022-00026425	03/26/2022	Statute: 22-34 (a)(1) Description: Battery - Knowingly or recklessly causing bodily harm to another person	508 KANSAS AVE
2021-00140768	12/03/2021	Statute: 21-5813(a)(1)(C3) Description: Criminal damage to property; Without consent value < $1000	508 KANSAS AVE
2021-00140768	12/03/2021	Statute: 21-5807(a3)(c1)(B2) Description: Burglary; Vehicle with intent to steal a firearm	508 KANSAS AVE
2021-00140152	12/03/2021	Statute: 21-5813(a)(1)(C3) Description: Criminal damage to property; Without consent value < $1000	508 KANSAS AVE
2021-00140152	12/03/2021	Statute: 21-5807(a3)(c1)(B2) Description: Burglary; Vehicle with intent to steal a firearm	508 KANSAS AVE
2021-00135681	11/25/2021	Statute: 21-5807(a3)(c1)(B2) Description: Burglary; Vehicle with intent to steal a firearm	508 KANSAS AVE
2021-00135681	11/25/2021	Statute: 21-5813(a)(1)(C3) Description: Criminal damage to property; Without consent value < $1000	508 KANSAS AVE

Spreadsheet

< 1 2 3 4 5 >

EVENT ADVERTISEMENT WITH SECOND FLOOR DJ



From: israel mendez <israelkcmo@gmail.com>
Sent: Wednesday, March 12, 2025 10:58 AM
To: Hcc Carlos <cgomez@hccgkc.com>; Murray, LaVert <lmurray@wycokck.org>; Nadia Mendez <nadiakcmo@gmail.com>; Mayor Garner <MayorGarner@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>
Subject: Latin Quarters

> Some people who received this message don't often get email from israelkcmo@gmail.com. Learn why this is important

Good morning, gunner
I went into planning and zoning to pick up my sign to post in front of the property. I talked to Tori.
I made My letters for the month of March I just copied and paste because I didn't receive

a new email specifying the deadlines or times for the new meeting

On my letters that I mailed out said that my meeting was gonna be held February 29. February only has 28 days. I still had my meeting March 1. No one came to the meeting.

Tori said that I don't have to have another meeting and I don't have to write any more letters. I just want to know if this is true so we don't have another technicality.

In addition, I'm gonna make more letters mail them tomorrow for a meetingb on the March 28th

If what Tori told me true, and I don't have to mail more letters or have another meeting

please email me back saying that the letters that I made for March 29 are OK.

I won't have another meeting and I won't mail any more letters. Please let me know my cell is also
816-842-2582.

Gunner, I hope what Tori told me it's true if not, please let me know ASAP so I can mail more letters and set my meeting for March 28. Please let me know if that's acceptable or my letters from last month. Thank you so much. I'll wait for your email or phone call.
Thank you

From: israel mendez
To: Hcc Carlos; Murray, LaVert; Nadia Mendez; Mayor Garner; McLaughlin, Kallie
Subject: Fwd: Latin Quarters
Date: Friday, March 14, 2025 3:49:37 PM
Attachments: image002.png

Hi Kallie my name is Israel Mendez. Can you please give me a call today
? If you get back to the office in time it's about 3:41
I went to go look for you, to introduce myself to you but they said you were out in the field.
My. Cell is [redacted]

I send out new letters
March 12
And made a new Meeting on the March 28th
At 5 pm

Last week I stopped by your office to pick up my sign. I talked to Tori. He said I didn't need any new letters or to have another meeting. I just want to know if this is true.

Date: 2/12/25

Name: EL PUEBLITO CORPORATION

Address: 810 SOUTHWEST BLVD

City/State/Zip: KANSAS CITY, MO 64108

SUBJECT: Neighborhood Meeting

I have filed an application with the Planning + Urban Design Department

#SP2025- SP 2024-116

The purpose of this is for public dance/ live entertainment restaurant and bar at the following address: 508 KANSAS AVE KANSAS CITY, KS 66105.

I am having a neighborhood meeting on March 28th at 5PM at the following address 508 KANSAS AVE KANSAS CITY, KS 66105.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the phone number/email listed below.

Sincerely,

ISRAEL MENDEZ

[redacted]@GMAIL.COM

Application Number: SP 2024-116

Date and Location: March 28 508 Kansas Ave Kc KS 66105/

Meeting called to order at: 4:30 pm

Names of people in attendance: Israel Mendez/Nadia Co /

Introductions: _____

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

- Who asked question or gave comment
  - Martin Jimenez
- What was the question or comment
  - When is the festival
- Who answered the question/comment
  - Israel / we dont have a set date yet!
- What was the answer given

Meeting adjourned at: 5:30

Minutes taken by: Nadia Co

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

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

1. That I am the petitioner for Petition # SP 2024-116
2. That I conducted a neighborhood meeting on March 28, 2025
3. 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.

Israel Mendez
Nadia Griffitt

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 10 day of APRIL, 2025

My commission expires 17 of OCT, 2028

Alexandra Esqueda Willis
Notary Public

Alexandra Esqueda Willis
Notary Public - State of Kansas
My Commission Expires OCT 17, 2028

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Special Use Permit Petition SP2025-024**

GENERAL INFORMATION

Applicant Information:
Todd Gearheart
7832 Kansas Avenue
Kansas City, Kansas 66111

Subject Property:
7832 Kansas Avenue
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

Commission Districts:
At-Large Commissioner, District 2: Tom Burroughs
District #6 Commissioner: Philip J Lopez

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	**R-1 Single Family District**	**Single-family home**
South	**R-1 Single Family and MP-2 Planned General Industrial Districts**	**Single-family home and an industrial business**
East	**R-1 Single Family District**	**Single-family home**
West	**R-1 Single Family District**	**Single-family home**

Total Tract Size: 1.80 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Kansas Avenue as a Minor Arterial.

Parking Requirement: Section 27-454(e) states two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one of which shall be in a garage or carport.

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – May 15, 2025
Letters to Property Owners – May 16, 2025

Public Hearing(s): June 9, 2025 and June 26, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Todd Gearheart, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block at 7832 Kansas Avenue, Kansas City, Kansas 66111.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2018-00025375 – 03/12/2018 – Other

Building, Zoning, or Code Enforcement Complaints:

1. 25CAP-009A4 – 04/14/2025 – Noticed Issue – Code-Environment
2. 08212-00648 – 05/23/2008 – Closed – Code-Environment
3. 07200-02688 – 07/11/2007 – Closed – Code-Environment
4. 08505-00139 – 07/02/2007 – Closed – QQRTT
5. HIS06-11916 – 10/17/2006 – Closed – Code-Environment

Outstanding or Related Permit and Cases:

There are no additional related permits or cases on the subject property

Previous Planning Actions:

There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is within the Muncie Stony Point Statistical Neighborhood and Census Block Group 0440011. The character of the neighborhood is a mixture of agricultural, rural residential and light industrial uses along the north side of K-32 Highway (Kaw Drive) between the Grinter Heights subdivision at South 80th Street on the east and I-435 on the west as well as the heavy industrial uses along 88th and Woodend Avenue industrial area lies to the south, across K-32 Highway and the Union Pacific Railroad main line.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by parcels zoned in the R-1 Single Family District. The character and uses of the surrounding parcels are compatible with this proposed change. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built

residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?***

   Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if the aforementioned issues are properly managed.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Kansas Avenue, a mayor street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. ***Whether 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 adjoining property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

Noise, vibration and illumination are all potential issues that are related to short-term rentals if they are not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing residential neighborhood.

11. ***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 or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental, but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant will be required to maintain their short-term rental according to the submitted management plan and conditions of approval, including, limits to number of guests and number of vehicles on the property, and other applicable ordinances set by the Code of Ordinances.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7. The maximum number of vehicles off-street is three (3). If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at Grinter Friends Barn 1400 South 78th Street Kansas City, KS 66111 on May 20, 2025. Attached is the list of

persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Previous Conditions of Approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-024**, **for one (1) year**, subject to:

1. **The maximum number of guests shall be 7;**
2. **All parking must be off-street, the maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **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;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **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;

12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **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;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
18. **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;

19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
20. **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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-024** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	June 9, 2025 Approval	June 26, 2025

STAFF CONTACT: **Osiris Nunez Espinoza, Planner**
oespinoza@wycokck.org
913-573-5771

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-024** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-024,** 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.

June 9, 2025, City Planning Commission Minutes:
Hearing starts at 2:52:14:

SPECIAL USE PERMIT APPLICATION SP2025-024 - TODD GEARHEART -
SYNOPSIS: Special Use Permit for short-term rental at 7832 Kansas Avenue. *Detailed Outline of Requested Action:* The applicant, Todd Gearheart, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block at 7832 Kansas Avenue, Kansas City, Kansas 66111.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Todd Gearheart, Applicant, 1405 South 80th Street, Kansas City, Kansas 66111

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:53:56: Interim Planning Director Lucas stated that Staff recommends approval of this application.

Motion starts at 2:54:24:

On motion by Commissioner Ward, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-024 for one (1) year:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

1. **The maximum number of guests shall be 7;**
2. **All parking must be off-street, the maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **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;

10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing**

their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
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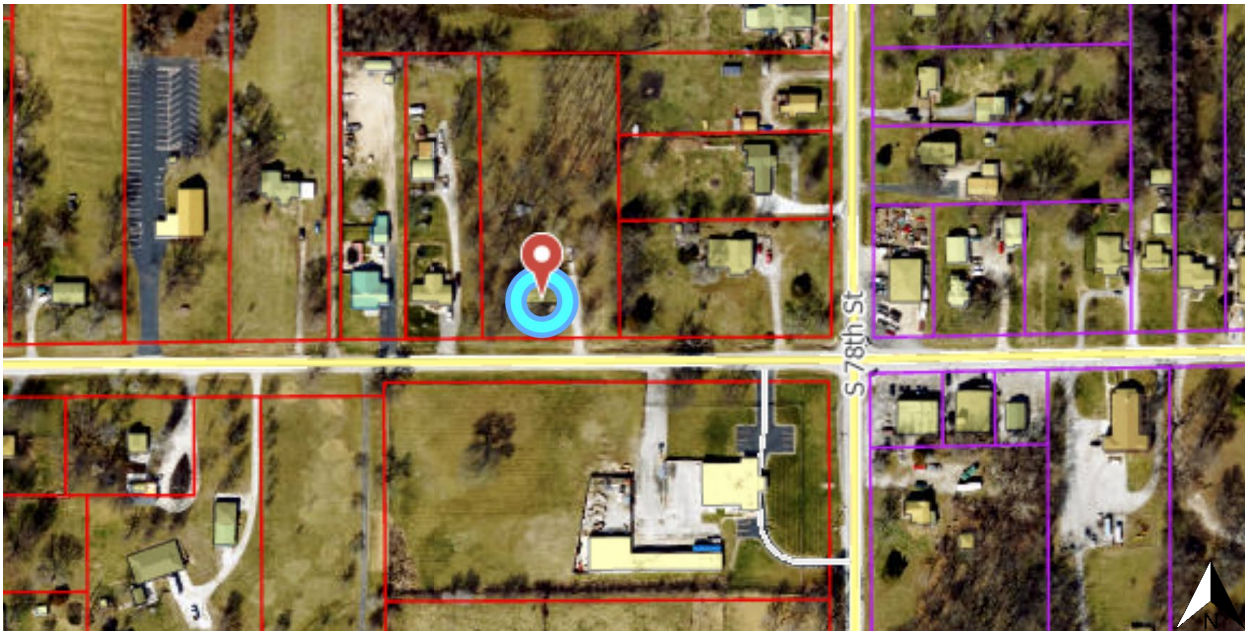
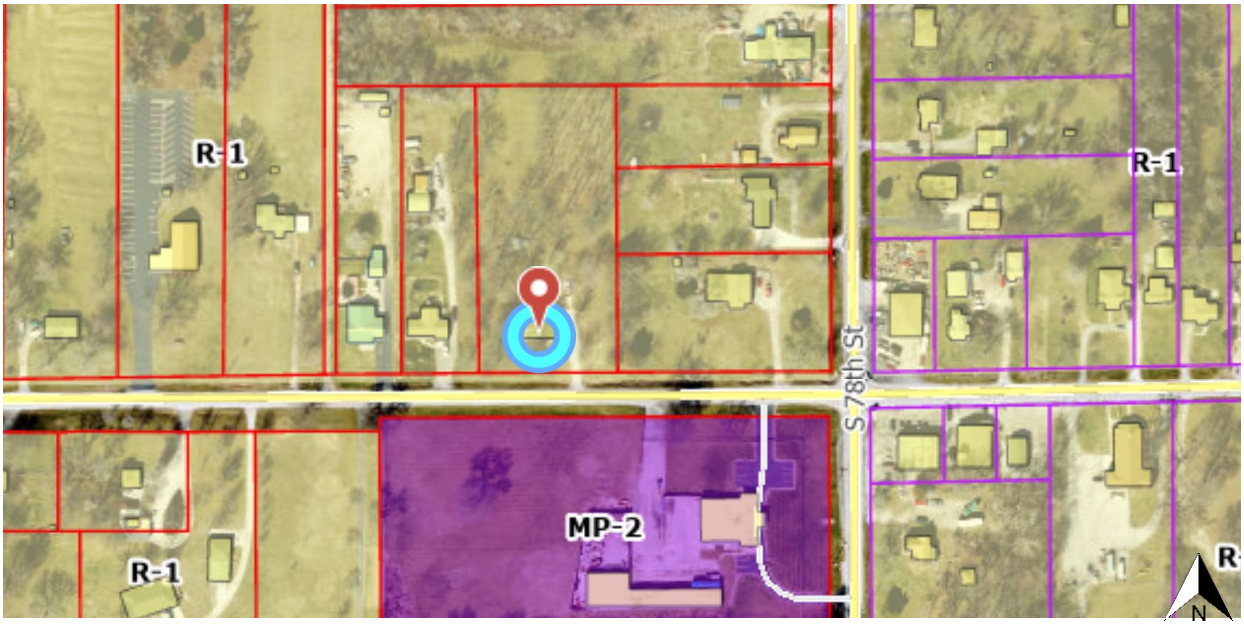
ATTACHMENTS

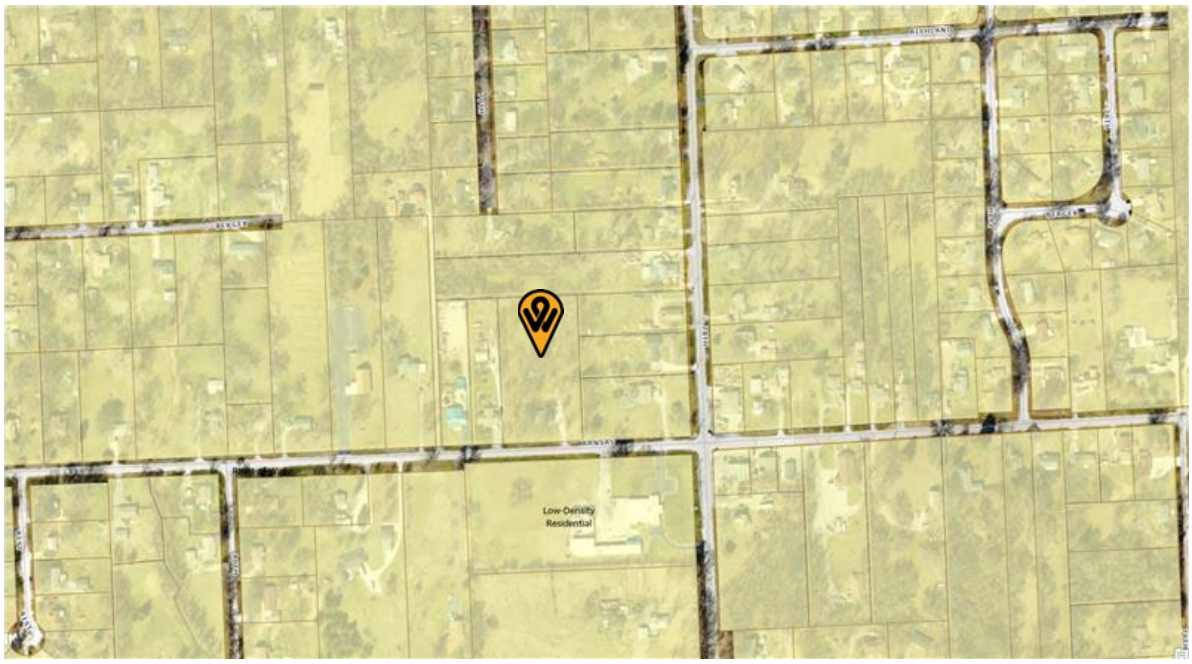
AERIAL IMAGERY



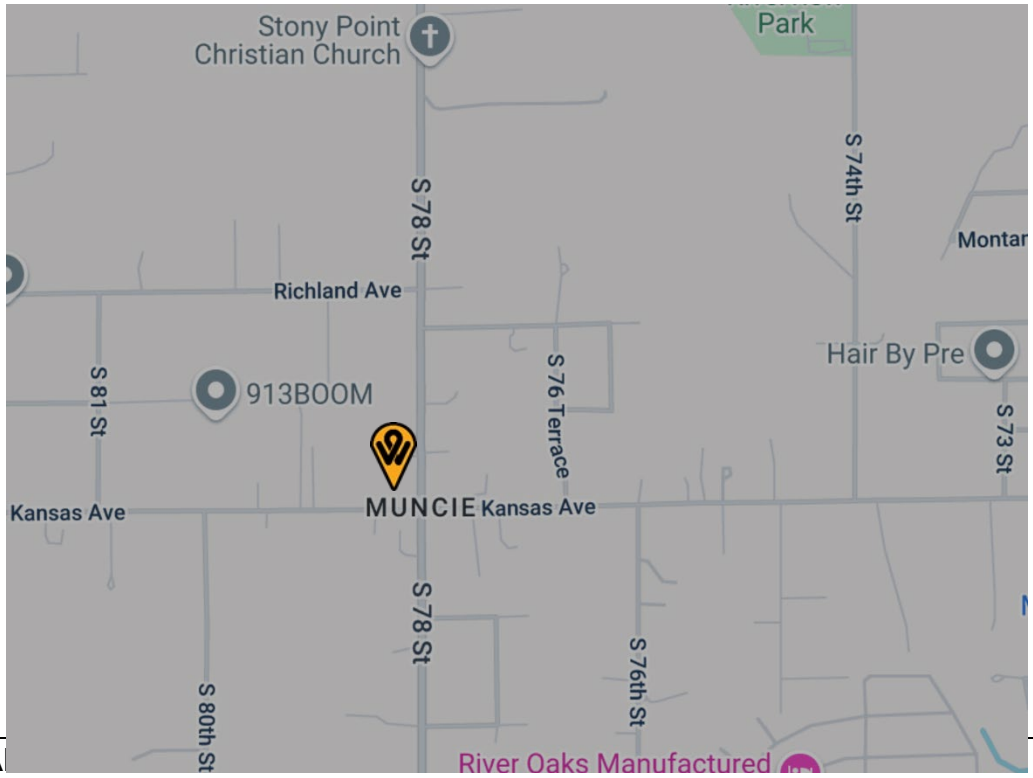
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



A

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition # SP2025-024.
2. That I conducted a neighborhood meeting on 5-20-25.
3. The notice to nearby property owners was sent on 5-6-25.
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 21 day of 5, 2025.

My commission expires 2 of 21, 2028.

Matt Epley
Notary Public - State of Kansas
My Commission Expires 2 21, 2028

Notary Public

May 6, 2025

Commissioner Philip Lopez
701 N 7th Street, 9th Floor
Kansas City, KS 66101

SUBJECT: Neighborhood Meeting

I have filed an application with the Planning + Urban Design Department #SP2025-024 The purpose of this:

- change of zone
- special use permit
- preliminary plan review

is for a Short-term Rental Property

at the following address: 7832 Kansas Avenue, Kansas City, KS 66111.

I am having a neighborhood meeting on May 20, 2025, at 3:30 p.m. at the following address Grinter Friends Barn 1400 South 78th Street Kansas City, KS 66111.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the phone number/email listed below.

Sincerely,

Todd Gearheart
Tgearheart123@gmail.com
C: 913-744-1862

SITE PLAN

Address:
7832 KANSAS AVE KANSAS CITY, KS 66111

Assessor's Parcel Number:
017405

Parcel Area:
1.8 Acres

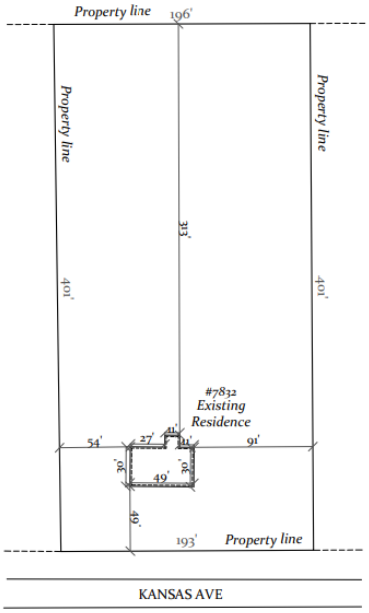
Zoning: /
Legal Description:
WAYS 2ND SUB, S17, T11, R24, ACRES 2.040000, S 404.5FT L6, S 404FT OF E 29FT L7

Subdivision: WAYS 2ND SUB

Owner: GEARHEART LIVING TRUST

Paper size & scale:
11"x 17"; 1"=60'

Date: April, 2025



GRID NORTH

Scale:
1"=60'
Paper size:
11"x 17"

Legend
- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer
This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale
0 30' 60' 120'

SITEPLAN4YOU.com

2025/05/16 15:51:19

2025/05/16 15:51:15

2025/05/16 15:51:26

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Special Use Permit Petition SP2025-025**

GENERAL INFORMATION

Applicant Information:
David Dial
D&S Growth
820 Armour Road #12693
Kansas City, Missouri 64116

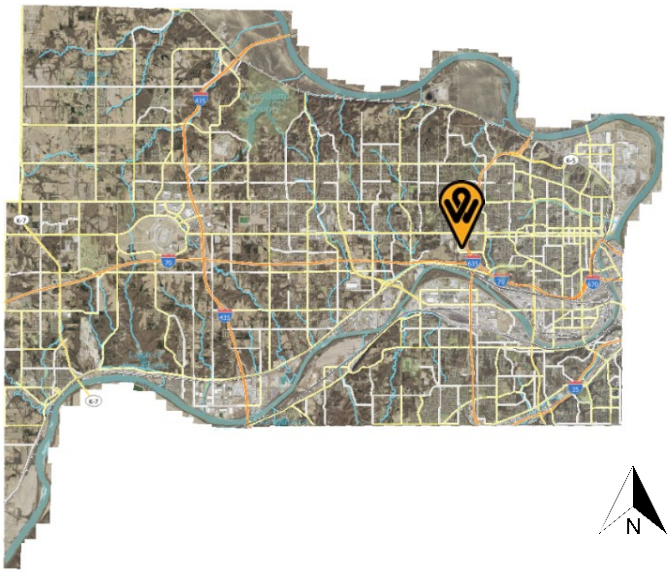
Subject Property:
4509 Garfield Avenue
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied)

Commission Districts:
At-Large Commissioner, District 2: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
R-1(B) Single Family District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1(B) Single Family District**	**Single-family residence**
South	**R-1(B) Single Family District**	**Single-family residence**
East	**R-1(B) Single Family District**	**Single-family residence**
West	**R-1(B) Single Family District**	**Single-family residence**

Total Tract Size:	0.17 Acre
Comprehensive Plan Designation:	The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Garfield Avenue as a Local Street type.
Parking Requirement:	Section 27.455(d) states Two off-street parking spaces shall be provided on the premises for each single-family dwelling.
Landscaping Requirement:	Section 27-700(a) states One (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement
Advertisement:	The Wyandotte Echo – May 15, 2025 Letters to Property Owners – May 16, 2025
Public Hearing(s):	June 9, 2025 and June 26, 2025
Public Support:	None to date.
Public Opposition:	None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, David Dial, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block at 4509 Garfield Ave, Kansas City, KS, 66102.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2020-00045469 – April 23, 2020 – Burglary
2. 2020-00045450 – April 23, 2020 – Disturbance Mental Impairment
3. 2020-00045517 – April 23, 2020 – Check on Welfare
4. 2020-00045572 – April 23, 2020 – Information

Building, Zoning, or Code Enforcement Complaints:

1. 24CAP-00FHX – July 5, 2024 – Closed – Complaint
2. OCC-009557-R25 – December 1, 2024 – Closed – Occupation Tax Renewal
3. CMP24-1856 – July 5, 2024 – Closed – Enforcement Complaint
4. ENV24-0999 – May 3, 2024 – Closed – Code-Environment
5. CMP24-0964 – May 1, 2024 – Closed – Complaint
6. OCC-009557-L – February 6, 2024 – Active
   OCC-009557-A – February 5, 2024 – Close – Occupation Tax License
7. MEC2023-0425 – September 26, 2023 – Expired – Mechanical Permit
8. PLM23-0699 – September 5, 2023 – Expired – Plumbing Permit
9. RES23-0437 – August 16, 2023 – Expired – Residential
10. ELE23-0293 – March 16, 2023 – Expired – Electrical Permit
11. 19200-02711 – May 29, 2019 – Completed – Code-Environment
12. 15505-00521 – October 12, 2015 – Completed – QRTT
13. 03200-00000-01070 – March 25, 2003 – Completed – Code-Environment
14. 00204-00000-00188 – June 23, 2000 – Completed – Code-Environment

Outstanding or Related Permit and Cases:

There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. SP2023-105 – October 27, 2023 – Approved – Special Use Permit (SUP)

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Statistical Neighborhood, Census Block 0439032 and Wyandotte West Neighborhood Group. The character of the neighborhood is exclusively single-family residential. The larger neighborhood is bounded by Interstate 635 to the east, North 47th Street to the west, Parallel Parkway to the north and Everett Avenue to the south.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?***

   Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if the aforementioned issues are properly managed.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development**.** The proposed use conforms to the PlanKCK Comprehensive Plan designation.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Garfield Avenue, a Local/Neighborhood Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. ***Whether 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 adjoining property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of

the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if they are not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing residential neighborhood.

11. ***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 or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental, but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant will be required to maintain their short-term rental according to the submitted management plan and conditions of approval, including, limits to number of guests and number of vehicles on the property, and other applicable ordinances set by the Code of Ordinances.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7. The maximum number of vehicles off-street is (3) three.

There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on May 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-025**, **for one (1) year**, subject to:

1. **Maximum number of guests shall be 7;**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **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;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State**

Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

11. **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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **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;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the**

renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

18. **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.**
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

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 **SP2025-025** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Documents
Floor Plan
Site Photographs taken by Planning Staff on May 15, 2025.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	June 9, 2025 Approval	June 26, 2025

STAFF CONTACT: **Osiris Nunez Espinoza, Planner**
Oespinoza@wycokck.org
913-573-5771

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-025** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-025,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:55:24:

SPECIAL USE PERMIT APPLICATION SP2025-025 - DAVID DIAL - SYNOPSIS: Special Use Permit for short-term rental at 4509 Garfield Avenue. *Detailed Outline of Requested Action:* The applicant, David Dial, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block at 4509 Garfield Ave, Kansas City, KS, 66102.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;

2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- David Dial, 4695 Calle De Vida, San Diego, California 92124

Present in Opposition:

- Pedro Espinoza, 4515 Garfield Avenue, Kansas City, Kansas 66102, not in opposition to the short-term rental, concerns with mowing crew.

Staff Recommendation starts at 3:01:19: Interim Planning Director Lucas stated that Staff recommends approval of this application.

Motion starts at 3:01:53:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-025 for one (1) year:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

1. **Maximum number of guests shall be 7;**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy**

of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **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;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **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;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

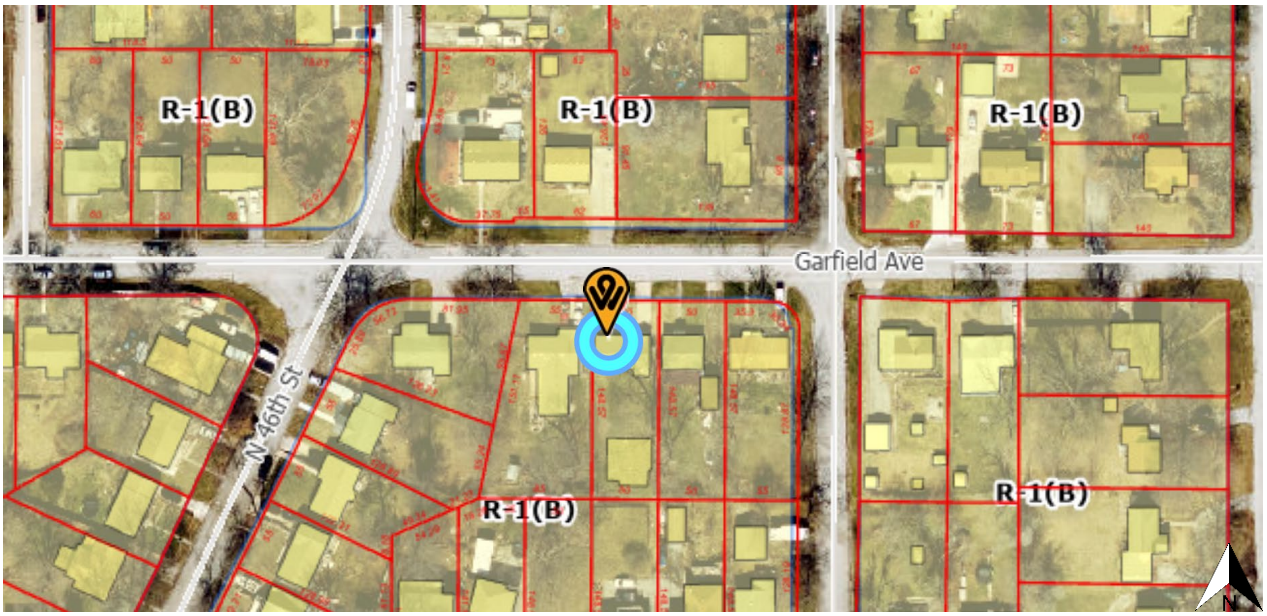
through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
18. **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.**
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

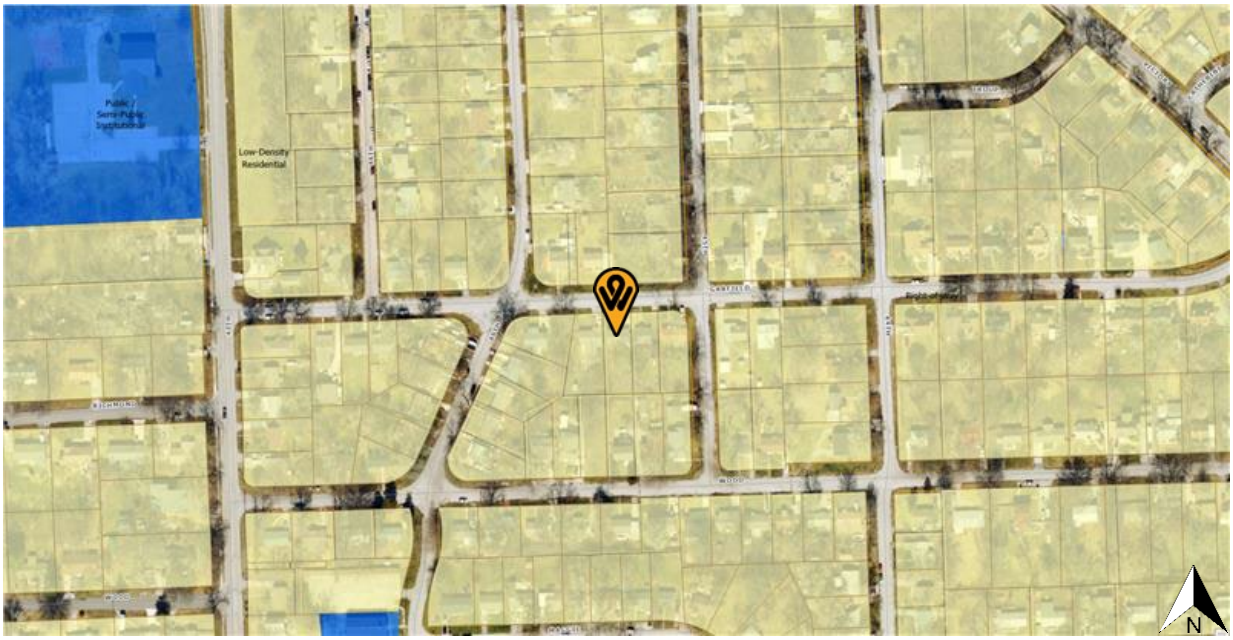
ATTACHMENTS

AERIAL IMAGERY

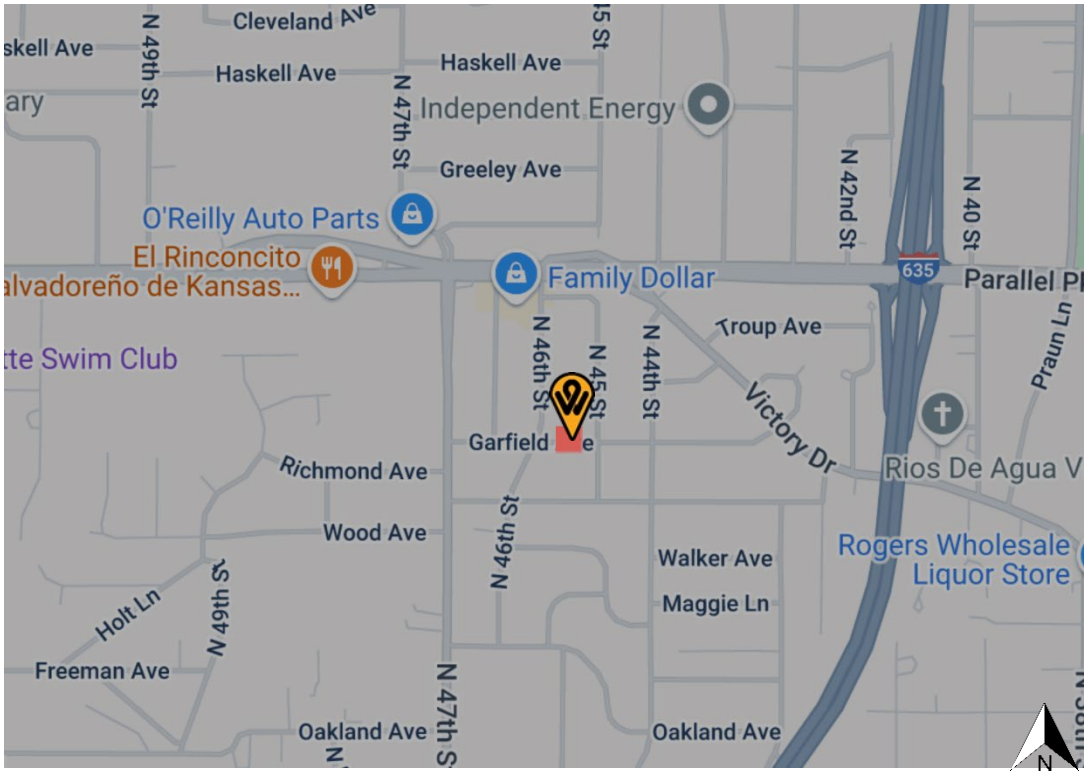
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



SP2025-025 Neighborhood Meeting Minutes and Attendance

Meeting Held May 26, 2025 at 7PM CST
The meeting was held at the Google Meet link:
https://tinyurl.com/2025-105 which is a shortened link for and redirects to:
https://meet.google.com/aqt-byop-dyp

Attendance and Minutes:

I, David Dial, joined the meeting at 6:59 PM and stayed on until 7:30PM. Nobody else joined the call.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF California)
) SS:
COUNTY OF San Diego)

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

1. That I am the petitioner for Petition #SP2025-025.
2. That I conducted a neighborhood meeting on May 26, 2025.
3. The notice to nearby property owners was sent on May 12, 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 28th day of May, 2025.

My commission expires May of 7th day, 2028.

Notary Public

YAHYA ALGATHAB
Notary Public - California
San Diego County
Commission # 2489626
My Comm. Expires May 7, 2028

See Attachment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 28/5/2025 before me, Yahya Algathab Notary Public,
(here insert name and title of the officer)

personally appeared David Diaz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

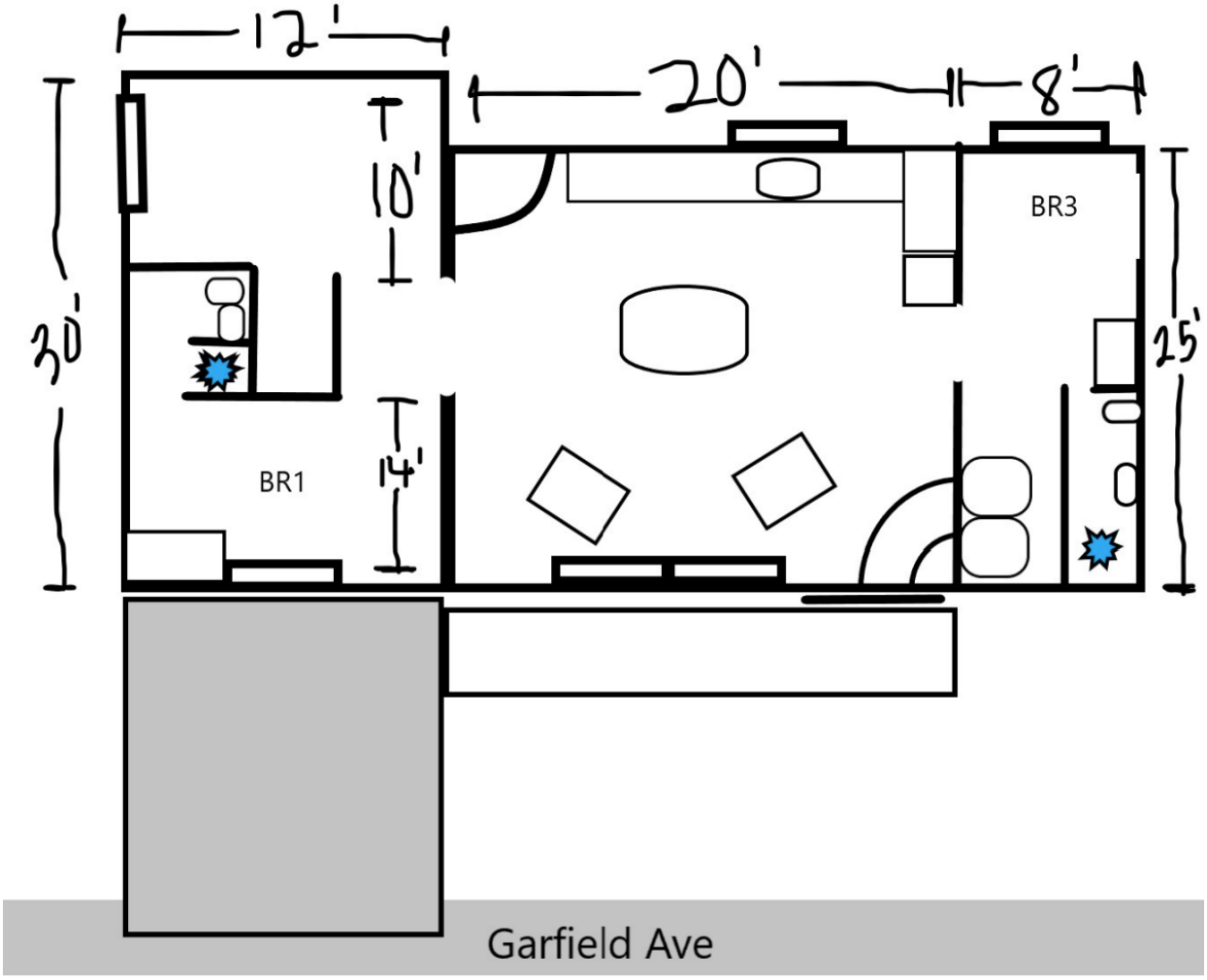
WITNESS my hand and official seal.

Signature

(Seal)

YAHYA ALGATHAB
Notary Public - California
San Diego County
Commission # 2489626
My Comm. Expires May 7, 2028

Dimensioned Plan



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2025/05/16 16:06:01

2025/05/16 16:05:57

4509
2025/05/16 16:05:38

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Special Use Permit Petition SP2025-027**

GENERAL INFORMATION

Applicant Information:
Whitney Preston
3644 North 59th Street
Kansas City, Kansas 64104

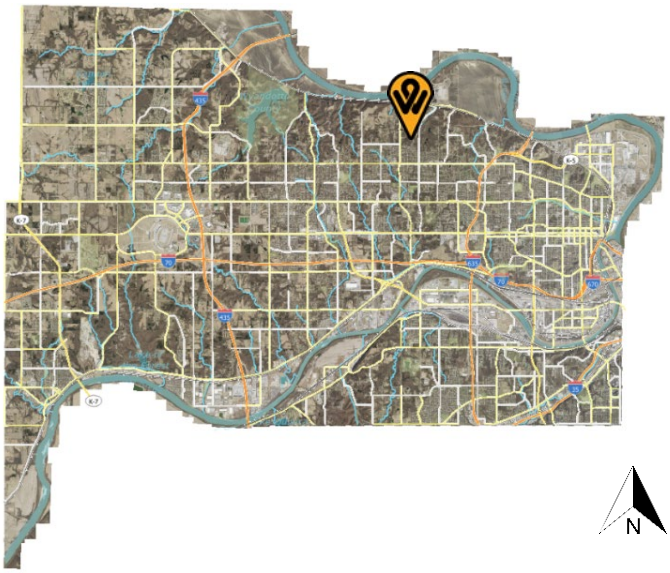
Subject Property:
3644 North 59th Street
Kansas City, Kansas 64104

Requested Action and Purpose:
Approval of Special Use Permit to keep three (3) goats on the property.

Commission Districts:
At-Large Commissioner, District #1: Melissa Bynum
District #8 Commissioner: Andrew Davis

Existing Zoning District(s):
R-1 Single-Family District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1 Single Family District**	**Single-family residence**
South	**R-1 Single Family District**	**Large lot single-family residence**
East	**R-1 Single Family District**	**Single-family residence**
West	**R-1 Single Family District**	**Large lot single-family home**

Total Tract Size: 1.0 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 59th Street as a Local Street.

Parking Requirement: Section 27-454(e) states two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport.

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – May 15, 2025
Letters to Property Owners – May 16, 2025

Public Hearing(s): June 9, 2025 and June 26, 2025

Public Support: None to date.

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Whitney Preston, is requesting a Special Use Permit to keep three (3) goats at 3644 North 59th Street Kansas City, Kansas 64104.

City Ordinance Requirements: 27-214, 27-592 through 27-606 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2019-00079753 – August 7, 2019 – Criminal Damage
2. 2019-00013519 – February 10, 2019 – Suspicious Crowd/Activity
3. 2018-00116398 – November 3, 2018 – Domestic Disturbance
4. 2018-00061442 – June 13, 2018 – Other
5. 2018-00059211 – June 7, 2018 – Domestic Disturbance
6. 2017-00017012 – February 19, 2017 – Assault

Building, Zoning, or Code Enforcement Complaints:

1. 08980-00952 – October 31, 2008 –Terminated – Construction – Roofing Siding Sheet Metal

Outstanding or Related Permit and Cases:

There are no additional related permits or cases on the subject property.

Previous Planning Actions:

There are no additional related permits or cases on the subject property.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Nearman Hills Neighborhood**.** The neighborhood consists of single-family residential homes along with agricultural zoned parcels along the east side of North 59th Street. North 59th Street is the primary local street with access to Leavenworth Road.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District. The proposed use, which is residential in nature, is compatible with nearby uses if property managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?***

   The proposed use is suitable for the subject property, there are numerous large lot, single-family residences along North 59th Street with agricultural zoned

parcels southeast between North 59th Street and North 55th Street. The removal of restrictions will detrimentally affect nearby property if not taken care of.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. PlanKCK designates the subject property as Low Density Residential, which allows for single-family detached residential development. The primary use of the property conforms to the PlanKCK Comprehensive Plan land use designation.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use does not have the potential to increase vehicular traffic and should not exceed the capacity of North 59th Street, a local street to accommodate it if managed properly. The impact to traffic will be limited, as parking will be provided off-street only, and customers are only allowed during specific hours.

7. ***Whether 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 adjoining property.***

   The proposed use is not considered a convenience to the public as the farm goods are generally for private consumption. If managed properly, the continued care and keeping of the three (3) goats on the property will not substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property as the proposed activity is similar in nature to neighboring properties in an already built-out rural neighborhood.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Animal waste and property line crossing of the three (3) goats is expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby properties; however, the property owner is expected to install appropriate fencing to prevent the goats from entering neighboring properties. Additionally, the site must be maintained free of manure to ensure that no odors affect surrounding areas.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing neighborhood.

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

    There is no tangible gain to the public health, safety and welfare. The permit will allow the property owner to keep three (3) goats, this does not provide any health, safety, and welfare gain. If denied, the property owner may not use the property to maintain the three (3) permitted goats.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet conditions of approval set forth by Staff and the Board of Commissioners.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the permit is to maintain three (3) goats in the property.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on May 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Manure waste
Shelter for the goats
Fence for the goats

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-027**, **for two (2) years**, subject to:

1. **A fence needs to be installed to prevent the goats from straying onto neighboring properties;**
2. **Manure waste must be regularly removed and managed in a manner that prevents any odors or water runoff from affecting abutting properties;**
3. **The goats need an area for shelter;**
4. **The Special Use Permit will only permit the three (3) current approved goats. No additional goats may be introduced, including replacement in the event of a loss;**
5. **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;**
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 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;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **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;**
9. **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinances. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;**
10. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all**

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

11. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
13. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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; and,**
15. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-027** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	June 9, 2025 Approval	June 26, 2025

STAFF CONTACT: **Osiris Nunez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-027** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-027,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 3:02:55:

SPECIAL USE PERMIT APPLICATION SP2025-027 - WHITNEY PRESTON - SYNOPSIS: Special Use Permit for keeping three (3) goats at a residential property at 3644 North 59th Street. *Detailed Outline of Requested Action:* The applicant, Whitney Preston, is requesting a Special Use Permit to keep three (3) goats at 3644 North 59th Street, Kansas City, Kansas 64104.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Whitney Preston, Applicant, 3644 North 59th Street, Kansas City, Kansas 64104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:04:39: Interim Planning Director Lucas stated that Staff recommends approval of this application.

Motion starts at 3:05:12:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-027 for two (2) years:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0

1. **A fence needs to be installed to prevent the goats from straying onto neighboring properties;**
2. **Manure waste must be regularly removed and managed in a manner that prevents any odors or water runoff from affecting abutting properties;**
3. **The goats need an area for shelter;**
4. **The Special Use Permit will only permit the three (3) current approved goats. No additional goats may be introduced, including replacement in the event of a loss;**
5. **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;**
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 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;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **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;**
9. **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinances. This shall include all**

ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;

10. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
11. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
13. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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; and,

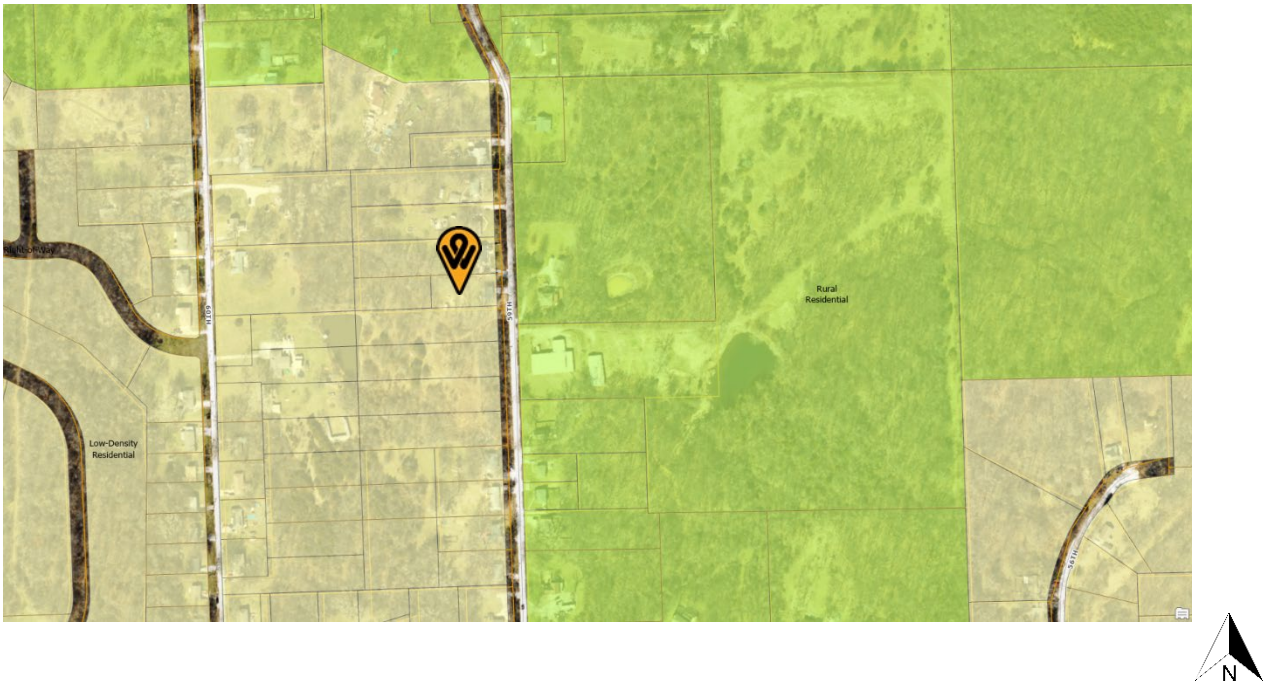
15. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-027.
2. That I conducted a neighborhood meeting on 5/26/25.
3. The notice to nearby property owners was sent on 5/12/26.
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 28th day of May, 2025.

My commission expires 30 of June, 2025.

CHRISTIE A. FOGLESONG
NOTARY PUBLIC STATE OF KANSAS
My Appt. Exp. 6-30-26

Notary Public

May 12, 2025

Dear Neighbor,

I have applied for a Special Use Permit to maintain three wethered (non-breeding) goats on my property. As part of this process, Wyandotte county requires that I hold a neighborhood meeting as an avenue for any questions/concerns nearby residents may have. I've included the details of that online meeting below. If you are unable to attend, please feel free to contact me via phone or email.

Neighborhood Meeting (Virtual) Information
Monday, May 26th from 4:00-4:30pm Central Standard Time
Zoom link:
https://zoom.us/j/4340224578?pwd=RBX8L3IvvET1mzbdxzV0anqZegJrXb.1&omn=98760569456
Meeting ID: 434 022 4578
Passcode: Goats2025
Call in number: (844) 264-0820,167743974#

Sincerely,

Whitney Preston
3644 N 59th St
(808) 954-2476
wpreston@hawaii.edu

Additional Contact

Date: 5/17/25
Method: In-person
Parties: Dave & Sheri Arnold
Discussed Permit application and specifics of plan. No questions/concerns noted. Part of the adjacent woods was offered for temporary grazing.

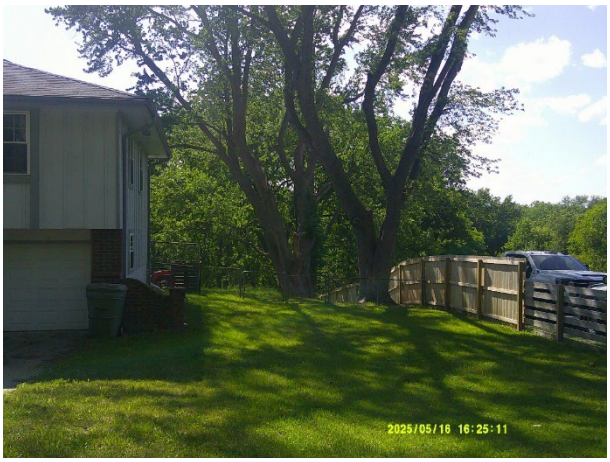
Date: 5/19/25
Method: In-person
Parties: Bryant & Vette Crosby
Discussed Permit application and specifics of plan. No questions/concerns noted. Part of the adjacent woods was offered for temporary grazing.

Date: 5/20/25
Method: In-person
Party: Kathy Peters
No questions/concerns. Asked for the names of the goats.

Date: 5/23/25
Method: Phone call
Party: Richard Kappa
Discussed Permit application. No questions/concerns. Discussed other neighborhood happenings.

Date: 5/26/25
Method: Voicemail
Party: Lorena Mosser
“Yes, Hi, my name is Lorena Mosser. I am the head of the Field of Dreams. I had gotten a letter in regards to your neighborhood meeting. I personally don’t care, I’m all for you having goats. I was a farm girl. This is kind of farm country, I also live up here not too far from you… But once again it’s all right with me. Thank you. Bye.”

2025/05/16 16:24:09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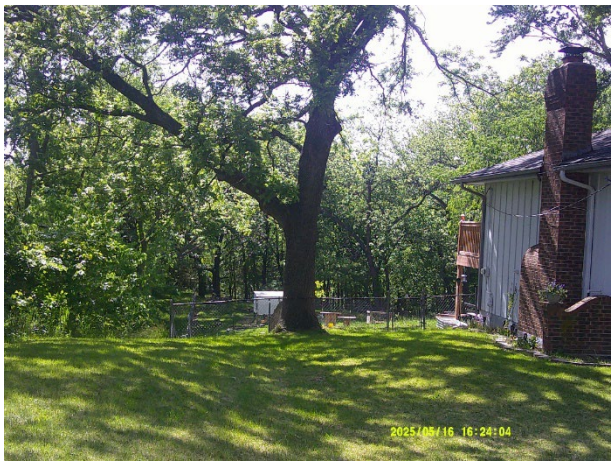
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Department of Planning + Urban Design

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Special Use Permit Petition SP2025-028**

GENERAL INFORMATION

Applicant Information:
Kelly Spencer
Creative Tots Child Care
614 Orville Avenue
Kansas City, Kansas 66101

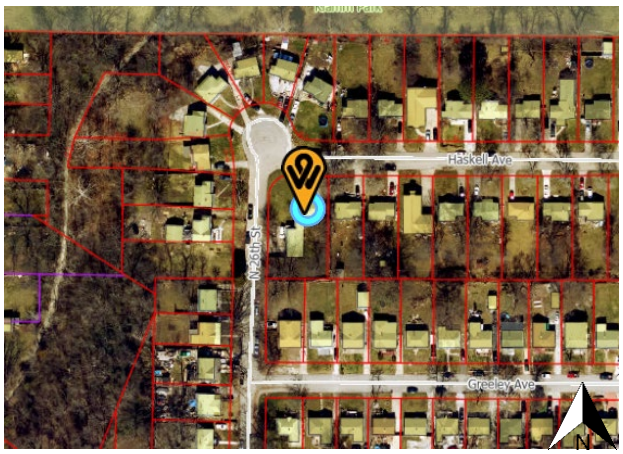
Subject Property:
2515 Haskell Avenue
Kansas City, Kansas 66104

Requested Action and Purpose:
Approval of Special Use Permit to operate a daycare.

Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #4 Commissioner:
Evelyn Hill

Existing Zoning District(s):
R-1(B) Single Family District

Plan Area:
Northeast Area Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1 (B) Single Family District**	**Single-family residence**
South	**R-1 (B) Single Family District**	**Single-family residence**
East	**R-1 (B) Single Family District**	**Single-family residence**
West	**R-1 (B) Single Family District**	**Single-family residence**

Total Tract Size: 0.2877 Acre

Comprehensive Plan Designation: The Northeast Area Plan designates this property as Lower-Medium Density Residential. Lower-Medium Density Residential is intended to promote infill development and investment by allowing additional units compared to the Single-Family district, while preserving the overall character of existing neighborhoods.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Haskell Avenue as a local street type.

Parking Requirement: Section 27-455(d) states two off-street parking spaces shall be provided on the premises for each single-family dwelling.

Landscaping Requirement: Section 27-700(a) states One (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – May 15, 2025
Letters to Property Owners – May 16, 2025

Public Hearing(s): June 9, 2025 and June 26, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kelly Spencer, is requesting a Special Use Permit to operate a Daycare. This is not the owner's primary residence.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 24201-00411 – June 13, 2024 – Closed – Code-Structural
2. 11208-00544 – April 28, 2011 – TOW

Building, Zoning, or Code Enforcement Complaints:

There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

There are no additional related permits or cases on the subject property.

Previous Planning Actions:

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 West Kansas City neighborhood. The neighborhood consists of properties that are R-1(B) Single Family District. The nearby local streets are Haskell Avenue, North 26th Street, Greeley Avenue, and Lafayette Avenue.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1 (B) Single Family District. Use of the property as a Daycare, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While a daycare is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?***

   Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, overcrowding of land and undue

concentrations of population. The property could be suitable for use as a Daycare if the aforementioned issues are properly managed.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the Northeast Area Plan designates this property as Lower-Medium Density Residential. Lower-Medium Density Residential is intended to promote infill development and investment by allowing additional units compared to the Single-Family District, while preserving the overall character of existing neighborhoods. The proposed use conforms to the Northeast Area Plan designation.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Haskell Avenue and North 26th Street. Clients of the daycare tend to travel more throughout the area, as they are dropping off and picking up their children.

7. ***Whether 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 adjoining property.***

   The proposed use provides a convenience to the public in the form of temporary care, however, issues such as making excessive noise, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise, overcrowding of land, and undue concentrations of population, are all potential issues that are related to Daycares if it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a Daycares and ostensibly not considered to be a problem for nearby properties.

9. ***Whether the proposed use will pollute the air, land or water.***

The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing built-out neighborhood.

11. ***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 or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a Daycare, but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant will be required to maintain their Daycare according to the submitted management plan and conditions of approval, including, limits to number of guests and number of vehicles on the property, and other applicable ordinances set by the Code of Ordinances.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2515 Haskell Avenue on May 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-028**, **for one (1) year**, subject to:

1. **Hours of operation shall be from 6:00 AM to 6:00 PM;**
2. **A maximum of 12 children shall be in the center;**
3. **Vehicles for drop off and pick up must park in the driveway;**
4. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
5. **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;**
6. **If approved, the applicant must file and maintained a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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;**
10. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
11. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any**

business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
13. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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.**
15. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-028** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	June 9, 2025 Approval	June 26, 2025

STAFF CONTACT: **Osiris Nunez Espinoza, Planner**
Oespinoza@wycokck.org
913-573-5771

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-028** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-028,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 3:06:03:

SPECIAL USE PERMIT APPLICATION SP2025-028 - KELLY SPENCER WITH CREATIVE TOTS CHILD CARE - SYNOPSIS: Special Use Permit for a daycare at 2515 Haskell Avenue. *Detailed Outline of Requested Action:* The applicant, Kelly Spencer, is requesting a Special Use Permit to operate a Daycare. This is not the owner's primary residence.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;

3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Kelly Spencer, Applicant, 2515 Haskell Avenue, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:08:46: Interim Planning Director Lucas stated Staff recommends approval for this application.

Motion starts at 3:00:41:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-028 for one (1) year:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

1. **Hours of operation shall be from 6:00 AM to 6:00 PM;**
2. **A maximum of 12 children shall be in the center;**
3. **Vehicles for drop off and pick up must park in the driveway;**
4. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
5. **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;

6. **If approved, the applicant must file and maintained a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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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;**
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11. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
13. **The Special Use Permit shall be valid for one (1) year from the publication of**

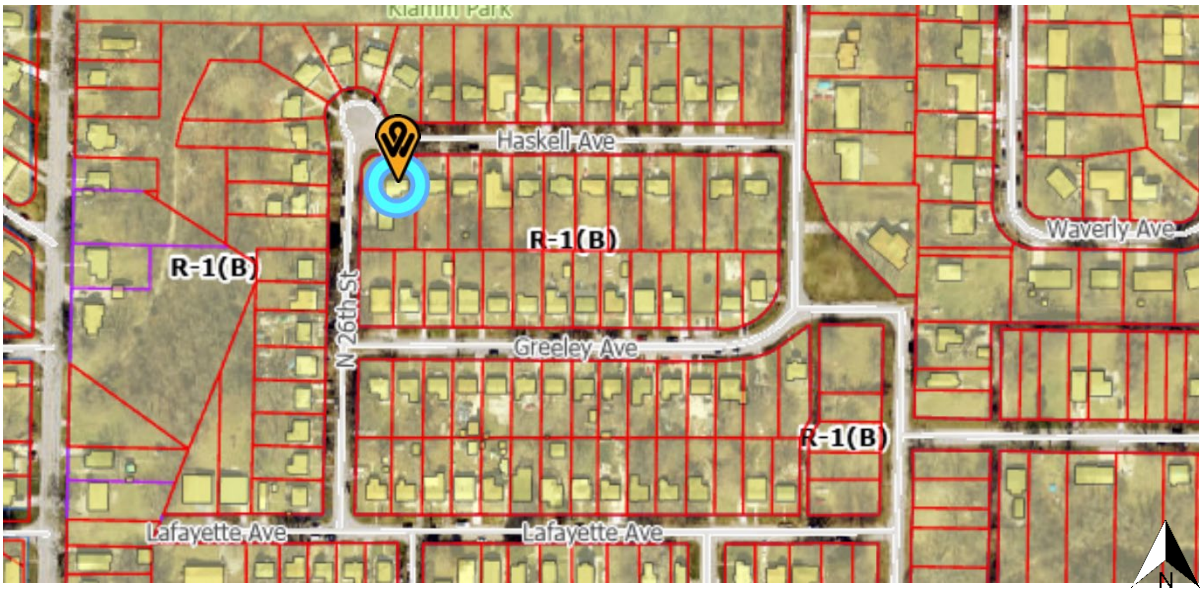
the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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.**
15. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

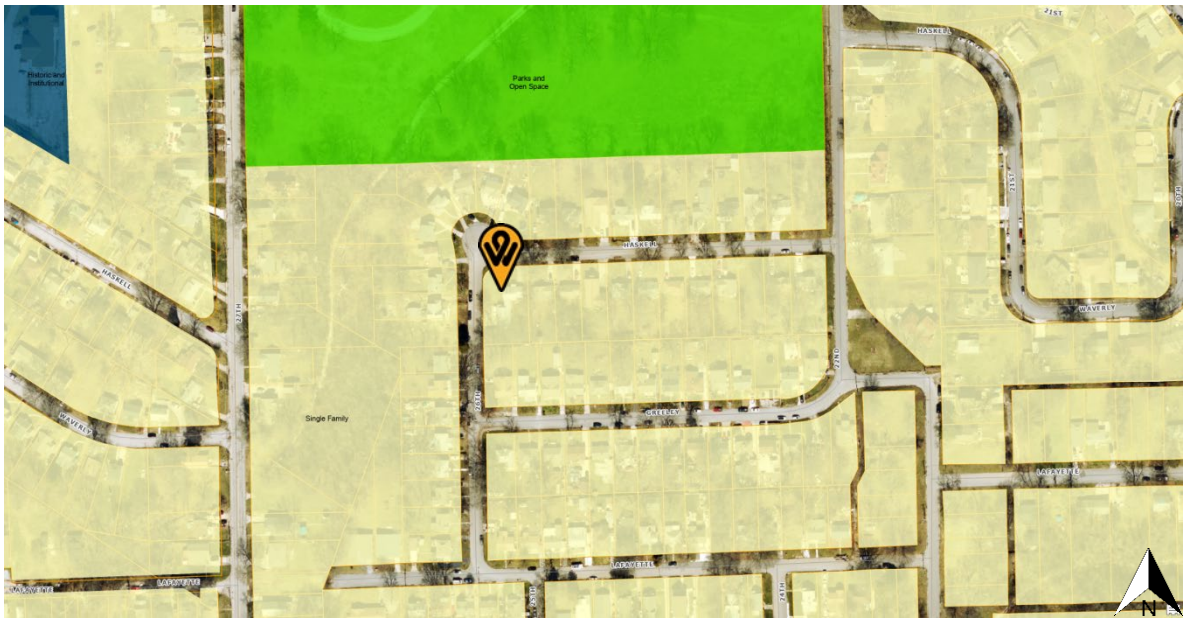
ATTACHMENTS

AERIAL IMAGERY

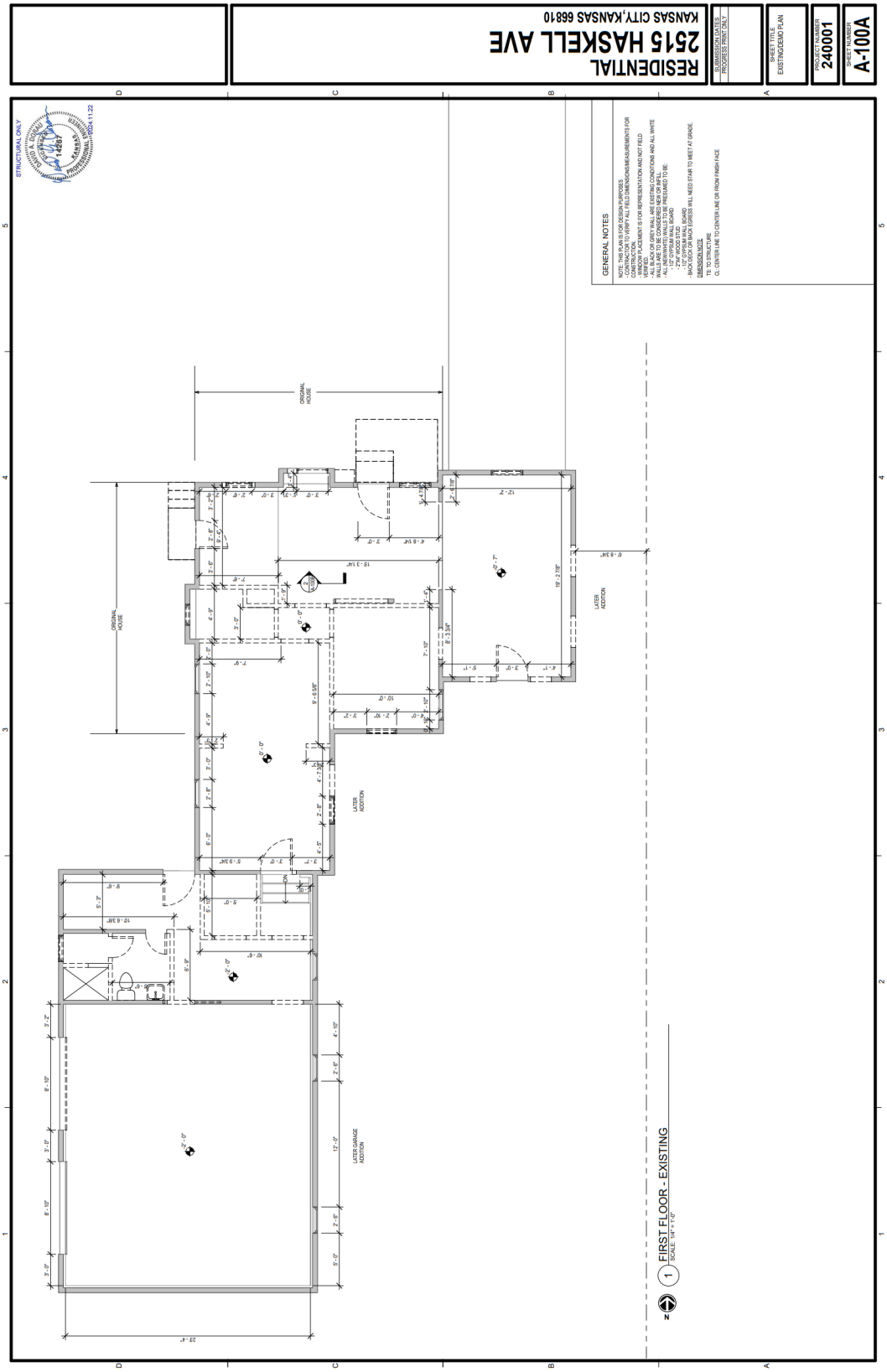
ZONING MAP

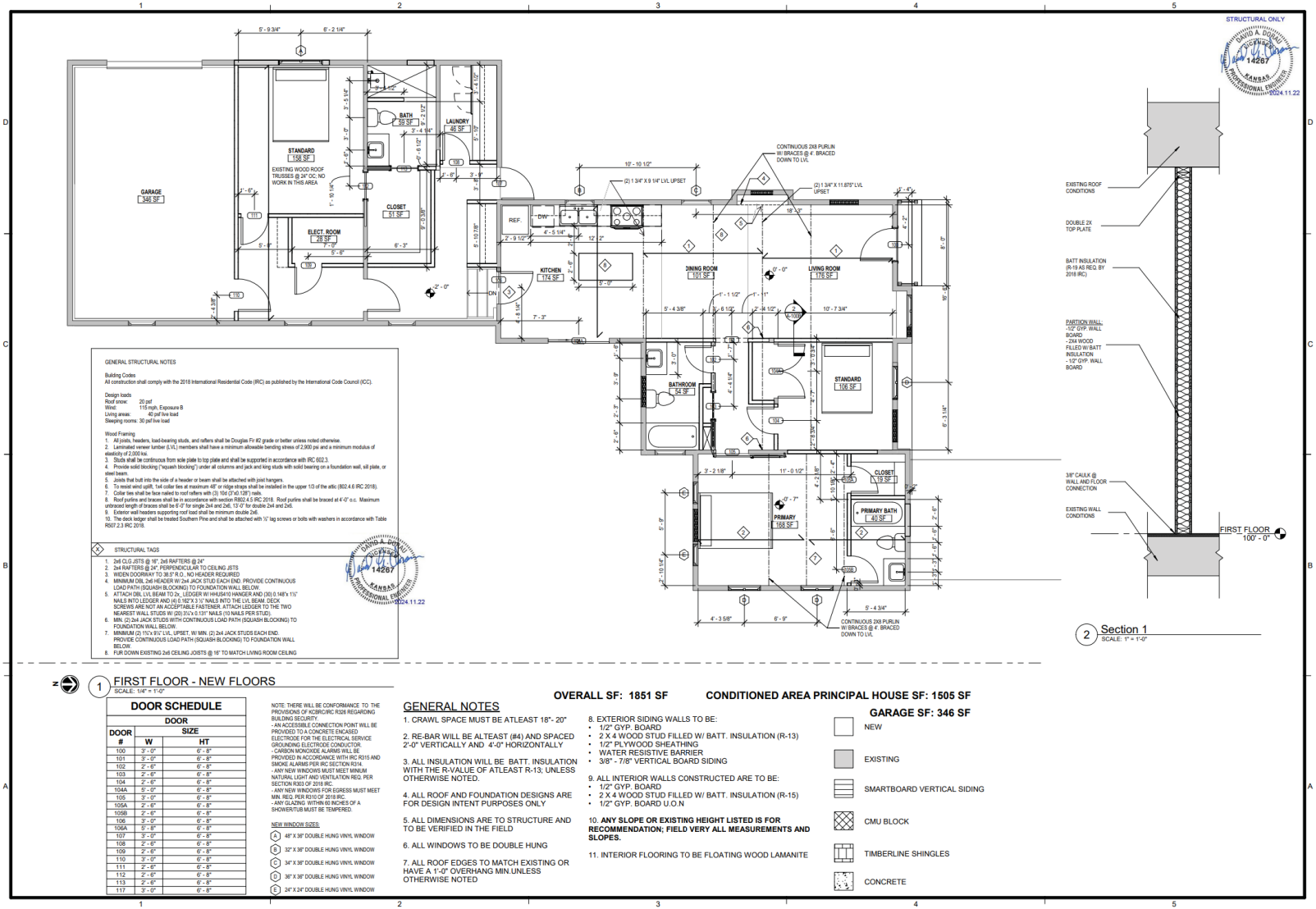


LAND USE MAP


Historic and Institutional
Parks and Open Space
Single Family
HASKELL
WAVERLY
LAFAYETTE
GREELEY
N

ADDITIONAL ATTACHMENTS





2 Section 1
SCALE: 1" = 1'-0"

GENERAL STRUCTURAL NOTES

Building Codes
All construction shall comply with the 2018 International Residential Code (IRC) as published by the International Code Council (ICC).

Design loads
Roof snow: 20 psf
Wind: 115 mph, Exposure B
Living areas: 40 psf live load
Sleeping rooms: 30 psf live load

Wood Framing
1. All joists, headers, load-bearing studs, and rafters shall be Douglas Fir #2 grade or better unless noted otherwise.
2. Laminated veneer lumber (LVL) members shall have a minimum allowable bending stress of 2,900 psi and a minimum modulus of elasticity of 2,000 ksi.
3. Studs shall be continuous from sole plate to top plate and shall be supported in accordance with IRC 602.3.
4. Provide solid blocking ("squash blocking") under all columns and jack-and king studs with solid bearing on a foundation wall, sill plate, or steel beam.
5. Joists that butt into the side of a header or beam shall be attached with joist hangers.
6. To resist wind uplift, 1x4 collar ties at maximum 48" or ridge straps shall be installed in the upper 1/3 of the attic (802.4.6 IRC 2018).
7. Collar ties shall be face nailed to roof rafters with (3) 10d (3"x0.128") nails.
8. Roof purlins and braces shall be in accordance with section R802.4.5 IRC 2018. Roof purlins shall be braced at 4'-0" o.c. Maximum unbraced length of braces shall be 6'-0" for single 2x4 and 2x6, 13'-0" for double 2x4 and 2x6.
9. Exterior wall headers supporting roof load shall be minimum double 2x6.
10. The deck ledger shall be treated Southern Pine and shall be attached with ½" lag screws or bolts with washers in accordance with Table R507.2.3 IRC 2018.

STRUCTURAL TAGS
1. 2x6 CLG JSTS @ 16", 2x6 RAFTERS @ 24"
2. 2x4 RAFTERS @ 24", PERPENDICULAR TO CEILING JSTS
3. WIDEN DOORWAY TO 36.5" R.O., NO HEADER REQUIRED
4. MINIMUM DBL 2x6 HEADER W/ 2x4 JACK STUD EACH END. PROVIDE CONTINUOUS LOAD PATH (SQUASH BLOCKING) TO FOUNDATION WALL BELOW
5. ATTACH DBL LVL BEAM TO 2x _ LEDGER W/ HHUS410 HANGER AND (30) 0.148"x 1½" NAILS INTO LEDGER AND (4) 0.162"X 3 ½" NAILS INTO THE LVL BEAM. DECK SCREWS ARE NOT AN ACCEPTABLE FASTENER. ATTACH LEDGER TO THE TWO NEAREST WALL STUDS W/ (20) 3½"x 0.131" NAILS (10 NAILS PER STUD).
6. MIN. (2) 2x4 JACK STUDS WITH CONTINUOUS LOAD PATH (SQUASH BLOCKING) TO FOUNDATION WALL BELOW
7. MINIMUM (2) 1¾"x 9¼" LVL, UPSET, W/ MIN. (2) 2x4 JACK STUDS EACH END. PROVIDE CONTINUOUS LOAD PATH (SQUASH BLOCKING) TO FOUNDATION WALL BELOW
8. FUR DOWN EXISTING 2x6 CEILING JOISTS @ 16" TO MATCH LIVING ROOM CEILING

DAVID A. DONG — LICENSED — 14267 — KANSAS — PROFESSIONAL ENGINEER — 2024.11.22

1 FIRST FLOOR - NEW FLOORS
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR #	DOOR SIZE W	DOOR SIZE HT
100	3' - 0"	6' - 8"
101	3' - 0"	6' - 8"
102	2' - 6"	6' - 8"
103	2' - 6"	6' - 8"
104	2' - 6"	6' - 8"
104A	2' - 6"	6' - 8"
105	3' - 0"	6' - 8"
105A	2' - 6"	6' - 8"
105B	2' - 6"	6' - 8"
106	3' - 0"	6' - 8"
106A	5' - 0"	6' - 8"
107	3' - 0"	6' - 8"
108	2' - 6"	6' - 8"
109	2' - 6"	6' - 8"
110	3' - 0"	6' - 8"
111	2' - 6"	6' - 8"
112	2' - 6"	6' - 8"
113	2' - 6"	6' - 8"
117	3' - 0"	6' - 8"

NOTE: THERE WILL BE CONFORMANCE TO THE PROVISIONS OF IC/IRC/IRC R326 REGARDING BUILDING SECURITY:
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A CONCRETE ENCASED ELECTRODE FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR.
- CARBON MONOXIDE ALARMS WILL BE PROVIDED IN ACCORDANCE WITH IRC R315 AND SMOKE ALARMS PER IRC SECTION R314.
- ANY NEW WINDOWS MUST MEET MINIUM NATURAL LIGHT AND VENTILATION REQ. PER SECTION R303 OF 2018 IRC.
- ANY NEW WINDOWS FOR EGRESS MUST MEET MIN. REQ. PER R310 OF 2018 IRC.
- ANY GLAZING WITHIN 60 INCHES OF A SHOWER/TUB MUST BE TEMPERED.

NEW WINDOW SIZES:
A 48" X 36" DOUBLE HUNG VINYL WINDOW
B 32" X 36" DOUBLE HUNG VINYL WINDOW
C 34" X 36" DOUBLE HUNG VINYL WINDOW
D 36" X 36" DOUBLE HUNG VINYL WINDOW
E 24" X 24" DOUBLE HUNG VINYL WINDOW

GENERAL NOTES

1. CRAWL SPACE MUST BE ATLEAST 18"- 20"
2. RE-BAR WILL BE ALTEAST (#4) AND SPACED 2'-0" VERTICALLY AND 4'-0" HORIZONTALLY
3. ALL INSULATION WILL BE BATT. INSULATION WITH THE R-VALUE OF ATLEAST R-13; UNLESS OTHERWISE NOTED.
4. ALL ROOF AND FOUNDATION DESIGNS ARE FOR DESIGN INTENT PURPOSES ONLY
5. ALL DIMENSIONS ARE TO STRUCTURE AND TO BE VERIFIED IN THE FIELD
6. ALL WINDOWS TO BE DOUBLE HUNG
7. ALL ROOF EDGES TO MATCH EXISTING OR HAVE A 1'-0" OVERHANG MIN.UNLESS OTHERWISE NOTED
8. EXTERIOR SIDING WALLS TO BE:
   - 1/2" GYP. BOARD
   - 2 X 4 WOOD STUD FILLED W/ BATT. INSULATION (R-13)
   - 1/2" PLYWOOD SHEATHING
   - WATER RESISTIVE BARRIER
   - 3/8" - 7/8" VERTICAL BOARD SIDING
9. ALL INTERIOR WALLS CONSTRUCTED ARE TO BE:
   - 1/2" GYP. BOARD
   - 2 X 4 WOOD STUD FILLED W/ BATT. INSULATION (R-15)
   - 1/2" GYP. BOARD U.O.N
10. **ANY SLOPE OR EXISTING HEIGHT LISTED IS FOR RECOMMENDATION; FIELD VERY ALL MEASUREMENTS AND SLOPES.**
11. INTERIOR FLOORING TO BE FLOATING WOOD LAMANITE

OVERALL SF: 1851 SF **CONDITIONED AREA PRINCIPAL HOUSE SF: 1505 SF**
GARAGE SF: 346 SF

NEW
EXISTING
SMARTBOARD VERTICAL SIDING
CMU BLOCK
TIMBERLINE SHINGLES
CONCRETE

RESIDENTIAL
2515 HASKELL AVE
KANSAS CITY,KANSAS 66810

SUBMISSION DATES:
PROGRESS PRINT ONLY

SHEET TITLE
FLOOR PLAN

PROJECT NUMBER
240001

SHEET NUMBER
A-100B

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-028.
2. That I conducted a neighborhood meeting on May 26th.
3. The notice to nearby property owners was sent on May 12th.
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.

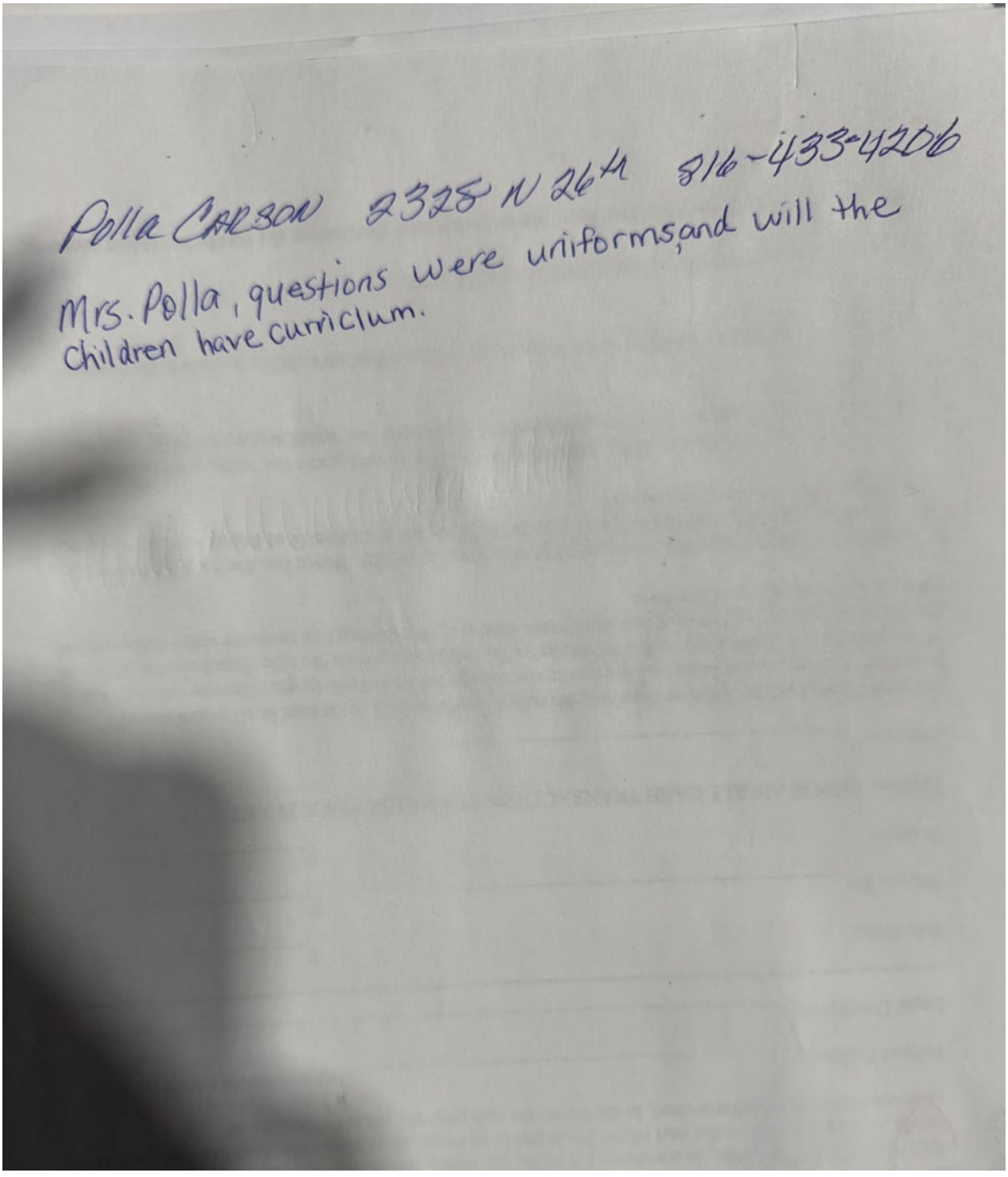
Kelly Spencer
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 08TH day of May, 2025.

My commission expires 18 of Sept., 2027.

NOTARY PUBLIC STATE OF KANSAS
DEBRA BING
My Appt. Exp. 09-18-27

Debra Bing
Notary Public


Polla Carlson 2328 N 26th 816-433-4206
Mrs. Polla, questions were uriforms, and will the
children have curriclum.

2025/05/16 16:37:51

2025/05/16 16:38:26

2025/05/16 16:38:15

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Special Use Permit Petition SP2025-029**

GENERAL INFORMATION

Applicant Information:
Jessica Moreno
DBA Next Guest
2006 Wyandotte Street, Apt 306
Kansas City, Kansas 64108

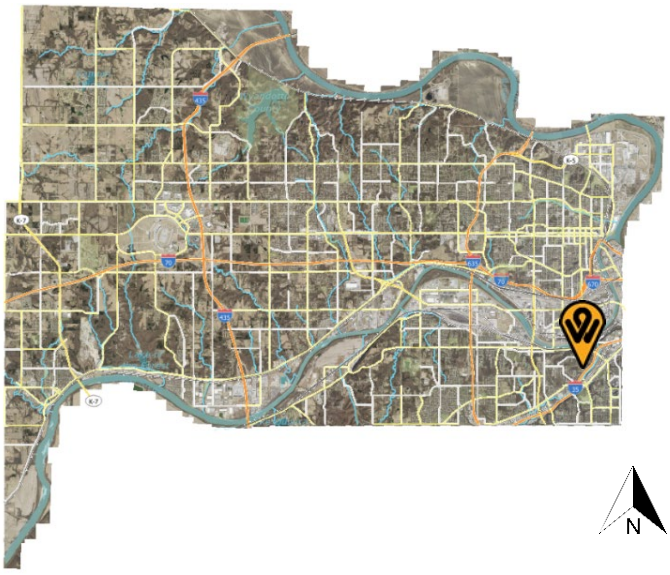
Subject Property:
611 Douglas Avenue
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Special Use Permit Renewal to operate a Short-Term Rental (Non-Owner Occupied)

Commission Districts:
At-Large Commissioner, District #2: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
R-2(B) Two Family District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1 Single Family District**	**Single-family home and wooded land**
South	**R-2 (B) Two Family District**	**Vacant, undeveloped land**
East	**R-2(B) Two Family District**	**Vacant land**
West	**R-2(B) Two Family District**	**Single-family residence**

Total Tract Size:	0.1227 ACRE
Comprehensive Plan Designation:	The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development
Major Street Plan:	The goDotte Mobility Plan designates Douglas Avenue as a Local/Neighborhood Street.
Parking Requirement:	Section 27-45(d) states One (1) parking space for each dwelling unit shall be provided on the premises. The property provides two (2) parking spaces.
Landscaping Requirement:	Section 27-700(a) states One (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.
Advertisement:	The Wyandotte Echo – May 15, 2025 Letters to Property Owners – May 16, 2025
Public Hearing(s):	June 9, 2025 and June 26, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jessica Moreno, is requesting a Renewal for a Short-Term Rental Special Use Permit to operate a short-term rental at 611 Douglas Avenue. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 600 block of Douglas Avenue.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. OCC-009788-R25 – 12/01/2024 – Closed – Occupation Tax Renewal
2. OCC-009788-L – 04/02/2024 – Active – Occupation Tax License
3. OCC-009788-A – 04/01/2024 – Closed – Occupation Tax License
4. STR24-0015 – 01/10/2024 – Closed –Structural
5. GRD23-0009 – 04/14/2023 – Elec Approved – Grading-Excavation
6. NSF23-0021 – 04/06/2023 – Inspection Complete – New Single Family

Outstanding or Related Permit and Cases:

There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. SO2023-121 – 12/28/2025 – Approved – Special Use Permit (SUP)

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Shawnee Heights Statistical Neighborhood, the Shawnee Road Neighborhood Group and the Rosedale Development Association (RDA) group. The neighborhood consists of both single-family residences and two-family residences with small to medium-sized lots.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded primarily by the R-2(B) Two-Family District. Continuing use as a rental, either short or long-term, is consistent with other nearby properties which are mostly residential. The proposed use is compatible if properly managed.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?

This property is suitable for use as a single-family home. The property could be suitable for use as a short-term rental if properly managed. Removal of the restrictions that require a Special Use Permit for such activities has the potential to create issues such as parking, excessive noise and overcrowding.

4. ***The length of time the property has remained vacant as zoned.***

   The property is a newly constructed single-family residence, which was completed in 2023. The property has not been issued a Certificate of Occupancy.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the PlanKCK. The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development. The proposed use conforms to the designation.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Douglas Avenue, a local street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. ***Whether 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 adjoining property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise and illumination are common issues that are related to short-term rentals. There have not been any noise complaints to date with the current applicant. Vibration or dust are not issues typically related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby property.

9. ***Whether the proposed use will pollute the air, land or water.***

The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing single-family residence in a mostly built-out neighborhood.

11. 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 or loss to the public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental, but may still use the property as a long-term rental, their primary residence, or sell the property.

12. The applicant's ability to maintain the use in an "as proposed" condition.

The applicant has maintained the proposed use according to previous conditions of approval.

13. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use will not create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is five (5). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3300 Rainbow Boulevard on May 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-029**, **for two (2) years**, subject to:

1. **Maximum number of guests shall be five (5);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **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;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **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;**

14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,**
18. **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.**
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all**

conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-029** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Documents
Plot Plan
Floor Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	June 9, 2025 Approval	June 26, 2025

STAFF CONTACT: **Osiris Nunez Espinoza, Planner**
Oespinoza@wycokck.org
(913)573-5771

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-029** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-029,** 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.

June 9, 2025, City Planning Commission Minutes:

I will now read the items on the **Consent Agenda:**

SPECIAL USE PERMIT APPLICATION SP2025-029 - JESSICA MORENO-
SYNOPSIS: Renewal of a Special Use Permit (SP2023-121, expired April 18, 2025) for a short-term rental at 611 Douglas Avenue. *Detailed Outline of Requested Action:* The applicant, Jessica Moreno, is requesting a Renewal for a Short-Term Rental Special Use Permit to operate a short-term rental at 611 Douglas Avenue. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 600 block of Douglas Avenue.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? No one responded in the affirmative.

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit(s); and,
7. The Notices to property owners;

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda."

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the

Planning Commission voted as follows to **recommend APPROVAL** of the Items on the Consent Agenda**:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to:

SP2025-029:

1. **Maximum number of guests shall be five (5);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **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;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **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;

12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **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;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,**
18. **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.

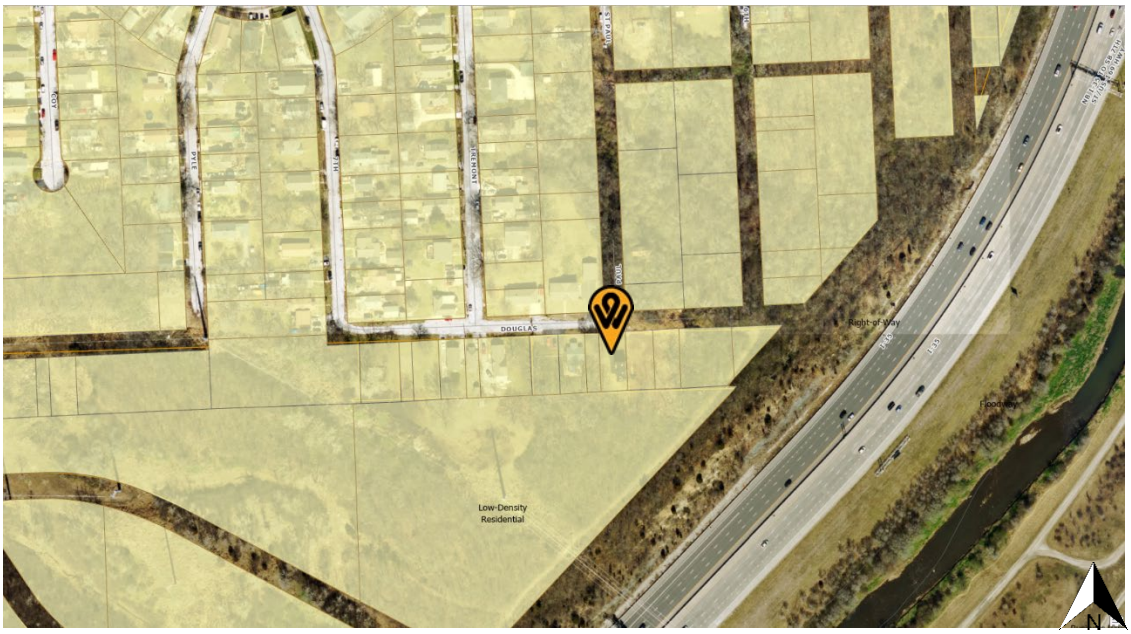
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

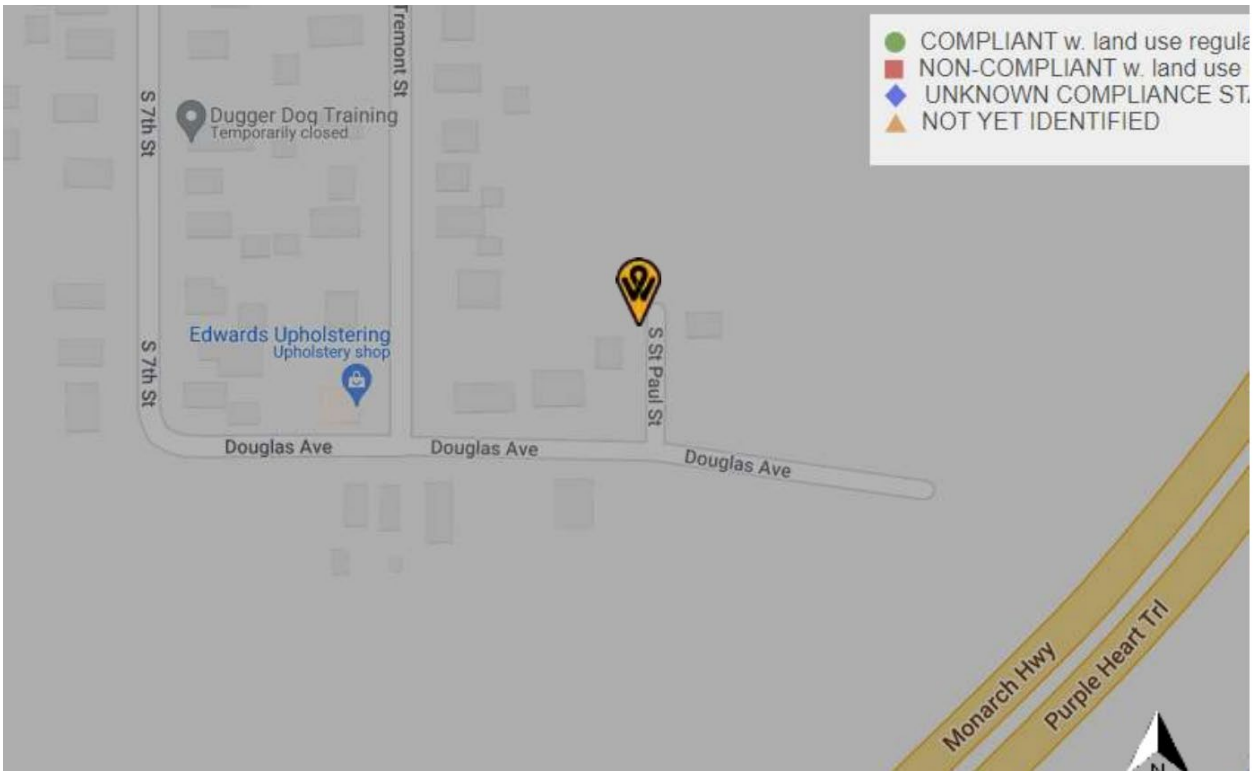
AERIAL IMAGERY

ZONING MAP

LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Jackson)

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

1. That I am the petitioner for Petition # SP2025-029.
2. That I conducted a neighborhood meeting on 5/23/25 @ 2:00 PM
3. The notice to nearby property owners was sent on 5/9/25.
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.

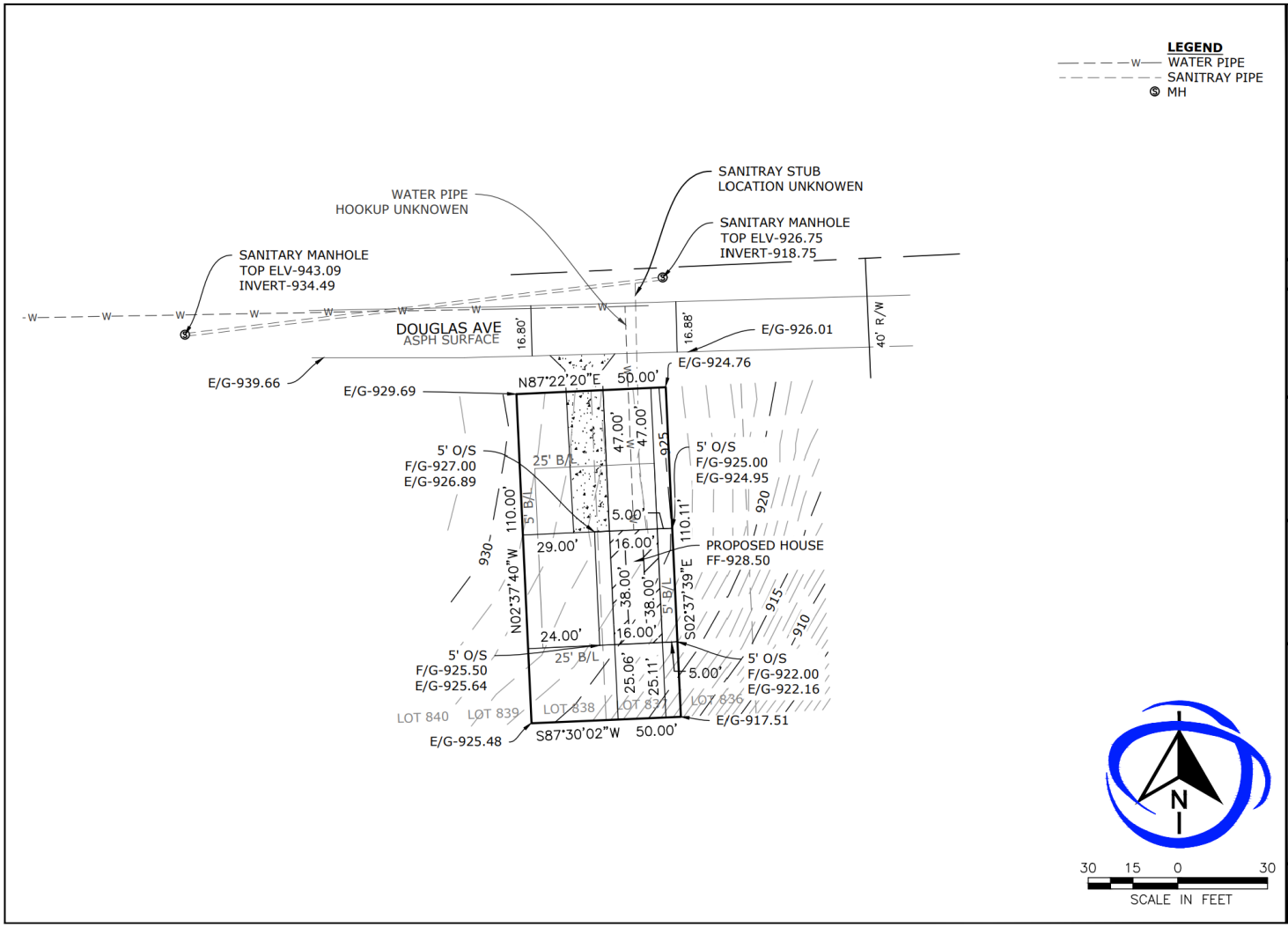
Jessica Moreno
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of May, 2025.

My commission expires 7th of Dec, 2026.

KIELY BETTES
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 18885719
My Commission Expires Dec 7, 2026

Kiely Bettes
Notary Public



ALC
ATLAS LAND CONSULTING

JOB NO:23-041

PLOT PLAN

LOTS 836-840
CENTER & 1549 & 1550 & 1551
A SUBDIVISION OF LAND IN THE
CITY OF KANSAS CITY,WYCO,KS

Note: This as staked sketch was prepared for construction of foundation only. Builder shall verify all dimensions and all grades shown. No title information was provided for this drawing. Not responsible for any easements which are unplatted. Builder is required to have city approval of this as stake sketch before any construction shall begin.DOES NOT CONSTITUE AS A BOUNDARY SURVEY.

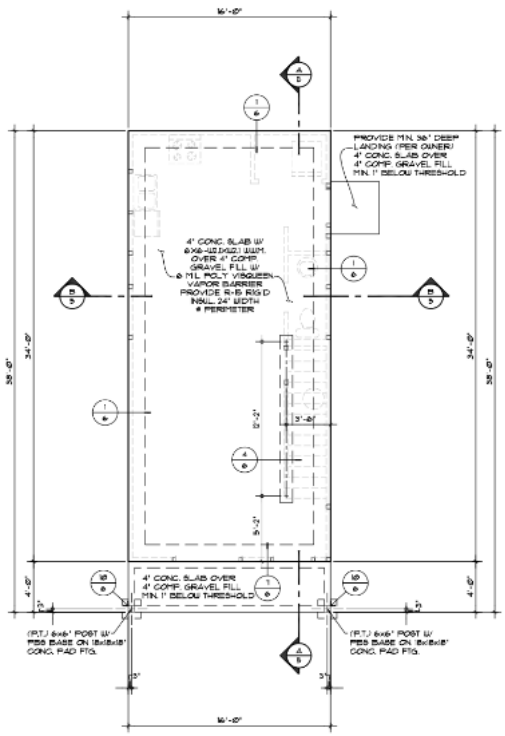
PREPARED FOR:
RYAN BARROW

ADDRESS:
611 DOUGLAS AVE
Kansas City, KS 66103

ROGER B. ALL
REGISTERED
LS-1408
KANSAS
LAND SURVEYOR
05/10/2023

I certify that this plot plan has been field verified, and is in compliance with the approved subdivision grading plan unless otherwise noted.

Date of Preparation:
MAY 02, 2023



RADON CONTROL

The method of radon control shall be identified on the plans for crawl space or slab-on-grade construction.

Crawl space:

- ☐ 1. Mechanically ventilated
- ☐ 2. Passive sub-membrane depressurization
- ☐ 3. Permanently open foundation ventilation per R408.1 and a blower-door building-tightness test.

Slab-on-grade and basement:

- ☐ 1. Passive sub-membrane depressurization system. All new building floors shall be properly sealed to prevent radon gas from entering.

A. Indicate and detail the provisions for Radon Control Measures under the crawl space slab and extending through the roof, to exhaust a minimum of 12" above the roof surface.

B. Indicate the location of risers and manifold of multiple risers, where applicable.

C. Indicate venting of each under-slab area separated by continuous walls or strip footings.

E. Indicate the pipe size (diameter) and material specified for the system.

F. Indicate a dedicated electrical circuit in either the attic or crawl space for the future connection of a dedicated exhaust fan for each system or systems.

Plan license for ONE construction only at this site:
609-611 Douglas Avenue, Kansas City KS.
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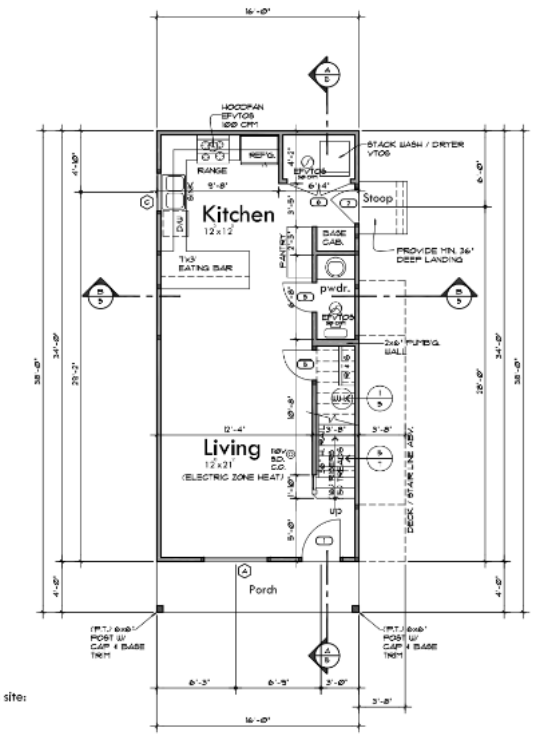
Foundation Plan

SD CO smoke/carbon monoxide detector

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



NOTE:
REFER TO SHEET #1 FOR DOOR & WINDOW SCHEDULE

MARK
DOOR
WINDOW

Square Footage	
Main Floor:	544 sq.ft.
Upper Floor:	503 sq.ft.
Total Living:	1047 sq.ft.
Porch:	64 sq.ft.
Roof Deck:	540 sq.ft.

Main Floor Plan

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609-611 Douglas Avenue, Kansas City KS.
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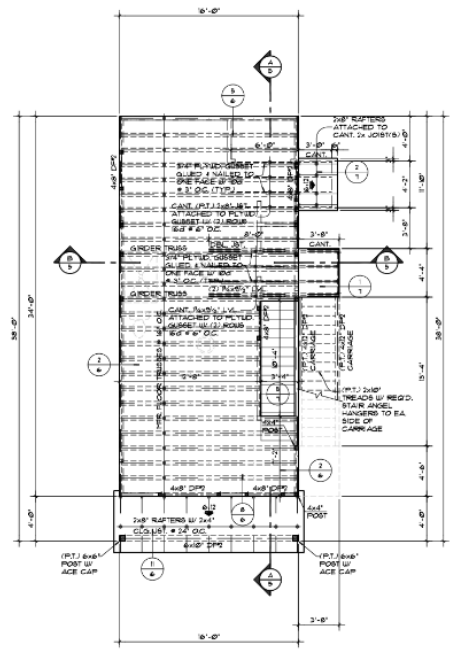
houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BOTH ST. BLVD. PORTLAND OREGON 97219

DRAWN BY: CFB
DESIGNED BY: DAW
DATE: 9-2023
REVISIONS: F-616
SHEET 2 OF



Upper Floor Framing Plan

© www.houseplans.pro

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

FRAMING NOTES

ALL HEADERS TO BE 4x8" DP2 LOCATED ABOVE ALL EXTERIOR OPENINGS TYPICAL UNLESS NOTED OTHERWISE

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE

PROVIDE VERTICAL SUPPORT AT EACH END OF EACH LOAD BEARING MEMBER MIN. (2) 2x4" U.N.O.

PROVIDE POSITIVE CONNECTOR AT EACH POST & BEAM CONNECTION AS REQ'D. (U.N.O.)

PROVIDE BRIDGING AT MID SPANS OVER 10'-0"

ALL MULTIPLE JOIST TO BE GLUED AND NAILED W/ (2) ROWS 16d NAILS @ 9" O.C. STAGGERED (U.N.O.)

PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL & HORIZONTAL AS PER RC R602.8

EXHAUST FAN NOTE

LOCATION	
KITCHEN FAN	100 CFM
1/2 BATHROOM FAN	50 CFM
BATHROOM FAN	80 CFM
LAUNDRY FAN	50 CFM
(W.H.F.) WHOLE HOUSE FAN (choose one)	● 80 CFM (1-3) BEDROOMS ○ 100 CFM (4) BEDROOMS ○ 120 CFM (5) BEDROOMS

NOTE:
WHOLE HOUSE FAN TO HAVE 24 HOUR TIMER SWITCH HOT WIRED AND UNDERCUT DOOR FOR AIR PASSAGE (TYP.)

Plan license for ONE construction only at this site:
609-611 Douglas Avenue, Kansas City KS.
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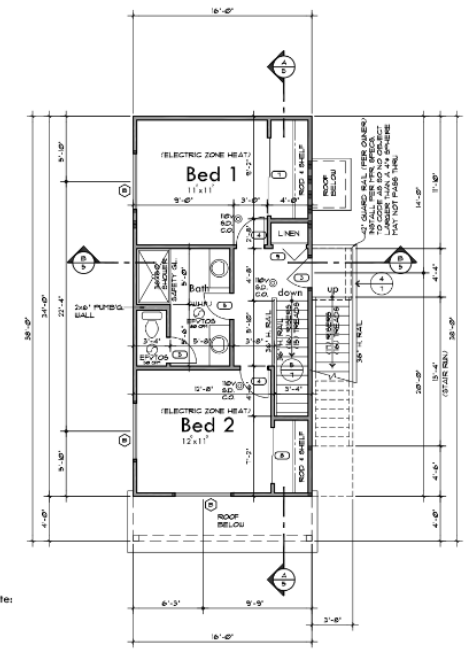
CO
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



NOTE:
REFER TO SHEET #1 FOR DOOR & WINDOW SCHEDULE

MARK
(+) DOOR
(•) WINDOW

Square Footage	
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Porch:	64 sq.ft.
Roof Deck:	540 sq.ft.

Upper Floor Plan

© www.houseplans.pro

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

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Bruinier & associates, inc.
building designers 503-246-3022
1324 SW BERTHA BLVD. PORTLAND OREGON 97219

F-616

DRAWN BY: CPB
CHECKED BY: DAW
DATE: 3-2025

SHEET 3 OF 7

FRAMING NOTES

ALL HEADERS TO BE 4x8" DF#2 LOCATED ABOVE ALL EXTERIOR OPENINGS TYPICAL UNLESS NOTED OTHERWISE

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE

PROVIDE VERTICAL SUPPORT AT EACH END OF EACH LOAD BEARING MEMBER MIN. (2) 2x4" U.N.O.

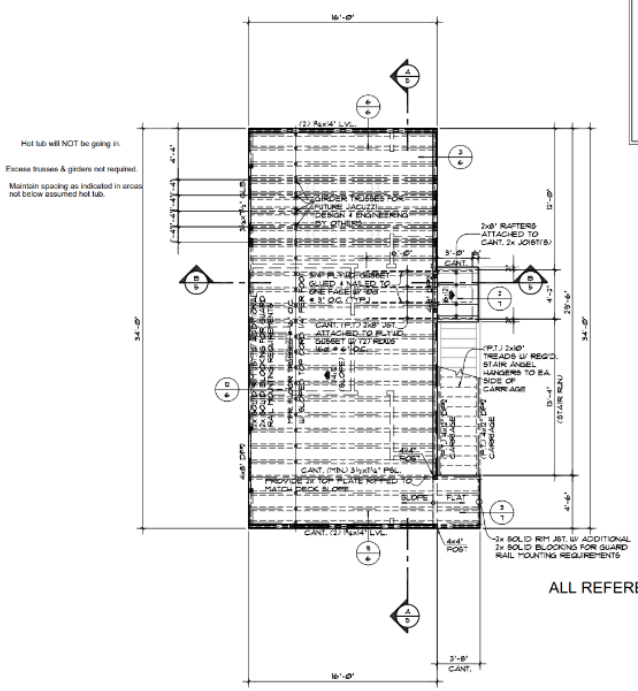
PROVIDE POSITIVE CONNECTOR AT EACH POST & BEAM CONNECTION AS REQ'D. (U.N.O.)

PROVIDE BRIDGING AT MID SPANS OVER 10'-0"

ALL MULTIPLE JOIST TO BE GLUED AND NAILED W/ (2) ROWS 16-d NAILS @ 5" O.C. STAGGERED (U.N.O.)

PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL & HORIZONTAL AS PER IRC R602.8

ALL REFERENCES TO HOT TUB SHALL BE DISREGARDED



ALL REFERENCES TO HOT TUB SHALL BE DISREGARDED

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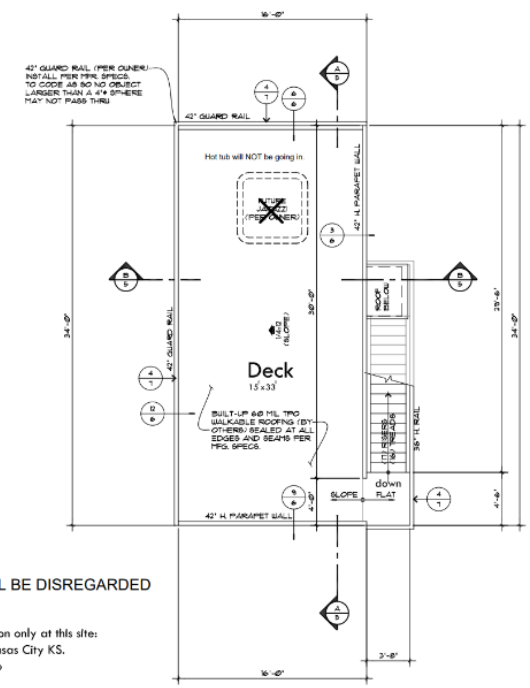

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Total Living:	1047 sq.ft.
Porch:	64 sq.ft.
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Roof Deck Framing Plan

Roof Deck Plan

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Bruinier & associates, inc.
building designers 503-246-3022

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SHEET 4

2025/05/16 16:57:51

LAND USE
ACTION PENDING
2025/05/16 16:57:28

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
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To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-009, Master Plan Amendment MPL2025-006, Special Use Permit Petition SP2025-031**

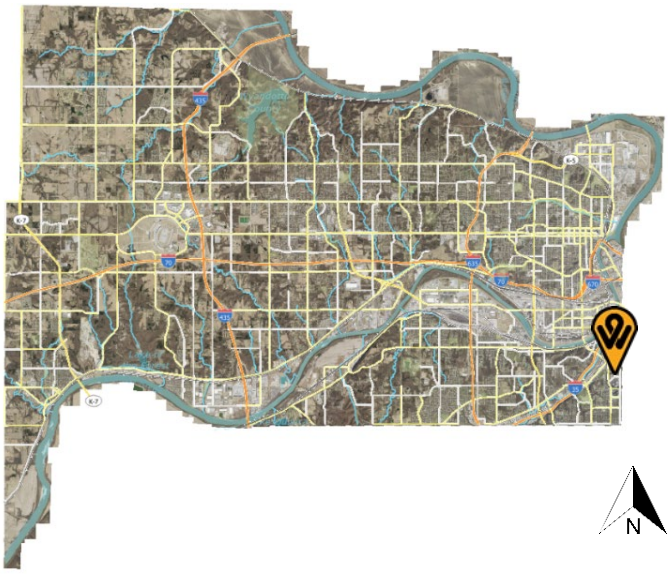
GENERAL INFORMATION

Applicant Information:
Michael Heitmann
Owner
Sauer Castle LLC
3715 Shawnee Mission Parkway
Fairway, Kansas 66205

Subject Property:
911, 935, and 945 Shawnee Road
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Change of Zone from R-2 Two Family District to R-1 Single Family District, Master Plan Amendment and Special Use Permit to operate an event venue and short-term rental.

Commission Districts:
At-Large District #2 Commissioner: Tom Burroughs
District #3 Commissioner: Christian Ramirez



Existing Zoning District(s): R-1 Single Family and R-2 Two Family Districts

Proposed Zoning District(s): R-1 Single Family District

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family and R-1(B) Single Family Districts	Single-family homes
South	R-1 Single Family District	Single-family homes
East	R-1 Single Family District	Large, wooded lot and a single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size: 6.24 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates these properties as Low Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed.

A Master Plan Amendment from Low Density Residential to Low-Density Mixed Use Land for small scale, no more than three story buildings for low impact, neighborhood-serving commercial uses in predominately residential districts. Access to residential uses and their facilities is allowed at street level. Typically located at intersections to buffer interior block residential uses, these buildings that have many historical precedents typically have low-profile commercial, limited retail and/or office uses at street level with residential and/or office uses above. Examples could include restaurants, convenience stores, dentist offices, in-home daycare facilities, etc. Live/work units with commercial/retail at

	street level and residential above are allowed if the work units on the first floor contribute to the residential nature of the block.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Shawnee Road as a Major Collector.
Parking Requirement:	Section 27-668(a)(11) One (1) space for each four seats. Section 27-668(a)(5) One (1) space for each 50 square feet of seating area or assembly area plus one (1) space for each remaining 300 square feet of total floor area. 157 spaces are required if every venue is rented at the same time. 97 parking spaces are provided.
Landscaping Requirement:	Section 27-700(a) One (1) tree per 7,000 square feet of site area for uses other than residences. 41 trees are required. The applicant is providing 30 new trees, however, there is preserved woodland around the perimeter of the site improvements that fulfill the requirement.
Advertisement:	The Wyandotte Echo – May 15, 2025 Letters to Property Owners – May 16, 2025
Public Hearing(s):	June 9, 2025 and June 26, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Heitmann with Sauer Castle, LLC, is requesting a Change of Zone from R-1 Single Family and R-2 Two Family Districts to R-1 Single Family District, a Master Plan Amendment from Low Density Residential to Low Density Mixed Use, and Special Use Permit to remodel Sauer Castle and its grounds to operate an event venue and short-term rental 911, 935 and 945 Shawnee Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 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 have been 50 Notices of Violation on the property between May 25, 2005 and April 10, 2023 for various violations including, but not limited to: citation to register vacant property, grass and weeds, down trees, lien tax role, unfit structure, boarding permit.

Outstanding or Related Permit and Cases:

1. 2024 – DRC24-0062 – Building Permit – Rehabilitation, addition and change of occupancy.
2. 2023 – RES23-0397 – Residential Permit – Exterior restoration.
3. 2021 – SRE21-0330 – Safe to Restore – Safe to restore.
4. 2021 – BSR21-0118 – Stop Work Order – Repairs without permit.
5. 2000 – UDEMO21-0012 – UG Demolition – Damaged tower, possible collapse.
6. 2000 – 00300-00511 – Building Permit – Repairs to front porch columns, floor and ceiling.
7. 2000 – 00300-00513 – Building Permit – Repairs to front porch columns, floor and ceiling (withdrawn).
8. 2000 – 00333-00001 – Building Fencing Residential – Installation of fence.

Previous Planning Actions:

1. 2024 – SP2024-112 – Special Use Permit – Event space and on-site improvements (withdrawn).
2. 2024 – CA2024-017 – Certificate of Appropriateness – Building addition and interior mechanical, electrical and plumbing.
3. 2023 – CA2023-018 – Certificate of Appropriateness – Replace windows.
4. 2023 – CA2023-005 – Certificate of Appropriateness – Initial phase of rehabilitation – stabilization of the structure.
5. 2021 – CA2021-030 – Certificate of Appropriateness – Masonry work to the structure.

FACTORS TO BE CONSIDERED

Change of Zone and Special Use Permit

1. The Character of the Neighborhood.

The subject property is located within the Shawnee Heights Statistical Neighborhood, Shawnee Road Neighborhood Group, and Census Block Group 0450002. The neighborhood consists of single-family homes along Shawnee Road. This area along Shawnee Road has a rural character in part due to the dense tree stands and the narrowness of the roadway.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family Districts, primarily single-family homes. The proposed use, which is a mixture of residential and commercial in nature is not necessarily compatible with nearby uses because noise, vibration, illumination, parking and traffic often from event spaces have caused issues for abutting property owners in other neighborhoods.

3. ***The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?***

   The proposed use is suitable for the subject property as there are parking lots being constructed to accommodate the necessary parking for events. The removal of restrictions will detrimentally affect nearby property if the conditions of approval are not strictly adhered to, such as minimizing noise and vibration often associated with large crowds/gatherings, music with amplified speakers, and illumination from vehicle headlights and parking lot lighting.

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 since at least 2001.

5. ***Whether 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 adjoining property.***

   The proposed use might be necessary for the convenience and welfare of the public because Sauer Castle can be a museum when not in use as an event space. The proposed use will not affect the use, quality, or marketability of nearby property if the applicant/owner operates in the manner that is considerate of the single-family neighborhood that is along Shawnee Road. Noise and vibration from crowds and music, and illumination from vehicles and the parking lot may injure the visual quality of adjoining property.

6. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise from large crowds and outdoor speakers, vibration from live performances, and illumination from lighting from parties, vehicle headlights and parking lot lighting is expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for

nearby property, however if, hours of operation are strictly adhered to, and enhanced landscaping is installed around the tents, outdoor gathering areas and parking lots to shield noise and vehicle headlights from adjacent property owners, specifically on the north, east and west sides of the property.

7. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted vacant, single-family home that is being converted into an event space, a micro-hotel for guests and an expansive parking lot. The operator will need to pick up any litter generated by patrons around the property after events and dispose of trash weekly so garbage does not collect on neighboring properties.

8. ***Whether the use would damage or destroy an irreplaceable natural resource.***

   The proposed use will not damage or destroy an irreplaceable natural resource as the existing tree stands around the perimeter and rear of the property are maintained in an existing, built-out neighborhood.

9. ***The applicant's ability to maintain the use in an "as proposed" condition.***

   The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

10. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to result in the overcrowding of land or undue concentrations of population because there is ample space for parking, large setbacks between proposed tents and adjacent properties, parking lots and public right-of-way.

11. ***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 has the potential to increase vehicular traffic, and should not exceed the capacity of Shawnee Road, a Major Collector to accommodate it if managed properly.

12. ***The degree of conformance of the proposed use to the Master Plan.***

    PlanKCK Comprehensive Plan designates the property as Low Density Residential, allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-

family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed. The proposed use does not conform to the PlanKCK Comprehensive Plan Low Density land use designation.

A Master Plan Amendment to Low Density Mixed is being sought, which allows small scale, no more than three story buildings for low impact, neighborhood-serving commercial uses in predominately residential districts. Access to residential uses and their facilities is allowed at street level. Typically located at intersections to buffer interior block residential uses, these buildings that have many historical precedents typically have low-profile commercial, limited retail and/or office uses at street level with residential and/or office uses above. Examples could include restaurants, convenience stores, dentist offices, in-home daycare facilities, etc. Live/work units with commercial/retail at street level and residential above are allowed if the work units on the first floor contribute to the residential nature of the block.

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

The proposed use is not expected to cause environmental harm as the only site improvement is the construction of two (2) parking lots. The majority of the site is remaining undisturbed because the existing tree stands provide natural screening and buffer than cannot be replicated with newer trees.

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

a. Electric and Water Service

BPU provides electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG does not provide storm water control to the property. The applicant is responsible for installing the infrastructure.

d. Police

Police service is provided by South Patrol, District #335.

e. Fire

Fire service is provided by Station #10, which is 2.5 miles away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Noble Prentis Elementary School, Argentine Middle School, and Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will have an economic impact on the community by turning a property that was consistently on the lien tax role to be an income-producing parcel.

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

With revisions to the landscape plan that ensures that vehicle headlights are screened from the adjacent residents and lighting does not exceed one (1) footcandle at the property line, the proposed use is capable of meeting all ordinance requirements.

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

There is no tangible gain to the public health, safety and welfare as the proposed uses do not provide a service or good that is intrinsically beneficial. If denied, the property owner may not use the property for an event space, however, they can still as a single-family residence, church, school or other use allowed by-right in the R-1 Single Family District.

Master Plan Amendment

1. Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.

The have been no events subsequent to the adoption of PlanKCK that have changed the character, except that a new owner has purchased Sauer Castle in hopes of restoring the building and turning it into an income-generating property.

2. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

   The change is not consistent with the goals and policies of the comprehensive plan, as the existing land use designation for the majority of the properties along Shawnee Road is Low Density Residential.

3. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

   The proposed amendment will not result in comprehensive plan or regulatory conflicts. The associated Special Use Permit (SP2025-031) is the primary driver for the commercial-like activity on the property – event space(s) in Sauer Castle and on the grounds in tents.

4. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

   Low Density Residential exclusively allows single-family residences. The proposed amendment to Low Density Mixed Use from Low Density Residential would allow commercial activity such as an office and event space to occur along with a single-family home. This amendment reduces the potential impact to higher intensity land use designations such as Neighborhood, Community or Regional Commercial.

5. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

   The impacts of the potential costs and benefits derived by the area by the proposed change is minimal. Turning Sauer Castle into an event space for a variety of uses, both large and small, mixed with a full-time caretaker residence on the property, the Master Plan Amendment accounts for these aforementioned uses and activities.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3108 Strong Avenue, Kansas City, KS 66106 (KCK Public Library South Branch) on May 22, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Traffic
Noise

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of **COZ2025-009** and **MPL2025-006** and Special Use Permit application **SP2025-031**, **for two (2) years for the short-term rental and seven (7) years for the event venue**, subject to:

1. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
2. **For the 7 bedroom, four (4) bathroom Caretaker's House, the maximum number of guests shall be 15;**
3. **All parking must be off-street, maximum number of vehicles is 7. No STR renters or guests may park on the street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permitting to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **As stated by the applicant's representative, all events including live entertainment/music will cease by 11:00 PM;**
10. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **All trash, litter and debris shall be picked up after each event;**
13. **Install and maintain a row dense hedges or shrubs along the northern head-in parking stalls abutting Shawnee Road to screen vehicle headlights from shining onto adjacent single-family homes across Shawnee Road;**
14. **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;**

15. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
17. **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;**
18. **If approved, the applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
19. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
20. **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;**
21. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

22. **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;**
23. **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;**
24. **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;**
25. **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;**
26. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
27. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
28. **Approval of this case by the Board of Commissioners, and the conditions of**

approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

29. **The Special Use Permit for the short-term rental shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Amended by the City Planning Commission.)**
30. **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,**
31. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
32. **The Special Use Permit for the event venue shall be valid for seven (7) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Added by the City Planning Commission.)**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-009, MPL2025-006,** and **SP2025-031** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Summary of Uses
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Final Plat
Site Plan
Grading Plan
Landscape Plan
Photometric Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	June 9, 2025 Approval	June 26, 2025
Master Plan Amendment	June 9, 2025 Approval	June 26, 2025
Special Use Permit	June 9, 2025 Approval	June 26, 2025
Preliminary and Final Plat	June 9, 2025 Approved	Not Required
Final Plan Review	June 9, 2025 Approved	Not Required

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-006** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-006,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-009** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-009,** 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.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-031** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-031,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:05:36:

CHANGE OF ZONE APPLICATION COZ2025-009 – MICHAEL HEITMANN – SYNOPSIS: Change of Zone from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District for an event venue and short-term rental, Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with MPL2025-006, SP2025-031, PLAT2025-011, and PR2025-016). *Detailed Outline of Requested Action:* The applicant, Michael Heitmann with Sauer Castle, LLC, is requesting a Change of Zone from R-1 Single Family and R-2 Two Family Districts to R-1 Single Family District, a Master Plan Amendment from Low Density Residential to Low Density Mixed Use, a Preliminary and Final Plat for one (1), a Final Development Plan and Special Use Permit to remodel Sauer Castle and its grounds to operate an event venue 911, 935, and 945 Shawnee Road.

MASTER PLAN AMENDMENT APPLICATION MPL2025-006 - MICHAEL HEITMANN- SYNOPSIS: Master Plan Amendment from Low-Density Residential to Low-Density Mixed-Use within the Rosedale Area Plan for an event venue and short-term rental at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

SPECIAL USE PERMIT APPLICATION SP2025-031 - MICHAEL HEITMANN- SYNOPSIS: Special Use Permit for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

PLAT APPLICATION PLAT2025-011 - MICHAEL HEITMANN - SYNOPSIS:
Preliminary and Final Plat for Sauer Castle for one (1) lot at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

PLAN REVIEW APPLICATION PR2025-016 - MICHAEL HEITMANN - SYNOPSIS:
Final Plan Review for an event venue at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Ben Bigham, representing the Applicant, Polsinelli Law Firm, 900 West 48th Place, Kansas City, Missouri 64112
- Angie Gaebler, President of STRATA Architecture + Preservation, Architect for Sauer Castle, 3681 West 127th Place, Leawood, Kansas 66209
- Mike Heitmann, Applicant, 3715 Shawnee Mission Parkway, Fairway, Kansas 66205
- Neal Palmer, Resident of Kansas City, Kansas
- Lisa Walker Yaeger, 1st District, Kansas City, Kansas

Present in Opposition:

- Daniel Serda, 1815 South Mill Terrace, Kansas City, Kansas 66103, traffic concerns about Shawnee Road
- James Bailey, 910 Shawnee Road, Kansas City, Kansas 66103

Staff Recommendation starts at 2:31:01: Lead Planner Byron Toy stated that Staff will confer with Public Works in regards to future improvements to Shawnee Road. Staff recommends approval, modifying Condition #29 to be applied to the short-term rental aspect of the property to last for two (2) years and adding Condition #32 to address the event space use of the property to last for seven (7) years.

Motion starts at 2:33:16:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-006:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0

Subject to:

1. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
2. **For the 7 bedroom, four (4) bathroom Caretaker's House, the maximum number of guests shall be 15;**
3. **All parking must be off-street, maximum number of vehicles is 7. No STR renters or guests may park on the street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permitting to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **As stated by the applicant's representative, all events including live entertainment/music will cease by 11:00 PM;**
10. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **All trash, litter and debris shall be picked up after each event;**
13. **Install and maintain a row dense hedges or shrubs along the northern head-in parking stalls abutting Shawnee Road to screen vehicle headlights from shining onto adjacent single-family homes across Shawnee Road;**
14. **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;**

15. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
17. **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;**
18. **If approved, the applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
19. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
20. **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;

21. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
22. **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;**
23. **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;**
24. **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;**
25. **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;**
26. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
27. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the**

Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

28. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
29. **The Special Use Permit for the short-term rental shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Amended by the City Planning Commission.)**
30. **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,**
31. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
32. **The Special Use Permit for the event venue shall be valid for seven (7) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Added by the City Planning Commission.)**

Motion starts at 2:34:05:

On motion by Commissioner Easterwood, seconded by Commissioner Jones, the

Planning Commission voted as follows to **recommend APPROVAL of COZ2025-009:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:35:20:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-031 amending condition #29 and adding condition #32:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:36:29:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2025-011:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**

Schwartz Aye
Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:37:19:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PR2025-016:**

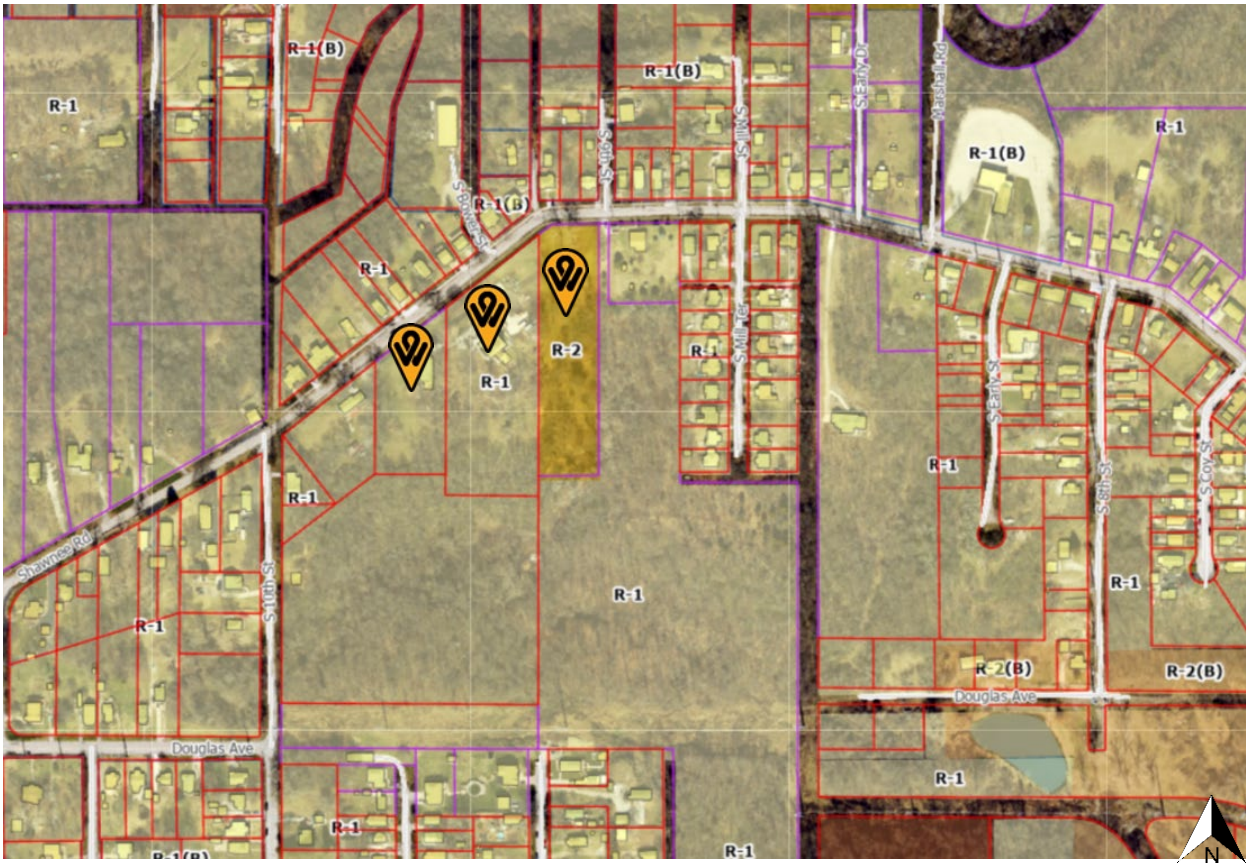
Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to APPROVE Passed: 9 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1(B)
R-1
R-2
R-2(B)
S 6th St
S Mill St
S Mill Ter
S Early Dr
Marshall Rd
S Early St
S 8th St
S Coy St
S 11th St
Shawnee Rd
Douglas Ave
N

LAND USE MAP

BALTIMORE
10TH
BOWER
9TH
MILL
EARLY
MARSHALL
Public / Semi-Public Institutional
SHAWNEE
COY
8TH
EARLY
10TH
Low-Density Residential
DOUGLAS
10TH
N

SPECIAL USE PERMIT APPLICATION NARRATIVE – NO. 7 – ADDITIONAL INFORMATION
SAUER CASTLE EVENT VENUE – 935 SHAWNEE ROAD

The Sauer Castle Event Venue property will incorporate the historic Sauer Castle, the historic Caretaker House, a new maintenance garage, and outdoor event spaces. The entire facility, or specific buildings or outdoor event spaces, would be rented by outside customers. At no time would there be more than one event or rental occurring with more than one customer on site. The Owner anticipates having an on-site live-in Caretaker on the property.

The events and uses listed below are not exhaustive but are intended to be representative of the kinds of uses and events anticipated to occur at the facility.

Anticipated Sauer Castle Event Venue Uses

1. Weddings and Celebrations
2. Corporate Retreats
3. Festivals - seasonal
    a. Car Show
    a. Holiday Craft Fairs
    a. Vintage Flea Market
4. Food/Bar (Catered)
    a. Farm to Table dinners
    a. Wine tastings/dinners
    a. Pop-up chef dinners
    a. Whiskey Tastings
5. Coffee/tea Shop
6. Retail Gift Shop & Bookstore (in conjunction with Coffee Shop)
    a. Local goods - one of a kind, hand crafted or artisan
    a. Castle branded items, t-shirts, relics, candles, prints, etc.
7. Educational/Cultural /Museum
    a. Art shows
    a. Small concerts

   a. Historic Museum
      i. Interactive - educational groups to learn about crafts, etc. of time of Sauer Castle
      i. Preservation & History of Sauer Castle
      i. Celebrating the cultural history of Kansas City, KS
8. Gardening
9. Outdoor concerts
10. And other similar events and uses.

The Sauer Castle, the primary historic 1872 Italianate residence, will be fully restored on the exterior and interior to incorporate modern HVAC and technology to be used as an event center.

1. The Castle has a basement, first, second, and third floors, and the Tower.
2. Event space will be available in four rooms on the first floor and two rooms in the basement, with three rooms available on the second floor as supplementary use spaces (small meetings or changing rooms for brides/grooms). The remainder of the building includes support spaces, such as circulation, pantry/catering kitchen spaces (this is not a full commercial kitchen), ADA-compliant lift, storage, mechanical spaces, an office, tower access, and restrooms.
3. Castle capacity:
   a. Occupancy - Based on IBC requirements, the capacity of all floors of the Castle is approximately 199 people. This includes event attendees and support staffing.
   b. Parking – Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the Castle are for **55 vehicles**.

The Caretaker House will serve as a supplementary rental space to the Castle for overnight accommodations and small accompanying events. The house will be fully rehabilitated to incorporate modern HVAC and technology.

1. The Caretaker House has a basement, first, second, and third floors. The exterior yard directly south of the house will have an outdoor patio for guests.

2. Event space will be limited to two rooms on the first floor (the historic living room and dining room). The remainder of the first floor is a small kitchen, bathroom, and circulation spaces. The basement also includes storage and mechanical spaces.
3. Overnight accommodation includes 7 total bedrooms and 4 bathrooms, along with a small living area and circulation spaces in the basement, second, and third floors.
4. Parking: Caretaker parking, based on Zoning requirements for 1 parking space per room and 1 parking space for 300 SF of additional event space, **9 total parking spaces would be required**.

The Outdoor Event Venue lies between the Castle and the Caretaker House. This area is approximately 55' x 52' overall and will accommodate seating for approximately 180 people, plus an altar area and circulation space. Seating will be provided by outdoor vendors.

1. Parking - Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the outdoor event space are for **36 vehicles**.

The Tent Venue Space lies south of the Castle and will be a flat, grassy area for tent rentals by vendors to be erected to support the larger events. The prepared space will accommodate a tent approximately 60' x 100.'

1. Parking – Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the outdoor event space are for **57 vehicles**.
2. An additional pad space will be provided for rental restroom trailers for the convenience of the events outdoors.

The Maintenance Garage structure will be designed to be complementary to the historic structures and will be partially buried in grade to reduce its overall impact. The building will be used for the storage of grounds maintenance equipment, such as mowers, and site furnishings. This building will not be occupied and will have minimal utilities.

Capacity and Parking Calculations

SPECIAL USE PERMIT APPLICATION NARRATIVE – NO. 7 – ADDITIONAL INFORMATION
SAUER CASTLE EVENT VENUE – 935 SHAWNEE ROAD

At no time would there be more than one event or rental occurring with more than one customer on site. This means that the Castle, Caretaker House, Outdoor Event Venue, and Tent Venue Space would accommodate the same event attendees and similar staffing. If the Caretaker House is rented for overnight use, those guests are already calculated as part of the guests included in the Castle or outdoor event venue spaces.

Therefore, parking calculations for total rental capacity for both buildings and the site event spaces are based on the highest use event space, which is the outdoor tent space for 57 vehicles.

A total of 97 parking spots are planned for the two lots, approximately 1.5 times the required parking. The reasoning is that an event of 180 people, plus staffing, could generate more than the required 57 parking spots, and the Owner desires to park all event attendees on designated parking surfaces and not in overflow grassy areas.

Parking is provided in two areas – the west lot near the Caretaker's House and the east lot near the Castle.

Anticipated Event Attendance and Event Rental Hours

Typical events would accommodate up to 199 people, based on the capacity of the Sauer Castle, per IBC code.

The typical event rental hours for the Castle, Caretaker House, and Site Events:

- Sunday-Thursday, 7:30 am to 11:00 pm

- Friday – Saturday, 7:30 am to Midnight

Caretaker House – 24-hour rental when rented for overnight accommodations.

Response to Staff Comments/Questions

1. Explain how the day-to-day business will operate. The goal is to have a combination of private events (weddings, corporate retreats, etc.) and charitable/public events (fund raisers, field trips, etc.). We would like to hold the minimum amount of private events to allow the income from those events to cover the overhead costs of maintaining the property. The charitable and public events will be donated. The facility will not be 'open' on a daily basis, it will be used for specific events only.

2. How will you ensure that the entire facility can only be rented out for a single event? Staff has concerns that multiple events could occur on the premises at same time. We will control who rents the facility and will not rent to multiple parties at the same time.

3. How will noise, vibration and illumination be mitigated? The outdoor spaces were located to minimize noise transmission. The ceremony space is between the castle and the caretaker's home, and the outdoor lawn/tent area is down the slope on the back side of the castle. We will also require events to end by 11:00 pm, and that outdoor music be limited to an appropriate level. The lighting has been designed to provide the minimum amount needed to properly light and secure the parking areas.

4. What time will events conclude on the property? Estimated to be 11:00 pm.

5. What time will live music conclude on the property? Estimated to be 11:00 pm.

6. If adjacent property owners have issues with noise, vibration or illumination, who may they contact to have their issues resolved? COZ2025-009, MPL2025-006, SP2025-031, PLAT2025-011 and PR2025-016 June 9, 2025 14 A single contact number will be provided that residents can call with any issues. The exact person who receives the call may vary.

7. Will the building be open to the public to access the gift shop/bookstore or museum? Yes. It won't be open every day, but we will most likely have a day or weekend once a month where the castle is open to the public.

8. Who is responsible for picking up litter and trash after each event? Each event will have a clear checklist of items that must be performed. This list will include trash pickup after each event.

9. What signage is proposed on site? There will be a small Sauer Castle sign that is well-designed and appropriate for the neighborhood.

10. 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

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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. Acknowledged.

11. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a wellkept manner, such screening need not be provided. Acknowledged.

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SAUER CASTLE NEIGHBORHOOD MEETING

5/22/25

Name	Address
Charles Elliott	1803 So. 10 KCK
Jeffrey Pearson	1034 Shawnee Rd. KCKS
John Rodriguez	1820 South mill terrace
LARRY VANSEL	1824 S. MILL TER. KCK 66103
Maria Arzaga	928 Shawnee Rd KCKS 66103
Grace Mayer	4300 Jolliam St. KC, Mo
James Bailey	910 Shawnee Rd 66103
Jeffrey Lysinger	1700 W. 37th Ave KCKS 66103
Jim Clinkenbeard	2014 FEDERAL KCK 66103
Jerry A. Bailey	944 Shawnee RD KCK 66103
Donald Cox	948 Shawnee Rd KCK 66103
Cindy Adams	948 Shawnee Road KCK 66103
Sandra Ayala	970 Shawnee Rd KCK 66103
Daniel Serda	1816 S Mill Ter KCK 66103

COMMENTS/CONCERNS FROM THE SAUER CASTLE NEIGHBORHOOD MEETING

Meeting Date: 5/22/25

Mike opened the meeting by explaining the applications that have been submitted, and the overall plan for the property. The following questions/comments were raised:

1. The sewer line along Shawnee Road is shallow under the pavement and sometimes the pavement will slightly sink in that area. Will the additional traffic make this worse?
2. Drivers exceed the speed limit along Shawnee Road. Will the additional traffic make this worse?
3. Someone suggested speed bumps, but others didn't like that idea.
4. Someone suggested that police officers be present during events.
5. It was asked if any other entrances to the property were considered in addition to Shawnee Road.
6. A question was asked about how bright the parking lot lights would be.
7. Someone thought the events could be too noisy, and there are many elderly residents in the area.
8. Someone asked how late the events would go.
9. Someone said the bend in Shawnee Road was too tight, and people cut the corner when driving through there.
10. Someone didn't like how people stop and pull onto the sidewalk in front of the castle to look at it. There are several 'no parking' signs already there. Should a pull-off area be built? Should additional signs be installed?
11. It was suggested that a communication be sent to the neighbors when an event takes place.
12. Someone asked what the total occupancy of an event is.
13. Someone asked what will happen with the larger parcels to the South of Sauer Castle, and the other structure ruins on the grounds.
14. Several attendees expressed appreciation for restoring the castle.

Mike ended the meeting and told everyone that they are welcome to contact him directly if they have any additional questions or concerns.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-009.
2. That I conducted a neighborhood meeting on 5/22/25.
3. The notice to nearby property owners was sent on 5/7/25.
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

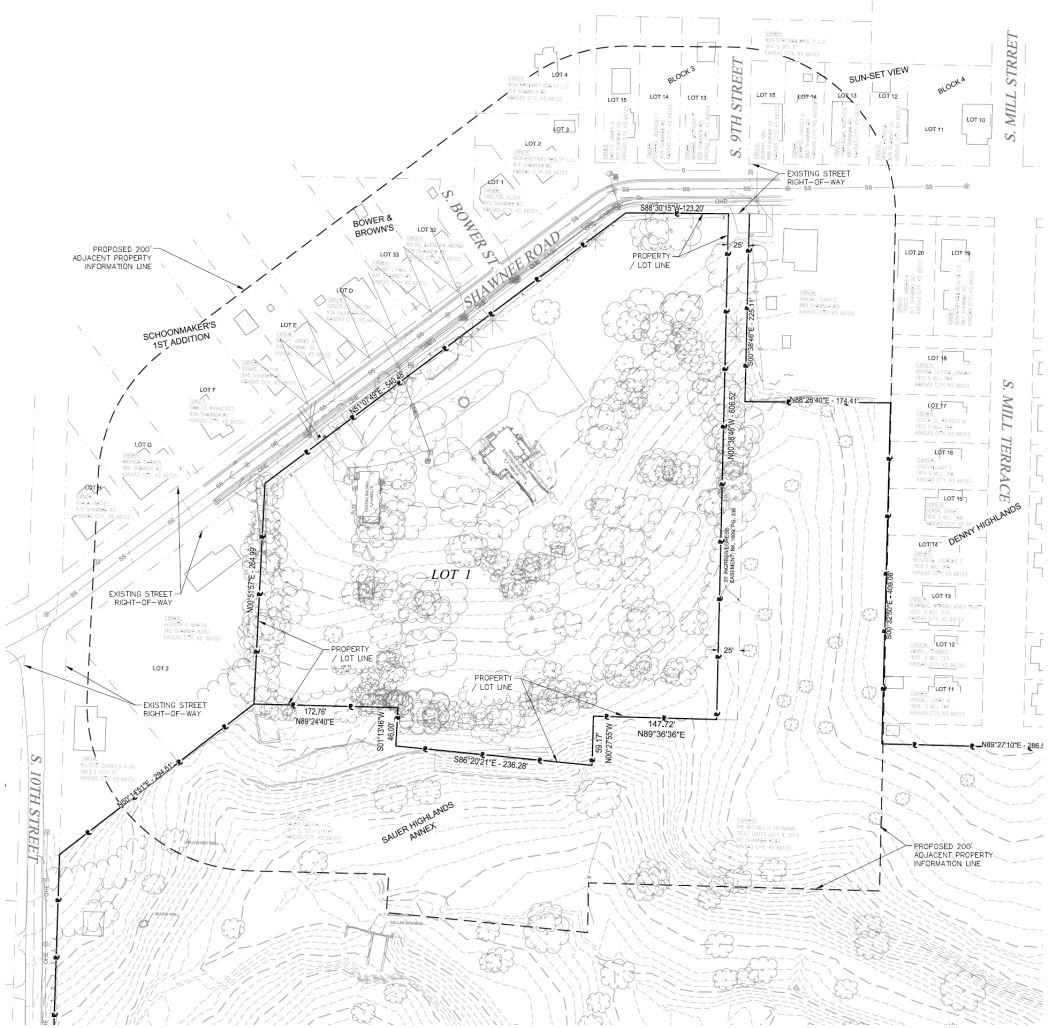
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of May, 2025.

My commission expires 7th of February, 2029.

MARC A. NUNEZ
Notary Public - State of Kansas
My Appt. Expires 2/7/29

Notary Public

PRELIMINARY PLAT OF
SAUER CASTLE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°20'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51°14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51°14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°01'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°05'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2. THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.

THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232, MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.

CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.

BASIS OF BEARINGS – KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.

EXISTING SURVEY LEGEND

LINEWORK
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND CABLE
- GAS
- FIELD FENCE
- CHAIN LINK FENCE
- EDGE OF WOODS
- EDGE OF TREES
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- EASEMENT
- TOP/BOTTOM OF SLOPE
- ROAD CENTERLINE
- WATERWAY FLOWLINE

MONUMENTS
- MONUMENT FOUND (FIRST TYPE)

TELECOMMUNICATIONS
- TELEPHONE PEDESTAL

VEGETATION
- CONIFEROUS TREE (SIZE VARIES)
- DECIDUOUS TREE (SIZE VARIES)
- TREE STUMP (SIZE VARIES)

SANITARY SEWER
- SANITARY SEWER MANHOLE

STORM SEWER
- STORM SEWER MANHOLE

WATER
- FIRE HYDRANT
- WATER METER
- WATER SPIGOT
- WATER VALVE

ELECTRIC
- AIR CONDITIONING UNIT
- ELECTRIC METER

GAS
- GAS METER
- GAS REGULATOR
- GAS RISER
- GAS VALVE

GENERAL SITE FEATURES
- GUY WIRE
- MAILBOX
- SIGN- DOUBLE POST
- UTILITY POLE

N

60 30 0 60

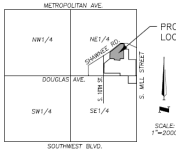
ABBREVIATIONS

CP	CONTROL POINT	DI	DUCTILE IRON PIPE
BM	BENCHMARK	CMP	CORRUGATED METAL PIPE
ROW	RIGHT-OF-WAY	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
GU	GUTTER	VCP	VITRIFIED CLAY PIPE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
ASPH	ASPHALT	RCP	REINFORCED CONCRETE PIPE
PCC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
FL	FLOWLINE	FF	FINISHED FLOOR
RIM	ELEVATION AT RIM	BPC	BLUE PLASTIC CAP
W	WITH	YPC	YELLOW PLASTIC CAP
TYP	TYPICAL	OPC	ORANGE PLASTIC CAP
FND	FOUND	GPC	GREEN PLASTIC CAP
UNK	UNKNOWN		

UTILITY WARNING

THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 316-687-2470



VICINITY MAP
SEC. 28-11-25

GENERAL NOTES:

Contours shown hereon are at two foot intervals

The subject property address is: 935 Shawnee Road.

TOPOGRAPHIC INFORMATION:
The topographic information is from a survey performed by McClure, dated – December 3, 2024.

EXISTING PROPERTY ZONING:
R-1, "SINGLE FAMILY DISTRICT"
R-2, "TWO FAMILY DISTRICT"

ADJACENT PROPERTY ZONING WITHIN THE 200' BUFFER:
R-1, "SINGLE FAMILY DISTRICT"

PROPOSED PROPERTY ZONING:

OWNER

SAUER CASTLE, LLC
935 SHAWNEE ROAD
KANSAS CITY, KANSAS 66103
ATTN: MIKE HEITMANN
EMAIL: MIKE@MIKEHEITMANN.COM

CIVIL ENGINEER

McCLURE
11033 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: PATRICK L. KULLBERG
PHONE: (913) 888-7800
FAX: (913) 888-7868
EMAIL: PKULLBERG@MCCLUREVISION.COM

McCLURE
making lives better.

11031 Strang Line Road
Lenexa, Kansas 66215
P. 913-888-7800
F. 913-888-4868

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

PRELIMINARY PLAT

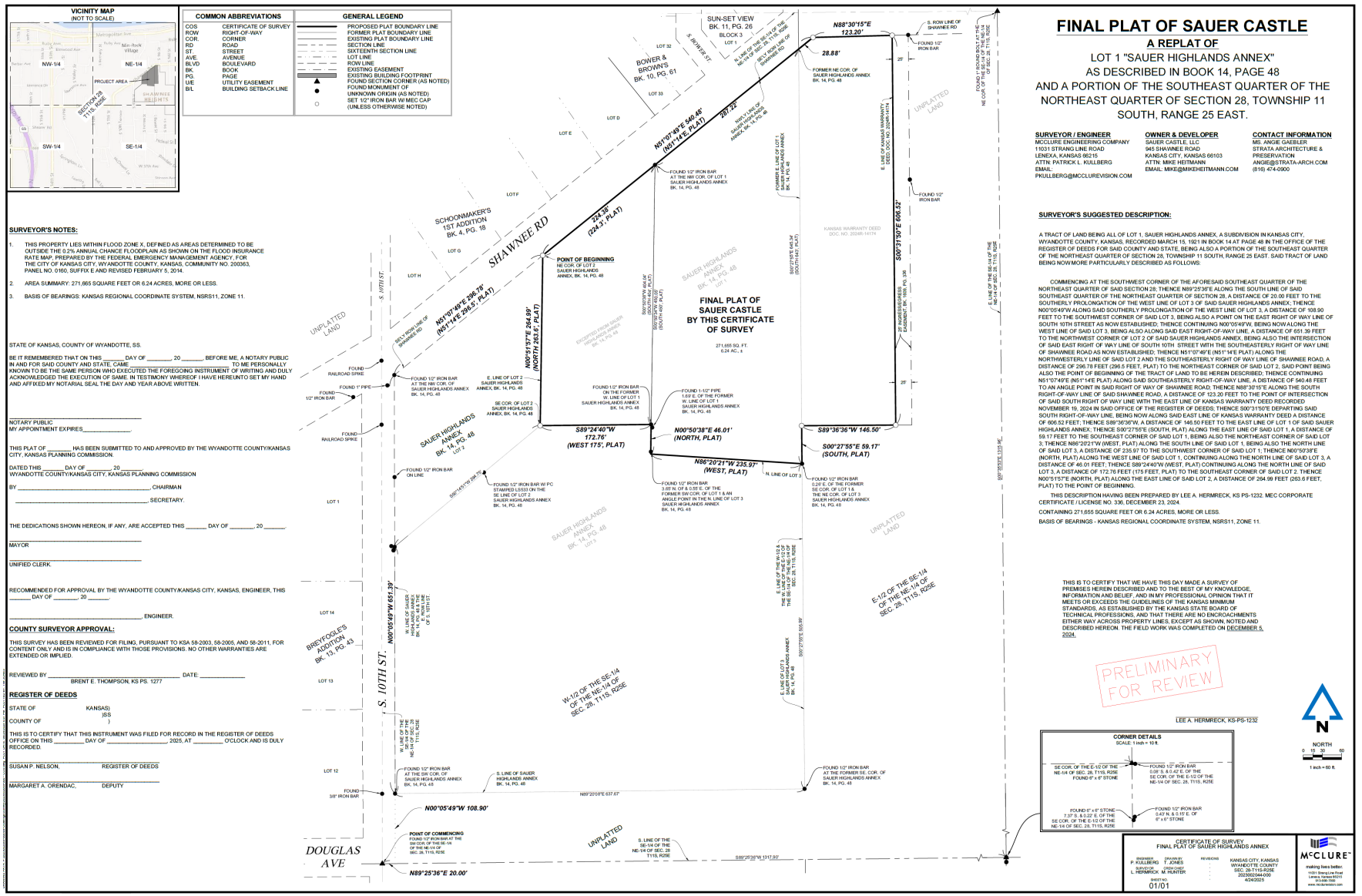
KANSAS CITY, KANSAS

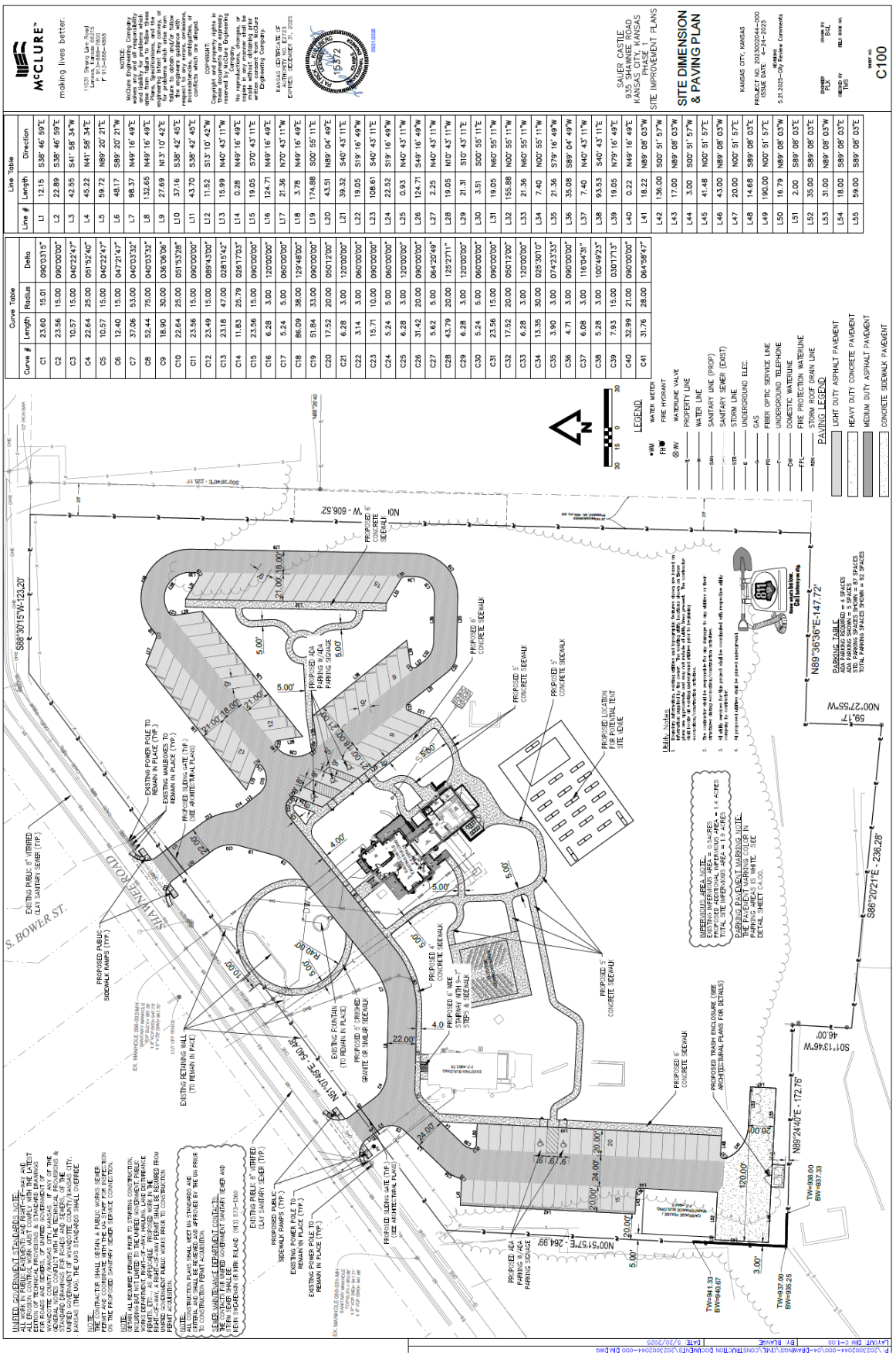
PROJECT NO. 20230022044-000
ISSUE DATE: 4-24-2025

REVISIONS

ENGINEER: PLK
DRAWN BY: BGL
CHECKED BY: TMS
FIELD BOOK NO.

SHEET NO.
C000


VICINITY MAP
(NOT TO SCALE)
PROJECT AREA
SECTION 28 T11S R25E
NW-1/4
NE-1/4
SW-1/4
SE-1/4
COMMON ABBREVIATIONS
COS CERTIFICATE OF SURVEY
ROW RIGHT-OF-WAY
COR. CORNER
RD ROAD
ST. STREET
AVE AVENUE
BLVD BOULEVARD
BK. BOOK
PG. PAGE
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE
GENERAL LEGEND
PROPOSED PLAT BOUNDARY LINE
FORMER PLAT BOUNDARY LINE
EXISTING PLAT BOUNDARY LINE
SECTION LINE
SIXTEENTH SECTION LINE
LOT LINE
ROW LINE
EXISTING EASEMENT
EXISTING BUILDING FOOTPRINT
FOUND SECTION CORNER (AS NOTED)
FOUND MONUMENT OF UNKNOWN ORIGIN (AS NOTED)
SET 1/2" IRON BAR W/ MEC CAP (UNLESS OTHERWISE NOTED)
SURVEYOR'S NOTES:
1. THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, COMMUNITY NO. 200363, PANEL NO. 0160, SUFFIX E AND REVISED FEBRUARY 5, 2014.
2. AREA SUMMARY: 271,665 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.
3. BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.
STATE OF KANSAS, COUNTY OF WYANDOTTE, SS.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20 _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY APPOINTMENT EXPIRES_____.
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND APPROVED BY THE WYANDOTTE COUNTY/KANSAS CITY, KANSAS PLANNING COMMISSION.
DATED THIS _____ DAY OF _____, 20 _____.
WYANDOTTE COUNTY/KANSAS CITY, KANSAS PLANNING COMMISSION
BY _____, CHAIRMAN
_____, SECRETARY.
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 20 _____.
MAYOR
UNIFIED CLERK.
RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY/KANSAS CITY, KANSAS, ENGINEER, THIS _____ DAY OF _____, 20 _____.
_____, ENGINEER.
COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS PS. 1277
REGISTER OF DEEDS
STATE OF KANSAS)
) SS
COUNTY OF)
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK AND IS DULY RECORDED.
SUSAN P. NELSON, REGISTER OF DEEDS
MARGARET A. ORENDAC, DEPUTY
SUN-SET VIEW BK. 11, PG. 26
BLOCK 3
LOT 1
LOT 32
LOT 33
BOWER & BROWN'S BK. 10, PG. 61
S. BOWER ST
LOT D
LOT E
LOT F
LOT G
LOT H
SCHOONMAKER'S 1ST ADDITION BK. 4, PG. 18
SHAWNEE RD
S. 10TH ST.
UNPLATTED LAND
N88°30'15"E 123.20'
28.88'
S. ROW LINE OF SHAWNEE RD
FOUND 1/2" IRON BAR
FORMER NE COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N51°07'49"E 540.46' (N51°14'E, PLAT)
287.22'
224.36' (224.5', PLAT)
N51°07'49"E 296.76' (N51°14'E 296.5', PLAT)
N00°31'57"E 264.49' (NORTH 265.5', PLAT)
POINT OF BEGINNING
NE COR. OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
FOUND 1/2" IRON BAR AT THE NW COR. OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FORMER E. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
E. LINE OF KANSAS WARRANTY DEED, DOC. NO. 2024R-14174
S00°31'50"E 606.52'
FOUND 1/2" IRON BAR
KANSAS WARRANTY DEED DOC. NO. 2024R-14174
S00°2'35"E 645.34' (SOUTH 643', PLAT)
SURVEYOR'S AFFAF SOUTH 643', PLAT)
EIGHTEEN-FOOT SAUER HIGHLANDS ANNEX BK. 14, PG. 48
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 1
25' INGRESS/EGRESS EASEMENT, BK. 1808, PG. 336
25'
FINAL PLAT OF SAUER CASTLE BY THIS CERTIFICATE OF SURVEY
27,1,655 SQ. FT. 6.24 AC., ±
FOUND RAILROAD SPIKE
FOUND 1/2" IRON BAR
FOUND 1" PIPE
FOUND 1/2" IRON BAR AT THE NW COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
E. LINE OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
SE COR. OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
FOUND 1/2" IRON BAR ON THE FORMER W. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1-1/2" PIPE 1.62 E. OF THE FORMER W. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S89°24'40"W 172.76' (WEST 175', PLAT)
N00°50'38"E 46.01' (NORTH, PLAT)
S89°36'36"W 146.50'
S00°27'55"E 59.17' (SOUTH, PLAT)
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 2
FOUND 1/2" IRON BAR ON LINE
S86°15'17"W 206.75'
FOUND 1/2" IRON BAR W/ PC STAMPED LS533 ON THE SE LINE OF LOT 2 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N86°20'21"W 235.97' (WEST, PLAT)
N. LINE OF LOT 3
FOUND 1/2" IRON BAR 3.65' N. OF & 0.55' E. OF THE FORMER SW COR. OF LOT 1 & AN ANGLE POINT IN THE N. LINE OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1/2" IRON BAR, 0.20' E. OF THE FORMER SE COR. OF LOT 1 & THE NE COR. OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S00°3'55"E 1325.96'
E. LINE OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 3
UNPLATTED LAND
E. LINE OF THE W-1/2 & THE E-1/2 OF THE NE-1/4 OF THE SE-1/4 OF SEC. 28, T11S, R25E
E-1/2 OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
S00°27'55"E 616.59'
E. LINE OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
W-1/2 OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
W. LINE OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48 & THE W. LINE OF E. 10TH ST.
N00°05'49"W 651.39'
BREYTOGLE'S ADDITION BK. 13, PG. 43
LOT 14
LOT 13
LOT 12
S. 10TH ST.
W. LINE OF THE SE-1/4 OF SEC. 28 T11S, R25E
FOUND 1/2" IRON BAR AT THE SW COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S. LINE OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1/2" IRON BAR AT THE FORMER SE. COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N89°20'06"E 637.67'
FOUND 3/8" IRON BAR
N00°05'49"W 108.90'
POINT OF COMMENCING FOUND 1/2" IRON BAR AT THE SW COR. OF THE NE-1/4 OF SEC. 28, T11S, R25E
N89°25'36"E 20.00'
DOUGLAS AVE
UNPLATTED LAND
S. LINE OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28 T11S, R25E
S89°25'36"W 1317.80'
FOUND 1" ROUND BOLT AT THE NE COR. OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FINAL PLAT OF SAUER CASTLE
A REPLAT OF
LOT 1 "SAUER HIGHLANDS ANNEX"
AS DESCRIBED IN BOOK 14, PAGE 48
AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST.
SURVEYOR / ENGINEER
MCCLURE ENGINEERING COMPANY
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: PATRICK L. KULLBERG
EMAIL: PKULLBERG@MCCLUREVISION.COM
OWNER & DEVELOPER
SAUER CASTLE, LLC
945 SHAWNEE ROAD
KANSAS CITY, KANSAS 66103
ATTN: MIKE HEITMANN
EMAIL: MIKE@MIKEHEITMANN.COM
CONTACT INFORMATION
MS. ANGIE GAEBLER
STRATA ARCHITECTURE & PRESERVATION
ANGIE@STRATA-ARCH.COM
(816) 474-0900
SURVEYOR'S SUGGESTED DESCRIPTION:
A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°05'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51° 14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51° 14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°31'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°50'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.
THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232. MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.
CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.
BASIS OF BEARINGS - KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.
THIS IS TO CERTIFY THAT WE HAVE THIS DAY MADE A SURVEY OF PREMISES HEREIN DESCRIBED AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION THAT IT MEETS OR EXCEEDS THE GUIDELINES OF THE KANSAS MINIMUM STANDARDS, AS ESTABLISHED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, NOTED AND DESCRIBED HEREON. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2024.
PRELIMINARY FOR REVIEW
LEE A. HERMRECK, KS-PS-1232
CORNER DETAILS
SCALE: 1 inch = 10 ft.
SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E FOUND 6" x 6" STONE
FOUND 1/2" IRON BAR 0.08' S. & 0.42' E. OF THE SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FOUND 6" x 6" STONE 7.37' S. & 0.22' E. OF THE SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FOUND 1/2" IRON BAR 0.47' N. & 0.15' E. OF 6" x 6" STONE
NORTH
0 15 30 60
1 inch = 60 ft.
CERTIFICATE OF SURVEY
FINAL PLAT OF SAUER HIGHLANDS ANNEX
ENGINEER P. KULLBERG
SURVEYOR L. HERMRECK
DRAWN BY T. JONES
CHECKED M. HUNTER
SHEET NO. 01/01
REVISIONS
KANSAS CITY, KANSAS
WYANDOTTE COUNTY
SEC. 28-T11S-R25E
20250604-000
4/24/2025
McCLURE
making lives better.
11031 Strang Line Road
Lenexa, Kansas 66215
913.888.1666
www.mcclurevision.com


SITE DIMENSION & PAVING PLAN
SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE
SITE IMPROVEMENT PLANS
KANSAS CITY, KANSAS
PROJECT NO. 20230202044-000
ISSUE DATE: 5-21-2025
REVISIONS
5.21.2025-City Review Comments
SHEET NO.
C100
McCLURE
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LEGEND
PAVING LEGEND
LIGHT DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
MEDIUM DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
PARKING TABLE
UTILITY NOTES
GENERAL NOTES
SHAWNEE ROAD
S. BOWER ST.
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED ADA PARKING SIGNAGE
PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
PROPOSED LOCATION FOR POTENTIAL TENT
EXISTING RETAINING WALL (TO REMAIN IN PHASE)
EXISTING POWER POLE TO REMAIN IN PLACE (TYP.)
EXISTING MAILBOXES TO REMAIN IN PLACE (TYP.)
PROPOSED PUBLIC SIDEWALK RAMPS (TYP.)
EXISTING PUBLIC 8" VITRIFIED CLAY SANITARY SEWER (TYP.)
PROPOSED 6' WIDE STAIRWAY WITH 9" STEPS & SIDEWALK
EXISTING FOUNTAIN (TO REMAIN IN PLACE)
PROPOSED 3' GROUND GRANITE OR SIMILAR SIDEWALK
PROPOSED SLIDING GATE (TYP.) (SEE ARCHITECTURAL PLANS)
EX. MANHOLE (MH-001) RIM EL. 1015.03 INVERT EL. 1006.53 (NORTH) INVERT EL. 1006.53 (SOUTH)
EX. MANHOLE (MH-002) RIM EL. 1015.03 INVERT EL. 1006.53 (NORTH) INVERT EL. 1006.53 (SOUTH)
S88°30'15"W-123.20'
N89°36'36"E-147.72'
S86°20'21"E - 236.28'
N00°27'55"W
59.17'
S01°13'46"W
46.00'
N89°24'40"E - 172.76'
N00°51'57"E - 264.99'
N01°04'36"W - 306.00'
N01°04'36"W - 606.52'
S00°36'46"E - 225.11'
TW=941.33
BW=940.67
TW=937.00
BW=936.25
TW=939.00
BW=937.33
PARKING TABLE
TOTAL PARKING SPACES SHOWN = 87 SPACES
ADA PARKING SHOWN = 5 SPACES
STD. PARKING SPACES SHOWN = 82 SPACES
PARKING PAVEMENT MARKING NOTE:
THE PAVEMENT MARKING COLOR IN PARKING AREA 'L' WILL BE YELLOW. SEE DETAIL SHEET C4.00.
PARKING AREA 'L' = 0.5 ACRES
EXISTING IMPERVIOUS AREA = 1.4 ACRES
PROPOSED ADDITIONAL IMPERVIOUS AREA = 1.9 ACRES
TOTAL SITE IMPERVIOUS AREA = 3.3 ACRES
UNIFIED GOVERNMENT STANDARDS NOTE:
ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR PUBLIC IMPROVEMENTS AND SPECIFICATIONS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS, THE TECHNICAL PROVISIONS & STANDARDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG) THE UG'S STANDARDS SHALL OVERRIDE
NOTE:
THE CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS AND SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE PROPOSED SANITARY SEWER SERVICE CONNECTION.
NOTE:
NO WORK SHALL BE PERMITTED WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT UNTIL THE CONTRACTOR HAS OBTAINED A RIGHT-OF-WAY HOLDING LAND DISTURBANCE PERMIT FROM THE PUBLIC WORKS DEPARTMENT. FOR ANY WORK IN THE RIGHT-OF-WAY, A RIGHT-OF-WAY PERMIT SHALL BE REQUIRED FROM UNIFIED GOVERNMENT PUBLIC WORKS PRIOR TO CONSTRUCTION
NOTE:
ALL CONSTRUCTION PLANS SHALL MEET UG STANDARDS AND CRITERIA AND SHALL BE REVIEWED AND APPROVED BY THE UG PRIOR TO THE START OF CONSTRUCTION.
SEWER MAINTENANCE RESPONSIBILITY NOTE:
THE CONTACT FOR UNIFIED GOVERNMENT SANITARY SEWER AND STORM SEWER SHALL BE
KEVIN ANDERSON, PLAN REVIEW (913) 573-5565
Utility Notes
GENERAL NOTES
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
NOTE:
ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL UTILITIES TO BE INSTALLED WITH PROPOSED DEVELOPMENT SHALL BE PLACED UNDERGROUND.
NOTE:
ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL UTILITIES TO BE INSTALLED WITH PROPOSED DEVELOPMENT SHALL BE PLACED UNDERGROUND.
Curve Table
Curve # | Length | Radius | Delta
C1 | 23.60 | 15.01 | 090°03'15"
C2 | 23.56 | 15.00 | 090°00'00"
C3 | 10.57 | 15.00 | 040°22'47"
C4 | 22.64 | 25.00 | 051°52'40"
C5 | 10.57 | 15.00 | 040°22'47"
C6 | 12.40 | 15.00 | 047°21'47"
C7 | 37.06 | 53.00 | 040°03'32"
C8 | 52.44 | 75.00 | 040°03'32"
C9 | 18.90 | 30.00 | 036°06'06"
C10 | 22.64 | 25.00 | 051°53'28"
C11 | 23.56 | 15.00 | 090°00'00"
C12 | 23.49 | 15.00 | 089°43'00"
C13 | 23.18 | 47.00 | 028°15'42"
C14 | 11.83 | 25.79 | 026°17'03"
C15 | 23.56 | 15.00 | 090°00'00"
C16 | 6.28 | 3.00 | 120°00'00"
C17 | 5.24 | 5.00 | 060°00'00"
C18 | 86.09 | 38.00 | 129°48'00"
C19 | 51.84 | 33.00 | 090°00'00"
C20 | 17.52 | 20.00 | 050°12'00"
C21 | 6.28 | 3.00 | 120°00'00"
C22 | 3.14 | 3.00 | 060°00'00"
C23 | 15.71 | 10.00 | 090°00'00"
C24 | 5.24 | 5.00 | 060°00'00"
C25 | 6.28 | 3.00 | 120°00'00"
C26 | 31.42 | 20.00 | 090°00'00"
C27 | 5.62 | 5.00 | 064°20'49"
C28 | 43.79 | 20.00 | 125°27'11"
C29 | 6.28 | 3.00 | 120°00'00"
C30 | 5.24 | 5.00 | 060°00'00"
C31 | 23.56 | 15.00 | 090°00'00"
C32 | 17.52 | 20.00 | 050°12'00"
C33 | 6.28 | 3.00 | 120°00'00"
C34 | 13.35 | 30.00 | 025°30'10"
C35 | 3.90 | 3.00 | 074°23'33"
C36 | 4.71 | 3.00 | 090°00'00"
C37 | 6.08 | 3.00 | 116°04'31"
C38 | 5.28 | 3.00 | 100°49'23"
C39 | 7.93 | 15.00 | 030°17'13"
C40 | 32.99 | 21.00 | 090°00'00"
C41 | 31.76 | 28.00 | 064°58'47"
Line Table
Line # | Length | Direction
L1 | 12.15 | S38° 46' 59"E
L2 | 22.89 | S38° 46' 59"E
L3 | 42.55 | S41° 58' 34"W
L4 | 45.22 | N41° 58' 34"E
L5 | 59.72 | N89° 20' 21"E
L6 | 48.17 | S89° 20' 21"W
L7 | 98.37 | N49° 16' 49"E
L8 | 132.65 | N49° 16' 49"E
L9 | 27.69 | N13° 10' 42"E
L10 | 37.16 | S38° 42' 45"E
L11 | 43.70 | S38° 42' 45"E
L12 | 11.52 | S13° 10' 42"W
L13 | 15.99 | N40° 43' 11"W
L14 | 0.28 | N49° 16' 49"E
L15 | 19.05 | S70° 43' 11"E
L16 | 124.71 | N49° 16' 49"E
L17 | 21.36 | N70° 43' 11"W
L18 | 3.78 | N49° 16' 49"E
L19 | 174.88 | S00° 55' 11"E
L20 | 43.51 | N89° 04' 49"E
L21 | 39.32 | S40° 43' 11"E
L22 | 19.05 | S19° 16' 49"W
L23 | 108.61 | S40° 43' 11"E
L24 | 22.52 | S19° 16' 49"W
L25 | 0.93 | N40° 43' 11"W
L26 | 124.71 | S49° 16' 49"W
L27 | 2.25 | N40° 43' 11"W
L28 | 19.05 | N10° 43' 11"W
L29 | 21.31 | S10° 43' 11"E
L30 | 3.51 | S00° 55' 11"E
L31 | 19.05 | N60° 55' 11"W
L32 | 155.88 | N00° 55' 11"W
L33 | 21.36 | N60° 55' 11"W
L34 | 7.40 | N00° 55' 11"W
L35 | 21.36 | S79° 16' 49"W
L36 | 35.08 | S89° 04' 49"W
L37 | 7.40 | N40° 43' 11"W
L38 | 93.53 | S40° 43' 11"E
L39 | 19.05 | N79° 16' 49"E
L40 | 0.22 | N49° 16' 49"E
L41 | 18.22 | N89° 08' 03"W
L42 | 136.00 | S00° 51' 57"W
L43 | 17.00 | N89° 08' 03"W
L44 | 3.00 | S00° 51' 57"W
L45 | 41.48 | N00° 51' 57"E
L46 | 43.00 | N89° 08' 03"W
L47 | 20.00 | N00° 51' 57"E
L48 | 14.68 | S89° 08' 03"E
L49 | 190.00 | N00° 51' 57"E
L50 | 16.79 | N89° 08' 03"W
L51 | 2.00 | S89° 08' 03"E
L52 | 35.00 | S89° 08' 03"E
L53 | 31.00 | N89° 08' 03"W
L54 | 18.00 | S89° 08' 03"E
L55 | 59.00 | S89° 08' 03"E
UNIFIED GOVERNMENT STANDARDS NOTE:
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KEVIN ANDERSON, PLAN REVIEW (913) 573-5565
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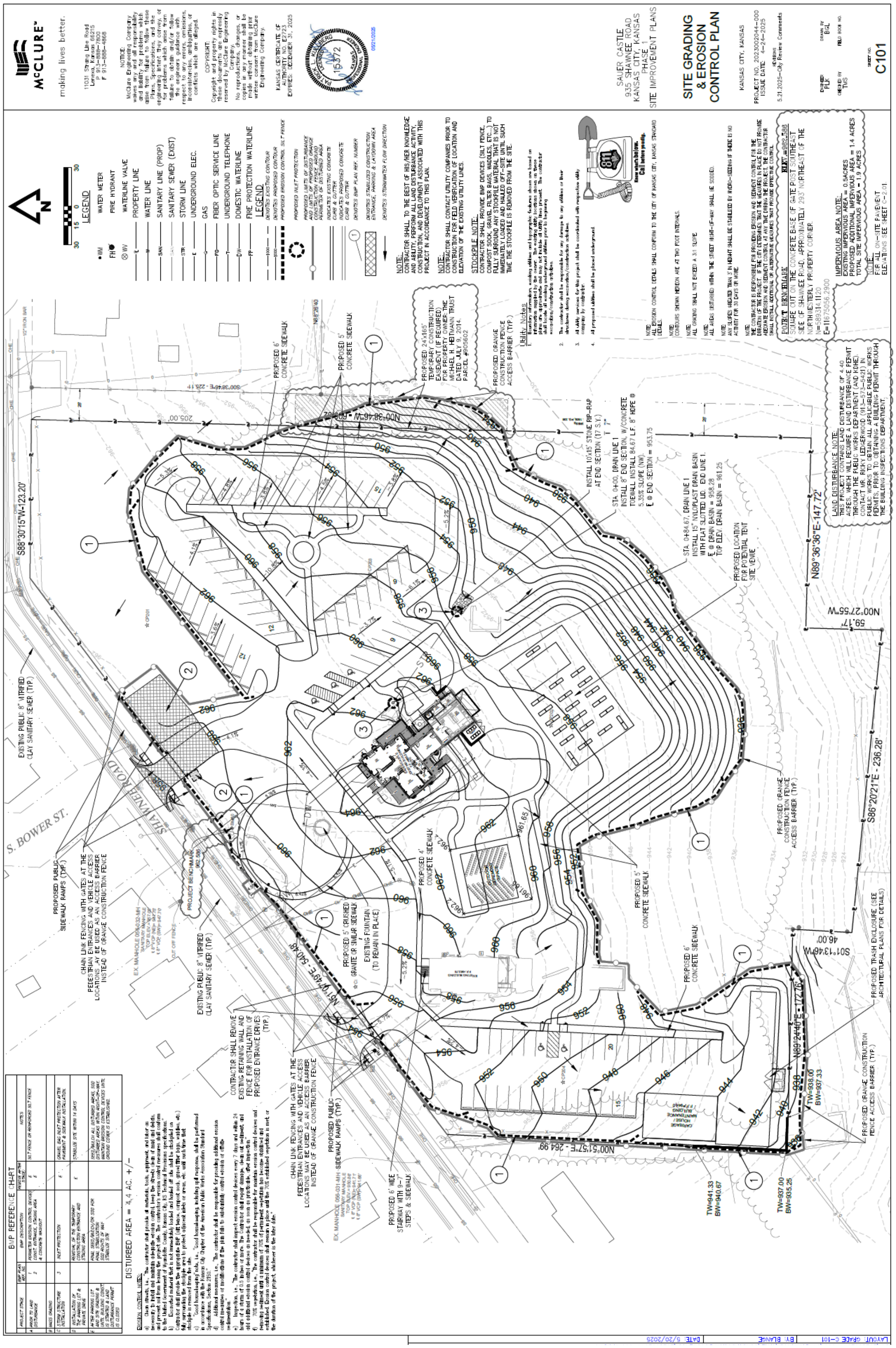
EXPIRES: DECEMBER 31, 2025
15372
PROFESSIONAL ENGINEER
STATE OF KANSAS
05/21/2025
1535 Penn Ave. Suite 200
Kansas City, MO 64108
P 913-888-1800
F 913-888-1888
DESIGNED BY
PHASE
DRAWN BY
PLS
CHECKED BY
TMS
FILE BOOK NO.
DATE: 5/20/2025
BY: BLANKE
LAYOUT TAB: C-1-100
P:\20230202044-000\04-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\20230202044-000 CIVIL.DWG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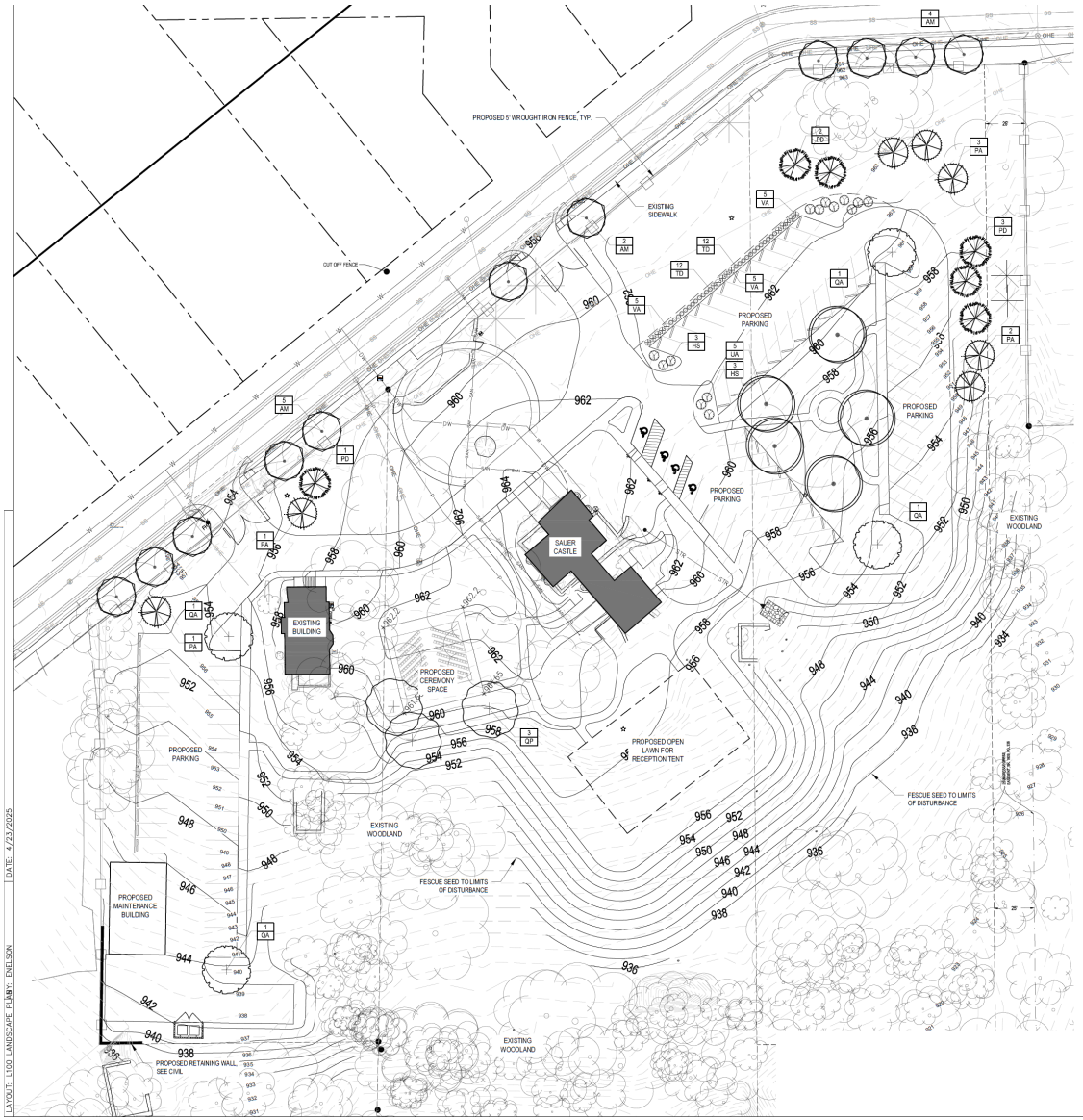
LEGEND
BMP REFERENCE CHART
DISTURBED AREA = 4.4 AC. +/-
SHAWNEE ROAD
S. BOWER ST.
SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE 1
SITE IMPROVEMENT PLANS
SITE GRADING & EROSION CONTROL PLAN
C101



LANDSCAPE SCHEDULE

TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	RE
	AM	11	Acer miyabei 'Morton'	State Street™ Miyabe Maple	B & B	2.5" Cal.	
	PA	7	Picea abies	Norway Spruce	B & B	6'-7' Ht.	
	PD	6	Picea glauca 'Densata'	Black Hills White Spruce	B & B	6'-7' Ht.	
	QA	4	Quercus alba	White Oak	B & B	2.5" Cal.	
	QP	3	Quercus phellos	Willow Oak	B & B	2.5" Cal.	
	UA	5	Ulmus x 'Morton'	Accolade™ Elm	B & B	2.5" Cal.	

SHRUBS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	RE
	HS	14	Hamamelis vernalis	Ozark Witchhazel	#3/5 Cont. (Min. 24" Ht.)	6' o.c.	
	TD	24	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	#3/5 Cont. (Min. 24" Ht.)	3' o.c.	
	VA	15	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	#3/5 Cont. (Min. 24" Ht.)	4' o.c.	

EXISTING TREE TO REMAIN

LANDSCAPE CALCULATIONS

INTERIOR SITE	# TREES REQUIRED	# TREES PROVIDED
PARKING		
1 TREE per 20 PARKING SPACES TOTAL PARKING SPACES: 92 (92 SPACES / 20)	5	5
SITE AREA		
1 TREE per 7,000 s.f. of SITE AREA SITE AREA: 266,344 s.f. (SITE AREA EXCLUDES BUILDINGS) (266,344 s.f. / 7,000)	38	25*

ALONG R.O.W.	# TREES REQUIRED	# TREES PROVIDED
SHAWNEE ROAD (TOTAL FRONTAGE: 670 l.f.)		
1 STREET TREE per 60 FEET OF R.O.W. (670 lf / 60 = 11)	11	11
1 EVERGREEN/ORNAMENTAL TREE per 30 FEET of R.O.W. (670 l.f. / 30 = 22)	22	0**

*NOTE: INTERIOR TREE REQUIREMENT INTENT TO BE MET BY PRESERVED WOODLAND

**NOTE: ROAD RIGHT-OF-WAY PLANTING DESIGNED TO EMULATE CHARACTER OF HISTORIC LANDSCAPE AND ORIGINAL VIEWSHEDS

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.

2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.

3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.

4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

5. ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING.

6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS.

7. DOUBLE GROUND HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.

8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS.

9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1) CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.

10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.

11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING AND OR SEEDING OPERATIONS.

12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SEEDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE. RE: SPECIFICATIONS

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Lenexa, Kansas 66215
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F 913-888-4888

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

LANDSCAPE PLAN

KANSAS CITY, KANSAS

PROJECT NO. 2023002044-000
ISSUE DATE: 4-24-2025
REVISIONS

ENGINEER: CAR
DRAWN BY: EEN
CHECKED BY: CAR
FIELD BOOK NO.

SHEET NO.
L100

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EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

TREE PRESERVATION PLAN

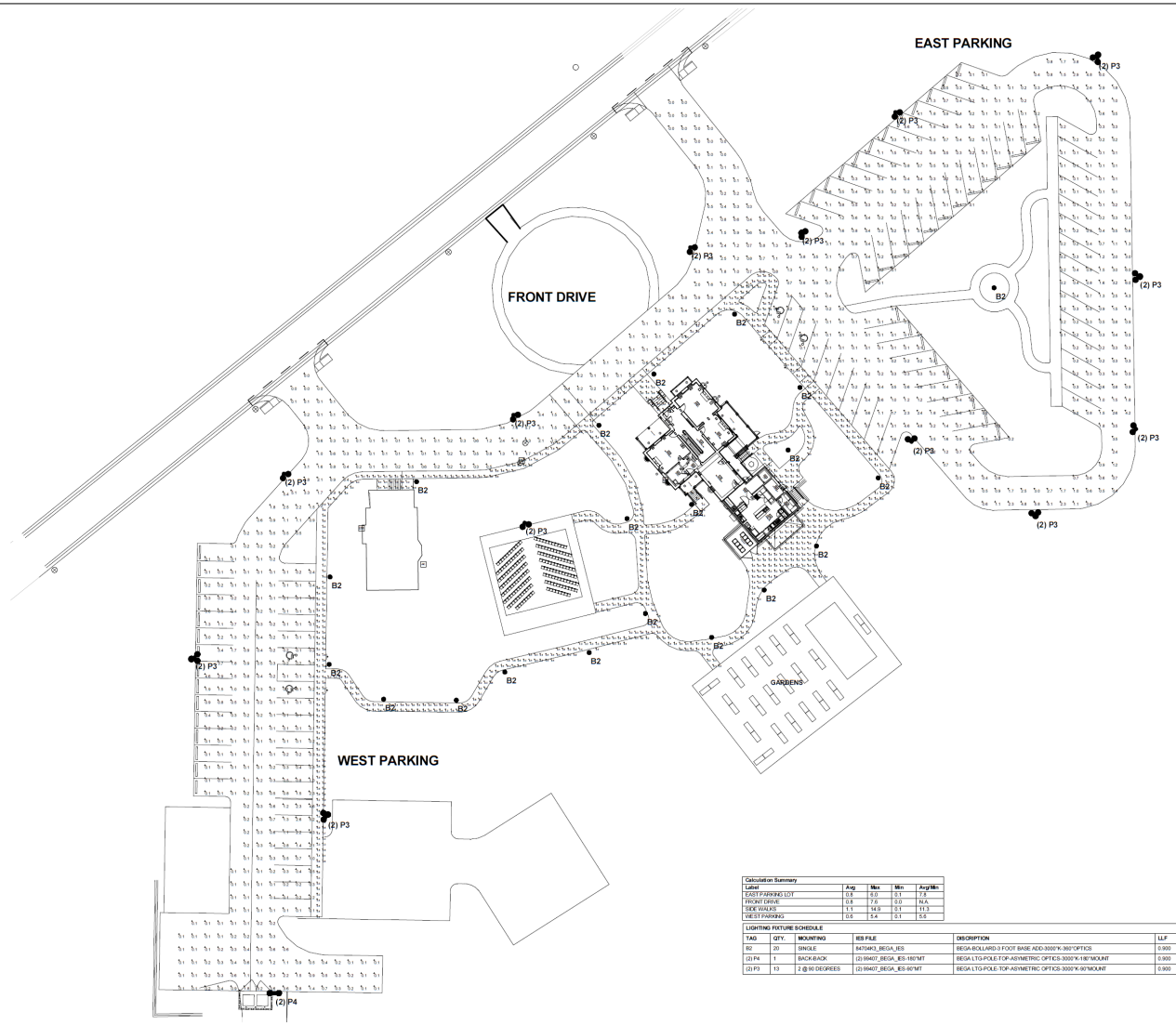
KANSAS CITY, KANSAS

PROJECT NO. 2023002044-000
ISSUE DATE: 4-24-2025

REVISIONS

ENGINEER: CAR
DRAWN BY: EEN
CHECKED BY: CAR
FIELD BOOK NO.

SHEET NO.
L000



NORTH

1 SITE PLAN - LIGHTING - SITE DEVELOPMENT
1" = 20'-0"

Calculation Summary				
Label	Avg	Max	Min	Avg/Min
EAST PARKING LOT	0.8	6.0	0.1	7.8
FRONT DRIVE	0.8	7.6	0.0	N.A.
SIDE WALKS	1.1	14.9	0.1	11.3
WEST PARKING	0.6	5.4	0.1	5.6

LIGHTING FIXTURE SCHEDULE							
TAG	QTY.	MOUNTING	IES FILE	DISCRIPTION	LLF	WATTS	LUMENS
B2	20	SINGLE	8470463_BEGA_IES	BEGA-BOLLARD-3 FOOT BASE ADD-3000°K-360°OPTICS	0.900	20	2005
(2) P4	1	BACK-BACK	(2) 99407_BEGA_IES-180°MT	BEGA LTG-POLE-TOP-ASYMETRIC OPTICS-3000°K-180°MOUNT	0.900	28	3117
(2) P3	13	2 @ 90 DEGREES	(2) 99407_BEGA_IES-90°MT	BEGA LTG-POLE-TOP-ASYMETRIC OPTICS-3000°K-90°MOUNT	0.900	28	3117

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EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE 1
SITE IMPROVEMENT PLANS

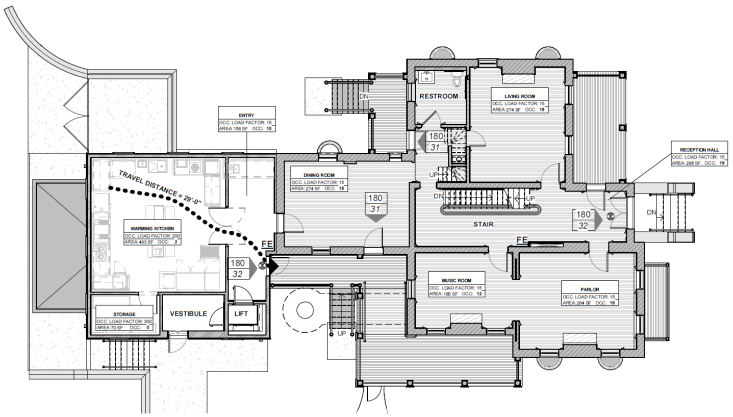
PHILIP L. PRUDEN LICENSED 14175 KANSAS PROFESSIONAL ENGINEER
04/25/2025

KANSAS CITY, KANSAS
PROJECT NO. 202303044.000
ISSUE DATE: 4-25-2025

REVISIONS

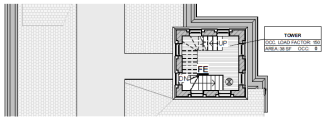
ENGINEER: Designer
DRAWN BY: Author
CHECKED BY: Checker
FIELD BOOK NO.

SHEET NO.
E101



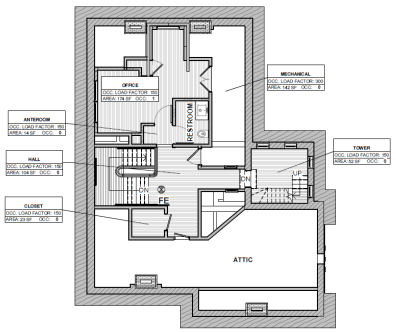
2 Code Analysis_First Level Plan
1/8" = 1'-0"

TOTAL FIRST LEVEL OCCUPANTS: 98



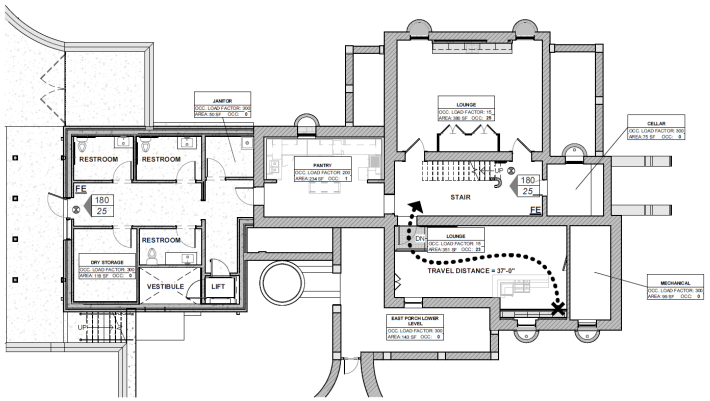
5 Code Analysis_Fourth Level/Mezzanine Plan
1/8" = 1'-0"

TOTAL FOURTH LEVEL MEZZANINE OCCUPANTS: 0



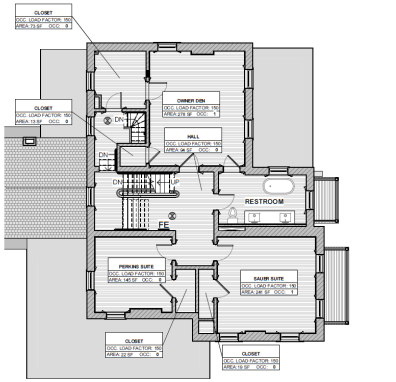
4 Code Analysis_Third Level/Mezzanine Plan
1/8" = 1'-0"

TOTAL THIRD LEVEL MEZZANINE OCCUPANTS: 1



1 Code Analysis_Basement Plan
1/8" = 1'-0"

TOTAL BASEMENT LEVEL OCCUPANTS: 50



3 Code Analysis_Second Level Plan
1/8" = 1'-0"

TOTAL SECOND LEVEL OCCUPANTS: 2

BUILDING CODE ANALYSIS

10.01.24

Project: Sauer Castle Rehabilitation – Kansas City, Kansas

PROJECT SCOPE AND DESCRIPTION

The project scope of work entails rehabilitation of an existing historic building, originally built in the early 1870's. The work area is less than 50% of the building area, so the project is categorized as a Level II Alteration. The occupancy consists of a single tenant with assembly spaces on the Basement and First level, and office areas on the Third Level Mezzanine and Fourth Level Mezzanine.

The construction type is Type V-B. There is a Change of Occupancy from and R-4, Residential to a B, Business. This changes the building to a lesser hazard. The allowable area per level is less than 9,000 square feet, therefore the existing building complies. The B Occupancy allows a two-story building. The existing Third Level and Fourth Levels are mezzanines, so the existing building complies with the allowable height.

APPLICABLE BUILDING CODES

Required Codes:	2018 International Existing Building Code 2018 International Building Code 2018 International Mechanical Code 2018 Uniform Plumbing Code 2017 National Electrical Code 2018 International Fire Code 2018 International Energy Conservation Code 2018 NFPA Life Safety Code 2010 ADA Standards for Accessible Design	Confirmed with City of Kansas City, KS Codes

BUILDING CLASSIFICATION

Occupancy:	Group B Business	IBC 304
Classification of Work:	Level II Alteration	IEBC 603
Construction Type:	Type V-B, Non-Sprinkled	IBC 602.5
Allowable Height:	2 story / 40'-0"	IBC Table 504.3, 504.4
Basic Allowable Area:	9,000 sf per story	IBC Table 506.2
Actual Proposed Area	Basement Level: 1789 sf First Level: 1588 sf Second Level: 1302 sf Third Level Mezzanine 430 sf Fourth Level Mezzanine: 70 sf	

AUTOMATIC SPRINKLER SYSTEM

Fire Protection System:	An automatic fire sprinkler system will not be installed and is not required.	IBC 903.2

FIRE RESISTIVE REQUIREMENTS FOR ELEMENTS OF THE STRUCTURE

	Construction Type V-B	IBC Table 601
Structural Frame:	0-hour	
Bearing Walls Ext:	0-hour	
Bearing Walls Int:	0-hour	
Non-Bearing Walls Int:	0-hour	
Floor Construction:	0-hour	
Roof Construction:	0-hour	
Vertical Shafts:	0-hour	IEBC 802.2.1,Exptn 5.1

MEANS OF EGRESS

Existing Means of Egress:	Occupancy classification change is made to an equal or lesser-hazard category	IEBC 1011.4.2
Common Path of Travel:	100'-0", B Occupancy, <30 occupants	IBC Table 1006.2.1
Number of Exits:	Single Exit at Third Floor, 1 tenant only Single Exit at Second floor, <35 occupants	IEBC 805.3.1, Table 805.3.1.1(2)
Mezzanines	Occupant load <50	IEBC 805.3.2

PLUMBING FIXTURES

Occupant Load:	Business areas (B) = 151 people 76 male, 76 female	IBC Table 1004.5
Minimum number of plumbing fixtures required:		IBC Table 2902.1

Fixture	Male	Female	Male	Female
Water Closet	1 per 25*	1 per 25*	2.52	2.52
Lavatory	1 per 40**	1 per 40**	1.9	1.9
Drinking Fountain	1 per 1,000		1 (Hi-Lo)	
Service Sink	1 required		1	

Actual Number of Fixtures Provided:

Fixture	Male	Female
Water Closet	3	3
Lavatory	3	4
Drinking Fountain	0***	
Service Sink	1	

*1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50

**1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80

***Drinking water is provided at the kitchen and pantry

* * * END OF BUILDING CODE ANALYSIS * * *

CODE SYMBOLS LEGEND

DIRECTION OF EXIT

XXX / XXX — CAPACITY / ACTUAL # OF OCCUPANTS

COMMON PATH OF TRAVEL

EXIT LIGHT

FE — FIRE EXTINGUISHER IN RECESSED CABINET

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MARK GABRIEL LICENSED KANSAS ARCHITECT
10.28.2024

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DATE: 10/28/2024

Code Analysis

SHEET NUMBER:

A002

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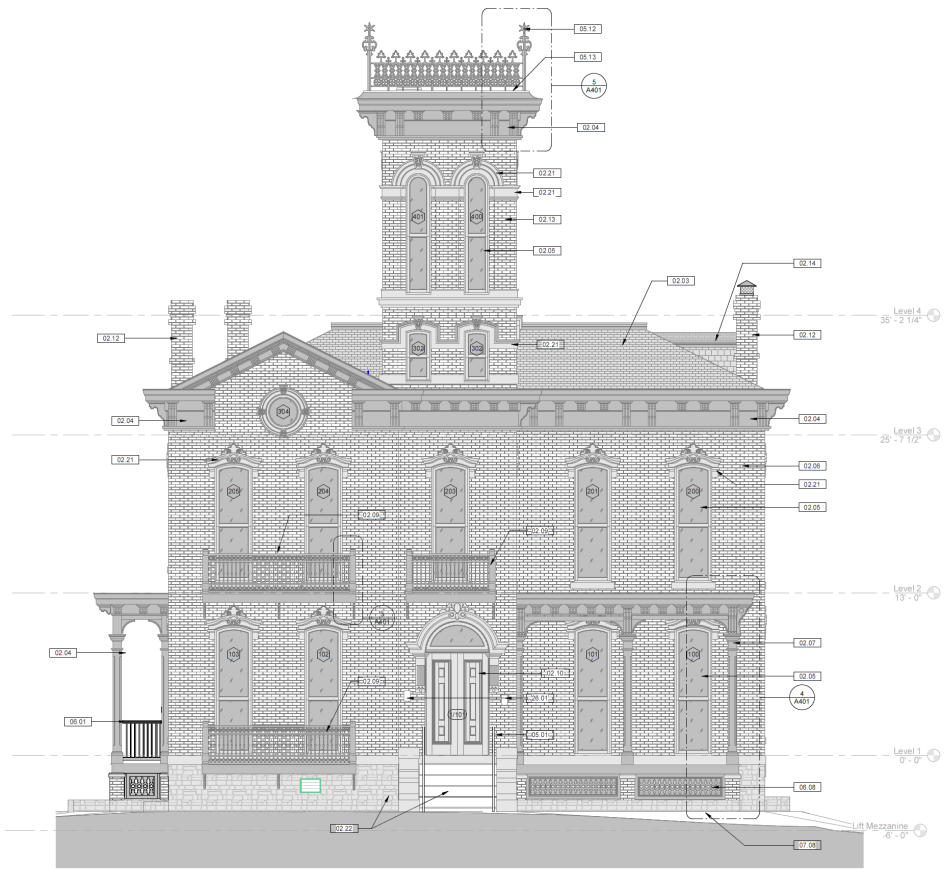

1 Treatment - North Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK, REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK.
02.07	RECONSTRUCT MISSING NW PORCH FRAMING, S/4 TONGUE & GROOVE FLOORING, AND ARCHITECTURAL COMPONENTS FROM ALL NEW MATERIALS, BASED ON SALVAGED COMPONENTS AND HISTORIC PHOTOGRAPHS. INSTALL NEW FLAT-SEAMED COPPER ROOF, FLASHINGS, GUTTERS, AND DOWNSPOUTS
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.10	RESTORE EXISTING FRONT ENTRANCE DOORS, HARDWARE, AND TRANSOM. PREP, PRIME, AND PAINT.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS.
02.13	REPAIR TOWER MASONRY WALLS. SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE.
02.22	RESTORE HISTORIC FRONT ENTRANCE. TEMPORARILY REMOVE STONE LANDING, STEPS, LIONS, AND SIDEWALLS TO PROVIDE ACCESS FOR BUILDING FOUNDATION WATERPROOFING. PROVIDE NEW CONCRETE FOUNDATION AND RECONSTRUCTION OF HISTORIC STONE WALLS AND STEPS. CLEAN AND REPAIR ALL COMPONENTS.
05.01	NEW FLOOR-MOUNTED PAINTED STEEL HANDRAIL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOWS WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
06.01	NEW WOOD GUARDRAIL
06.08	NEW VERTICAL BOARD LATTICE
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS. STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
26.01	ELECTRICAL SERVICE PANEL

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LICENSED
KANSAS
ARCHITECT

10.28.2024

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North Elevation

SHEET NUMBER:

A200

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GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY

1 Treatment - East Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK.
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW, PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
03.03	CONSTRUCT REPRODUCTION WINDOW WELLS WITH REINFORCED CONCRETE AND CAPPED WITH HISTORIC STONE. PARGE EXPOSED INTERIOR AND EXTERIOR WITH CEMENTITIOUS PARGING WITH EXPOSED AGGREGATE.
04.01	NEW RETAINING WALL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW CANOPY
06.08	NEW VERTICAL BOARD LATTICE
07.01	NEW ROOF
07.02	COPPER GUTTER
07.03	COPPER ROOF CRICKET
07.05	COPPER DOWNSPOUT
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.09	RECONSTRUCT ORIGINAL WOOD CASEMENT VENTILATION WINDOW 408 AND 409 IN HALL TO TOWER

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JANE GAEBLER LICENSED KANSAS ARCHITECT
10.28.2024

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East Elevation

SHEET NUMBER:
A201

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1 Treatment - South Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND. REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS.
02.13	REPAIR TOWER MASONRY WALLS: SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.15	RECONSTRUCT MISSING SW PORCH FROM ALL NEW MATERIALS, BASED ON SALVAGED COMPONENTS AND HISTORIC PHOTOGRAPHS. INSTALL NEW FLAT-SEAMED COPPER ROOF, FLASHINGS, GUTTERS, AND DOWNSPOUTS
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
03.01	NEW STAIR
04.01	NEW RETAINING WALL
04.03	STONE WALL CAP
04.04	REPRODUCTION BRICK PIERS OVER RECONSTRUCTED CMU AND STONE WALLS AND FOOTINGS
05.02	NEW GUARDRAIL
05.09	BLACK IRON GATES WITH LOCK AND FLOOR BOLTS
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW CANOPY
06.07	WOOD COLUMNS, REF TO STRUCTURAL
07.01	NEW ROOF
07.04	CLAPBOARD SIDING
07.05	COPPER DOWNSPOUT
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.01	FALSE DOOR TO MATCH ADJACENT DOOR PANEL
23.01	APPROXIMATE LOCATION FOR NEW HVAC FRESH AIR INTAKE. PAINT LOUVER TO MATCH BRICK

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LOUIS GAEBLER LICENSED ARCHITECT KANSAS
10.28.2024

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South Elevation

SHEET NUMBER:
A202

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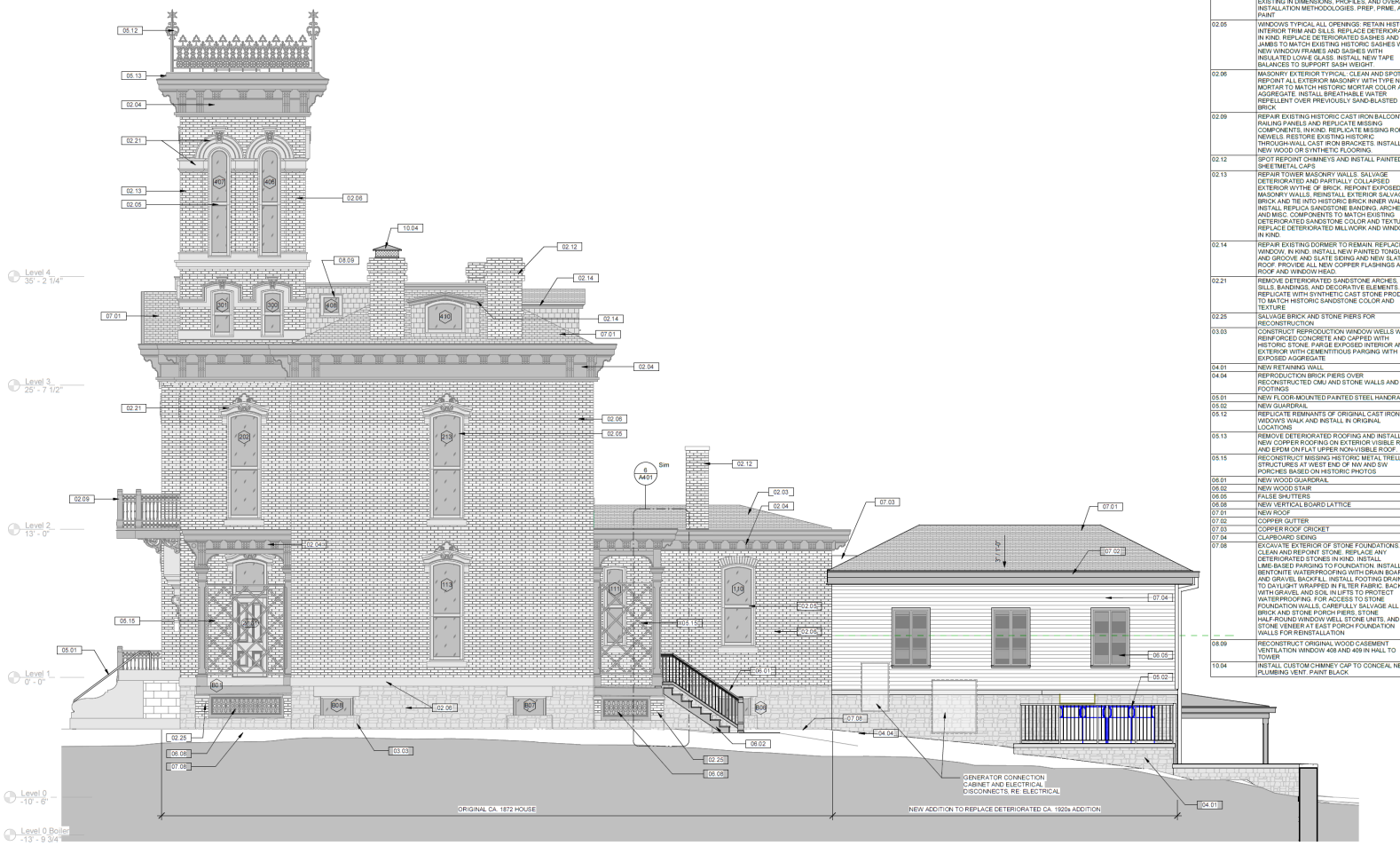
GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY



1 Treatment - West Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOWE GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS
02.13	REPAIR TOWER MASONRY WALLS: SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
02.25	SALVAGE BRICK AND STONE PIERS FOR RECONSTRUCTION
03.03	CONSTRUCT REPRODUCTION WINDOW WELLS WITH REINFORCED CONCRETE AND CAPPED WITH HISTORIC STONE. PARGE EXPOSED INTERIOR AND EXTERIOR WITH CEMENTITIOUS PARGING WITH EXPOSED AGGREGATE
04.01	NEW RETAINING WALL
04.04	REPRODUCTION BRICK PIERS OVER RECONSTRUCTED CMU AND STONE WALLS AND FOOTINGS
05.01	NEW FLOOR-MOUNTED PAINTED STEEL HANDRAIL
05.02	NEW GUARDRAIL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
05.15	RECONSTRUCT MISSING HISTORIC METAL TRELLIS STRUCTURES AT WEST END OF NW AND SW PORCHES BASED ON HISTORIC PHOTOS
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW VERTICAL BOARD LATTICE
07.01	NEW ROOF
07.02	COPPER GUTTER
07.03	COPPER ROOF CRICKET
07.04	CLAPBOARD SIDING
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.09	RECONSTRUCT ORIGINAL WOOD CASEMENT VENTILATION WINDOW 408 AND 409 IN HALL TO TOWER
10.04	INSTALL CUSTOM CHIMNEY CAP TO CONCEAL NEW PLUMBING VENT. PAINT BLACK

STRATA
ARCHITECTURE + PRESERVATION

Architect
STRATA Architecture, Inc.
1701 Oak Street, Suite 100
Kansas City, MO 64108

Civil
McClure
1700 Swift Street, Suite 100
North Kansas City, MO 64116

Structural
Wallace Design Collective
1703 Wyandotte Street, Suite 200
Kansas City, MO 64108

Mechanical/Electrical/Plumbing
IMEG
1600 Baltimore, Suite 300
Kansas City, MO 64108

Sauer Castle Rehabilitation

935 Shawnee Road
Kansas City, KS 66103

ANGIE GAEBLER LICENSED 24-009 KANSAS ARCHITECT
10.28.2024

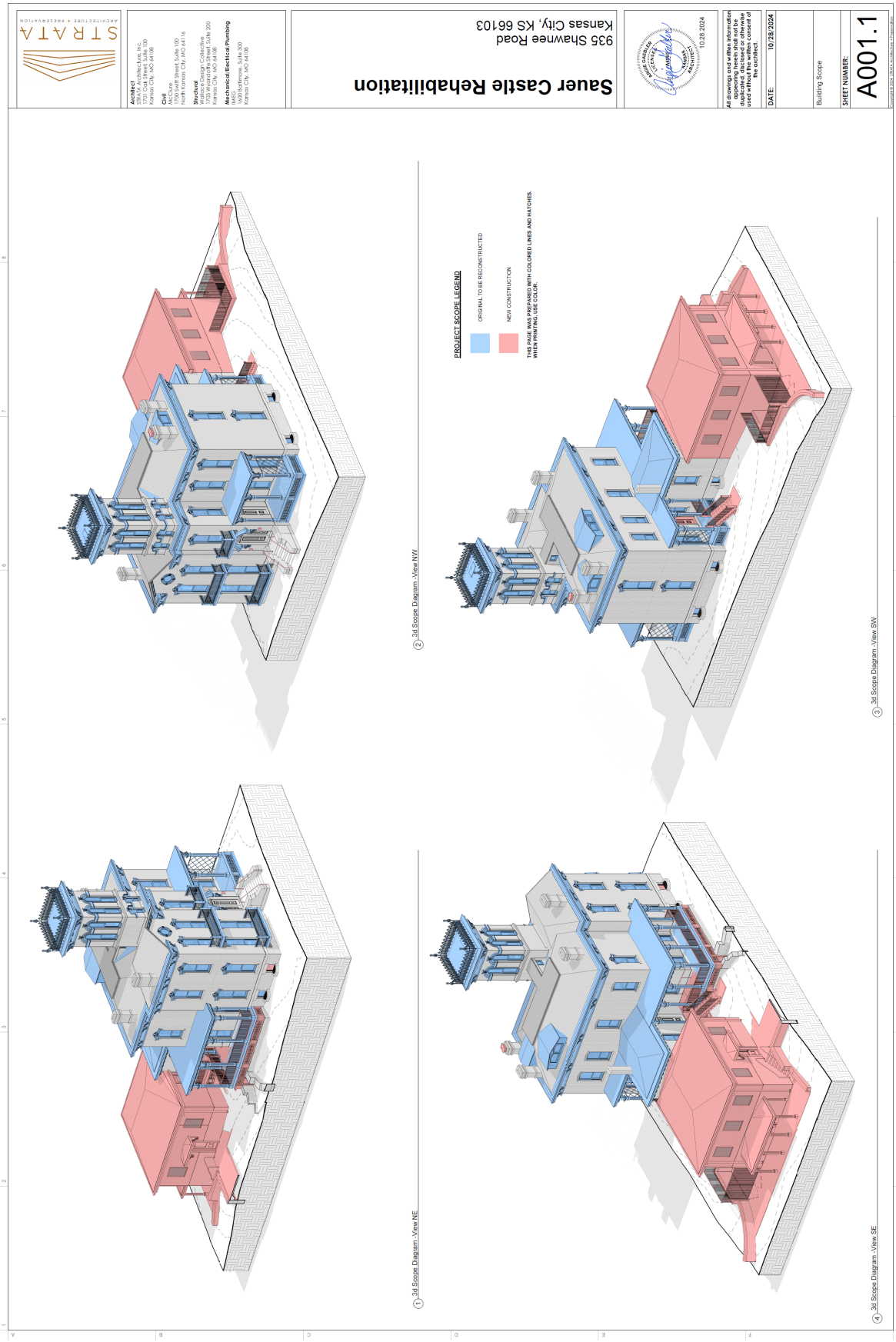
All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

DATE: 10/28/2024

West Elevation

SHEET NUMBER:

A203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10.28.2024
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DATE: 10/28/2024
Building Scope
SHEET NUMBER:
A001.1
PROJECT SCOPE LEGEND
ORIGINAL TO BE RECONSTRUCTED
NEW CONSTRUCTION
THIS PAGE WAS PREPARED WITH COLORED LINES AND HATCHES. WHEN PRINTING, USE COLOR.
1 3d Scope Diagram -View NE
2 3d Scope Diagram -View NW
3 3d Scope Diagram -View SW
4 3d Scope Diagram -View SE

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-009, Master Plan Amendment MPL2025-006, Special Use Permit Petition SP2025-031**

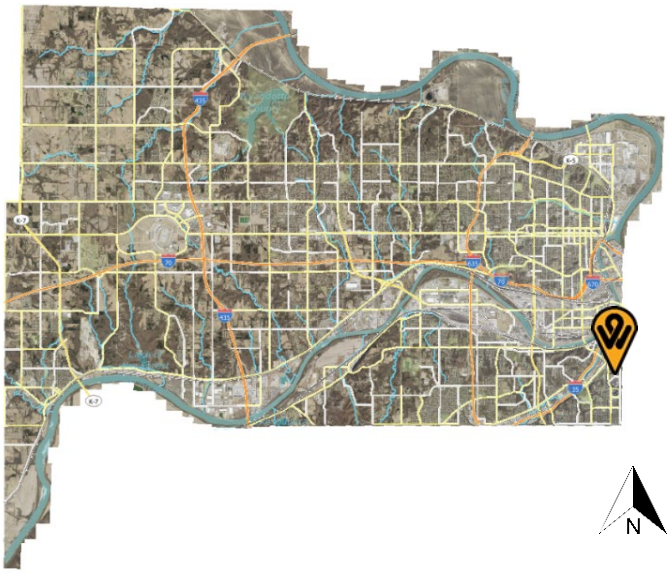
GENERAL INFORMATION

Applicant Information:
Michael Heitmann
Owner
Sauer Castle LLC
3715 Shawnee Mission Parkway
Fairway, Kansas 66205

Subject Property:
911, 935, and 945 Shawnee Road
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Change of Zone from R-2 Two Family District to R-1 Single Family District, Master Plan Amendment and Special Use Permit to operate an event venue and short-term rental.

Commission Districts:
At-Large District #2 Commissioner: Tom Burroughs
District #3 Commissioner: Christian Ramirez



Existing Zoning District(s): R-1 Single Family and R-2 Two Family Districts

Proposed Zoning District(s): R-1 Single Family District

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family and R-1(B) Single Family Districts	Single-family homes
South	R-1 Single Family District	Single-family homes
East	R-1 Single Family District	Large, wooded lot and a single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size: 6.24 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates these properties as Low Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed.

A Master Plan Amendment from Low Density Residential to Low-Density Mixed Use Land for small scale, no more than three story buildings for low impact, neighborhood-serving commercial uses in predominately residential districts. Access to residential uses and their facilities is allowed at street level. Typically located at intersections to buffer interior block residential uses, these buildings that have many historical precedents typically have low-profile commercial, limited retail and/or office uses at street level with residential and/or office uses above. Examples could include restaurants, convenience stores, dentist offices, in-home daycare facilities, etc. Live/work units with commercial/retail at

	street level and residential above are allowed if the work units on the first floor contribute to the residential nature of the block.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Shawnee Road as a Major Collector.
Parking Requirement:	Section 27-668(a)(11) One (1) space for each four seats. Section 27-668(a)(5) One (1) space for each 50 square feet of seating area or assembly area plus one (1) space for each remaining 300 square feet of total floor area. 157 spaces are required if every venue is rented at the same time. 97 parking spaces are provided.
Landscaping Requirement:	Section 27-700(a) One (1) tree per 7,000 square feet of site area for uses other than residences. 41 trees are required. The applicant is providing 30 new trees, however, there is preserved woodland around the perimeter of the site improvements that fulfill the requirement.
Advertisement:	The Wyandotte Echo – May 15, 2025 Letters to Property Owners – May 16, 2025
Public Hearing(s):	June 9, 2025 and June 26, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Heitmann with Sauer Castle, LLC, is requesting a Change of Zone from R-1 Single Family and R-2 Two Family Districts to R-1 Single Family District, a Master Plan Amendment from Low Density Residential to Low Density Mixed Use, and Special Use Permit to remodel Sauer Castle and its grounds to operate an event venue and short-term rental 911, 935 and 945 Shawnee Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 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 have been 50 Notices of Violation on the property between May 25, 2005 and April 10, 2023 for various violations including, but not limited to: citation to register vacant property, grass and weeds, down trees, lien tax role, unfit structure, boarding permit.

Outstanding or Related Permit and Cases:

1. 2024 – DRC24-0062 – Building Permit – Rehabilitation, addition and change of occupancy.
2. 2023 – RES23-0397 – Residential Permit – Exterior restoration.
3. 2021 – SRE21-0330 – Safe to Restore – Safe to restore.
4. 2021 – BSR21-0118 – Stop Work Order – Repairs without permit.
5. 2000 – UDEMO21-0012 – UG Demolition – Damaged tower, possible collapse.
6. 2000 – 00300-00511 – Building Permit – Repairs to front porch columns, floor and ceiling.
7. 2000 – 00300-00513 – Building Permit – Repairs to front porch columns, floor and ceiling (withdrawn).
8. 2000 – 00333-00001 – Building Fencing Residential – Installation of fence.

Previous Planning Actions:

1. 2024 – SP2024-112 – Special Use Permit – Event space and on-site improvements (withdrawn).
2. 2024 – CA2024-017 – Certificate of Appropriateness – Building addition and interior mechanical, electrical and plumbing.
3. 2023 – CA2023-018 – Certificate of Appropriateness – Replace windows.
4. 2023 – CA2023-005 – Certificate of Appropriateness – Initial phase of rehabilitation – stabilization of the structure.
5. 2021 – CA2021-030 – Certificate of Appropriateness – Masonry work to the structure.

FACTORS TO BE CONSIDERED

Change of Zone and Special Use Permit

1. The Character of the Neighborhood.

The subject property is located within the Shawnee Heights Statistical Neighborhood, Shawnee Road Neighborhood Group, and Census Block Group 0450002. The neighborhood consists of single-family homes along Shawnee Road. This area along Shawnee Road has a rural character in part due to the dense tree stands and the narrowness of the roadway.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family Districts, primarily single-family homes. The proposed use, which is a mixture of residential and commercial in nature is not necessarily compatible with nearby uses because noise, vibration, illumination, parking and traffic often from event spaces have caused issues for abutting property owners in other neighborhoods.

3. ***The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?***

   The proposed use is suitable for the subject property as there are parking lots being constructed to accommodate the necessary parking for events. The removal of restrictions will detrimentally affect nearby property if the conditions of approval are not strictly adhered to, such as minimizing noise and vibration often associated with large crowds/gatherings, music with amplified speakers, and illumination from vehicle headlights and parking lot lighting.

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 since at least 2001.

5. ***Whether 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 adjoining property.***

   The proposed use might be necessary for the convenience and welfare of the public because Sauer Castle can be a museum when not in use as an event space. The proposed use will not affect the use, quality, or marketability of nearby property if the applicant/owner operates in the manner that is considerate of the single-family neighborhood that is along Shawnee Road. Noise and vibration from crowds and music, and illumination from vehicles and the parking lot may injure the visual quality of adjoining property.

6. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise from large crowds and outdoor speakers, vibration from live performances, and illumination from lighting from parties, vehicle headlights and parking lot lighting is expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for

nearby property, however if, hours of operation are strictly adhered to, and enhanced landscaping is installed around the tents, outdoor gathering areas and parking lots to shield noise and vehicle headlights from adjacent property owners, specifically on the north, east and west sides of the property.

7. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted vacant, single-family home that is being converted into an event space, a micro-hotel for guests and an expansive parking lot. The operator will need to pick up any litter generated by patrons around the property after events and dispose of trash weekly so garbage does not collect on neighboring properties.

8. ***Whether the use would damage or destroy an irreplaceable natural resource.***

   The proposed use will not damage or destroy an irreplaceable natural resource as the existing tree stands around the perimeter and rear of the property are maintained in an existing, built-out neighborhood.

9. ***The applicant's ability to maintain the use in an "as proposed" condition.***

   The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

10. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to result in the overcrowding of land or undue concentrations of population because there is ample space for parking, large setbacks between proposed tents and adjacent properties, parking lots and public right-of-way.

11. ***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 has the potential to increase vehicular traffic, and should not exceed the capacity of Shawnee Road, a Major Collector to accommodate it if managed properly.

12. ***The degree of conformance of the proposed use to the Master Plan.***

    PlanKCK Comprehensive Plan designates the property as Low Density Residential, allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-

family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed. The proposed use does not conform to the PlanKCK Comprehensive Plan Low Density land use designation.

A Master Plan Amendment to Low Density Mixed is being sought, which allows small scale, no more than three story buildings for low impact, neighborhood-serving commercial uses in predominately residential districts. Access to residential uses and their facilities is allowed at street level. Typically located at intersections to buffer interior block residential uses, these buildings that have many historical precedents typically have low-profile commercial, limited retail and/or office uses at street level with residential and/or office uses above. Examples could include restaurants, convenience stores, dentist offices, in-home daycare facilities, etc. Live/work units with commercial/retail at street level and residential above are allowed if the work units on the first floor contribute to the residential nature of the block.

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

The proposed use is not expected to cause environmental harm as the only site improvement is the construction of two (2) parking lots. The majority of the site is remaining undisturbed because the existing tree stands provide natural screening and buffer than cannot be replicated with newer trees.

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

a. Electric and Water Service

BPU provides electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG does not provide storm water control to the property. The applicant is responsible for installing the infrastructure.

d. Police

Police service is provided by South Patrol, District #335.

e. Fire

Fire service is provided by Station #10, which is 2.5 miles away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Noble Prentis Elementary School, Argentine Middle School, and Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will have an economic impact on the community by turning a property that was consistently on the lien tax role to be an income-producing parcel.

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

With revisions to the landscape plan that ensures that vehicle headlights are screened from the adjacent residents and lighting does not exceed one (1) footcandle at the property line, the proposed use is capable of meeting all ordinance requirements.

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

There is no tangible gain to the public health, safety and welfare as the proposed uses do not provide a service or good that is intrinsically beneficial. If denied, the property owner may not use the property for an event space, however, they can still as a single-family residence, church, school or other use allowed by-right in the R-1 Single Family District.

Master Plan Amendment

1. Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.

The have been no events subsequent to the adoption of PlanKCK that have changed the character, except that a new owner has purchased Sauer Castle in hopes of restoring the building and turning it into an income-generating property.

2. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

   The change is not consistent with the goals and policies of the comprehensive plan, as the existing land use designation for the majority of the properties along Shawnee Road is Low Density Residential.

3. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

   The proposed amendment will not result in comprehensive plan or regulatory conflicts. The associated Special Use Permit (SP2025-031) is the primary driver for the commercial-like activity on the property – event space(s) in Sauer Castle and on the grounds in tents.

4. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

   Low Density Residential exclusively allows single-family residences. The proposed amendment to Low Density Mixed Use from Low Density Residential would allow commercial activity such as an office and event space to occur along with a single-family home. This amendment reduces the potential impact to higher intensity land use designations such as Neighborhood, Community or Regional Commercial.

5. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

   The impacts of the potential costs and benefits derived by the area by the proposed change is minimal. Turning Sauer Castle into an event space for a variety of uses, both large and small, mixed with a full-time caretaker residence on the property, the Master Plan Amendment accounts for these aforementioned uses and activities.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3108 Strong Avenue, Kansas City, KS 66106 (KCK Public Library South Branch) on May 22, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Traffic
Noise

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of **COZ2025-009** and **MPL2025-006** and Special Use Permit application **SP2025-031**, **for two (2) years for the short-term rental and seven (7) years for the event venue**, subject to:

1. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
2. **For the 7 bedroom, four (4) bathroom Caretaker's House, the maximum number of guests shall be 15;**
3. **All parking must be off-street, maximum number of vehicles is 7. No STR renters or guests may park on the street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permitting to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **As stated by the applicant's representative, all events including live entertainment/music will cease by 11:00 PM;**
10. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **All trash, litter and debris shall be picked up after each event;**
13. **Install and maintain a row dense hedges or shrubs along the northern head-in parking stalls abutting Shawnee Road to screen vehicle headlights from shining onto adjacent single-family homes across Shawnee Road;**
14. **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;**

15. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
17. **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;**
18. **If approved, the applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
19. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
20. **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;**
21. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

22. **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;**
23. **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;**
24. **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;**
25. **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;**
26. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
27. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
28. **Approval of this case by the Board of Commissioners, and the conditions of**

approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

29. **The Special Use Permit for the short-term rental shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Amended by the City Planning Commission.)**
30. **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,**
31. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
32. **The Special Use Permit for the event venue shall be valid for seven (7) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Added by the City Planning Commission.)**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-009, MPL2025-006,** and **SP2025-031** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

June 9, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Summary of Uses
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Final Plat
Site Plan
Grading Plan
Landscape Plan
Photometric Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	June 9, 2025 Approval	June 26, 2025
Master Plan Amendment	June 9, 2025 Approval	June 26, 2025
Special Use Permit	June 9, 2025 Approval	June 26, 2025
Preliminary and Final Plat	June 9, 2025 Approved	Not Required
Final Plan Review	June 9, 2025 Approved	Not Required

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-006** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-006,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-009** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-009,** 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.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-031** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-031,** 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.

June 9, 2025, City Planning Commission Minutes:

Hearing starts at 2:05:36:

CHANGE OF ZONE APPLICATION COZ2025-009 – MICHAEL HEITMANN – SYNOPSIS: Change of Zone from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District for an event venue and short-term rental, Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road (in conjunction with MPL2025-006, SP2025-031, PLAT2025-011, and PR2025-016). *Detailed Outline of Requested Action:* The applicant, Michael Heitmann with Sauer Castle, LLC, is requesting a Change of Zone from R-1 Single Family and R-2 Two Family Districts to R-1 Single Family District, a Master Plan Amendment from Low Density Residential to Low Density Mixed Use, a Preliminary and Final Plat for one (1), a Final Development Plan and Special Use Permit to remodel Sauer Castle and its grounds to operate an event venue 911, 935, and 945 Shawnee Road.

MASTER PLAN AMENDMENT APPLICATION MPL2025-006 - MICHAEL HEITMANN- SYNOPSIS: Master Plan Amendment from Low-Density Residential to Low-Density Mixed-Use within the Rosedale Area Plan for an event venue and short-term rental at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

SPECIAL USE PERMIT APPLICATION SP2025-031 - MICHAEL HEITMANN- SYNOPSIS: Special Use Permit for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at Sauer Castle, at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

PLAT APPLICATION PLAT2025-011 - MICHAEL HEITMANN - SYNOPSIS:
Preliminary and Final Plat for Sauer Castle for one (1) lot at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

PLAN REVIEW APPLICATION PR2025-016 - MICHAEL HEITMANN - SYNOPSIS:
Final Plan Review for an event venue at Sauer Castle at 935 Shawnee Road, 945 Shawnee Road, and 911 Shawnee Road.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated June 9, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Ben Bigham, representing the Applicant, Polsinelli Law Firm, 900 West 48th Place, Kansas City, Missouri 64112
- Angie Gaebler, President of STRATA Architecture + Preservation, Architect for Sauer Castle, 3681 West 127th Place, Leawood, Kansas 66209
- Mike Heitmann, Applicant, 3715 Shawnee Mission Parkway, Fairway, Kansas 66205
- Neal Palmer, Resident of Kansas City, Kansas
- Lisa Walker Yaeger, 1st District, Kansas City, Kansas

Present in Opposition:

- Daniel Serda, 1815 South Mill Terrace, Kansas City, Kansas 66103, traffic concerns about Shawnee Road
- James Bailey, 910 Shawnee Road, Kansas City, Kansas 66103

Staff Recommendation starts at 2:31:01: Lead Planner Byron Toy stated that Staff will confer with Public Works in regards to future improvements to Shawnee Road. Staff recommends approval, modifying Condition #29 to be applied to the short-term rental aspect of the property to last for two (2) years and adding Condition #32 to address the event space use of the property to last for seven (7) years.

Motion starts at 2:33:16:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-006:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0

Subject to:

1. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
2. **For the 7 bedroom, four (4) bathroom Caretaker's House, the maximum number of guests shall be 15;**
3. **All parking must be off-street, maximum number of vehicles is 7. No STR renters or guests may park on the street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permitting to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupation Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **As stated by the applicant's representative, all events including live entertainment/music will cease by 11:00 PM;**
10. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **All trash, litter and debris shall be picked up after each event;**
13. **Install and maintain a row dense hedges or shrubs along the northern head-in parking stalls abutting Shawnee Road to screen vehicle headlights from shining onto adjacent single-family homes across Shawnee Road;**
14. **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;**

15. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
17. **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;**
18. **If approved, the applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
19. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
20. **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;

21. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
22. **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;**
23. **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;**
24. **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;**
25. **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;**
26. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
27. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the**

Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

28. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
29. **The Special Use Permit for the short-term rental shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Amended by the City Planning Commission.)**
30. **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,**
31. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
32. **The Special Use Permit for the event venue shall be valid for seven (7) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved. (Added by the City Planning Commission.)**

Motion starts at 2:34:05:

On motion by Commissioner Easterwood, seconded by Commissioner Jones, the

Planning Commission voted as follows to **recommend APPROVAL of COZ2025-009:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:35:20:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-031 amending condition #29 and adding condition #32:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:36:29:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2025-011:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**

Schwartz Aye
Motion to recommend APPROVAL Passed: 9 to 0
Subject to the above conditions.

Motion starts at 2:37:19:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PR2025-016:**

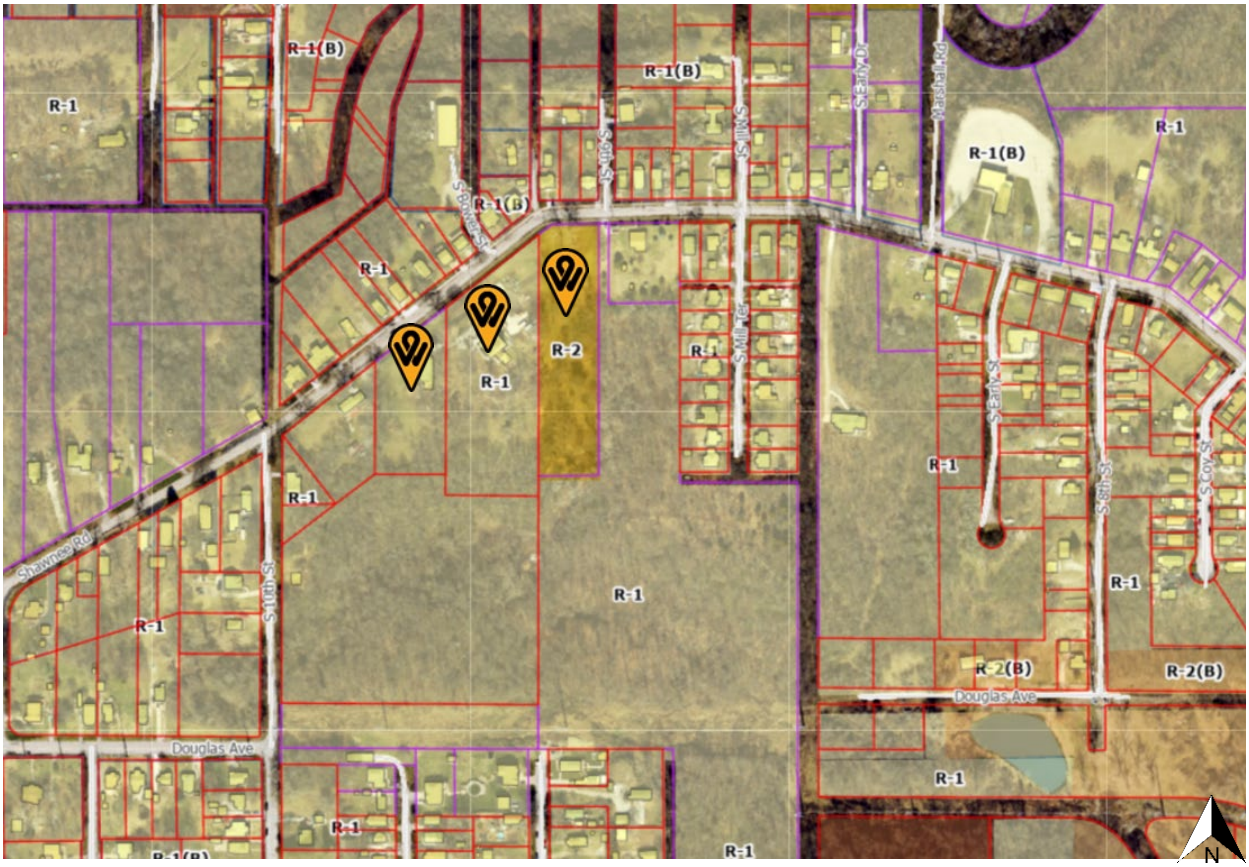
Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Aye**

Motion to APPROVE Passed: 9 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1(B)
R-1
R-2
R-2(B)
S 6th St
S Mill St
S Mill Ter
S Bower St
S Early St
S Early Dr
Marshall Rd
S 8th St
S Coy St
S 11th St
Shawnee Rd
Douglas Ave
N

LAND USE MAP

BALTIMORE
10TH
BOWER
9TH
MILL
EARLY
MARSHALL
Public / Semi-Public Institutional
SHAWNEE
COY
8TH
EARLY
10TH
Low-Density Residential
DOUGLAS
10TH
N

SPECIAL USE PERMIT APPLICATION NARRATIVE – NO. 7 – ADDITIONAL INFORMATION
SAUER CASTLE EVENT VENUE – 935 SHAWNEE ROAD

The Sauer Castle Event Venue property will incorporate the historic Sauer Castle, the historic Caretaker House, a new maintenance garage, and outdoor event spaces. The entire facility, or specific buildings or outdoor event spaces, would be rented by outside customers. At no time would there be more than one event or rental occurring with more than one customer on site. The Owner anticipates having an on-site live-in Caretaker on the property.

The events and uses listed below are not exhaustive but are intended to be representative of the kinds of uses and events anticipated to occur at the facility.

Anticipated Sauer Castle Event Venue Uses

1. Weddings and Celebrations
2. Corporate Retreats
3. Festivals - seasonal
    a. Car Show
    a. Holiday Craft Fairs
    a. Vintage Flea Market
4. Food/Bar (Catered)
    a. Farm to Table dinners
    a. Wine tastings/dinners
    a. Pop-up chef dinners
    a. Whiskey Tastings
5. Coffee/tea Shop
6. Retail Gift Shop & Bookstore (in conjunction with Coffee Shop)
    a. Local goods - one of a kind, hand crafted or artisan
    a. Castle branded items, t-shirts, relics, candles, prints, etc.
7. Educational/Cultural /Museum
    a. Art shows
    a. Small concerts

   a. Historic Museum
      i. Interactive - educational groups to learn about crafts, etc. of time of Sauer Castle
      i. Preservation & History of Sauer Castle
      i. Celebrating the cultural history of Kansas City, KS
8. Gardening
9. Outdoor concerts
10. And other similar events and uses.

The Sauer Castle, the primary historic 1872 Italianate residence, will be fully restored on the exterior and interior to incorporate modern HVAC and technology to be used as an event center.

1. The Castle has a basement, first, second, and third floors, and the Tower.
2. Event space will be available in four rooms on the first floor and two rooms in the basement, with three rooms available on the second floor as supplementary use spaces (small meetings or changing rooms for brides/grooms). The remainder of the building includes support spaces, such as circulation, pantry/catering kitchen spaces (this is not a full commercial kitchen), ADA-compliant lift, storage, mechanical spaces, an office, tower access, and restrooms.
3. Castle capacity:
   a. Occupancy - Based on IBC requirements, the capacity of all floors of the Castle is approximately 199 people. This includes event attendees and support staffing.
   b. Parking – Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the Castle are for **55 vehicles**.

The Caretaker House will serve as a supplementary rental space to the Castle for overnight accommodations and small accompanying events. The house will be fully rehabilitated to incorporate modern HVAC and technology.

1. The Caretaker House has a basement, first, second, and third floors. The exterior yard directly south of the house will have an outdoor patio for guests.

2. Event space will be limited to two rooms on the first floor (the historic living room and dining room). The remainder of the first floor is a small kitchen, bathroom, and circulation spaces. The basement also includes storage and mechanical spaces.
3. Overnight accommodation includes 7 total bedrooms and 4 bathrooms, along with a small living area and circulation spaces in the basement, second, and third floors.
4. Parking: Caretaker parking, based on Zoning requirements for 1 parking space per room and 1 parking space for 300 SF of additional event space, **9 total parking spaces would be required**.

The Outdoor Event Venue lies between the Castle and the Caretaker House. This area is approximately 55' x 52' overall and will accommodate seating for approximately 180 people, plus an altar area and circulation space. Seating will be provided by outdoor vendors.

1. Parking - Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the outdoor event space are for **36 vehicles**.

The Tent Venue Space lies south of the Castle and will be a flat, grassy area for tent rentals by vendors to be erected to support the larger events. The prepared space will accommodate a tent approximately 60' x 100.'

1. Parking – Based on Zoning requirements of 1 parking space per 50 SF of seating area and 1 parking space for 300 SF of additional area, the parking requirements for the outdoor event space are for **57 vehicles**.
2. An additional pad space will be provided for rental restroom trailers for the convenience of the events outdoors.

The Maintenance Garage structure will be designed to be complementary to the historic structures and will be partially buried in grade to reduce its overall impact. The building will be used for the storage of grounds maintenance equipment, such as mowers, and site furnishings. This building will not be occupied and will have minimal utilities.

Capacity and Parking Calculations

SPECIAL USE PERMIT APPLICATION NARRATIVE – NO. 7 – ADDITIONAL INFORMATION
SAUER CASTLE EVENT VENUE – 935 SHAWNEE ROAD

At no time would there be more than one event or rental occurring with more than one customer on site. This means that the Castle, Caretaker House, Outdoor Event Venue, and Tent Venue Space would accommodate the same event attendees and similar staffing. If the Caretaker House is rented for overnight use, those guests are already calculated as part of the guests included in the Castle or outdoor event venue spaces.

Therefore, parking calculations for total rental capacity for both buildings and the site event spaces are based on the highest use event space, which is the outdoor tent space for 57 vehicles.

A total of 97 parking spots are planned for the two lots, approximately 1.5 times the required parking. The reasoning is that an event of 180 people, plus staffing, could generate more than the required 57 parking spots, and the Owner desires to park all event attendees on designated parking surfaces and not in overflow grassy areas.

Parking is provided in two areas – the west lot near the Caretaker's House and the east lot near the Castle.

Anticipated Event Attendance and Event Rental Hours

Typical events would accommodate up to 199 people, based on the capacity of the Sauer Castle, per IBC code.

The typical event rental hours for the Castle, Caretaker House, and Site Events:

- Sunday-Thursday, 7:30 am to 11:00 pm

- Friday – Saturday, 7:30 am to Midnight

Caretaker House – 24-hour rental when rented for overnight accommodations.

Response to Staff Comments/Questions

1. Explain how the day-to-day business will operate. The goal is to have a combination of private events (weddings, corporate retreats, etc.) and charitable/public events (fund raisers, field trips, etc.). We would like to hold the minimum amount of private events to allow the income from those events to cover the overhead costs of maintaining the property. The charitable and public events will be donated. The facility will not be 'open' on a daily basis, it will be used for specific events only.

2. How will you ensure that the entire facility can only be rented out for a single event? Staff has concerns that multiple events could occur on the premises at same time. We will control who rents the facility and will not rent to multiple parties at the same time.

3. How will noise, vibration and illumination be mitigated? The outdoor spaces were located to minimize noise transmission. The ceremony space is between the castle and the caretaker's home, and the outdoor lawn/tent area is down the slope on the back side of the castle. We will also require events to end by 11:00 pm, and that outdoor music be limited to an appropriate level. The lighting has been designed to provide the minimum amount needed to properly light and secure the parking areas.

4. What time will events conclude on the property? Estimated to be 11:00 pm.

5. What time will live music conclude on the property? Estimated to be 11:00 pm.

6. If adjacent property owners have issues with noise, vibration or illumination, who may they contact to have their issues resolved? COZ2025-009, MPL2025-006, SP2025-031, PLAT2025-011 and PR2025-016 June 9, 2025 14 A single contact number will be provided that residents can call with any issues. The exact person who receives the call may vary.

7. Will the building be open to the public to access the gift shop/bookstore or museum? Yes. It won't be open every day, but we will most likely have a day or weekend once a month where the castle is open to the public.

8. Who is responsible for picking up litter and trash after each event? Each event will have a clear checklist of items that must be performed. This list will include trash pickup after each event.

9. What signage is proposed on site? There will be a small Sauer Castle sign that is well-designed and appropriate for the neighborhood.

10. 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

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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. Acknowledged.

11. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a wellkept manner, such screening need not be provided. Acknowledged.

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SAUER CASTLE NEIGHBORHOOD MEETING

5/22/25

Name	Address
Charles Elliott	1803 So. 10 KCK
Jeffrey Pearson	1034 Shawnee Rd. KCKS
John Rodriguez	1820 South mill terrace
LARRY VANSEL	1824 S. MILL TER. KCK 66103
Maria Arzaga	928 Shawnee Rd KCKS 66103
Grace Mayer	4300 Jolliam St. KC, Mo
James Bailey	910 Shawnee Rd 66103
Jeffrey Lysinger	1700 W. 37th Ave KCKS 66103
Jim Clinkenbeard	2014 FEDERAL KCK 66103
Jerry A. Bailey	944 Shawnee RD KCK 66103
Donald Cox	948 Shawnee Rd KCK 66103
Cindy Adams	948 Shawnee Road KCK 66103
Sandra Ayala	970 Shawnee Rd KCK 66103
Daniel Serda	1816 S Mill Ter KCK 66103

COMMENTS/CONCERNS FROM THE SAUER CASTLE NEIGHBORHOOD MEETING

Meeting Date: 5/22/25

Mike opened the meeting by explaining the applications that have been submitted, and the overall plan for the property. The following questions/comments were raised:

1. The sewer line along Shawnee Road is shallow under the pavement and sometimes the pavement will slightly sink in that area. Will the additional traffic make this worse?
2. Drivers exceed the speed limit along Shawnee Road. Will the additional traffic make this worse?
3. Someone suggested speed bumps, but others didn't like that idea.
4. Someone suggested that police officers be present during events.
5. It was asked if any other entrances to the property were considered in addition to Shawnee Road.
6. A question was asked about how bright the parking lot lights would be.
7. Someone thought the events could be too noisy, and there are many elderly residents in the area.
8. Someone asked how late the events would go.
9. Someone said the bend in Shawnee Road was too tight, and people cut the corner when driving through there.
10. Someone didn't like how people stop and pull onto the sidewalk in front of the castle to look at it. There are several 'no parking' signs already there. Should a pull-off area be built? Should additional signs be installed?
11. It was suggested that a communication be sent to the neighbors when an event takes place.
12. Someone asked what the total occupancy of an event is.
13. Someone asked what will happen with the larger parcels to the South of Sauer Castle, and the other structure ruins on the grounds.
14. Several attendees expressed appreciation for restoring the castle.

Mike ended the meeting and told everyone that they are welcome to contact him directly if they have any additional questions or concerns.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-009.
2. That I conducted a neighborhood meeting on 5/22/25.
3. The notice to nearby property owners was sent on 5/7/25.
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

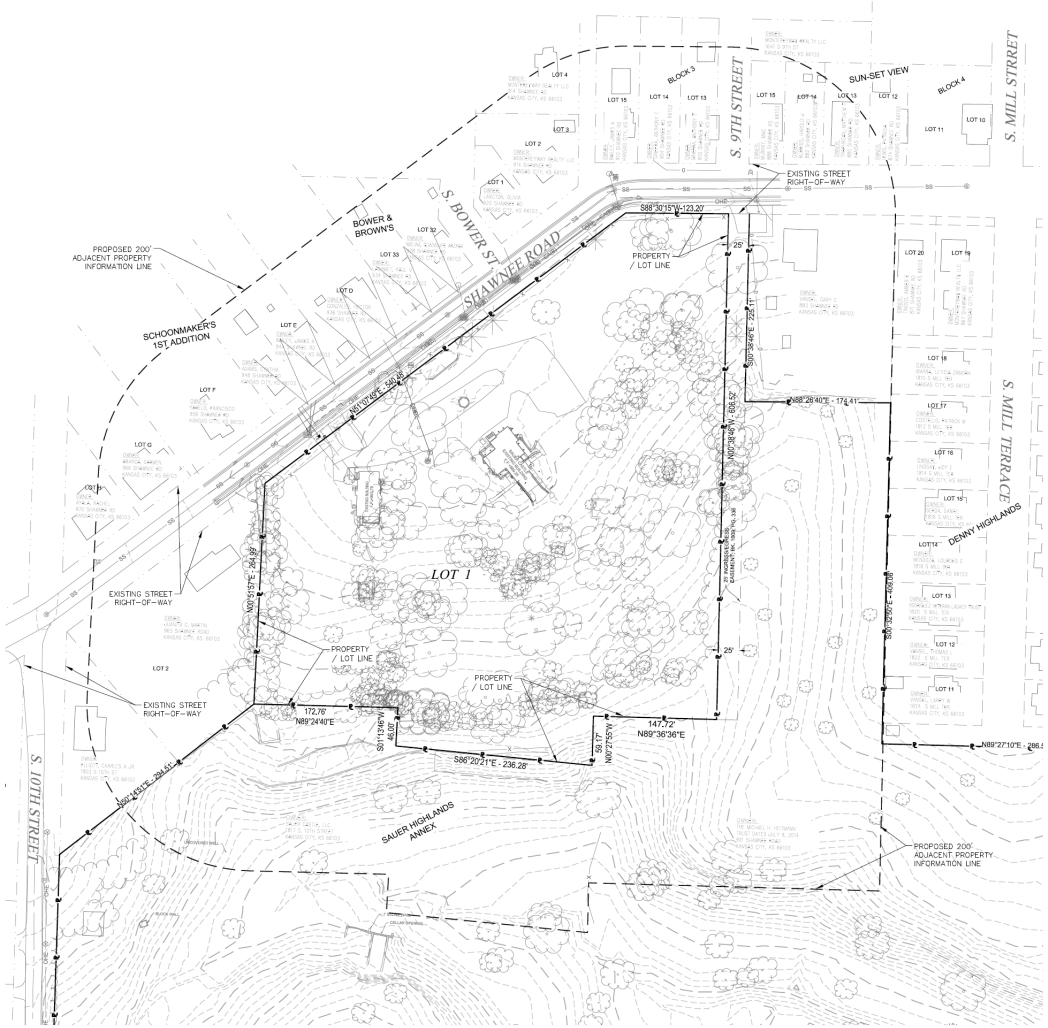
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of May, 2025.

My commission expires 7th of February, 2029.

MARC A. NUNEZ
Notary Public - State of Kansas
My Appt. Expires 2/7/29

Notary Public

PRELIMINARY PLAT OF
SAUER CASTLE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°20'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51°14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51°14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°01'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°05'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2. THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.

THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232, MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.

CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.

BASIS OF BEARINGS – KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.

EXISTING SURVEY LEGEND

LINEWORK
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND CABLE
- GAS
- FIELD FENCE
- CHAIN LINK FENCE
- EDGE OF WOODS
- EDGE OF TREES
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- EASEMENT
- TOP/BOTTOM OF SLOPE
- ROAD CENTERLINE
- WATERWAY FLOWLINE

MONUMENTS
- MONUMENT FOUND (FIRST TYPE)

TELECOMMUNICATIONS
- TELEPHONE PEDESTAL

VEGETATION
- CONIFEROUS TREE (SIZE VARIES)
- DECIDUOUS TREE (SIZE VARIES)
- TREE STUMP (SIZE VARIES)

SANITARY SEWER
- SANITARY SEWER MANHOLE

STORM SEWER
- STORM SEWER MANHOLE

WATER
- FIRE HYDRANT
- WATER METER
- WATER SPIGOT
- WATER VALVE

ELECTRIC
- AIR CONDITIONING UNIT
- ELECTRIC METER

GAS
- GAS METER
- GAS REGULATOR
- GAS RISER
- GAS VALVE

GENERAL SITE FEATURES
- GUY WIRE
- MAILBOX
- SIGN- DOUBLE POST
- UTILITY POLE

N

60 30 0 60

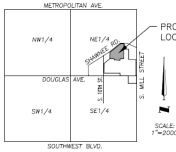
ABBREVIATIONS

CP	CONTROL POINT	DI	DUCTILE IRON PIPE
BM	BENCHMARK	CMP	CORRUGATED METAL PIPE
ROW	RIGHT-OF-WAY	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
GU	GUTTER	VCP	VITRIFIED CLAY PIPE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
ASPH	ASPHALT	RCP	REINFORCED CONCRETE PIPE
PCC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
FL	FLOWLINE	FF	FINISHED FLOOR
RIM	ELEVATION AT RIM	BPC	BLUE PLASTIC CAP
W	WITH	YPC	YELLOW PLASTIC CAP
TYP	TYPICAL	OPC	ORANGE PLASTIC CAP
FND	FOUND	GPC	GREEN PLASTIC CAP
UNK	UNKNOWN		

UTILITY WARNING

THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 316-687-2470



VICINITY MAP
SEC. 28-11-25

GENERAL NOTES:

Contours shown hereon are at two foot intervals

The subject property address is: 935 Shawnee Road.

TOPOGRAPHIC INFORMATION:
The topographic information is from a survey performed by McClure, dated – December 3, 2024.

EXISTING PROPERTY ZONING:
R-1, "SINGLE FAMILY DISTRICT"
R-2, "TWO FAMILY DISTRICT"

ADJACENT PROPERTY ZONING WITHIN THE 200' BUFFER:
R-1, "SINGLE FAMILY DISTRICT"

PROPOSED PROPERTY ZONING:

OWNER

SAUER CASTLE, LLC
935 SHAWNEE ROAD
KANSAS CITY, KANSAS 66103
ATTN: MIKE HEITMANN
EMAIL: MIKE@MIKEHEITMANN.COM

CIVIL ENGINEER

McCLURE
11033 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: PATRICK L. KULLBERG
PHONE: (913) 888-7800
FAX: (913) 888-7868
EMAIL: PKULLBERG@MCCLUREVISION.COM

McCLURE
making lives better.

11031 Strang Line Road
Lenexa, Kansas 66215
P. 913-888-7800
F. 913-888-4868

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McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

PRELIMINARY PLAT

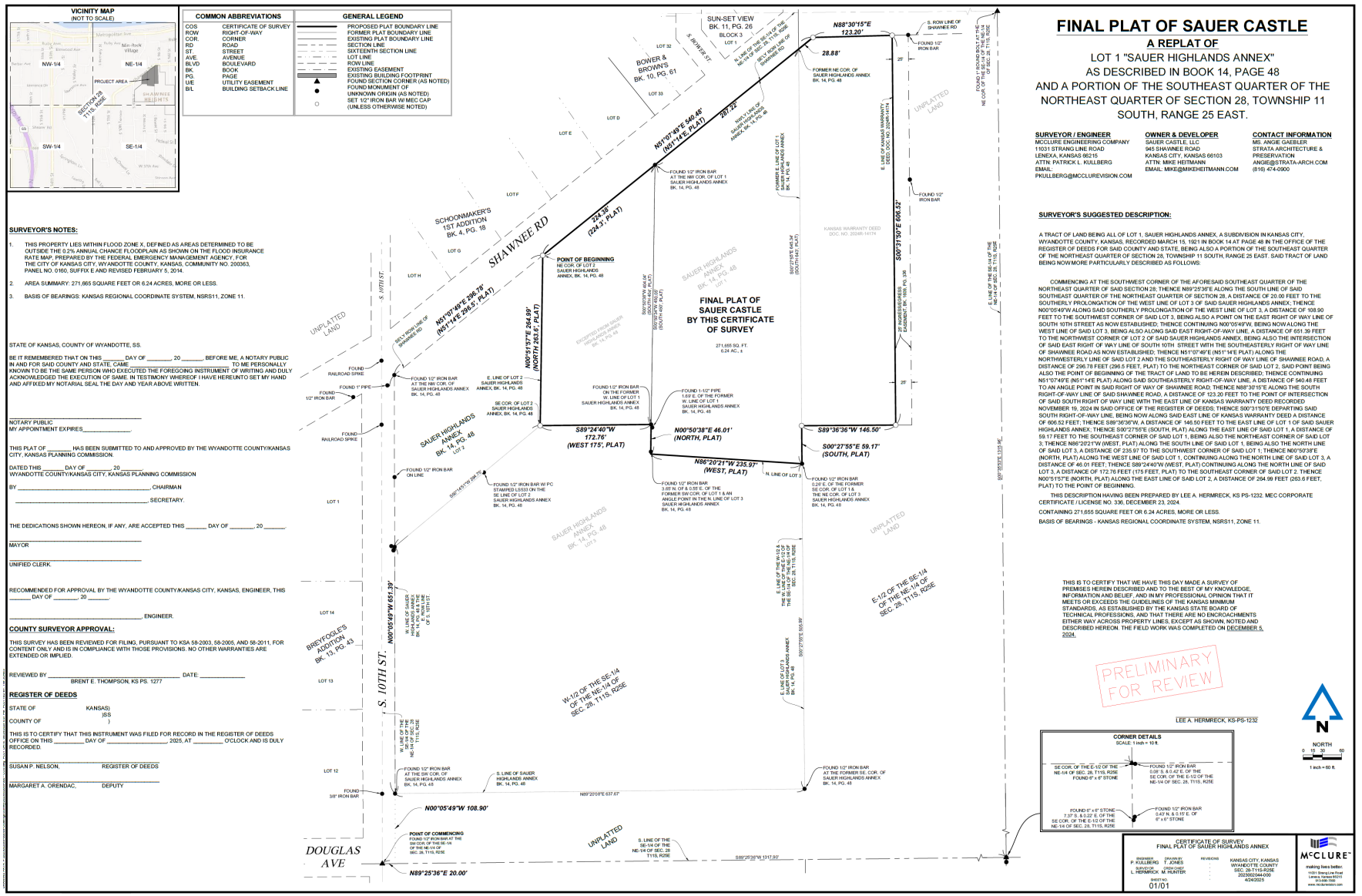
KANSAS CITY, KANSAS

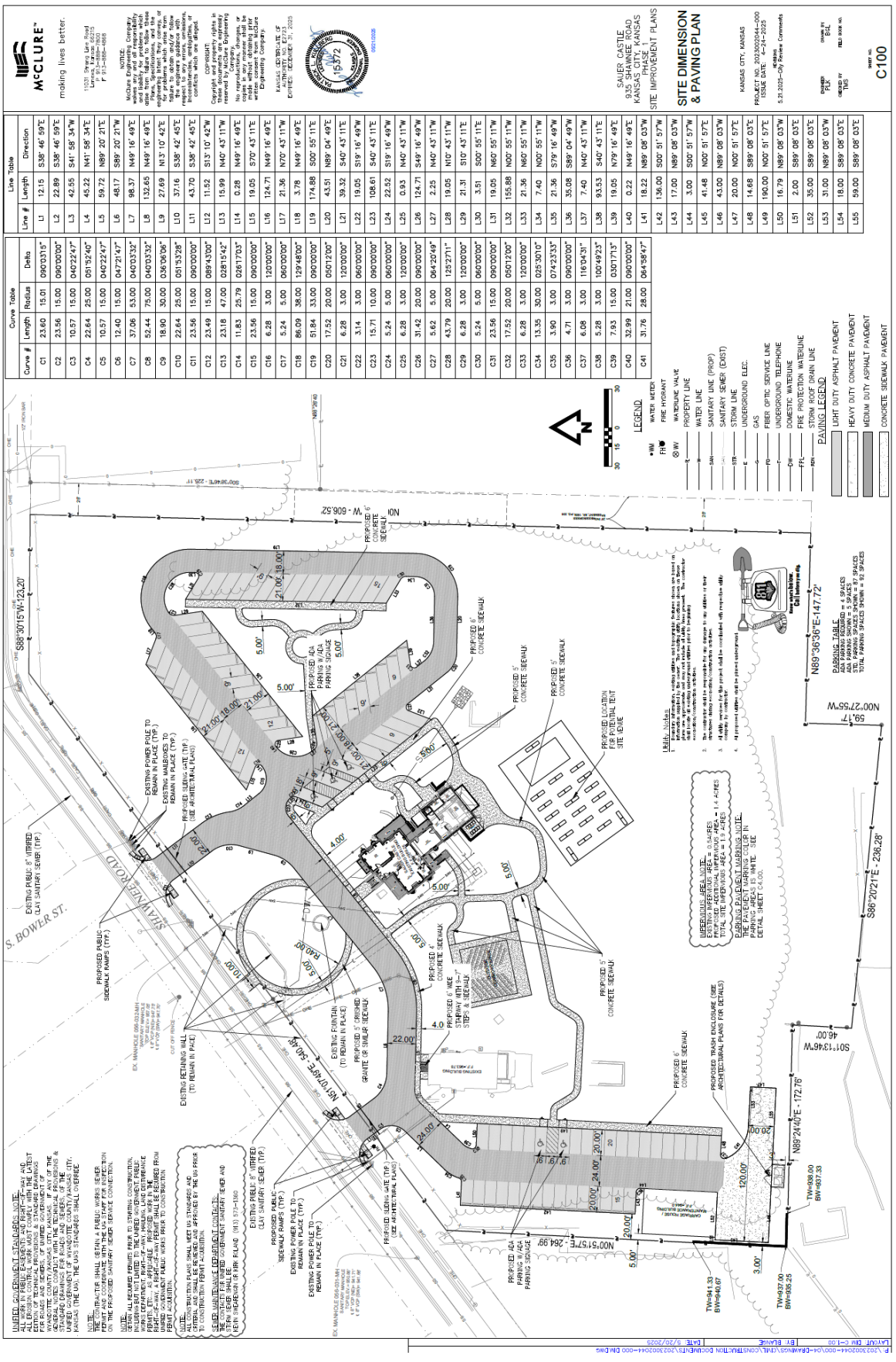
PROJECT NO. 20230022044-000
ISSUE DATE: 4-24-2025

REVISIONS

ENGINEER: PLK
DRAWN BY: BGL
CHECKED BY: TMS
FIELD BOOK NO.

SHEET NO.
C000


VICINITY MAP
(NOT TO SCALE)
PROJECT AREA
SECTION 28 T11S R25E
NW-1/4
NE-1/4
SW-1/4
SE-1/4
COMMON ABBREVIATIONS
COS CERTIFICATE OF SURVEY
ROW RIGHT-OF-WAY
COR. CORNER
RD ROAD
ST. STREET
AVE AVENUE
BLVD BOULEVARD
BK. BOOK
PG. PAGE
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE
GENERAL LEGEND
PROPOSED PLAT BOUNDARY LINE
FORMER PLAT BOUNDARY LINE
EXISTING PLAT BOUNDARY LINE
SECTION LINE
SIXTEENTH SECTION LINE
LOT LINE
ROW LINE
EXISTING EASEMENT
EXISTING BUILDING FOOTPRINT
FOUND SECTION CORNER (AS NOTED)
FOUND MONUMENT OF UNKNOWN ORIGIN (AS NOTED)
SET 1/2" IRON BAR W/ MEC CAP (UNLESS OTHERWISE NOTED)
SURVEYOR'S NOTES:
1. THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, COMMUNITY NO. 200363, PANEL NO. 0160, SUFFIX E AND REVISED FEBRUARY 5, 2014.
2. AREA SUMMARY: 271,665 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.
3. BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.
STATE OF KANSAS, COUNTY OF WYANDOTTE, SS.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20 _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY APPOINTMENT EXPIRES_____.
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND APPROVED BY THE WYANDOTTE COUNTY/KANSAS CITY, KANSAS PLANNING COMMISSION.
DATED THIS _____ DAY OF _____, 20 _____.
WYANDOTTE COUNTY/KANSAS CITY, KANSAS PLANNING COMMISSION
BY _____, CHAIRMAN
_____, SECRETARY.
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 20 _____.
MAYOR
UNIFIED CLERK.
RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY/KANSAS CITY, KANSAS, ENGINEER, THIS _____ DAY OF _____, 20 _____.
_____, ENGINEER.
COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS PS. 1277
REGISTER OF DEEDS
STATE OF KANSAS)
) SS
COUNTY OF)
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK AND IS DULY RECORDED.
SUSAN P. NELSON, REGISTER OF DEEDS
MARGARET A. ORENDAC, DEPUTY
SUN-SET VIEW BK. 11, PG. 26
BLOCK 3
LOT 1
LOT 32
LOT 33
BOWER & BROWN'S BK. 10, PG. 61
S. BOWER ST
LOT D
LOT E
LOT F
LOT G
LOT H
SCHOONMAKER'S 1ST ADDITION BK. 4, PG. 18
SHAWNEE RD
S. 10TH ST.
UNPLATTED LAND
N88°30'15"E 123.20'
28.88'
S. ROW LINE OF SHAWNEE RD
FOUND 1/2" IRON BAR
FORMER NE COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N51°07'49"E 540.46' (N51°14'E, PLAT)
287.22'
224.36' (224.5', PLAT)
N51°07'49"E 296.76' (N51°14'E 296.5', PLAT)
N00°31'57"E 264.49' (NORTH 265.5', PLAT)
POINT OF BEGINNING
NE COR. OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
FOUND 1/2" IRON BAR AT THE NW COR. OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FORMER E. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
E. LINE OF KANSAS WARRANTY DEED, DOC. NO. 2024R-14174
S00°31'50"E 606.52'
FOUND 1/2" IRON BAR
KANSAS WARRANTY DEED DOC. NO. 2024R-14174
S00°2'35"E 645.34' (SOUTH 643', PLAT)
SURVEYOR'S AFFAF SOUTH 643', PLAT)
EIGHTEEN-FOOT SAUER HIGHLANDS ANNEX BK. 14, PG. 48
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 1
25' INGRESS/EGRESS EASEMENT, BK. 1808, PG. 336
25'
FINAL PLAT OF SAUER CASTLE BY THIS CERTIFICATE OF SURVEY
27,1,655 SQ. FT. 6.24 AC., ±
FOUND RAILROAD SPIKE
FOUND 1/2" IRON BAR
FOUND 1" PIPE
FOUND 1/2" IRON BAR AT THE NW COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
E. LINE OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
SE COR. OF LOT 2 SAUER HIGHLANDS ANNEX, BK. 14, PG. 48
FOUND 1/2" IRON BAR ON THE FORMER W. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1-1/2" PIPE 1.62 E. OF THE FORMER W. LINE OF LOT 1 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S89°24'40"W 172.76' (WEST 175', PLAT)
N00°50'38"E 46.01' (NORTH, PLAT)
S89°36'36"W 146.50'
S00°27'55"E 59.17' (SOUTH, PLAT)
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 2
FOUND 1/2" IRON BAR ON LINE
S86°15'17"W 206.75'
FOUND 1/2" IRON BAR W/ PC STAMPED LS533 ON THE SE LINE OF LOT 2 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N86°20'21"W 235.97' (WEST, PLAT)
N. LINE OF LOT 3
FOUND 1/2" IRON BAR 3.65' N. OF & 0.55' E. OF THE FORMER SW COR. OF LOT 1 & AN ANGLE POINT IN THE N. LINE OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1/2" IRON BAR, 0.20' E. OF THE FORMER SE COR. OF LOT 1 & THE NE COR. OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S00°3'55"E 1325.96'
E. LINE OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
SAUER HIGHLANDS ANNEX BK. 14, PG. 48 LOT 3
UNPLATTED LAND
E. LINE OF THE W-1/2 & THE E-1/2 OF THE NE-1/4 OF THE SE-1/4 OF SEC. 28, T11S, R25E
E-1/2 OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
S00°27'55"E 616.59'
E. LINE OF LOT 3 SAUER HIGHLANDS ANNEX BK. 14, PG. 48
W-1/2 OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
W. LINE OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48 & THE W. LINE OF E. 10TH ST.
N00°05'49"W 651.39'
BREYTOGLE'S ADDITION BK. 13, PG. 43
LOT 14
LOT 13
LOT 12
S. 10TH ST.
W. LINE OF THE SE-1/4 OF SEC. 28 T11S, R25E
FOUND 1/2" IRON BAR AT THE SW COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
S. LINE OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
FOUND 1/2" IRON BAR AT THE FORMER SE. COR. OF SAUER HIGHLANDS ANNEX BK. 14, PG. 48
N89°20'06"E 637.67'
FOUND 3/8" IRON BAR
N00°05'49"W 108.90'
POINT OF COMMENCING FOUND 1/2" IRON BAR AT THE SW COR. OF THE NE-1/4 OF SEC. 28, T11S, R25E
N89°25'36"E 20.00'
DOUGLAS AVE
UNPLATTED LAND
S. LINE OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28 T11S, R25E
S89°25'36"W 1317.80'
FOUND 1" ROUND BOLT AT THE NE COR. OF THE SE-1/4 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FINAL PLAT OF SAUER CASTLE
A REPLAT OF
LOT 1 "SAUER HIGHLANDS ANNEX"
AS DESCRIBED IN BOOK 14, PAGE 48
AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST.
SURVEYOR / ENGINEER
MCCLURE ENGINEERING COMPANY
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: PATRICK L. KULLBERG
EMAIL: PKULLBERG@MCCLUREVISION.COM
OWNER & DEVELOPER
SAUER CASTLE, LLC
945 SHAWNEE ROAD
KANSAS CITY, KANSAS 66103
ATTN: MIKE HEITMANN
EMAIL: MIKE@MIKEHEITMANN.COM
CONTACT INFORMATION
MS. ANGIE GAEBLER
STRATA ARCHITECTURE & PRESERVATION
ANGIE@STRATA-ARCH.COM
(816) 474-0900
SURVEYOR'S SUGGESTED DESCRIPTION:
A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°05'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51° 14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51° 14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°31'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°50'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.
THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232. MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.
CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.
BASIS OF BEARINGS - KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.
THIS IS TO CERTIFY THAT WE HAVE THIS DAY MADE A SURVEY OF PREMISES HEREIN DESCRIBED AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION THAT IT MEETS OR EXCEEDS THE GUIDELINES OF THE KANSAS MINIMUM STANDARDS, AS ESTABLISHED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN, NOTED AND DESCRIBED HEREON. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2024.
PRELIMINARY FOR REVIEW
LEE A. HERMRECK, KS-PS-1232
CORNER DETAILS
SCALE: 1 inch = 10 ft.
SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E FOUND 6" x 6" STONE
FOUND 1/2" IRON BAR 0.08' S. & 0.42' E. OF THE SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FOUND 6" x 6" STONE 7.37' S. & 0.22' E. OF THE SE COR. OF THE E-1/2 OF THE NE-1/4 OF SEC. 28, T11S, R25E
FOUND 1/2" IRON BAR 0.47' N. & 0.15' E. OF 6" x 6" STONE
NORTH
0 15 30 60
1 inch = 60 ft.
CERTIFICATE OF SURVEY
FINAL PLAT OF SAUER HIGHLANDS ANNEX
ENGINEER P. KULLBERG
SURVEYOR L. HERMRECK
DRAWN BY T. JONES
CHECKED M. HUNTER
SHEET NO. 01/01
REVISIONS
KANSAS CITY, KANSAS
WYANDOTTE COUNTY
SEC. 28-T11S-R25E
20250604-000
4/24/2025
McCLURE
making lives better.
11031 Strang Line Road
Lenexa, Kansas 66215
913.888.1666
www.mcclurevision.com


SITE DIMENSION & PAVING PLAN
SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE
SITE IMPROVEMENT PLANS
KANSAS CITY, KANSAS
PROJECT NO. 20230202044-000
ISSUE DATE: 5-21-2025
REVISIONS
5.21.2025-City Review Comments
SHEET NO.
C100
McCLURE
making lives better.
LEGEND
PAVING LEGEND
LIGHT DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
MEDIUM DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
PARKING TABLE
UTILITY NOTES
GENERAL NOTES
SHAWNEE ROAD
S. BOWER ST.
PROPOSED 6' CONCRETE SIDEWALK
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED ADA PARKING SIGNAGE
PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
PROPOSED LOCATION FOR POTENTIAL TENT
EXISTING RETAINING WALL (TO REMAIN IN PHASE)
EXISTING POWER POLE TO REMAIN IN PLACE (TYP.)
EXISTING MAILBOXES TO REMAIN IN PLACE (TYP.)
PROPOSED PUBLIC SIDEWALK RAMPS (TYP.)
EXISTING PUBLIC 8" VITRIFIED CLAY SANITARY SEWER (TYP.)
PROPOSED 6' WIDE STAIRWAY WITH 9" STEPS & SIDEWALK
EXISTING FOUNTAIN (TO REMAIN IN PLACE)
PROPOSED 3' GROUND GRANITE OR SIMILAR SIDEWALK
PROPOSED SLIDING GATE (TYP.) (SEE ARCHITECTURAL PLANS)
EX. MANHOLE (MH-001) RIM EL. 1015.03 INVERT EL. 1006.53 (NORTH) INVERT EL. 1006.53 (SOUTH)
EX. MANHOLE (MH-002) RIM EL. 1015.03 INVERT EL. 1006.53 (NORTH) INVERT EL. 1006.53 (SOUTH)
S88°30'15"W-123.20'
N89°36'36"E-147.72'
S86°20'21"E - 236.28'
N00°27'55"W
59.17'
S01°13'46"W
46.00'
N89°24'40"E - 172.76'
N00°51'57"E - 264.99'
N01°04'36"W - 306.00'
N01°04'36"W - 606.52'
S00°36'46"E - 225.11'
TW=941.33
BW=940.67
TW=937.00
BW=936.25
TW=939.00
BW=937.33
PARKING TABLE
TOTAL PARKING SPACES SHOWN = 87 SPACES
ADA PARKING SHOWN = 5 SPACES
STD. PARKING SPACES SHOWN = 82 SPACES
PARKING PAVEMENT MARKING NOTE:
THE PAVEMENT MARKING COLOR IN PARKING AREA 'L' WILL BE YELLOW. SEE DETAIL SHEET C4.00.
PARKING AREA 'L' = 0.5 ACRES
EXISTING IMPERVIOUS AREA = 1.4 ACRES
PROPOSED ADDITIONAL IMPERVIOUS AREA = 1.9 ACRES
TOTAL SITE IMPERVIOUS AREA = 3.3 ACRES
UNIFIED GOVERNMENT STANDARDS NOTE:
ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR PUBLIC IMPROVEMENTS AND SPECIFICATIONS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS, THE TECHNICAL PROVISIONS & STANDARDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG) THE UG'S STANDARDS SHALL OVERRIDE
NOTE:
THE CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS AND SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 72 HOURS PRIOR TO ANY CONSTRUCTION ON THE PROPOSED SANITARY SEWER SERVICE CONNECTION.
NOTE:
NO WORK SHALL BE PERMITTED WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT UNTIL THE CONTRACTOR HAS OBTAINED A RIGHT-OF-WAY HOLDING LAND DISTURBANCE PERMIT FROM THE PUBLIC WORKS DEPARTMENT. FOR ANY WORK IN THE RIGHT-OF-WAY, A RIGHT-OF-WAY PERMIT SHALL BE REQUIRED FROM UNIFIED GOVERNMENT PUBLIC WORKS PRIOR TO CONSTRUCTION
NOTE:
ALL CONSTRUCTION PLANS SHALL MEET UG STANDARDS AND CRITERIA AND SHALL BE REVIEWED AND APPROVED BY THE UG PRIOR TO THE START OF CONSTRUCTION.
SEWER MAINTENANCE RESPONSIBILITY NOTE:
THE CONTACT FOR UNIFIED GOVERNMENT SANITARY SEWER AND STORM SEWER SHALL BE
KEVIN ANDERSON, PLAN REVIEW (913) 573-5565
Utility Notes
GENERAL NOTES
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
NOTE:
ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL UTILITIES TO BE INSTALLED WITH PROPOSED DEVELOPMENT SHALL BE PLACED UNDERGROUND.
NOTE:
ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY CONSTRUCTION ACTIVITIES.
NOTE:
ALL UTILITIES TO BE INSTALLED WITH PROPOSED DEVELOPMENT SHALL BE PLACED UNDERGROUND.
Curve Table
Curve # | Length | Radius | Delta
C1 | 23.60 | 15.01 | 090°03'15"
C2 | 23.56 | 15.00 | 090°00'00"
C3 | 10.57 | 15.00 | 040°22'47"
C4 | 22.64 | 25.00 | 051°52'40"
C5 | 10.57 | 15.00 | 040°22'47"
C6 | 12.40 | 15.00 | 047°21'47"
C7 | 37.06 | 53.00 | 040°03'32"
C8 | 52.44 | 75.00 | 040°03'32"
C9 | 18.90 | 30.00 | 036°06'06"
C10 | 22.64 | 25.00 | 051°53'28"
C11 | 23.56 | 15.00 | 090°00'00"
C12 | 23.49 | 15.00 | 089°43'00"
C13 | 23.18 | 47.00 | 028°15'42"
C14 | 11.83 | 25.79 | 026°17'03"
C15 | 23.56 | 15.00 | 090°00'00"
C16 | 6.28 | 3.00 | 120°00'00"
C17 | 5.24 | 5.00 | 060°00'00"
C18 | 86.09 | 38.00 | 129°48'00"
C19 | 51.84 | 33.00 | 090°00'00"
C20 | 17.52 | 20.00 | 050°12'00"
C21 | 6.28 | 3.00 | 120°00'00"
C22 | 3.14 | 3.00 | 060°00'00"
C23 | 15.71 | 10.00 | 090°00'00"
C24 | 5.24 | 5.00 | 060°00'00"
C25 | 6.28 | 3.00 | 120°00'00"
C26 | 31.42 | 20.00 | 090°00'00"
C27 | 5.62 | 5.00 | 064°20'49"
C28 | 43.79 | 20.00 | 125°27'11"
C29 | 6.28 | 3.00 | 120°00'00"
C30 | 5.24 | 5.00 | 060°00'00"
C31 | 23.56 | 15.00 | 090°00'00"
C32 | 17.52 | 20.00 | 050°12'00"
C33 | 6.28 | 3.00 | 120°00'00"
C34 | 13.35 | 30.00 | 025°30'10"
C35 | 3.90 | 3.00 | 074°23'33"
C36 | 4.71 | 3.00 | 090°00'00"
C37 | 6.08 | 3.00 | 116°04'31"
C38 | 5.28 | 3.00 | 100°49'23"
C39 | 7.93 | 15.00 | 030°17'13"
C40 | 32.99 | 21.00 | 090°00'00"
C41 | 31.76 | 28.00 | 064°58'47"
Line Table
Line # | Length | Direction
L1 | 12.15 | S38° 46' 59"E
L2 | 22.89 | S38° 46' 59"E
L3 | 42.55 | S41° 58' 34"W
L4 | 45.22 | N41° 58' 34"E
L5 | 59.72 | N89° 20' 21"E
L6 | 48.17 | S89° 20' 21"W
L7 | 98.37 | N49° 16' 49"E
L8 | 132.65 | N49° 16' 49"E
L9 | 27.69 | N13° 10' 42"E
L10 | 37.16 | S38° 42' 45"E
L11 | 43.70 | S38° 42' 45"E
L12 | 11.52 | S13° 10' 42"W
L13 | 15.99 | N40° 43' 11"W
L14 | 0.28 | N49° 16' 49"E
L15 | 19.05 | S70° 43' 11"E
L16 | 124.71 | N49° 16' 49"E
L17 | 21.36 | N70° 43' 11"W
L18 | 3.78 | N49° 16' 49"E
L19 | 174.88 | S00° 55' 11"E
L20 | 43.51 | N89° 04' 49"E
L21 | 39.32 | S40° 43' 11"E
L22 | 19.05 | S19° 16' 49"W
L23 | 108.61 | S40° 43' 11"E
L24 | 22.52 | S19° 16' 49"W
L25 | 0.93 | N40° 43' 11"W
L26 | 124.71 | S49° 16' 49"W
L27 | 2.25 | N40° 43' 11"W
L28 | 19.05 | N10° 43' 11"W
L29 | 21.31 | S10° 43' 11"E
L30 | 3.51 | S00° 55' 11"E
L31 | 19.05 | N60° 55' 11"W
L32 | 155.88 | N00° 55' 11"W
L33 | 21.36 | N60° 55' 11"W
L34 | 7.40 | N00° 55' 11"W
L35 | 21.36 | S79° 16' 49"W
L36 | 35.08 | S89° 04' 49"W
L37 | 7.40 | N40° 43' 11"W
L38 | 93.53 | S40° 43' 11"E
L39 | 19.05 | N79° 16' 49"E
L40 | 0.22 | N49° 16' 49"E
L41 | 18.22 | N89° 08' 03"W
L42 | 136.00 | S00° 51' 57"W
L43 | 17.00 | N89° 08' 03"W
L44 | 3.00 | S00° 51' 57"W
L45 | 41.48 | N00° 51' 57"E
L46 | 43.00 | N89° 08' 03"W
L47 | 20.00 | N00° 51' 57"E
L48 | 14.68 | S89° 08' 03"E
L49 | 190.00 | N00° 51' 57"E
L50 | 16.79 | N89° 08' 03"W
L51 | 2.00 | S89° 08' 03"E
L52 | 35.00 | S89° 08' 03"E
L53 | 31.00 | N89° 08' 03"W
L54 | 18.00 | S89° 08' 03"E
L55 | 59.00 | S89° 08' 03"E
UNIFIED GOVERNMENT STANDARDS NOTE:
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KEVIN ANDERSON, PLAN REVIEW (913) 573-5565
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KANSAS CERTIFICATE OF AUTHORITY NO. E-713
EXPIRES: DECEMBER 31, 2025
15372
PROFESSIONAL ENGINEER
STATE OF KANSAS
05/21/2025
1535 Penn Ave. Suite 200
Kansas City, MO 64108
P 913-888-1800
F 913-888-1888
DESIGNED BY
PHASE
DRAWN BY
PLS
CHECKED BY
TMS
FILE BOOK NO.
DATE: 5/20/2025
BY: BLANKE
LAYOUT TAB: C-1-100
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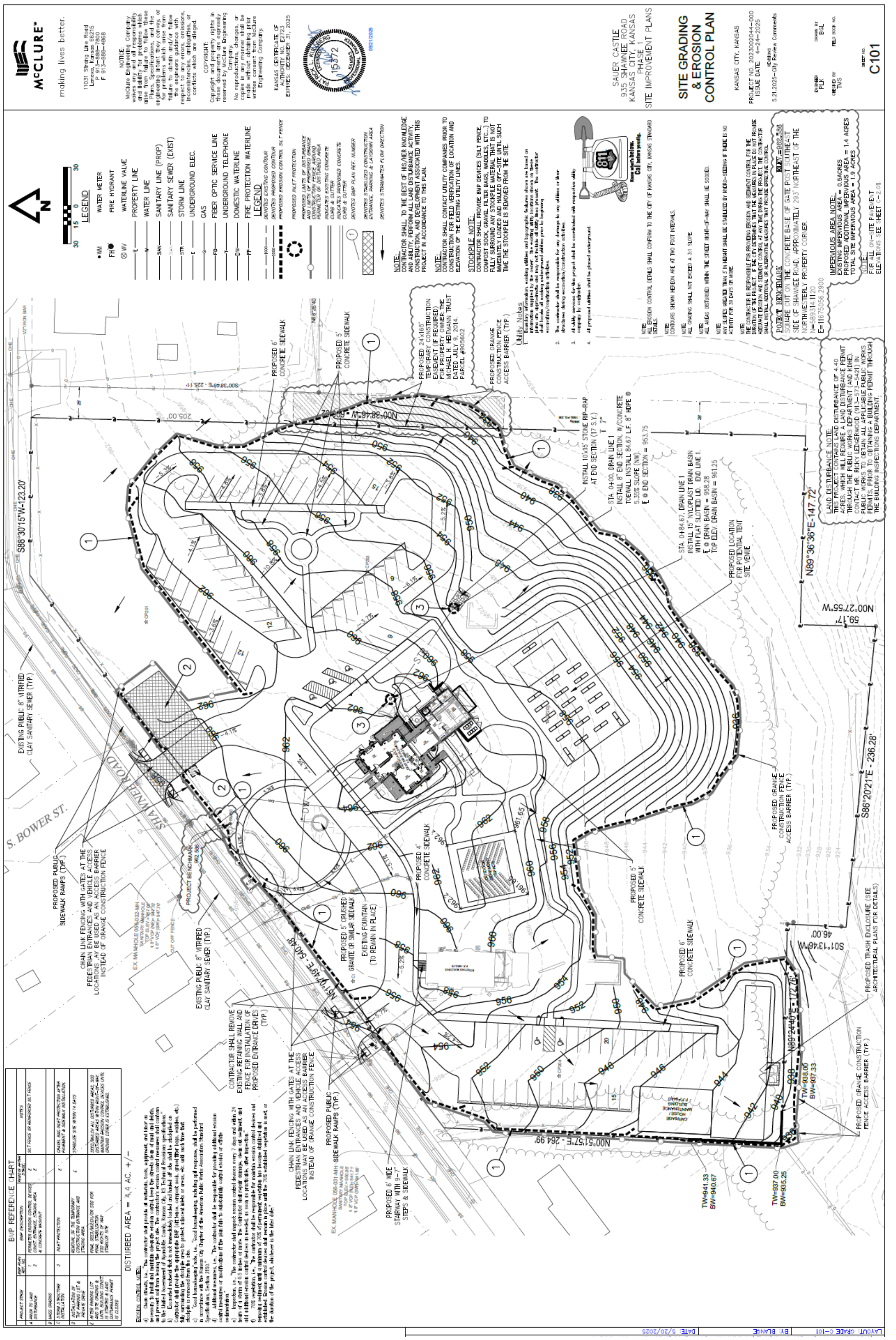
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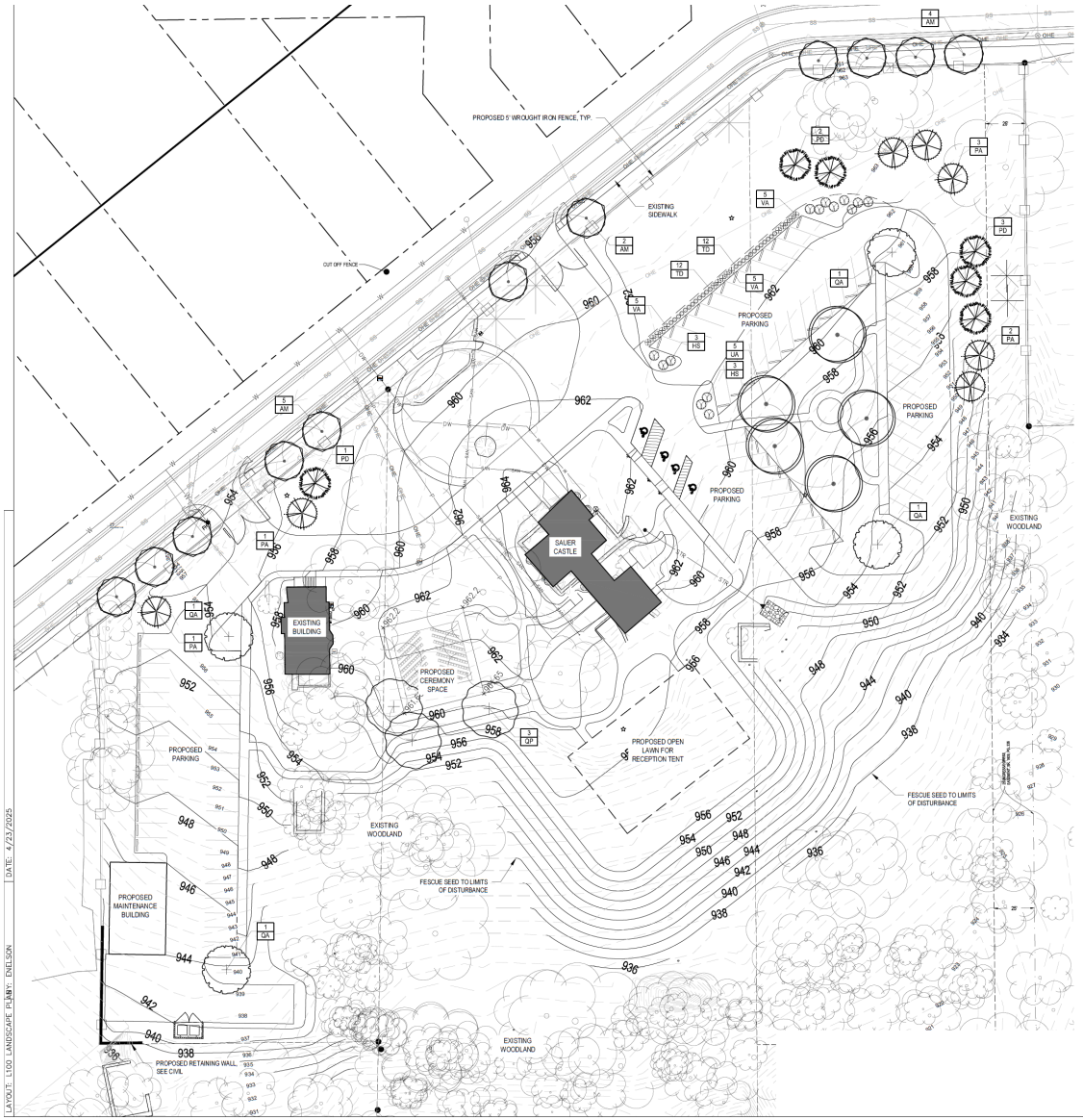
SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE 1
SITE IMPROVEMENT PLANS
SITE GRADING & EROSION CONTROL PLAN
C101
SHAWNEE ROAD
S. BOWER ST.
BMP REFERENCE CHART
DISTURBED AREA = 4.4 AC. +/-
LEGEND



LANDSCAPE SCHEDULE

TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	RE
	AM	11	Acer miyabei 'Morton'	State Street™ Miyabe Maple	B & B	2.5" Cal.	
	PA	7	Picea abies	Norway Spruce	B & B	6'-7' Ht.	
	PD	6	Picea glauca 'Densata'	Black Hills White Spruce	B & B	6'-7' Ht.	
	QA	4	Quercus alba	White Oak	B & B	2.5" Cal.	
	QP	3	Quercus phellos	Willow Oak	B & B	2.5" Cal.	
	UA	5	Ulmus x 'Morton'	Accolade™ Elm	B & B	2.5" Cal.	

SHRUBS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	RE
	HS	14	Hamamelis vernalis	Ozark Witchhazel	#3/5 Cont. (Min. 24" Ht.)	6' o.c.	
	TD	24	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	#3/5 Cont. (Min. 24" Ht.)	3' o.c.	
	VA	15	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	#3/5 Cont. (Min. 24" Ht.)	4' o.c.	

EXISTING TREE TO REMAIN

LANDSCAPE CALCULATIONS

INTERIOR SITE	# TREES REQUIRED	# TREES PROVIDED
PARKING		
1 TREE per 20 PARKING SPACES TOTAL PARKING SPACES: 92 (92 SPACES / 20)	5	5
SITE AREA		
1 TREE per 7,000 s.f. of SITE AREA SITE AREA: 266,344 s.f. (SITE AREA EXCLUDES BUILDINGS) (266,344 s.f. / 7,000)	38	25*

ALONG R.O.W.	# TREES REQUIRED	# TREES PROVIDED
SHAWNEE ROAD (TOTAL FRONTAGE: 670 l.f.)		
1 STREET TREE per 60 FEET OF R.O.W. (670 lf / 60 = 11)	11	11
1 EVERGREEN/ORNAMENTAL TREE per 30 FEET of R.O.W. (670 l.f. / 30 = 22)	22	0**

*NOTE: INTERIOR TREE REQUIREMENT INTENT TO BE MET BY PRESERVED WOODLAND

**NOTE: ROAD RIGHT-OF-WAY PLANTING DESIGNED TO EMULATE CHARACTER OF HISTORIC LANDSCAPE AND ORIGINAL VIEWSHEDS

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.

2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.

3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.

4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

5. ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING.

6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO SPECIFICATIONS.

7. DOUBLE GROUND HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.

8. ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS.

9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1) CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.

10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.

11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING AND OR SEEDING OPERATIONS.

12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SEEDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE. RE: SPECIFICATIONS

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EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PRELIMINARY PLAT

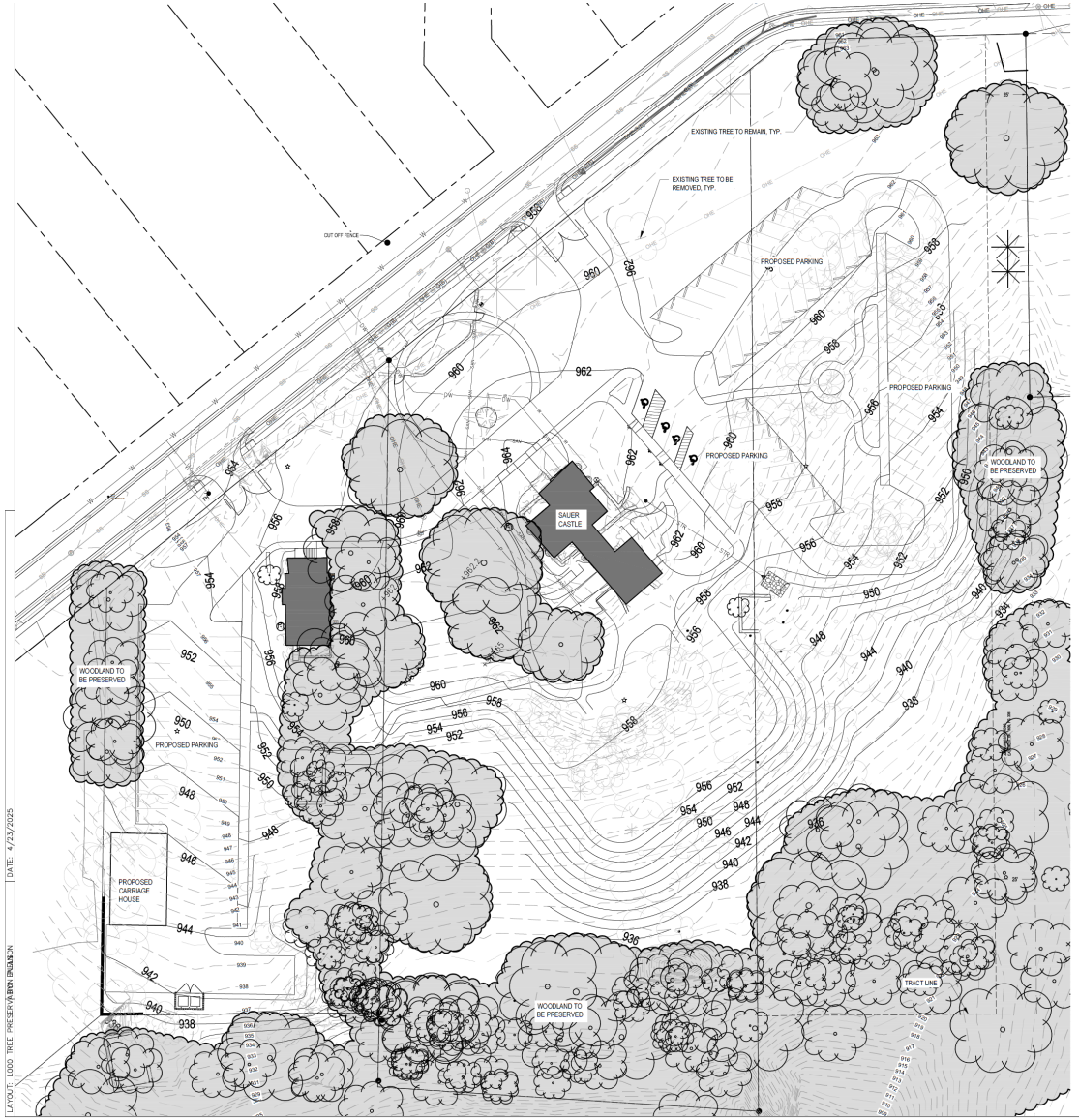
LANDSCAPE PLAN

KANSAS CITY, KANSAS

PROJECT NO. 2023002044-000
ISSUE DATE: 4-24-2025
REVISIONS

ENGINEER: CAR
DRAWN BY: EEN
CHECKED BY: CAR
FIELD BOOK NO.

SHEET NO.
L100



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SAUER CASTLE
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KANSAS CITY, KANSAS
PRELIMINARY PLAT

TREE PRESERVATION PLAN

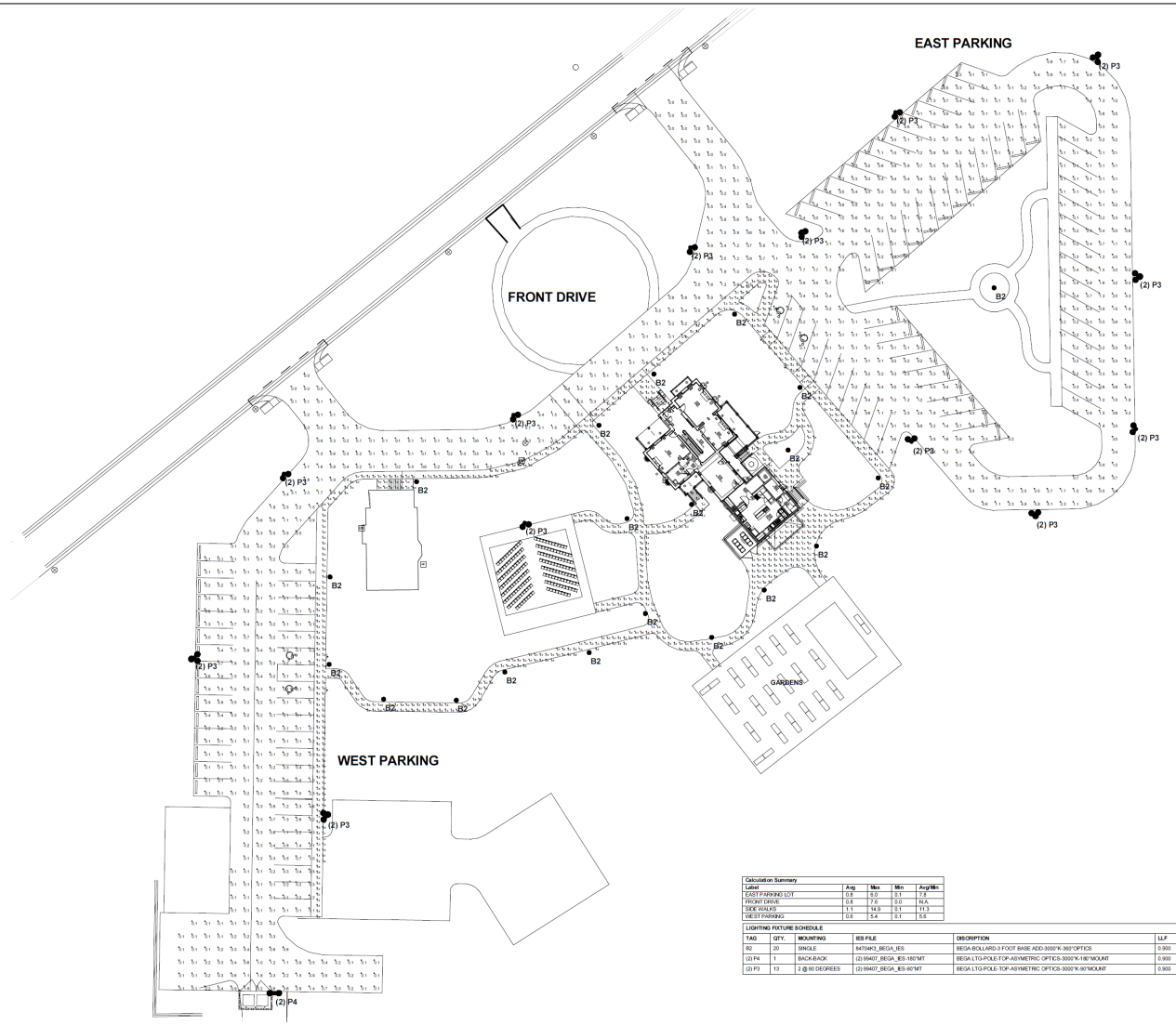
KANSAS CITY, KANSAS

PROJECT NO. 2023002044-000
ISSUE DATE: 4-24-2025

REVISIONS

ENGINEER: CAR
DRAWN BY: EEN
CHECKED BY: CAR
FIELD BOOK NO.

SHEET NO.
L000



NORTH

1 SITE PLAN - LIGHTING - SITE DEVELOPMENT
1" = 20'-0"

Calculation Summary				
Label	Avg	Max	Min	Avg/Min
EAST PARKING LOT	0.8	6.0	0.1	7.8
FRONT DRIVE	0.8	7.6	0.0	N.A.
SIDE WALKS	1.1	14.9	0.1	11.3
WEST PARKING	0.6	5.4	0.1	5.6

LIGHTING FIXTURE SCHEDULE							
TAG	QTY.	MOUNTING	IES FILE	DISCRIPTION	LLF	WATTS	LUMENS
B2	20	SINGLE	8470463_BEGA_IES	BEGA-BOLLARD-3 FOOT BASE ADD-3000°K-360°OPTICS	0.900	20	2005
(2) P4	1	BACK-BACK	(2) 99407_BEGA_IES-180°MT	BEGA LTG-POLE-TOP-ASYMETRIC OPTICS-3000°K-180°MOUNT	0.900	28	3117
(2) P3	13	2 @ 90 DEGREES	(2) 99407_BEGA_IES-90°MT	BEGA LTG-POLE-TOP-ASYMETRIC OPTICS-3000°K-90°MOUNT	0.900	28	3117

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EXPIRES: DECEMBER 31, 2025

SAUER CASTLE
935 SHAWNEE ROAD
KANSAS CITY, KANSAS
PHASE 1
SITE IMPROVEMENT PLANS

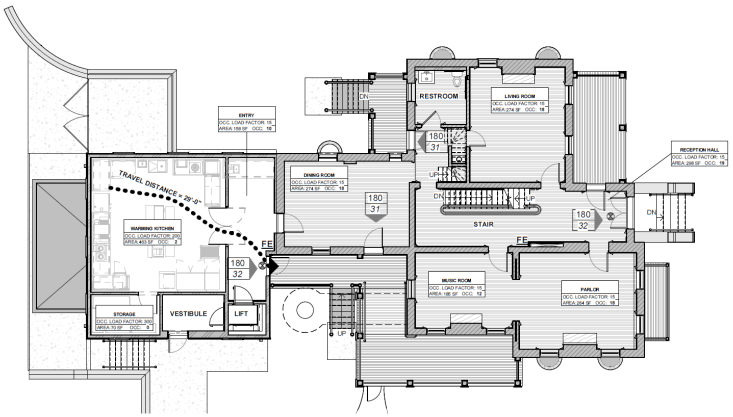
PHILIP L. PRUDEN LICENSED 14175 KANSAS PROFESSIONAL ENGINEER
04/25/2025

KANSAS CITY, KANSAS
PROJECT NO. 202303044.000
ISSUE DATE: 4-25-2025

REVISIONS

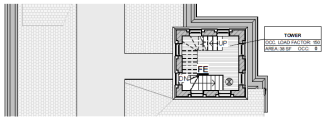
ENGINEER: Designer
DRAWN BY: Author
CHECKED BY: Checker
FIELD BOOK NO.

SHEET NO.
E101



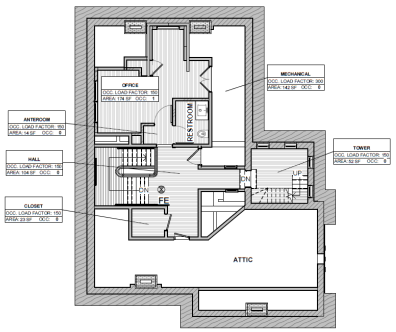
2 Code Analysis_First Level Plan
1/8" = 1'-0"

TOTAL FIRST LEVEL OCCUPANTS: 98



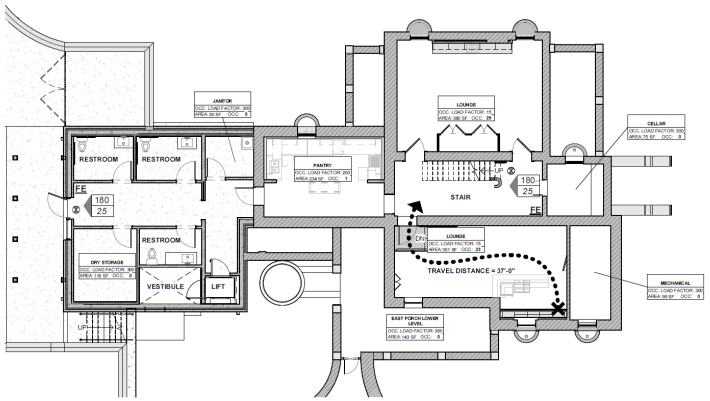
5 Code Analysis_Fourth Level/Mezzanine Plan
1/8" = 1'-0"

TOTAL FOURTH LEVEL MEZZANINE OCCUPANTS: 0



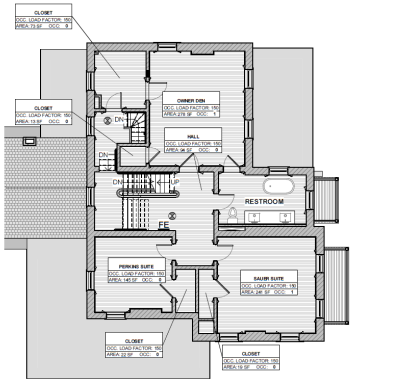
4 Code Analysis_Third Level/Mezzanine Plan
1/8" = 1'-0"

TOTAL THIRD LEVEL MEZZANINE OCCUPANTS: 1



1 Code Analysis_Basement Plan
1/8" = 1'-0"

TOTAL BASEMENT LEVEL OCCUPANTS: 50



3 Code Analysis_Second Level Plan
1/8" = 1'-0"

TOTAL SECOND LEVEL OCCUPANTS: 2

BUILDING CODE ANALYSIS

10.01.24

Project: Sauer Castle Rehabilitation – Kansas City, Kansas

PROJECT SCOPE AND DESCRIPTION

The project scope of work entails rehabilitation of an existing historic building, originally built in the early 1870's. The work area is less than 50% of the building area, so the project is categorized as a Level II Alteration. The occupancy consists of a single tenant with assembly spaces on the Basement and First level, and office areas on the Third Level Mezzanine and Fourth Level Mezzanine.

The construction type is Type V-B. There is a Change of Occupancy from and R-4, Residential to a B, Business. This changes the building to a lesser hazard. The allowable area per level is less than 9,000 square feet, therefore the existing building complies. The B Occupancy allows a two-story building. The existing Third Level and Fourth Levels are mezzanines, so the existing building complies with the allowable height.

APPLICABLE BUILDING CODES

Required Codes:	2018 International Existing Building Code 2018 International Building Code 2018 International Mechanical Code 2018 Uniform Plumbing Code 2017 National Electrical Code 2018 International Fire Code 2018 International Energy Conservation Code 2018 NFPA Life Safety Code 2010 ADA Standards for Accessible Design	Confirmed with City of Kansas City, KS Codes

BUILDING CLASSIFICATION

Occupancy:	Group B Business	IBC 304
Classification of Work:	Level II Alteration	IEBC 603
Construction Type:	Type V-B, Non-Sprinkled	IBC 602.5
Allowable Height:	2 story / 40'-0"	IBC Table 504.3, 504.4
Basic Allowable Area:	9,000 sf per story	IBC Table 506.2
Actual Proposed Area	Basement Level: 1789 sf First Level: 1588 sf Second Level: 1302 sf Third Level Mezzanine 430 sf Fourth Level Mezzanine: 70 sf	

AUTOMATIC SPRINKLER SYSTEM

Fire Protection System:	An automatic fire sprinkler system will not be installed and is not required.	IBC 903.2

FIRE RESISTIVE REQUIREMENTS FOR ELEMENTS OF THE STRUCTURE

	Construction Type V-B	IBC Table 601
Structural Frame:	0-hour	
Bearing Walls Ext:	0-hour	
Bearing Walls Int:	0-hour	
Non-Bearing Walls Int:	0-hour	
Floor Construction:	0-hour	
Roof Construction:	0-hour	
Vertical Shafts:	0-hour	IEBC 802.2.1,Exptn 5.1

MEANS OF EGRESS

Existing Means of Egress:	Occupancy classification change is made to an equal or lesser-hazard category	IEBC 1011.4.2
Common Path of Travel:	100'-0", B Occupancy, <30 occupants	IBC Table 1006.2.1
Number of Exits:	Single Exit at Third Floor, 1 tenant only Single Exit at Second floor, <35 occupants	IEBC 805.3.1, Table 805.3.1.1(2)
Mezzanines	Occupant load <50	IEBC 805.3.2

PLUMBING FIXTURES

Occupant Load:	Business areas (B) = 151 people 76 male, 76 female	IBC Table 1004.5
Minimum number of plumbing fixtures required:		IBC Table 2902.1

Fixture	Male	Female	Male	Female
Water Closet	1 per 25*	1 per 25*	2.52	2.52
Lavatory	1 per 40**	1 per 40**	1.9	1.9
Drinking Fountain	1 per 1,000		1 (Hi-Lo)	
Service Sink	1 required		1	

Actual Number of Fixtures Provided:

Fixture	Male	Female
Water Closet	3	3
Lavatory	3	4
Drinking Fountain	0***	
Service Sink	1	

*1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50

**1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80

***Drinking water is provided at the kitchen and pantry

* * * END OF BUILDING CODE ANALYSIS * * *

CODE SYMBOLS LEGEND

DIRECTION OF EXIT

XXX / XXX — CAPACITY / ACTUAL # OF OCCUPANTS

COMMON PATH OF TRAVEL

EXIT LIGHT

FE — FIRE EXTINGUISHER IN RECESSED CABINET

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IMEG
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Kansas City, MO 64108

Sauer Castle Rehabilitation

935 Shawnee Road
Kansas City, KS 66103

MARK GABRIEL LICENSED KANSAS ARCHITECT
10.28.2024

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DATE: 10/28/2024

Code Analysis

SHEET NUMBER:

A002

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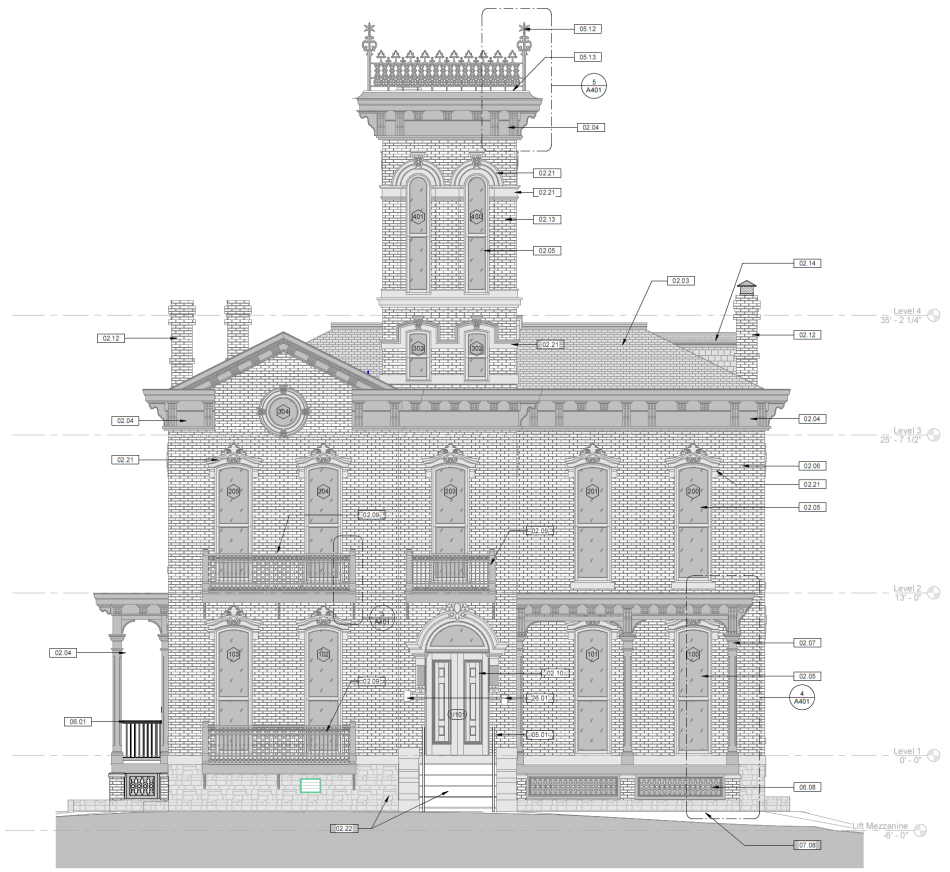

1 Treatment - North Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK, REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK.
02.07	RECONSTRUCT MISSING NW PORCH FRAMING, S/4 TONGUE & GROOVE FLOORING, AND ARCHITECTURAL COMPONENTS FROM ALL NEW MATERIALS, BASED ON SALVAGED COMPONENTS AND HISTORIC PHOTOGRAPHS. INSTALL NEW FLAT-SEAMED COPPER ROOF, FLASHINGS, GUTTERS, AND DOWNSPOUTS
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.10	RESTORE EXISTING FRONT ENTRANCE DOORS, HARDWARE, AND TRANSOM. PREP, PRIME, AND PAINT.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS.
02.13	REPAIR TOWER MASONRY WALLS. SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE.
02.22	RESTORE HISTORIC FRONT ENTRANCE. TEMPORARILY REMOVE STONE LANDING, STEPS, LIONS, AND SIDEWALLS TO PROVIDE ACCESS FOR BUILDING FOUNDATION WATERPROOFING. PROVIDE NEW CONCRETE FOUNDATION AND RECONSTRUCTION OF HISTORIC STONE WALLS AND STEPS. CLEAN AND REPAIR ALL COMPONENTS.
05.01	NEW FLOOR-MOUNTED PAINTED STEEL HANDRAIL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOWS WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
06.01	NEW WOOD GUARDRAIL
06.08	NEW VERTICAL BOARD LATTICE
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS. STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
26.01	ELECTRICAL SERVICE PANEL

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IMEG
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Kansas City, MO 64108

Sauer Castle Rehabilitation

935 Shawnee Road
Kansas City, KS 66103

MEGAN GAERLAN
LICENSED
KANSAS
ARCHITECT

10.28.2024

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North Elevation

SHEET NUMBER:

A200

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GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY

1 Treatment - East Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK.
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW, PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
03.03	CONSTRUCT REPRODUCTION WINDOW WELLS WITH REINFORCED CONCRETE AND CAPPED WITH HISTORIC STONE. PARGE EXPOSED INTERIOR AND EXTERIOR WITH CEMENTITIOUS PARGING WITH EXPOSED AGGREGATE.
04.01	NEW RETAINING WALL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW CANOPY
06.08	NEW VERTICAL BOARD LATTICE
07.01	NEW ROOF
07.02	COPPER GUTTER
07.03	COPPER ROOF CRICKET
07.05	COPPER DOWNSPOUT
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.09	RECONSTRUCT ORIGINAL WOOD CASEMENT VENTILATION WINDOW 408 AND 409 IN HALL TO TOWER

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JANE GAEBLER LICENSED KANSAS ARCHITECT
10.28.2024

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East Elevation

SHEET NUMBER:
A201

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1 Treatment - South Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND. REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOW-E GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS.
02.13	REPAIR TOWER MASONRY WALLS: SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.15	RECONSTRUCT MISSING SW PORCH FROM ALL NEW MATERIALS, BASED ON SALVAGED COMPONENTS AND HISTORIC PHOTOGRAPHS. INSTALL NEW FLAT-SEAMED COPPER ROOF, FLASHINGS, GUTTERS, AND DOWNSPOUTS
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
03.01	NEW STAIR
04.01	NEW RETAINING WALL
04.03	STONE WALL CAP
04.04	REPRODUCTION BRICK PIERS OVER RECONSTRUCTED CMU AND STONE WALLS AND FOOTINGS
05.02	NEW GUARDRAIL
05.09	BLACK IRON GATES WITH LOCK AND FLOOR BOLTS
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW CANOPY
06.07	WOOD COLUMNS, REF TO STRUCTURAL
07.01	NEW ROOF
07.04	CLAPBOARD SIDING
07.05	COPPER DOWNSPOUT
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.01	FALSE DOOR TO MATCH ADJACENT DOOR PANEL
23.01	APPROXIMATE LOCATION FOR NEW HVAC FRESH AIR INTAKE. PAINT LOUVER TO MATCH BRICK

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935 Shawnee Road
Kansas City, KS 66103

LOUIS GAEBLER LICENSED ARCHITECT KANSAS
10.28.2024

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DATE: 10/28/2024

South Elevation

SHEET NUMBER:
A202

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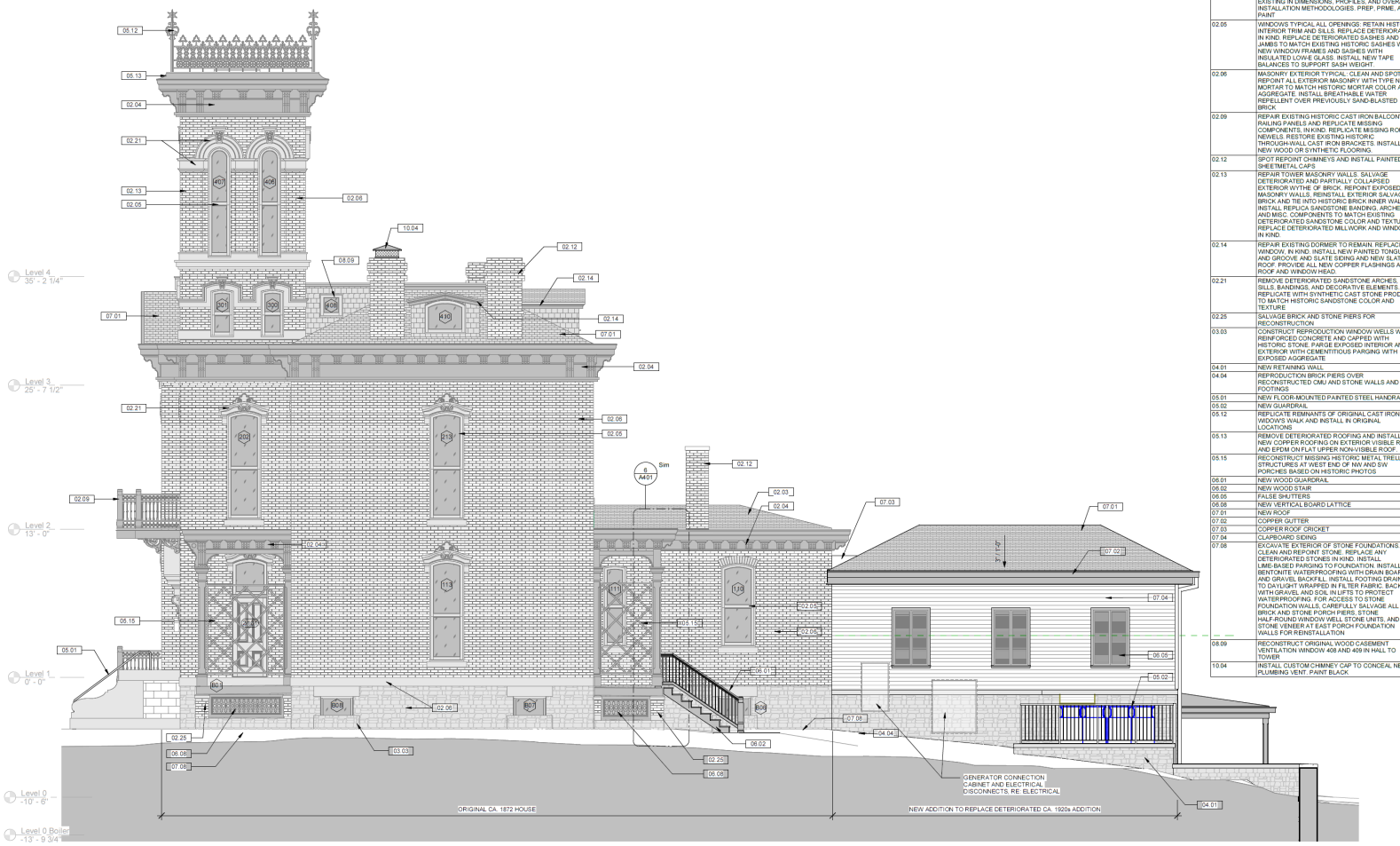
GENERAL NOTES:

A. DOWNSPOUTS NOT SHOWN FOR CLARITY



1 Treatment - West Elevation
1/4" = 1'-0"

4' 0 4' 8'
1/4"=1'-0"

Keynote Legend

Key Value	Keynote Text
02.03	ROOFING TYPICAL: REPLACE TEMPORARY ASPHALT ROLLED ROOFING AND UNDERLYING DETERIORATED FLAT SEAM ROOFING. REPLACE WITH NEW VERMONT BLACK SLATE ROOFING, COPPER FLASHINGS, AND ALL NEW COPPER BUILT-IN GUTTERING AND DOWNSPOUTS.
02.04	EAVES TYPICAL: REPLACE DETERIORATED MILLWORK. REPLICATE EXISTING HISTORIC TRIM, MOLDINGS, BRACKETS, AND PANELING TO MATCH EXISTING IN DIMENSIONS, PROFILES, AND OVERALL INSTALLATION METHODOLOGIES. PREP, PRIME, AND PAINT.
02.05	WINDOWS TYPICAL ALL OPENINGS: RETAIN HISTORIC INTERIOR TRIM AND SILLS. REPLACE DETERIORATED, IN KIND, REPLACE DETERIORATED SASHES AND JAMBS TO MATCH EXISTING HISTORIC SASHES WITH NEW WINDOW FRAMES AND SASHES WITH INSULATED LOWE GLASS. INSTALL NEW TAPE BALANCES TO SUPPORT SASH WEIGHT.
02.06	MASONRY EXTERIOR TYPICAL: CLEAN AND SPOT REPOINT ALL EXTERIOR MASONRY WITH TYPE N MORTAR TO MATCH HISTORIC MORTAR COLOR AND AGGREGATE. INSTALL BREATHABLE WATER REPELLENT OVER PREVIOUSLY SAND-BLASTED BRICK
02.09	REPAIR EXISTING HISTORIC CAST IRON BALCONY RAILING PANELS AND REPLICATE MISSING COMPONENTS, IN KIND. REPLICATE MISSING ROUND NEWELS. RESTORE EXISTING HISTORIC THROUGH-WALL CAST IRON BRACKETS. INSTALL NEW WOOD OR SYNTHETIC FLOORING.
02.12	SPOT REPOINT CHIMNEYS AND INSTALL PAINTED SHEETMETAL CAPS
02.13	REPAIR TOWER MASONRY WALLS: SALVAGE DETERIORATED AND PARTIALLY COLLAPSED EXTERIOR WYTHE OF BRICK. REPOINT EXPOSED MASONRY WALLS. REINSTALL EXTERIOR SALVAGED BRICK AND TIE INTO HISTORIC BRICK INNER WALLS. INSTALL REPLICA SANDSTONE BANDING, ARCHES, AND MISC. COMPONENTS TO MATCH EXISTING DETERIORATED SANDSTONE COLOR AND TEXTURE. REPLACE DETERIORATED MILLWORK AND WINDOWS, IN KIND.
02.14	REPAIR EXISTING DORMER TO REMAIN. REPLACE WINDOW, IN KIND. INSTALL NEW PAINTED TONGUE AND GROOVE AND SLATE SIDING AND NEW SLATE ROOF. PROVIDE ALL NEW COPPER FLASHINGS AT ROOF AND WINDOW HEAD.
02.21	REMOVE DETERIORATED SANDSTONE ARCHES, SILLS, BANDINGS, AND DECORATIVE ELEMENTS. REPLICATE WITH SYNTHETIC CAST STONE PRODUCT TO MATCH HISTORIC SANDSTONE COLOR AND TEXTURE
02.25	SALVAGE BRICK AND STONE PIERS FOR RECONSTRUCTION
03.03	CONSTRUCT REPRODUCTION WINDOW WELLS WITH REINFORCED CONCRETE AND CAPPED WITH HISTORIC STONE. PARGE EXPOSED INTERIOR AND EXTERIOR WITH CEMENTITIOUS PARGING WITH EXPOSED AGGREGATE
04.01	NEW RETAINING WALL
04.04	REPRODUCTION BRICK PIERS OVER RECONSTRUCTED CMU AND STONE WALLS AND FOOTINGS
05.01	NEW FLOOR-MOUNTED PAINTED STEEL HANDRAIL
05.02	NEW GUARDRAIL
05.12	REPLICATE REMNANTS OF ORIGINAL CAST IRON WIDOW'S WALK AND INSTALL IN ORIGINAL LOCATIONS
05.13	REMOVE DETERIORATED ROOFING AND INSTALL NEW COPPER ROOFING ON EXTERIOR VISIBLE ROOF AND EPDM ON FLAT UPPER NON-VISIBLE ROOF.
05.15	RECONSTRUCT MISSING HISTORIC METAL TRELLIS STRUCTURES AT WEST END OF NW AND SW PORCHES BASED ON HISTORIC PHOTOS
06.01	NEW WOOD GUARDRAIL
06.02	NEW WOOD STAIR
06.05	FALSE SHUTTERS
06.06	NEW VERTICAL BOARD LATTICE
07.01	NEW ROOF
07.02	COPPER GUTTER
07.03	COPPER ROOF CRICKET
07.04	CLAPBOARD SIDING
07.08	EXCAVATE EXTERIOR OF STONE FOUNDATIONS. CLEAN AND REPOINT STONE. REPLACE ANY DETERIORATED STONES IN KIND. INSTALL LIME-BASED PARGING TO FOUNDATION. INSTALL BENTONITE WATERPROOFING WITH DRAIN BOARD AND GRAVEL BACKFILL. INSTALL FOOTING DRAINS TO DAYLIGHT WRAPPED IN FILTER FABRIC. BACKFILL WITH GRAVEL AND SOIL IN LIFTS TO PROTECT WATERPROOFING. FOR ACCESS TO STONE FOUNDATION WALLS, CAREFULLY SALVAGE ALL BRICK AND STONE PORCH PIERS, STONE HALF-ROUND WINDOW WELL STONE UNITS, AND STONE VENEER AT EAST PORCH FOUNDATION WALLS FOR REINSTALLATION
08.09	RECONSTRUCT ORIGINAL WOOD CASEMENT VENTILATION WINDOW 408 AND 409 IN HALL TO TOWER
10.04	INSTALL CUSTOM CHIMNEY CAP TO CONCEAL NEW PLUMBING VENT. PAINT BLACK

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ANGIE GAEBLER LICENSED 24-009 KANSAS ARCHITECT
10.28.2024

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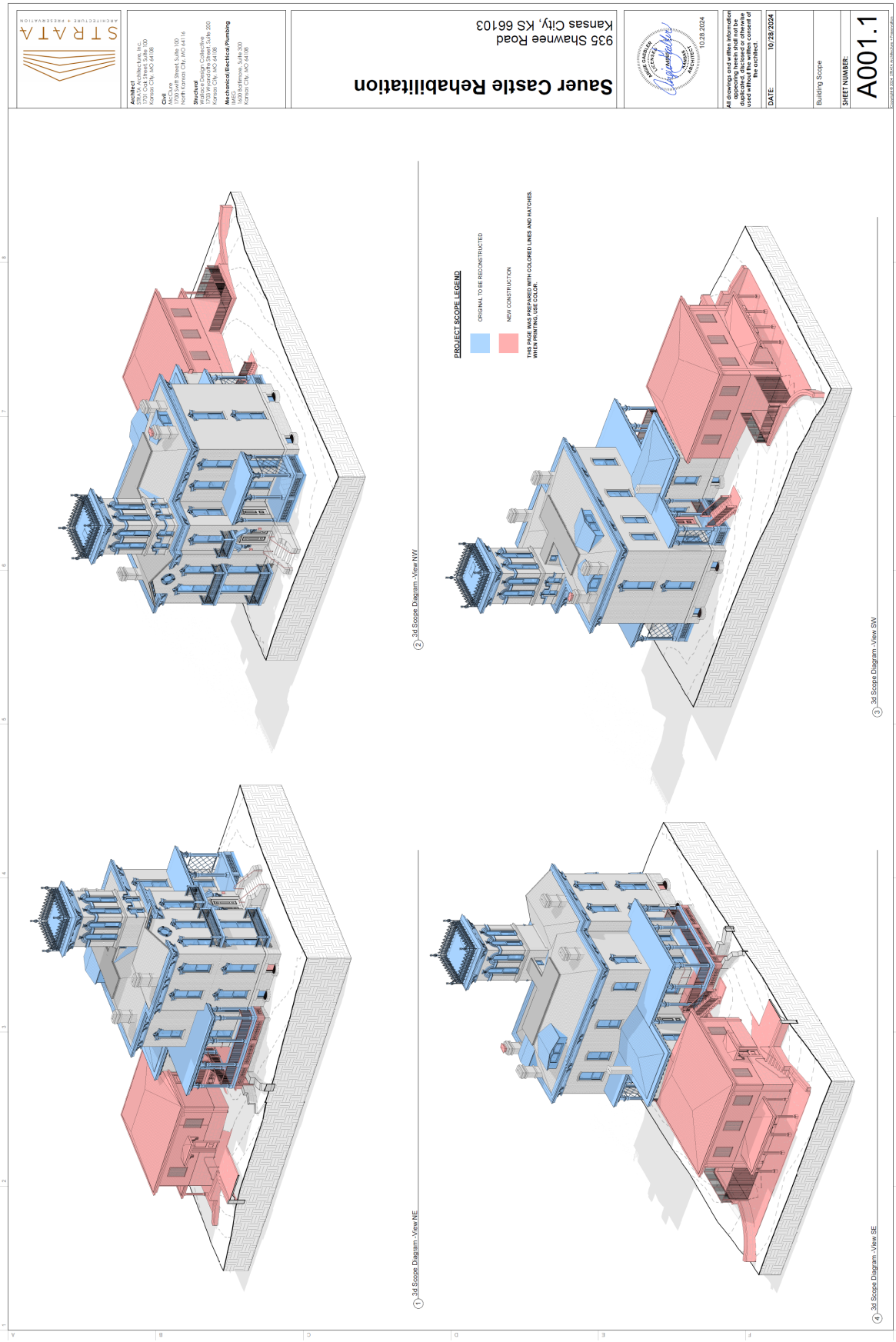
DATE: 10/28/2024

West Elevation

SHEET NUMBER:

A203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10.28.2024
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DATE: 10/28/2024
Building Scope
SHEET NUMBER:
A001.1
PROJECT SCOPE LEGEND
ORIGINAL TO BE RECONSTRUCTED
NEW CONSTRUCTION
THIS PAGE WAS PREPARED WITH COLORED LINES AND HATCHES. WHEN PRINTING, USE COLOR.
1 3d Scope Diagram -View NE
2 3d Scope Diagram -View NW
3 3d Scope Diagram -View SW
4 3d Scope Diagram -View SE

Published in the *Wyandotte Echo* on _____, 2025

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A MORATORIUM ON THE ENFORCEMENT OF THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR COMMERCIAL AND INDUSTRIAL USES BY EITHER ZONING DISTRICT OR SPECIAL USE REGULATIONS AND THE ESTABLISHMENT OF LEGAL NON-CONFORMING STATUS FOR ALL COMMERCIAL AND INDUSTRIAL BUILDINGS AND USES WITHIN THE TERM OF THE MORATORIUM, UNDER CHAPTER 27, ARTICLE VIII, DIVISIONS 4 AND 9 OF THE CODE OF ORDINANCES.

WHEREAS, the promotion of industrial and commercial businesses, especially small businesses, in Wyandotte County is a priority for the Unified Government;

WHEREAS, imposing a minimum number of off-site parking spaces for a business to create or secure before opening or expanding can create a significant barrier to opening or expanding said business;

WHEREAS, the PlanKCK Economic Development Strategic Plan, approved and adopted by the Board of Commissioners on December 6, 2023, seeks to identify and work to remove regulatory barriers to promote a thriving business mix in Downtown KCK;

WHEREAS, removing parking minimums is a specific identified strategic initiative in the PlanKCK Citywide Comprehensive Plan, approved and adopted by the Board of Commissioners on November 30, 2023;

WHEREAS, the goDotte Wyandotte County Strategic Mobility Plan, approved and adopted by the Board of Commissioners on August 25, 2022, advocates for the potential reduction or elimination of minimum parking requirements along identified "Opportunity Corridors";

WHEREAS, the Downtown Area Plan, approved and adopted by the Board of Commissioners on June 7, 2007, notes that "much of the land in Downtown is too valuable to use as surface parking, especially along street frontages" and endeavors to "maximize on-street parking on all streets";

WHEREAS, Chapter 32, Article IX of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas ("Complete Streets"), approved and adopted by the Board of Commissioners on November 11, 2020, intends for streets to contribute toward the safety, health, equity, economic viability, and quality of life in Wyandotte County; therefore,

BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. From the date of the passage of the Resolution, the Unified Government will place a moratorium on the requirement and enforcement the following sections and subsections of the Zoning Code, Chapter 27 of the Unified Government Code of Ordinances:

A.) Section 27-463(e)
B.) Section 27-464(e)
C.) Section 27-465(f)
D.) Section 27-466(e)
E.) Section 27-467(e)
F.) Section 27-468(e)
G.) Section 27-469(e)
H.) Section 27-470(f)
I.) Section 27-471(n)(1)b
J.) Section 27-741(n)(2)b
K.) Section 27-741(n)(2)c
L.) Section 27-741(n)(3)b
M.) Section 27-741(n)(3)c
N.) Section 27-741(n)(8)
O.) Section 27-742(e)
P.) Section 27-668

Section 2. For a single building, on a property within a zoning district represented by the code subsections identified above by section 1.A – 1.P, in which both commercial and residential uses lawfully occur, no parking spaces shall be required if there are six or fewer dwelling units in the building.

Section 3. Any automobile parking that is elected to be constructed shall remain subject to and in compliance with all other parking requirements, including setbacks, on-site location, parking space and drive aisle dimensions, paving materials, and landscaping. Such parking shall be considered "required parking" within the context of Sections 27-524, -670, and -671.

Section 4. This Resolution shall apply to all land under the jurisdiction of the Unified Government east of Interstate 635 (Harry Darby Memorial Highway).

Section 5. This Resolution shall become effective upon passage by the Unified Government Board of Commissioners and will remain effective until the same day in the year 2028 at 11:59 PM, or until a new Zoning Code becomes effective, or until a superseding resolution or ordinance becomes effective.

ADOPTED BY THE BOARD OF COMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ___ DAY OF _____, 2025.

_____
Tyrone A. Garner, Mayor/CEO

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Wendy M. Green
Deputy Chief Counsel

(First published_____)

COZ2024-041

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 144 North 61st Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single-Family District to A-G Agriculture District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on December 27, 2024, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single-Family District to A-G Agriculture District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

> 9219, S14, T11, R24, ACRES 5.01, BEG 245.19FT W & 20FT S OF NE COR W1/2 NW1/4; S08E-702.5FT, N68E TO 61ST ST, NWLY TO PT E OF BEG, W TO POB CONTG 5.02AC M/L, located at 144 North 61st Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single-Family District to A-G Agriculture District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for A-G Agriculture District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of

Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(First published_____)

COZ2025-004

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 13100 and 13130 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of CP-2 Planned General Business to CP-3 Planned Commercial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on January 24, 2025, by the owners of property to have the zoning of said property changed from its present zoning CP-2 Planned General Business to CP-3 Planned Commercial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

TRACT 1: LOT 1, DELAWARE RIDGE COMMERCIAL, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF. TRACT 2: ALL OF LOT 2, DELAWARE RIDGE COMMERCIAL, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING THEREFROM ALL THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 87°44'08" W, ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE AVENUE (US HIGHWAY 24/40), AS NOW ESTABLISHED, A DISTANCE OF 188.01 FEET; THENCE N 01°45'18" W, A DISTANCE OF 328.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE N 88°04'58" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE

OF 69.98 FEET; THENCE N 58°06'03" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.48 FEET TO THE MOST NORTH CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 130Th STREET, AS NOW ESTABLISHED; THENCE S 01°45'18" E, ALONG THE EAST LINE OF SAID LOT 2 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 130TH STREET, A DISTANCE OF 395.84 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED TRACT 2 IS ALSO SHOWN AS LOT 2B ON THE LOT SPLIT SURVEY RECORDED DECEMBER 30, 2009 AS DOCUMENT NO. 2009R-19194 IN BOOK 5662 AT PAGE 47. AREA IS 233,169+/- SQ.FT. / 5.3528+/- ACRES, located at approximately 13100 and 13130 State Avenue, Kansas City, Kansas,

be changed from its present zoning CP-2 Planned General Business to CP-3 Planned Commercial District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-3 Planned Commercial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2024-088

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-088, commonly known as 2542 South 12th Terrace, Kansas City, Kansas, legally described as:

North 3/4ths of Lot 27, Rosedale View, a subdivision of land in Kansas City, Wyandotte County, Kansas, Located at approximately 2542 South 12th Terrace, Kansas City, Kansas

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for the keeping of pigeons.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **This City Planning Commission case is being heard in conjunction with BOZA2024-027. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2024-027 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **Per Section 27-609(2), the exterior walls shall be made of either horizontal clapboard, wood, or plywood siding, stone, artificial stone, brick, artificial brick, and textured finishes such as stucco. Fiberglass, plastic, and**

preformed, corrugated, or ribbed metals are not allowed. Metals can be used provided they have a factory applied and painted finish closely matching the color of the primary structure. Standard concrete masonry units are also not allowed unless the walls of the building are painted the exact color of the primary structure;

3. **Contact Animal Control to see if there any additional measures needed to keep pigeons on the property;**
4. **Submit a plot plan with the building permit application for the coops and shed to the Building Inspection Division;**
5. **Relocate the pigeon coops wholly onto 2542 South 12th Terrace and off 2532 South 12th Terrace, which is owned by the Wyandotte County Landbank;**
6. **Section 7-175(c) Except where fowl or animals are kept for sale within a bona fide produce market, commission house or store for the purposes of trade and while so kept are confined in small coops, boxes or cages, or where such animals or fowl are kept for purposes of research in a laboratory, or less than five birds are kept in a home as pets, such as canaries, parakeets, parrots, finches, and doves, it shall be unlawful for any person to keep or maintain any chicken coop, dove cote, rabbit hutch or other yard establishment for the housing of fowl or small animals closer than 25 feet to the nearest portion of any building occupied by or in anywise used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or closer than ten feet to the property line of the lot. Animals and fowl so kept or maintained shall be enclosed on all sides and shall not be allowed to run or fly at large, except for homing pigeons;**
7. **Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinances. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;**
8. **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;

9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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;**
11. **A Special Use Permit cannot be transferred to the new property owner or operator;**
12. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
13. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
16. **Subject to approval, the Special Use Permit shall be valid for (2) year(s) from the publication of the associated Ordinance. The Applicant is solely**

responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-004

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-004, commonly known as 3030 South 63rd Street, Kansas City, Kansas, legally described as:

> BEG 779.8F N & 200FT E OF SW COR E1/4 SE1/4; N 237.2FT, E 230FT, S 177FT, SWLY TO POB CONTG A1C M/L, located at approximately 3030 South 63rd Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for the keeping of a maximum of 25 fowl.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **All animals must be registered with Animal Control;**
2. **The number of fowl is limited to 25, with no roosters permitted;**
3. **Composting efforts for waste shall be continued;**
4. **The missing plumbing and electrical permits shall be obtained for the contractor if required by building inspections;**
5. **Should any eggs, meat, or produce be sold, it must be sold directly to the consumer and follow the guidelines of MF3138 as updated February 2025 or latest revision thereto;**
6. **Should any processing beyond initial harvest occur for food stuffs and**

these items be desired to be sold direct to consumer, an expansion of this Special Use Permit for food processing shall be required, unless otherwise an expanded permitted use under Home Occupation Accessory Use Ordinances;

7. **Per Section 27-593(a)(10)a, fowl must be kept no closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals or fowl, or closer than 10 feet to the property line of the lot.**
8. **When the building renovation is completed, the driveway must be restored to asphalt or concrete in accordance with UG Standards;**
9. **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;**
10. **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;**
11. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
12. **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;**
13. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit shall be valid for five (5) years from the publication**

of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

16. **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; and**
17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-006

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-006, commonly known as 1127 Southwest Boulevard, Kansas City, Kansas, legally described as:

> Part of Lot 18, Block 2, Rolling Mills Resurvey of Rosedale Lands, a subdivision of land in Kansas City, Wyandotte County, Kansas. being more particularly described as follows: Beginning at the most Southerly corner of Lot 18, being the common corner of Lot 17 in said Block 2; thence Northwesterly 59.80 feet along the common line of Lots 17 and 18 to the Northwesterly edge of an existing building protrusion; thence Northeasterly 2.80 feet to a corner of the protruding building; thence Southeasterly 59.81 feet along the protrusion and its extension to a point on the Southeasterly line of Lot 18; thence Southwesterly 3.80 feet to the Point of Beginning, located at approximately 1127 Southwest Boulevard, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for operation of a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **A DRC Building Permit for a Change of Occupancy shall be obtained prior to leasing the property to address the illegal occupancy conversion;**

2. **A covered parking space must be provided or the applicant must return within six (6) months from date of approval to apply for a Variance from the R-1 parking requirements or apply for a Change of Zone to R-1(B);**
3. **The concrete in the front yard that is not part of the sidewalk shall be removed and return to landscaping, including one (1) tree to satisfy the landscaping requirements of the R-1 Zoning District;**
4. **The following items must be remedied prior to occupancy as part of the DRC Building Permit:**
    a) **Open junction boxes, splices, electrical outlets, and other electrical work noted in the attic must be repaired (inspection item 3.1 and 3.10)**
    b) **Power must be provided to the front bedroom. Rewiring these outlets may require an electrical permit (inspection item 6.2)**
    c) **Outlets need to be fully operational, including GFCI outlets (inspection item 7.3)**
    d) **Basement electrical work needs repaired to meet code standards (inspection item 7.4)**
    e) **The panel shall be re-wired to remedy inspection items (inspection items 9.5 and 9.6)**
    f) **The electrical ground conductor and panel bond needs to be included in the electrical permit (inspection items 9.7)**
    g) **The furnace flue shall be repaired to meet combustible and other code requirements (inspection item 10.1, 10.2)**
    h) **The electrical service mast shall be repaired to meet code requirements (Inspection Item 9.0)**
    i) **Gutters and downspouts need to be installed per code requirement**
    j) **Fascia, Soffit, siding, hose bibs, and exterior finishes need to be repaired to avoid pest infestation and water intrustion;**
5. **Maximum number of guests shall be seven (7);**
6. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on the street, only off-street private parking allowed;**
7. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
8. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
9. **Applicant is to maintain liability insurance.**
10. **The property must remain in proper maintenance and free of hazards, pests, or infestations.**
11. **The granting of this Special Use Permit does not transfer with a change of ownership of the property.**
12. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host**

Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).

13. **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.**
14. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
15. **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.**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards.**
17. **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.**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.**
20. **Approval of this case by the Board of Commissioners, and the conditions**

of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

21. **The Special Use Permit shall be valid for six (6) months from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and**
22. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-014

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-014, commonly known as 2629 South 49th Street, Kansas City, Kansas, legally described as:

HIGHLAND CREST &0284 &0285 &0286 &0287 &0288 &0289 &0290, S36, T11, R36, ACRES 0.13, B13 L13, located at approximately 2629 South 49th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for operation of a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The following items must be repaired or remedied prior to renewal:**
   - a. **The fallen retaining wall needs to be removed or repaired;**
   - b. **Replace window screens that are damaged and/or have holes;**
   - c. **If the red coffee canister is being utilized as an electrical fixture such as a can light or junction box, it needs to be replaced to code requirements;**
   - d. **Replace bathroom exhaust ductwork;**
   - e. **Repair holes and openings in garage walls and ceiling;**
   - f. **The electrical mast and exterior wiring conduit needs repaired or**

replaced (permit required);

g. Replace the 60-amp breaker with a large gauge distribution wire;

h. Improperly wired outlets listed in 8.7.2 need repaired;

i. Install electrical receptacle cover;

j. Upgrade outlets to GFCI compliance near points of water or moisture intrusion, entry, or exposure (windows, kitchen, bathroom);

k. Repair or replace garage ceiling fans;

l. Repair exterior GFCIs with open grounding;

m. Remove the furnace access panel and replace with a closet door for proper ventilation and access;

n. Gas wall heater in garage shall be removed if inoperable;

o. Gas cap needs added to gas line in garage where former dryer/heater connection formerly was;

p. Repair leaking water pipe in the sink;

q. Water heater was installed in 2023 without a building permit on file. A building permit shall be obtained for this installation;

r. Repair the leaking hose bib on the exterior;

s. Unclog the faucet aerator in hall bathroom;

t. Repair all doors to seal tightly without room for pest intrusion and to be able to open easily by users;

u. Provide and/or repair smoke detectors in every bedroom, common area, utility area, and basement. Provide carbon monoxide detectors in the kitchen, living area, near chimney, and near gas appliances;

2. All pets of guests must adhere to the local animal ordinances found in Chapter 7, including rabies vaccinations and leash laws;

3. Maximum number of guests shall be 7;

4. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;

5. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;

6. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

7. Applicant is to maintain liability insurance;

8. The property must remain in proper maintenance and free of hazards, pests, or infestations;

9. The granting of this Special Use Permit does not transfer with a change of ownership of the property;

10. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);

11. 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;

12. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
13. **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;**
14. **Exterior lighting must be 90-degree downward facing cut-off fixtures so as not to project onto adjacent properties or public right-of-way;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **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;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
18. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
19. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision**

within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

20. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
21. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-017

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-017, commonly known as 8440 Gibbs Road, Kansas City, Kansas, legally described as:

Lot 1, Copart II, located at 8440 Gibbs Road.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for storage of motor and recreational vehicles and equipment.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The applicant shall close out and address building permits and call the Building Inspection Department to do so. Should the building permits not be completed within six (6) months of the approval of this application by the Board of Commissioners, it shall be considered invalid. The permits noted in the Outstanding or Related Permit and Cases section, items 1, 2a, 4, and 9, shall be specifically addressed;**
2. **As the building permits have yet to be completed and landscaping yet to be fully established/verified, staff recommends an approval for one (1) year to provide a checkpoint for permit verification and completion of or adherence to the conditions of approval;**
3. **FEMA documentation is still being reviewed by a third-party consultant for**

completeness. Additional documentation may be required or requested from the applicant;

4. **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;**
5. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **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;**
9. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
10. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
11. **Approval of this case by the Board of Commissioners, and the conditions**

of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

12. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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; and,**
14. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-018

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-018, commonly known as 1500 South 73rd Drive and 7751 South 73rd Street, Kansas City, Kansas, legally described as:

> Commencing at the Southwest corner of the Northwest Quarter of said Section 28; Thence South 89° 33' 33" West 1904.84 feet, on the South line of the Northwest Quarter of said Section 28, to the Southeast corner of that certain tract of land described as Tract 1 in Warranty Deed filed for record in Book 4727 at Page 179 in the Wyandotte County Register of Deeds Office, said point also being the Point of Beginning of the tract to be herein described; Thence South 89° 33' 33" West 463.00 feet, on the South line of the Northwest Quarter of said Section 28 and the South line of said Tract 1, to the high bank of the Kansas River; Thence Northeasterly, along the meanders of the high bank of said Kansas River to its intersection with the East line of the Northwest Quarter of said Section 28; Thence South 0° 33' 31" East 370 feet, to a point on the Easterly line of that certain tract of land described as Tract 2 in Warranty Deed filed for record in Book 4727 at Page 179 in the Wyandotte County Register of Deeds Office; Thence South 55° 26' 46" West 1040 feet, on said Easterly line; Thence South 41° 35' 40" West 767.89 feet, on said Easterly line, to the Easterly corner of said Tract 1; Thence South 41° 35' 40" West 362.11 feet, along the Easterly line of said Tract 1; Thence South 26° 43' 33" West, along said Easterly line, to the South line of the Northwest Quarter of said Section 28 and the point of beginning of the tract herein described, containing 23.6 acres more or less. Subject to survey and all easements and restrictions of record, located at approximately 1500 South 73rd Drive and 7751 South 73rd Street.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of material and clean rubble excavation and stockpiling.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **As a note, in 2011, the Applicant submitted a No-Rise Certificate as required for the fill site in the floodway and floodplain;**
2. **According to the Applicant in response to the initial staff report comments that were issued in April 2011, the proposed truck traffic information is as follows:**
   a. **Traffic frequency – It is variable, but probably on average four (4) to six (6) per day;**
   b. **Hours of operation – 7:00 AM to 6:00 PM;**
   c. **Loaded truck weights – It is variable, but no more than the legal limits for the State of Kansas at 80,000 lbs.;**
3. **Keep the ingress at public right-of-way clear of any tracking or debris with rumble strips, hosing down trucks entering and leaving the property;**
4. **Subject to approval, the occupying business 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;**
5. **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;**
6. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
7. **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;**
8. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The**

property may also be subject to enforcement actions and administrative citations;

9. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
10. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
11. **Subject to approval, the Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
12. **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; and,**
13. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-019

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-019, commonly known as 2105 West 43rd Avenue, Kansas City, Kansas, legally described as:

Santa Fe Trail Addition, Section 35, Township 11, Range 25, Block 3 S 117FT Lot 3, located at 2105 West 43rd Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for operation of a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The applicant must repair the handrail per Property Maintenance Compliance Inspection Violation;**
2. **The property owner must maintain quarterly pest control including termite management;**
3. **The active leak in plumbing below the shower must be repaired;**
4. **The rear deck columns shall be verified by a structural engineer for safety;**
5. **Exterior GFCI Outlets must be repaired;**
6. **The bathroom shower valve shall be adjusted to allow for full hot water service;**
7. **The dryer duct piping shall be replaced with hard piping in place of the**

"slinky" duct;

8. **Maximum number of guests shall be 7;**
9. **All parking must be off-street, maximum number of vehicles is one (1). No STR renters or guests may park on-street.**
10. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
11. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
12. **Applicant is to maintain liability insurance;**
13. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
14. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
15. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
16. **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;**
17. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
18. **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;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
20. **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.**
21. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges**

that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

22. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

23. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

24. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

25. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2025-022

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-022, commonly known as 451 South 14th Street, Kansas City, Kansas, legally described as:

> ARMOURDALE B130,131,134,185, S16, T11, R25, ACRES 2.07, B185 L1 TO L16; ALSO JAMESONS ADD: B4 L106 TO L108, S 15FT L109, S 15FT L179 & L180 TO L182; ALSO VAC ALLEY & 1/2 VAC STS ADJ, located at approximately 451 South 14th Street.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for operation of a semi and heavy truck repair and maintenance facility.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **10 required parking spaces for customers, employees, and the public must be provided on the property. ADA Accessible parking space(s) are required to be provided on the property;**
2. **Stripe the parking lot for customers, employees, and vehicles;**
3. **This Special Use Permit applies to maintenance for large trucks. Maintenance, repair, or storage of regular passenger vehicles is not included in this permit and is not allowed on the property. Only passenger**

vehicles that belong to customers, employees, or the public patronizing this business may be parked on the property and must be parked in designated and striped parking stalls;

4. **There may be two (2) trucks will be repaired at a time;**
5. **Hours of operation shall be Monday through Friday, 9:00 AM to 6:00 PM and Saturday, 9:00 AM to 4:00 PM;**
6. **Sec 27-593(b)(19-20)(a-f) requires that a five (5) foot wide sidewalk must be installed along the entire frontage of 14th Street from the south property line to the north property line. Install a five (5) foot wide pedestrian access walkway sidewalk that runs from the sidewalk along 14th Street, through the Architectural Screening Fence gate, and east to connect to the main office entrance of the building. Sidewalks shall meet all current design criteria and be ADA compliant. Applicant is responsible for acquiring all required construction and right-of-way permits;**
7. **Install wheel stops in the customer parking lot and truck parking lot so vehicles do not roll into the grass or damage the fence;**
8. **This Special Use Permit will apply only to 451 South 14th Street. There cannot be any shared work, inventory, storage, or property access with another business or another property under this Special Use Permit;**
9. **No storage of warehousing of salvage or wrecked automobile parts on the property. Storage of salvage requires M-3 Heavy Industrial District zoning and a separate Special Use Permit for salvage;**
10. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
11. **Keep the existing, old growth tree;**
12. **A six (6) foot tall opaque fence shall be installed and continuously maintained along west property lines to screen the property. This fence shall include masonry columns every 32 feet.**
13. **The following landscaping shall be installed per the Commercial Design Guidelines:**
    a) **At least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.**
14. **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;**
15. **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;**
16. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State**

Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

17. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
18. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
19. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
20. **Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;**
21. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
22. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle**

storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

23. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
24. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
25. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-005 and Master Plan Amendment MPL2025-004**

GENERAL INFORMATION

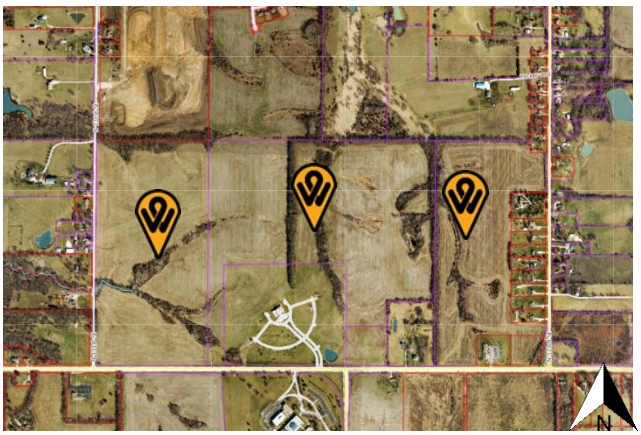
Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

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.

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 and June 26, 2025
Public Support:	There were four (4) people present at the May 28, 2025, City Planning Commission Special Session.

Public Opposition:	There were eight (8) people present at the May 28, 2025, City Planning Commission Special Session.

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 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 2 to recommend **APPROVAL** of applications **COZ2025-005** and **MPL2025-004**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-005 and MPL2025-004** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 28, 2025 City Planning Commission Special Session Minutes
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
Electronically Sent Public Comment

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-004** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-004,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-005** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-005,** 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.

May 28, 2025, City Planning Commission Special Session Minutes:

Hearing starts at 5:00:

CHANGE OF ZONE APPLICATION 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). *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.

PLAT APPLICATION 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).

MASTER PLAN AMENDMENT APPLICATION 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).

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 28, 2025;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Ward stated they have had contacted with proponents and opponents.

Present in Support:

- Korb Maxwell, representing the Applicant, Polsinelli Law Firm
- Neighbor at 12225 Parallel Parkway, Kansas City, KS 66109
- Mindy Rocha, local resident, Union Mechanical Contractor who works on data centers
- Greg Kindle, President of the Wyandotte Economic Development Council
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

A slide presentation of the proposal was shown (part of the recording of this meeting).

The Commission directed their questions to Korb Maxwell.

Present in Opposition:

- Albert McCormas, 119th Street, Kansas City, Kansas 66109, not in opposition, with questions about possible well water disruption.
- Rhonda Levinson, 2202 North 131st Street, Kansas City, Kansas 66109
- James Sheets 12448 Parallel Parkway, Kansas City, Kansas 66109
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Rich Laven, Member of the Liberty Church Leadership Team, 13101 Parallel Parkway, Kansas City, Kansas 66109
- Cori Hall, 3310 North 37th Street, Kansas City, Kansas 66104, not in opposition, with questions about the capital costs of development.
- Neil Palmer, 2600 North 131st Street, Kansas City, Kansas 66109
- David Wilson, 2450 North 131st Street, Kansas City, Kansas 66109
- Dom Brunetti, Wyandotte County resident
- Scott Harding, electronically sent comment

Staff Recommendation starts at 2:18:22: Rodney Lucas, Executive Assistant to the County Administrator, stated that the developer is covering the capital costs of this development in regards to infrastructure, roads, buildings, and water systems. In response to the comments about clean energy initiatives, the code will be amended over time to address those issues. If there are noise issues, staff will be monitoring those through inspections and building permit processes. Penalties can also be used if the conditions of approval are not adhered to. Staff recommends approval of these applications.

The Commission directed their questions to Staff.

Motion starts at 2:38:24:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-004:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to:

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.**

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-005:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to the above conditions.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **APPROVE PLAT2025-008:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**

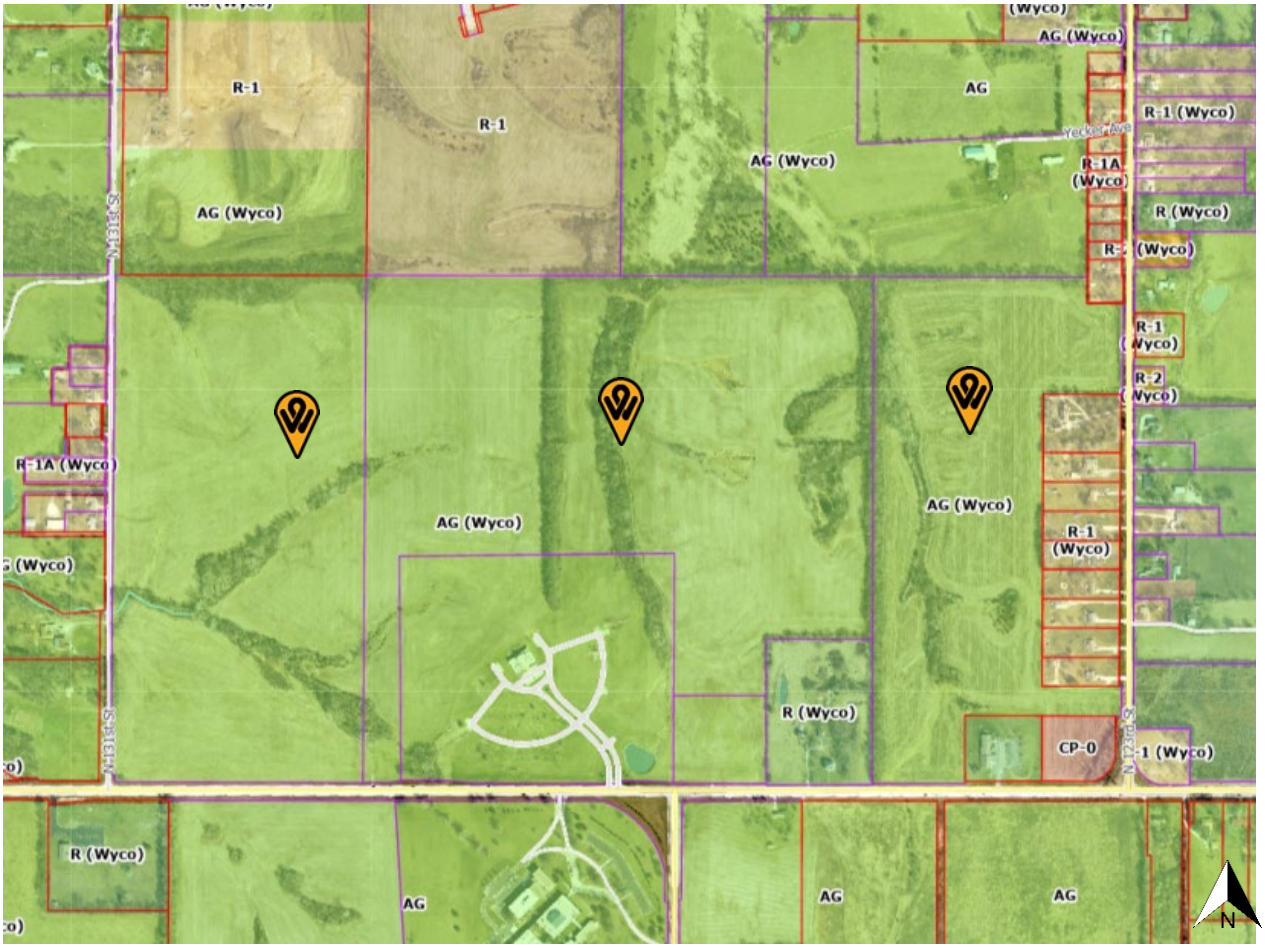
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to APPROVE Passed: 4 to 2
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1
R-1
AG (Wyco)
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AG
AG (Wyco)
R-1A (Wyco)
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R-1 (Wyco)
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R-2 (Wyco)
R-1A (Wyco)
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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
128TH
WALKER
NEW JERSEY
127TH
126TH
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.

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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
Suzanne 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	firemandw@D6mail.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 hoskellfarms@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	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@bpwcon
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?

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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.

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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.

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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.

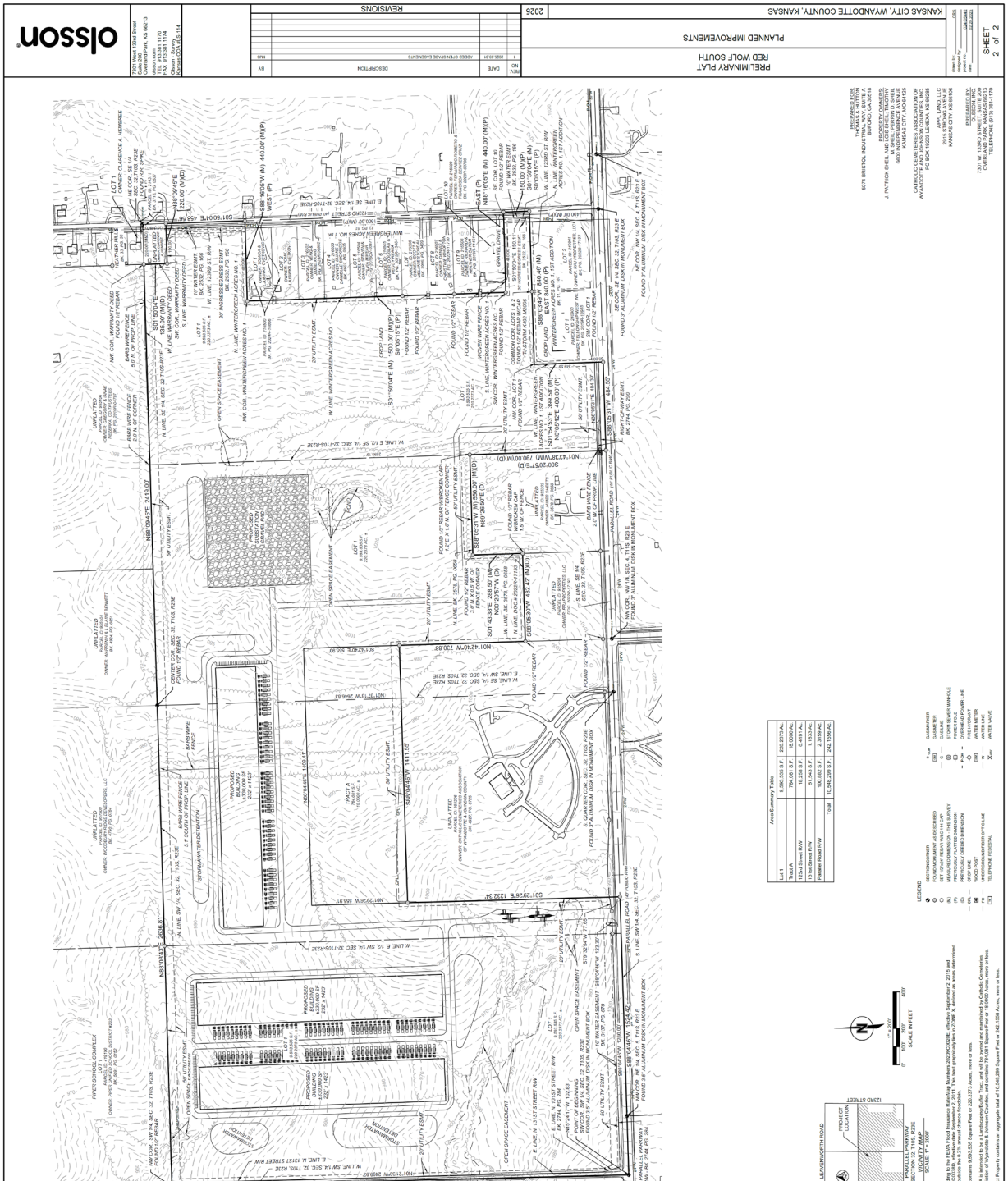
Affiant

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
olsson
REVISIONS
DESCRIPTION
ADDED OPEN SPACE EASEMENTS
DATE
2025.03.31
LEGEND
SECTION CORNER
FOUND MONUMENT AS DESCRIBED
SET 1/2" REBAR W/ CAP "OLSSON"
(M) MEASURED/CALCULATED
(P) PLATTED/DEED DIMENSION
(D) DEED DIMENSION
PREVIOUSLY DEEDED DIMENSION
PROPERTY LINE
EASEMENT LINE
UNDERGROUND FIBER OPTIC LINE
TELEPHONE PEDESTAL
GAS MARKER
GAS METER
GAS LINE
STORM MANHOLE/INLET
SANITARY MANHOLE
OVERHEAD POWER LINE
FIRE HYDRANT
WATER METER
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 18,268 S.F. 0.4191 Ac
131st Street R/W 51,543 S.F. 1.1833 Ac
Parallel Road R/W 100,802 S.F. 2.3139 Ac
Total 10,044,249 S.F. 242.1536 Ac
LEAVENWORTH ROAD
PROJECT LOCATION
131ST STREET
123RD STREET
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 (Unshaded), 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 Wyandotte County Association, Inc. Tract A contains 784,061 Square Feet or 18.0000 Acres, more or less.
4. Subject Property contains an aggregate total of 10,648,299 Square Feet or 242.1559 Acres, more or less.
PREPARED FOR:
THOMAS & PETTON
5024 BRISTOL INDUSTRIAL WAY, STE A
BUFORD, GA 30518
PROPERTY OWNERS:
APPL LAND, LLC
PO BOX 19263 LENEXA, KS 66285
J. PATRICK SHEA AND SHEILA SHEA
M. SHEIL FERRIN D. SHEIL
6000 NORTHWEST PARKWAY
KANSAS CITY, MO 64151
CATHOLIC CEMETERIES ASSOCIATION OF
WYANDOTTE COUNTY ASSOCIATION, INC
PO BOX 19263 LENEXA, KS 66285
APPL LAND, LLC
PO BOX 19263
KANSAS CITY, KS 66106
PREPARED BY:
OLSSON
7301 W 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
FAX: 913.381.1174
Olsson.com
Kansas COA #E-114
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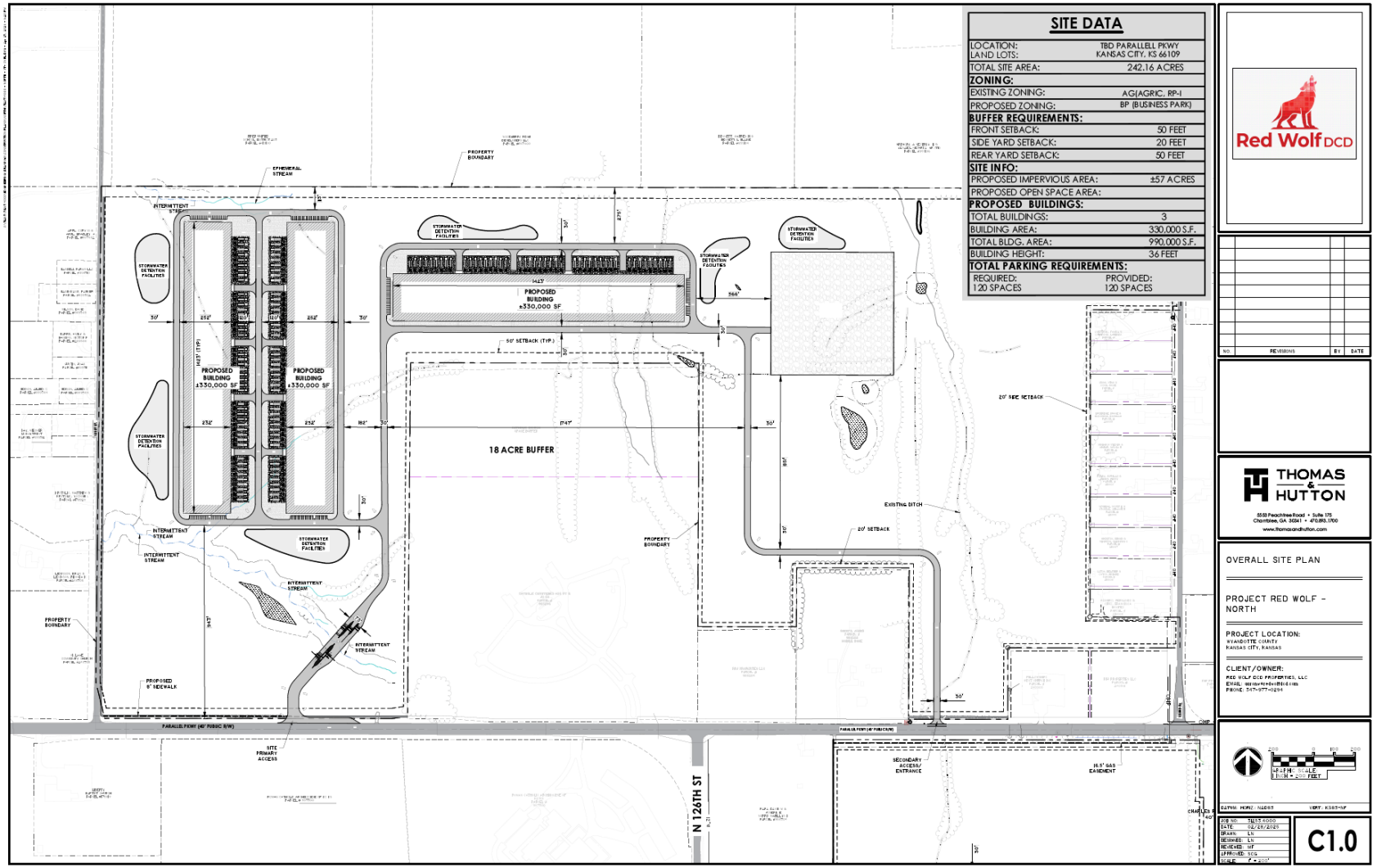
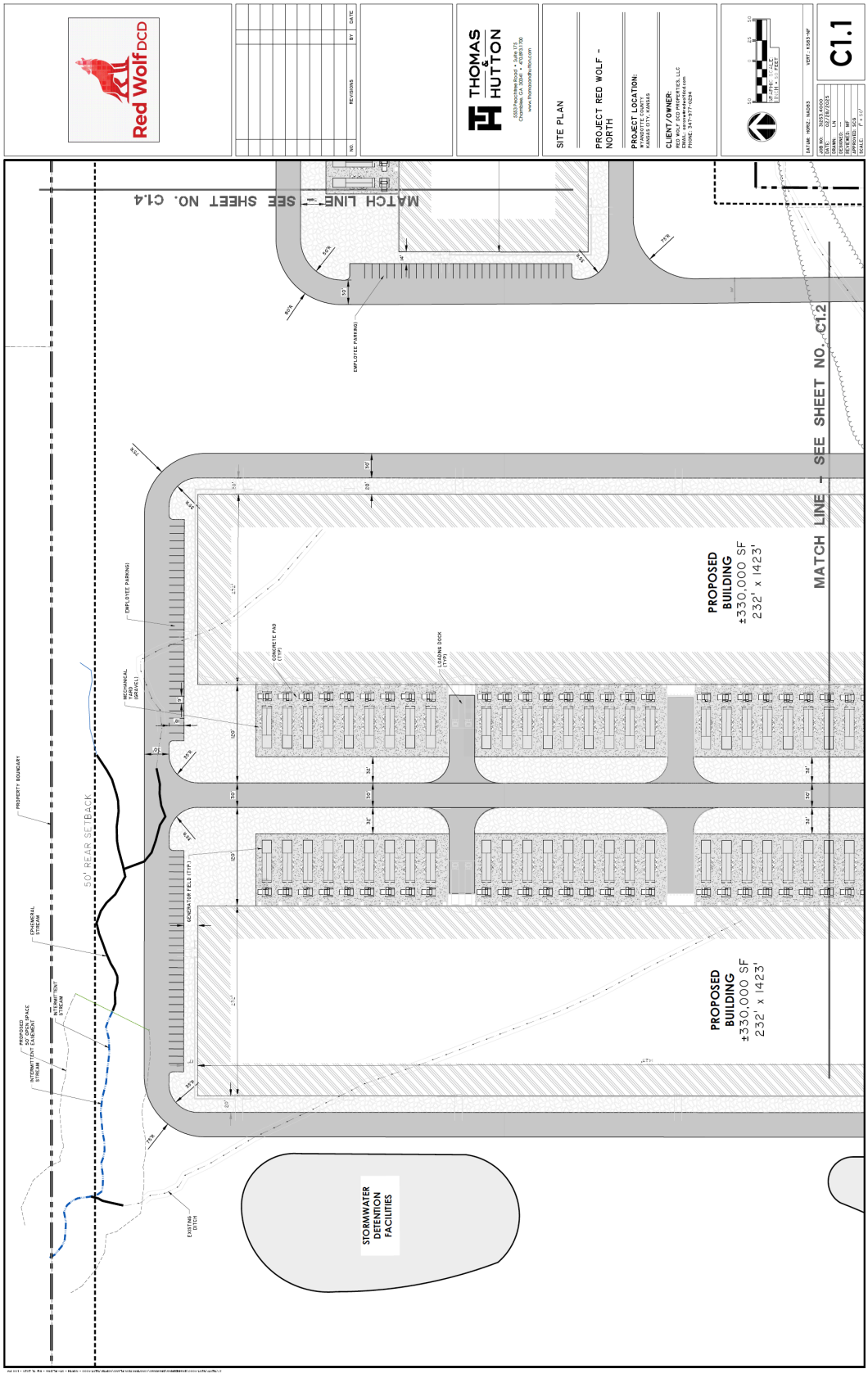
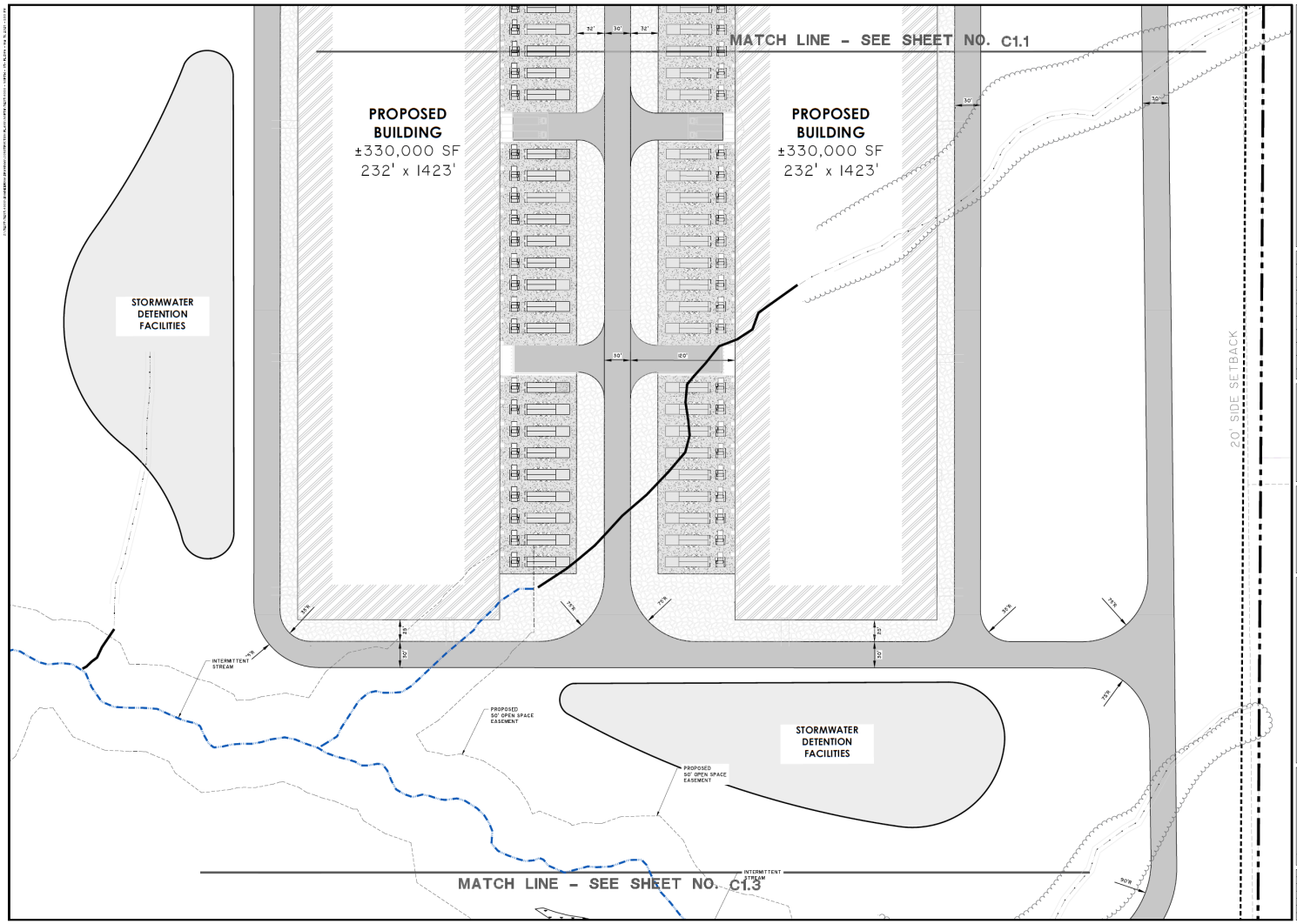
DATE: Mar 31, 2025 10:23am USER: mfagnano


SITE DATA
LOCATION: TBD PARALLELL 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
PROPOSED BUILDING ±330,000 SF
18 ACRE BUFFER
STORMWATER DETENTION FACILITIES
INTERMITTENT STREAM
EPHEMERAL STREAM
PROPERTY BOUNDARY
50' SETBACK (TYP.)
20' SIDE SETBACK
20' SETBACK
EXISTING DITCH
PROPOSED 6' SIDEWALK
SITE PRIMARY ACCESS
SECONDARY ACCESS/ ENTRANCE
N 126TH ST
PARALLEL PKWY (80' PUBLIC R/W)
Red Wolf DCD
THOMAS & HUTTON
5555 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com
OVERALL SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
GRAPHIC SCALE
1 INCH = 200 FEET
C1.0


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
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'
50' REAR SETBACK
STORMWATER DETENTION FACILITIES
EMPLOYEE PARKING
CONCRETE PAD (TYP)
LOADING DOCK (TYP)
GENERATOR FIELD (TYP)
MECHANICAL YARD (GRAVEL)
PROPERTY BOUNDARY
EPHEMERAL STREAM
INTERMITTENT STREAM
EXISTING DITCH



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

SITE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

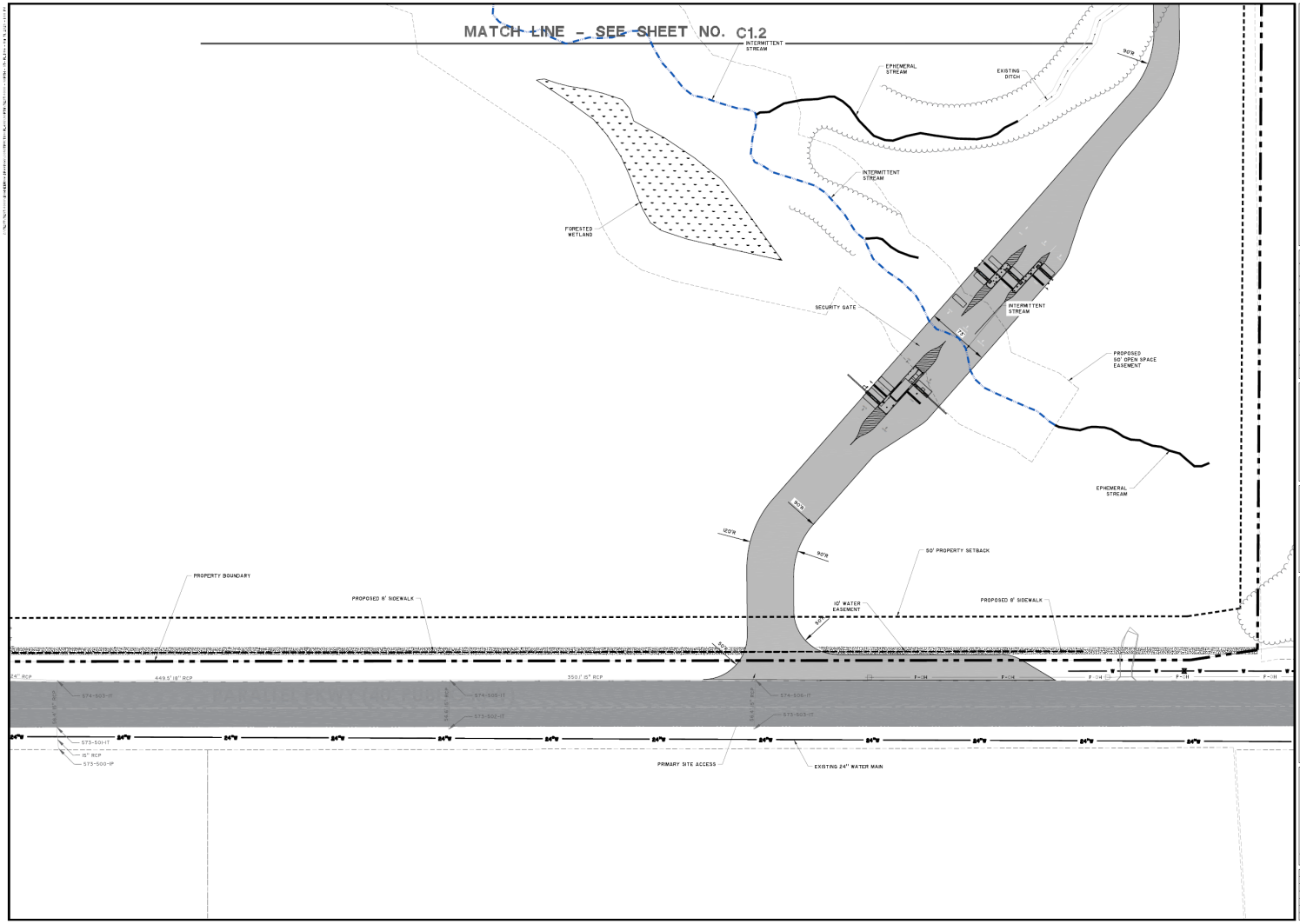
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: conor@redwolfdcd.com
PHONE: 347-977-0294

GRAPHIC SCALE
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: KSB3-NF

JOB NO.	3253.4000
DATE:	02/28/2025
DRAWN:	LN
DESIGNED:	---
REVIEWED:	MF
APPROVED:	SCG
SCALE:	1" = 50'

C1.2



Red Wolf DCD

NO.	REVISIONS	BY	DATE

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Chamblee, GA 30341 • 470.893.1700
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SITE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

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

GRAPHIC SCALE
1 INCH = 50 FEET

DATUM: HORIZ: NAD83 VERT: KSBS-NF

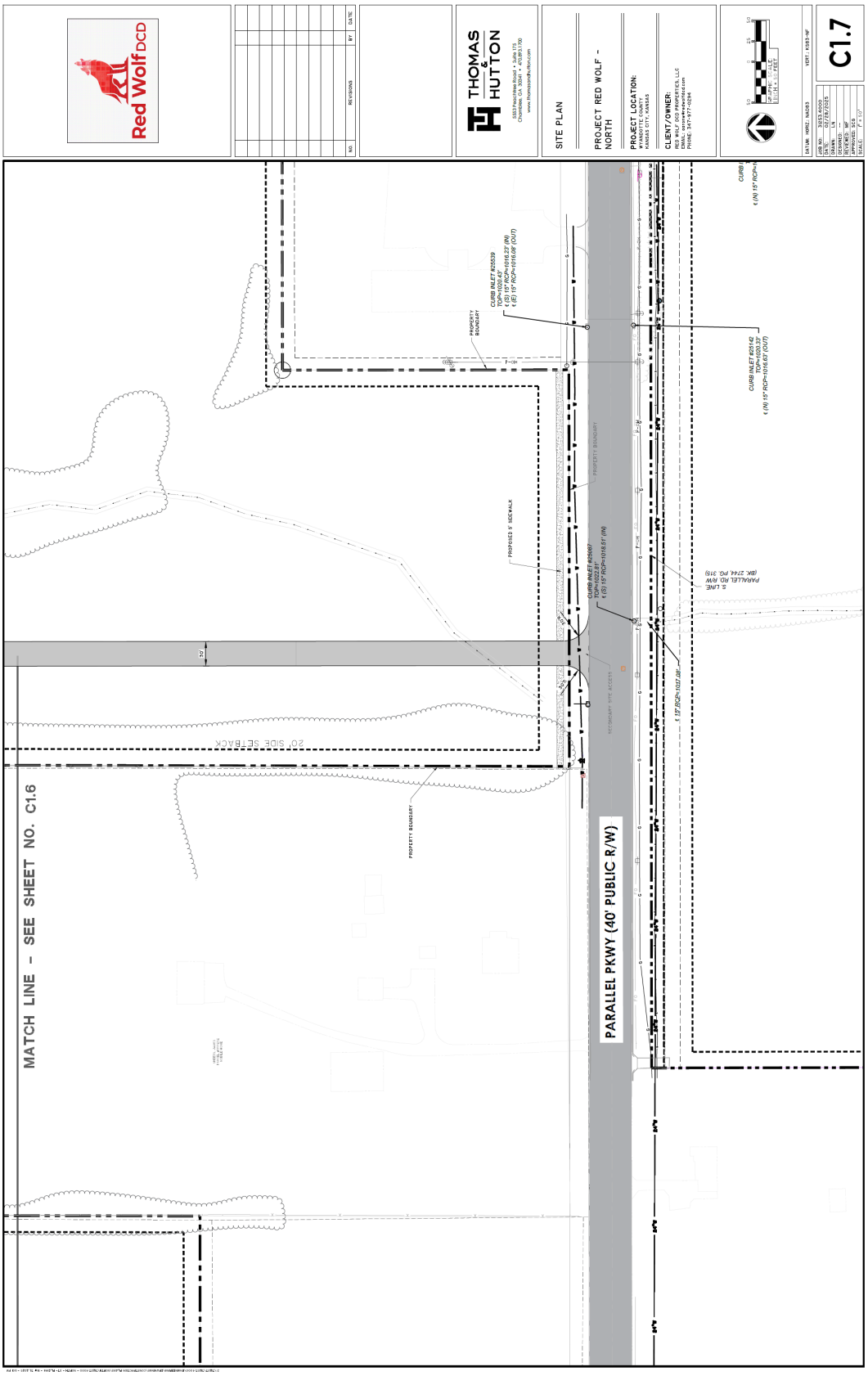
JOB NO:	3253.4000
DATE:	02/28/2025
DRAWN:	LN
DESIGNED:	--
REVIEWED:	MF
APPROVED:	SCS
SCALE:	1" = 50'

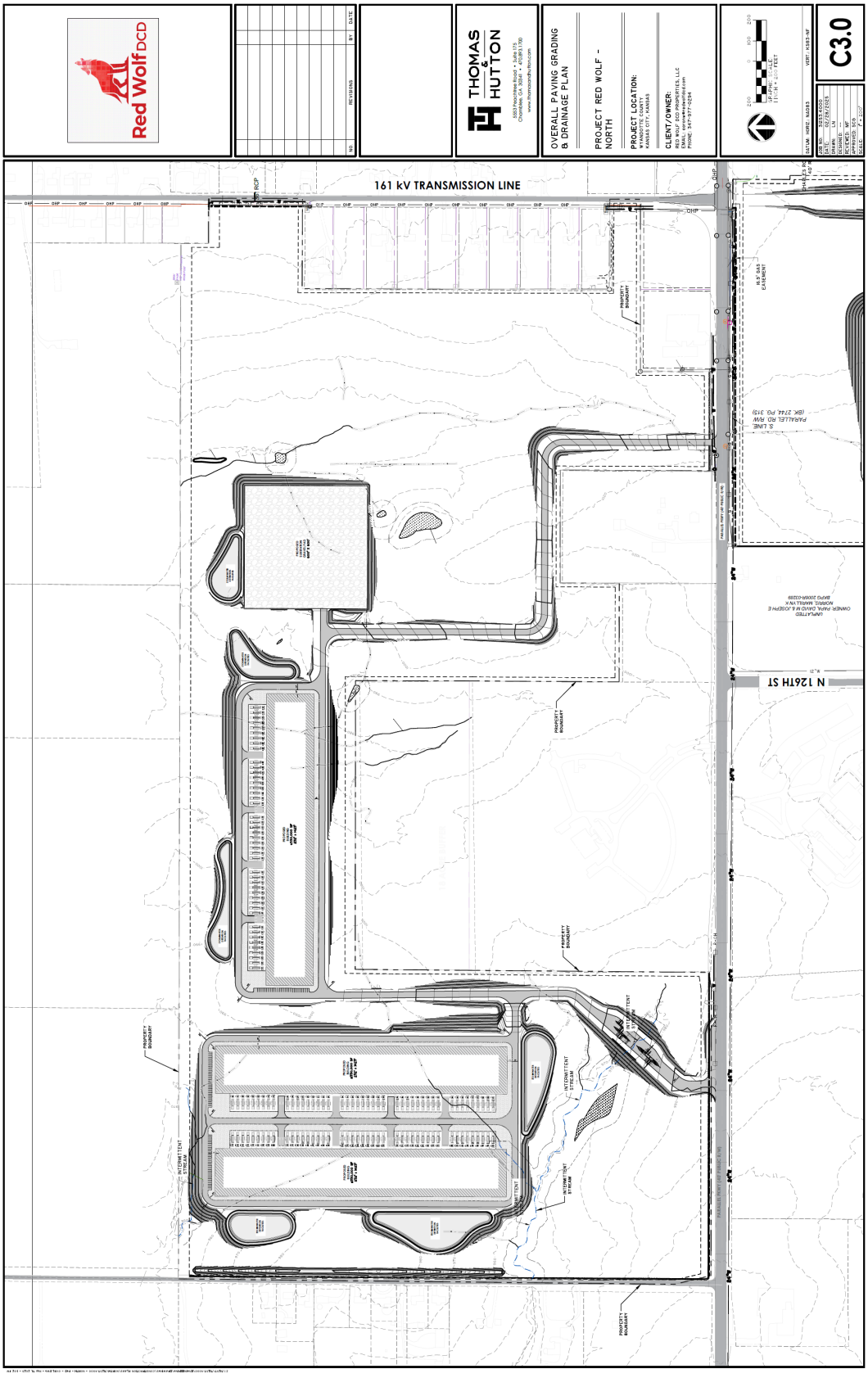
C1.3

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0234
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
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
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
BORROW PIT
EPHEMERAL STREAM
EXISTING PERENNIAL STREAM (TYP)
WETLAND (TYP)
WETLAND
EXISTING DITCH
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)
20' SIDE SETBACK
PROPERTY BOUNDARY
PROPOSED 5' SIDEWALK


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

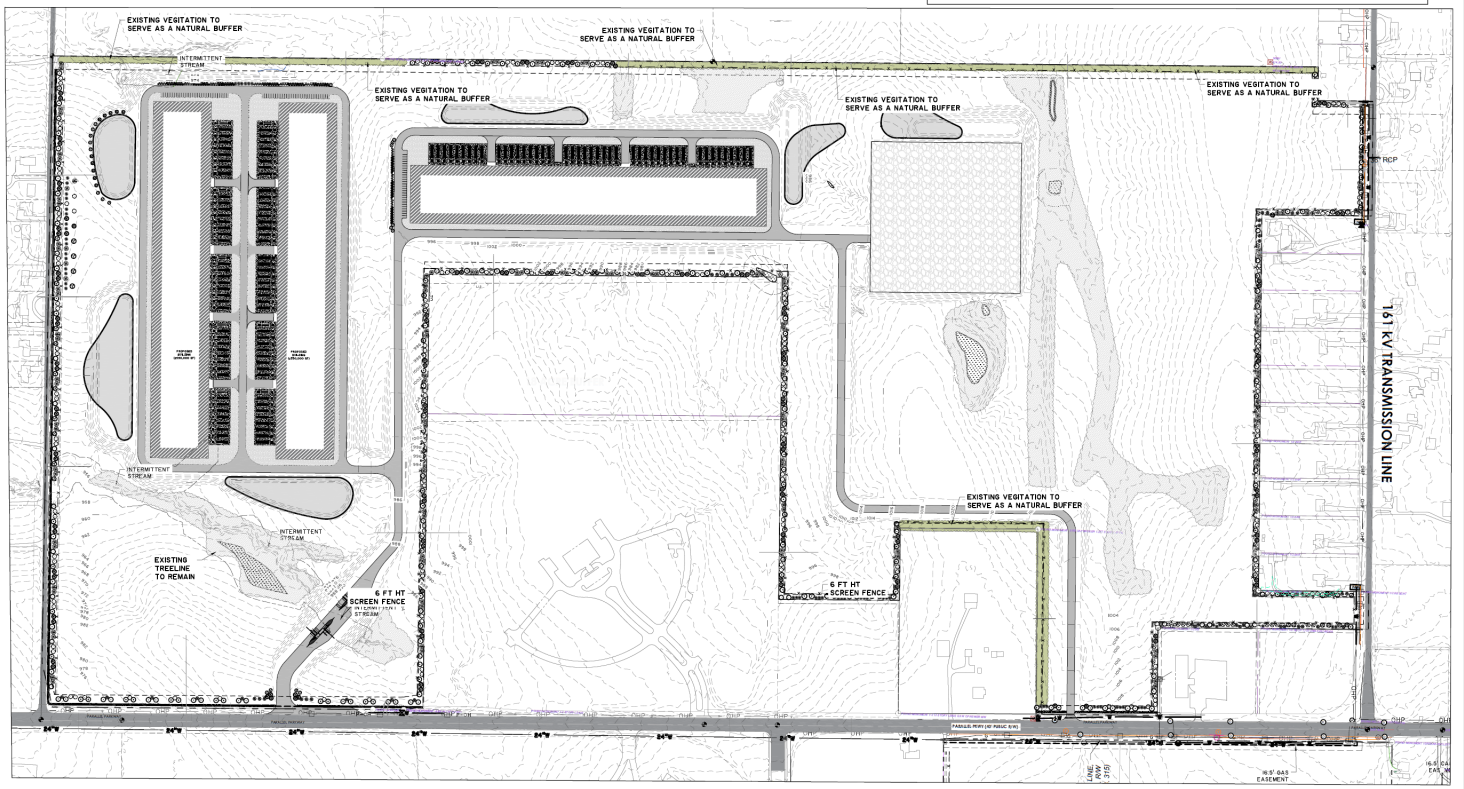
TREES

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	PCPJ	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	ABGK	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	ILO	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

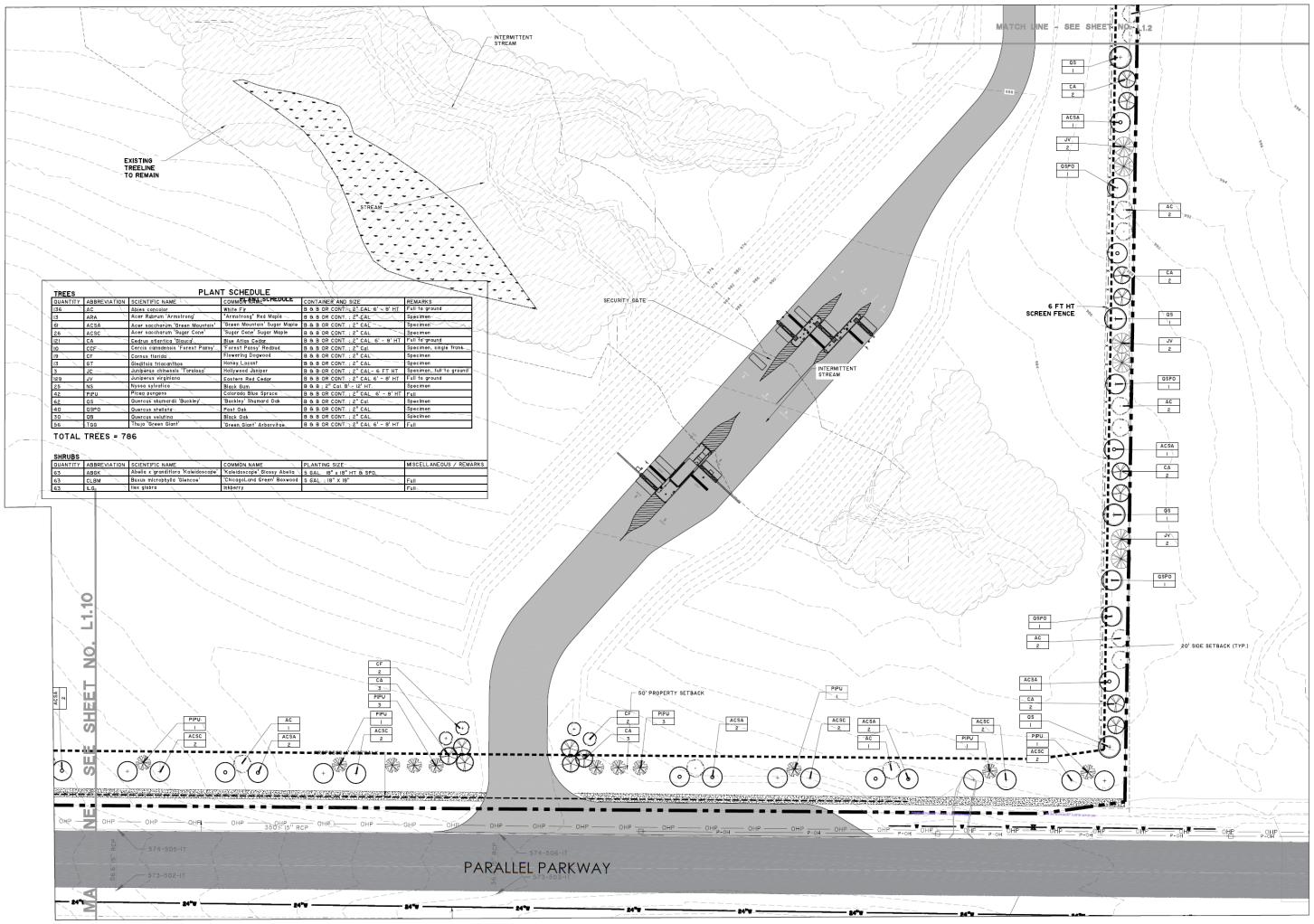
CLIENT/OWNER:
RED WOLF DCO PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

200 0 100 200
GRAPHIC SCALE
1 INCH = 200 FEET

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

JOB NO.	9253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	-----
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 200'

L1.00



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
19	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	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	TGS	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'	'Chicagoland Green' Boxwood	5 GAL. ; 18" x 18"	Full
63	ILG	Ilex glabra	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

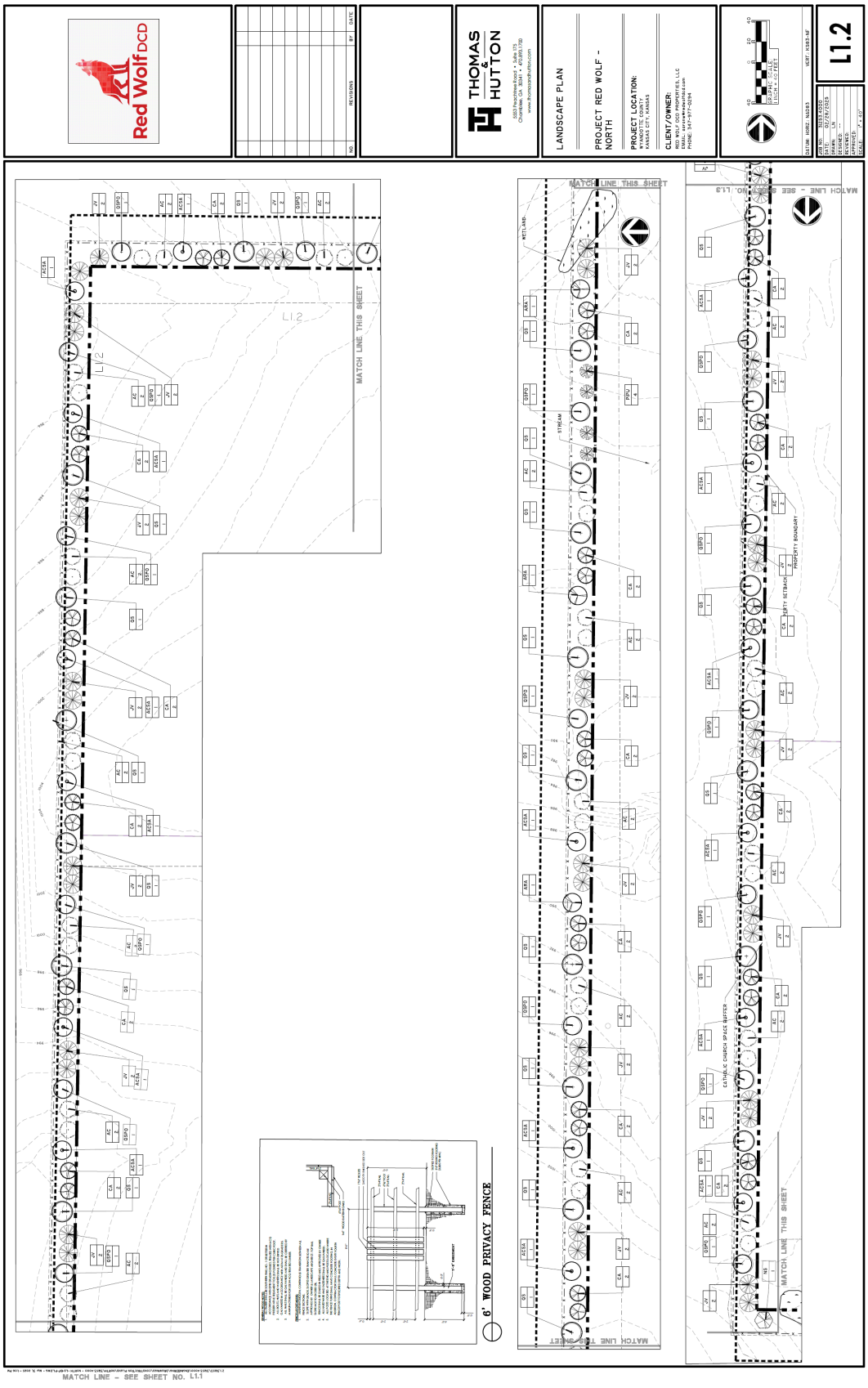
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: aaronw@redwolfdcd.com
PHONE: 347-977-0294

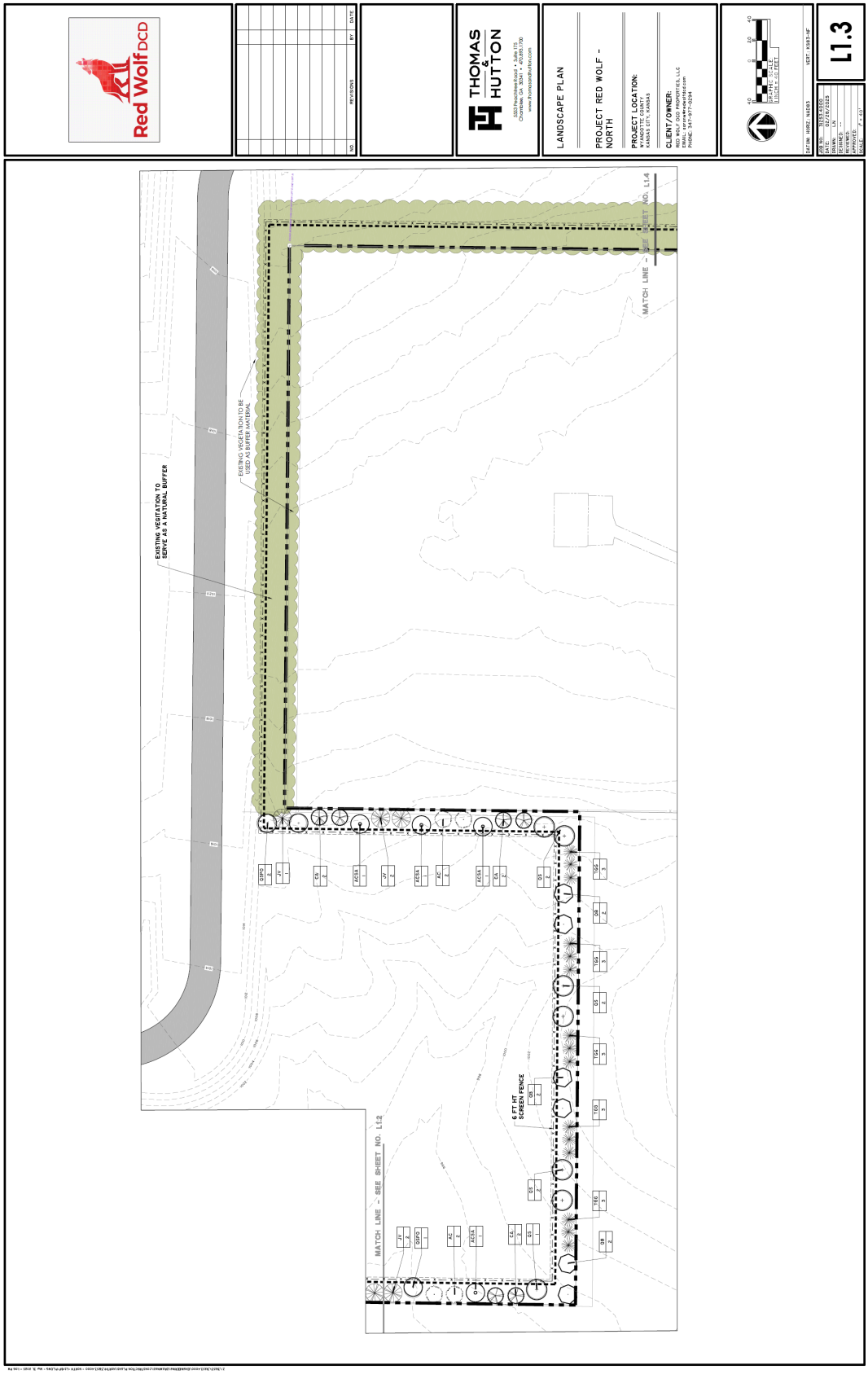
GRAPHIC SCALE: 1 INCH = 416399 FEET

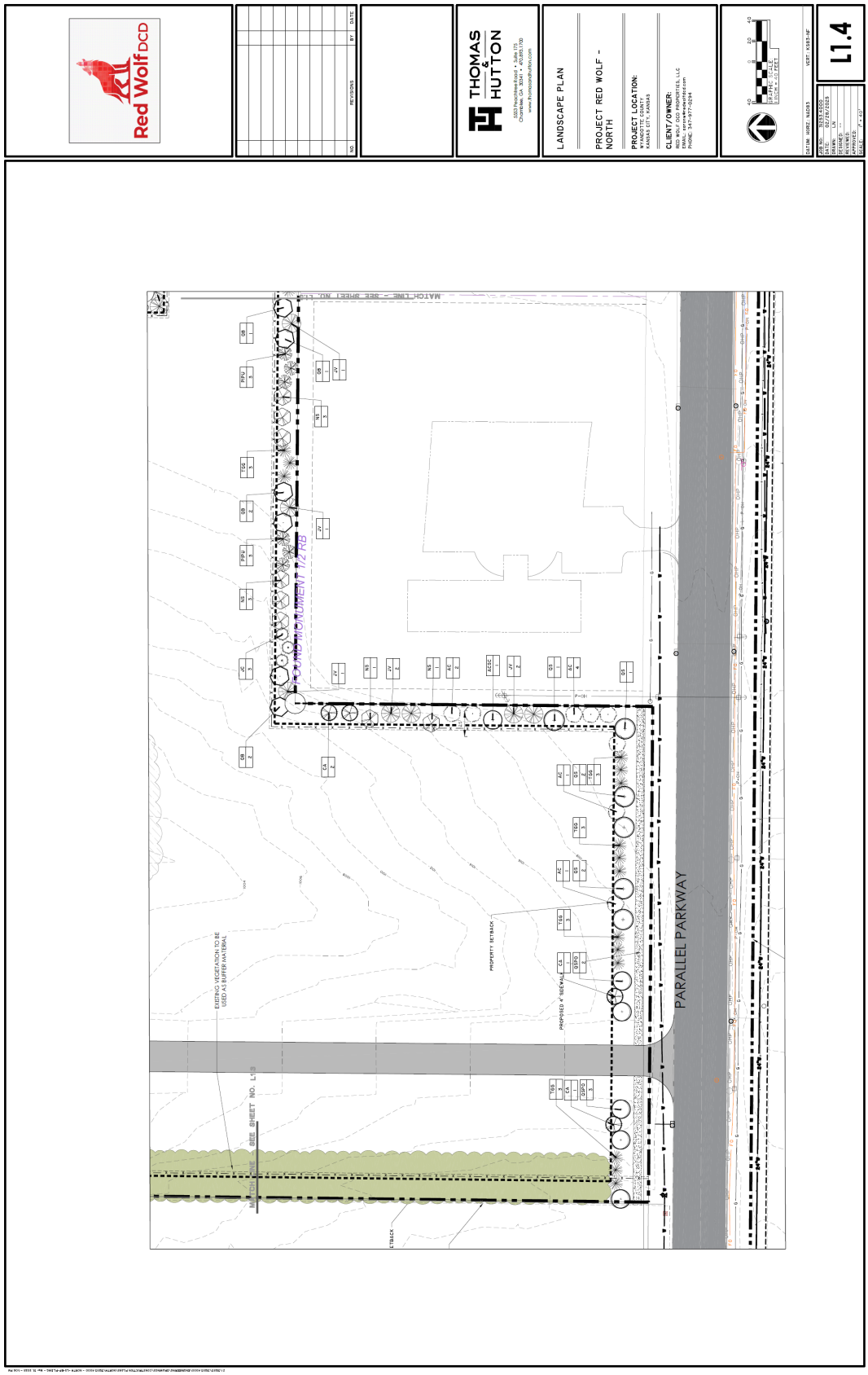
DATUM: HORIZ.: NAD83 VERT.: KS83-NF

JOB NO.: 31253.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 416399'

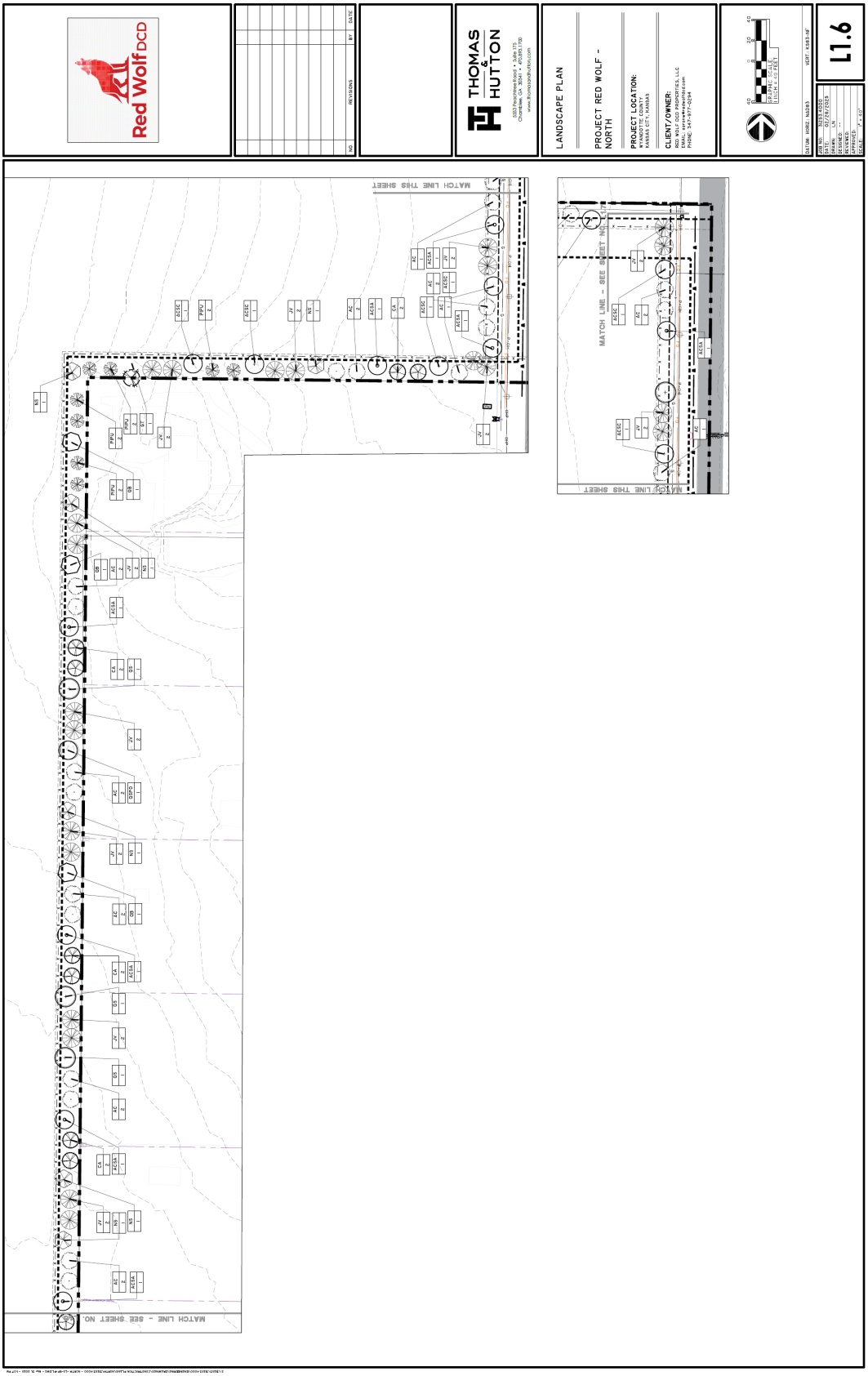
L1.1

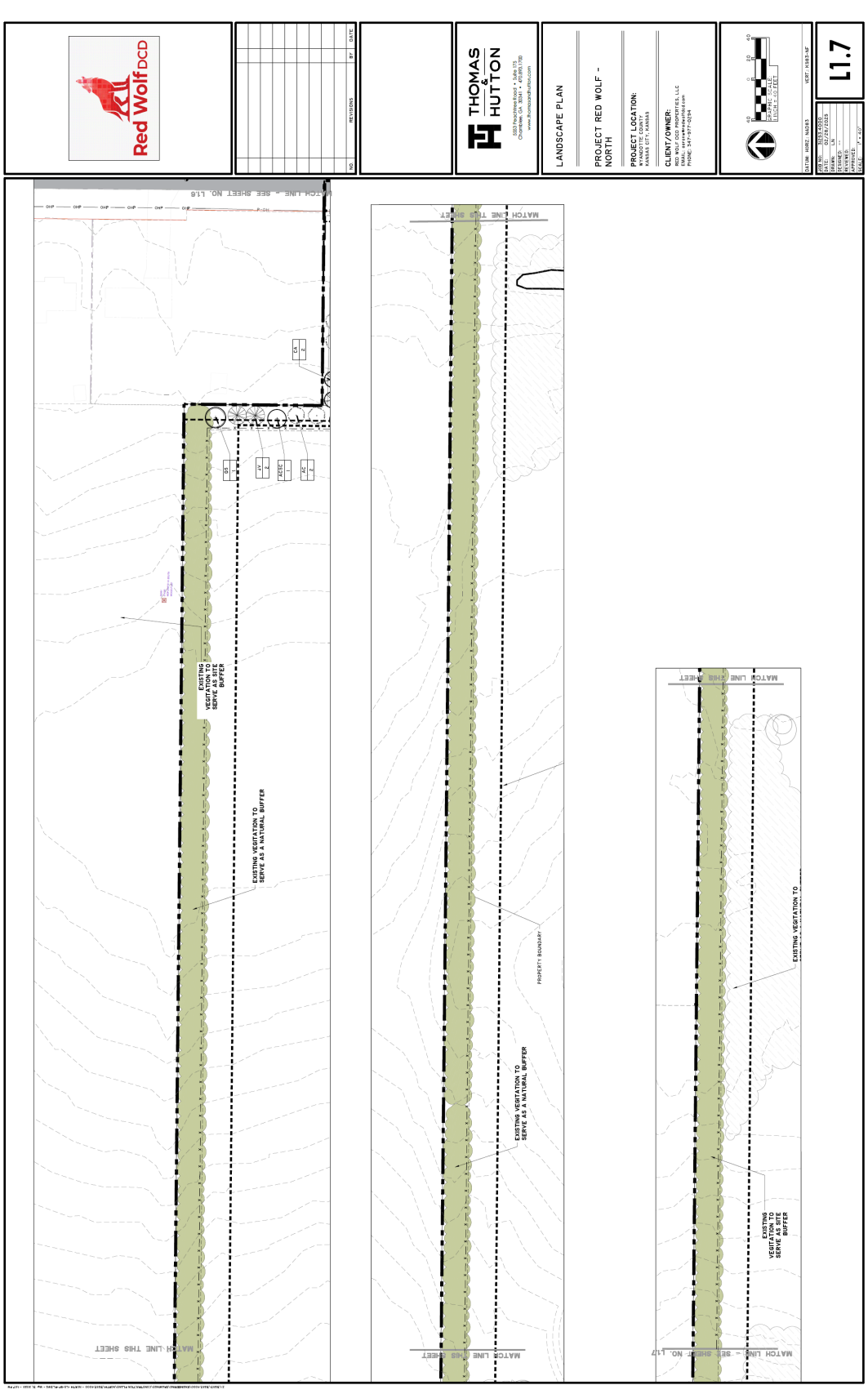

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.1
6' WOOD PRIVACY FENCE
PROPERTY BOUNDARY
CATHOLIC CHURCH SPACE BUFFER

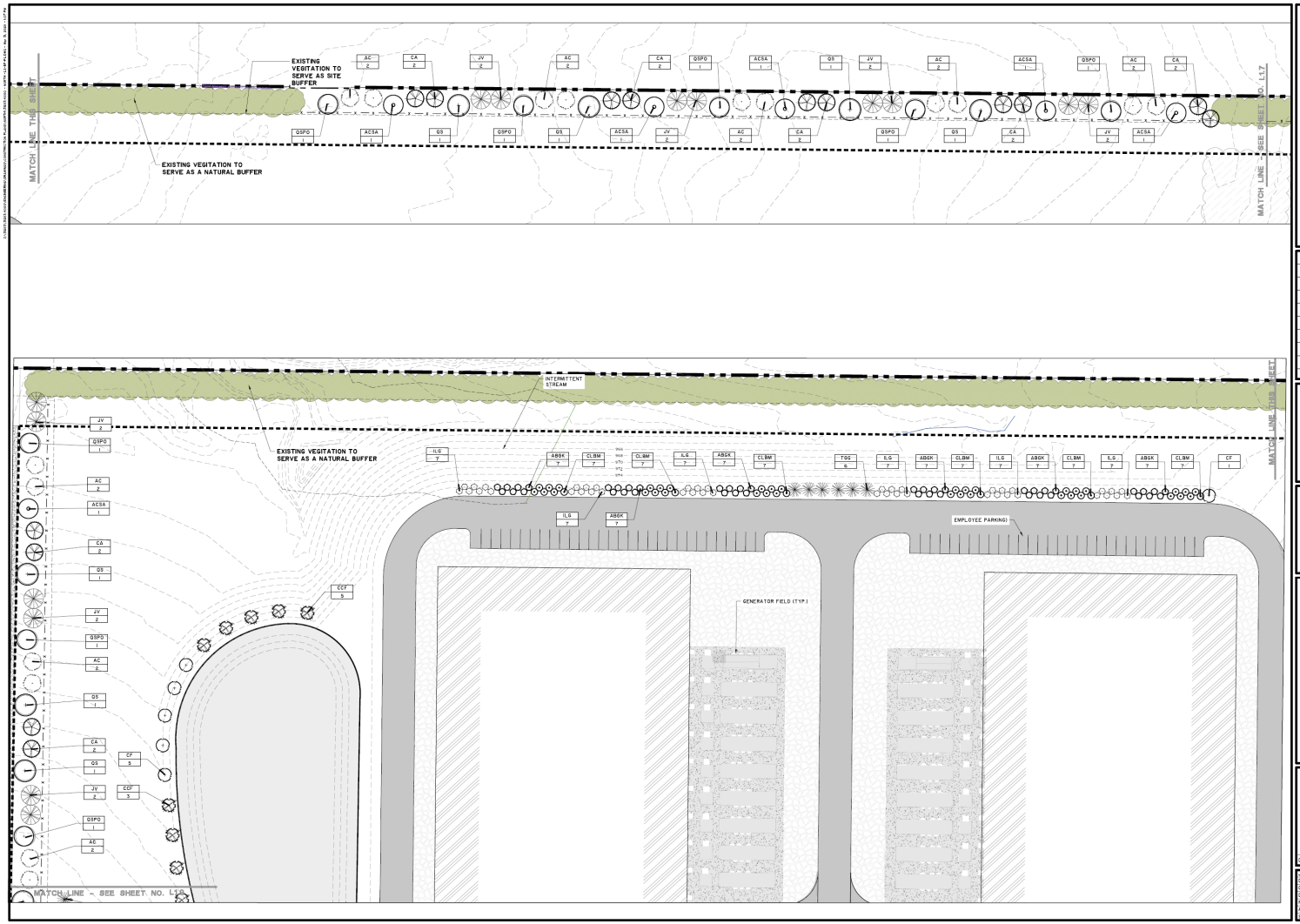

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.3
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
6 FT HT SCREEN FENCE
MATCH LINE - SEE SHEET NO. L1.2
MATCH LINE - SEE SHEET NO. L1.4


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

Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
KANSAS CITY, KANSAS
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
GRAPHIC SCALE
L1.5
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.4
PARALLEL PARKING
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

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www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

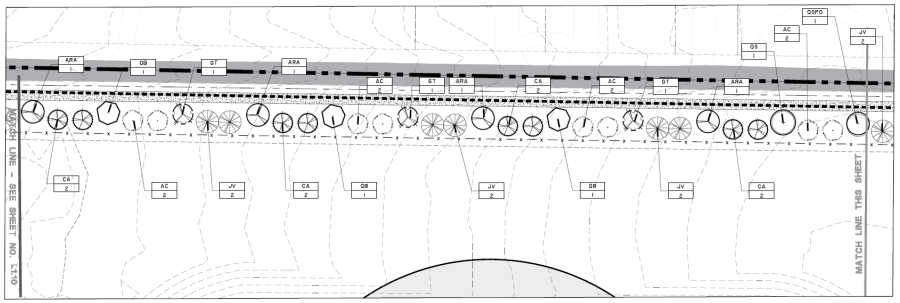
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

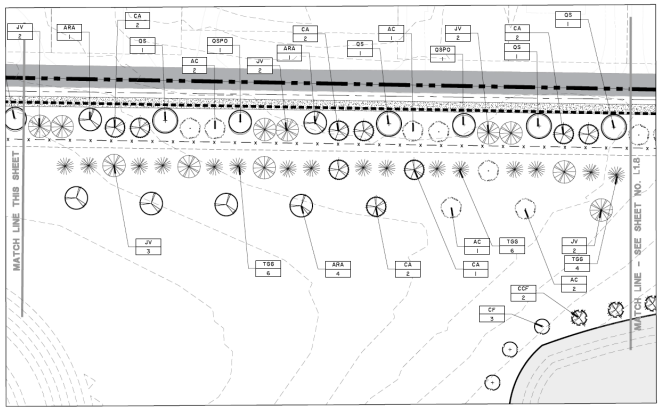
GRAPHIC SCALE
1 INCH = 40 FEET

DATUM: HORZ.: NAD83 VERT.: NAVD88

JOB NO:	31253.4000
DATE:	02/28/2025
DRAWN:	LN
DESIGNED:	--
REVIEWED:	
APPROVED:	
SCALE:	1" = 40'

L1.8





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 'Tardiva'	Hollywood Juniper	B & B OR CONT. ; 2" CAL. - 6 FT HT	Specimen, full to ground
219	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 Land Green' Boxwood	5 GAL. ; 18" X 18"	Full
63	ILG	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

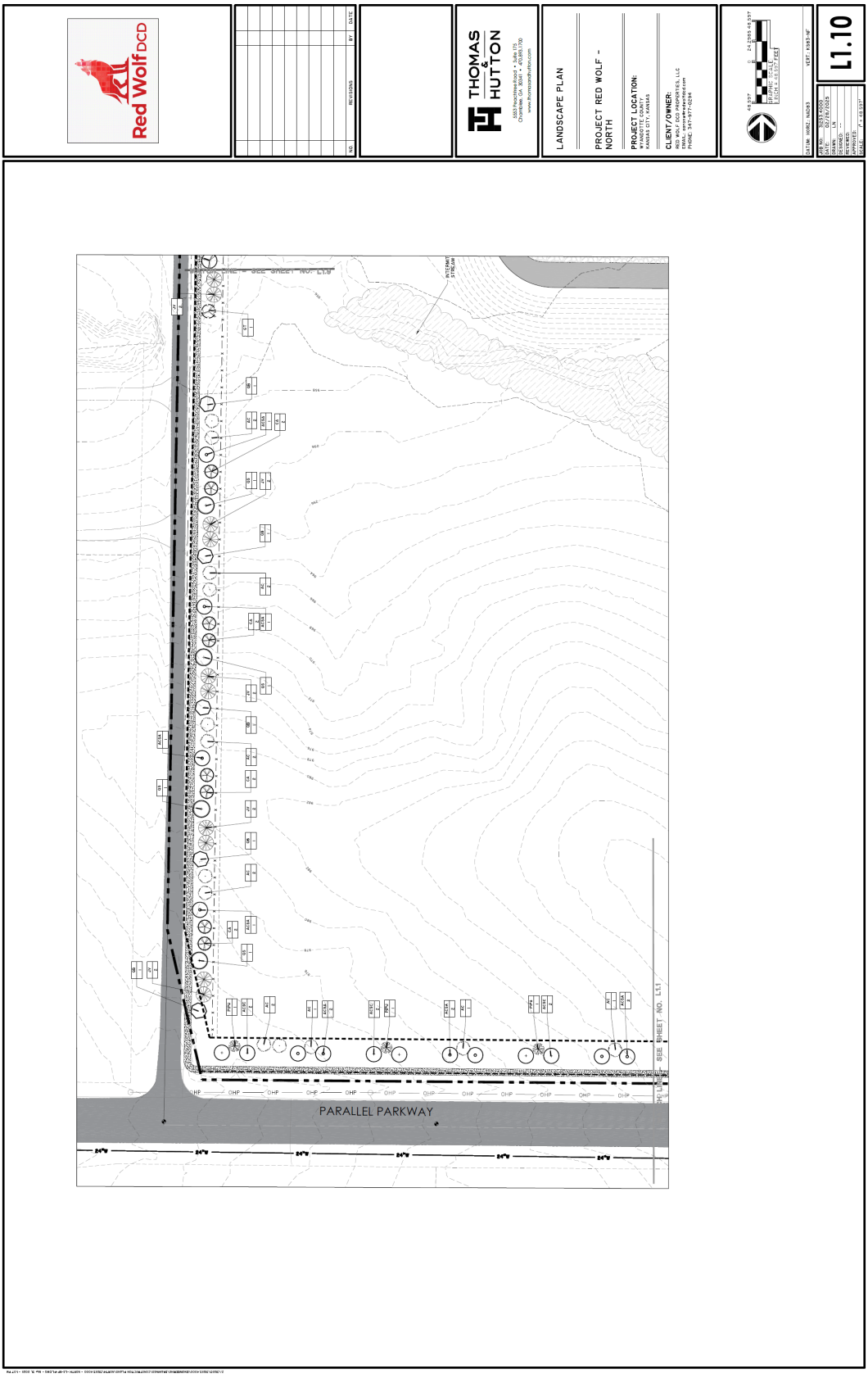
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: aaronsweredwolfdcd.com
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE
1 INCH = 40 FEET

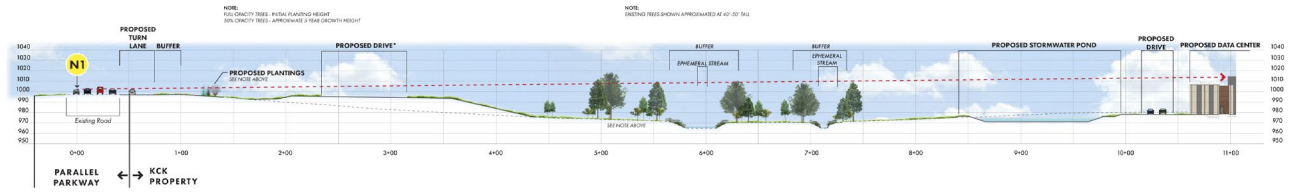
DATUM: HORZ.: NAD83 VERT.: KS83-NF

JOB NO: 31253.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 40'

L1.9

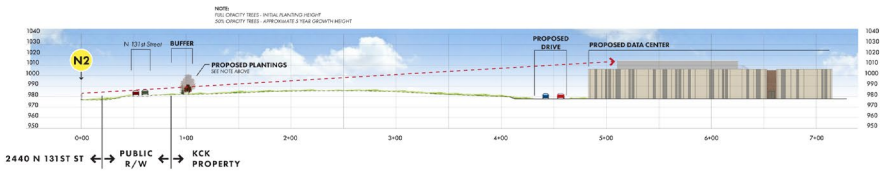

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
KANSAS CITY, KANSAS
CLIENT/OWNER:
L1.10
SEE SHEET NO. L11
PARALLEL PARKWAY

SECTION KEY | SECTION N1



SECTION N1

SECTION KEY | SECTION N2



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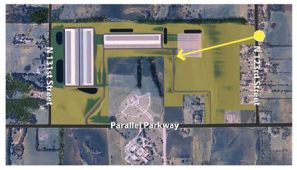
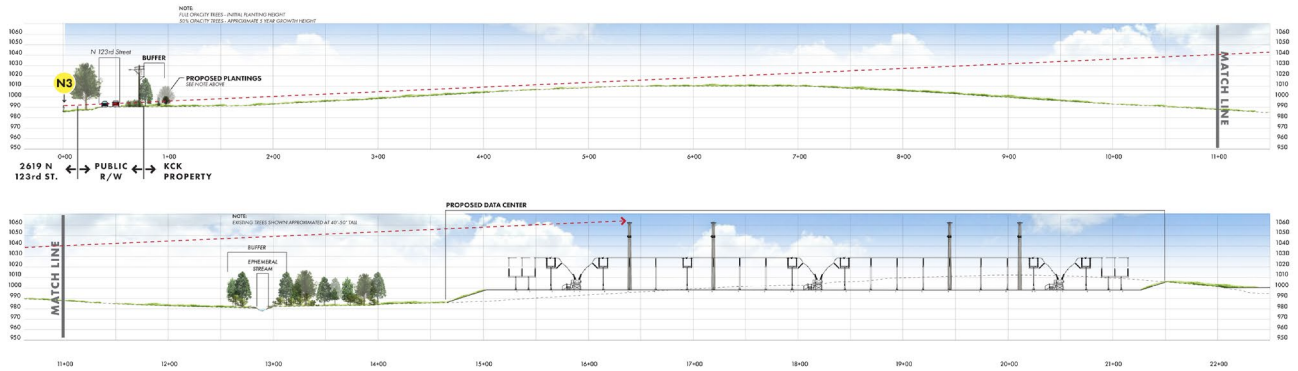


SECTION KEY | SECTION N3



SECTION N3

PREPARED FOR:

Red Wolf DCD

LINE OF SIGHT DIAGRAMS

KANSAS CITY DC PROJECT NORTH

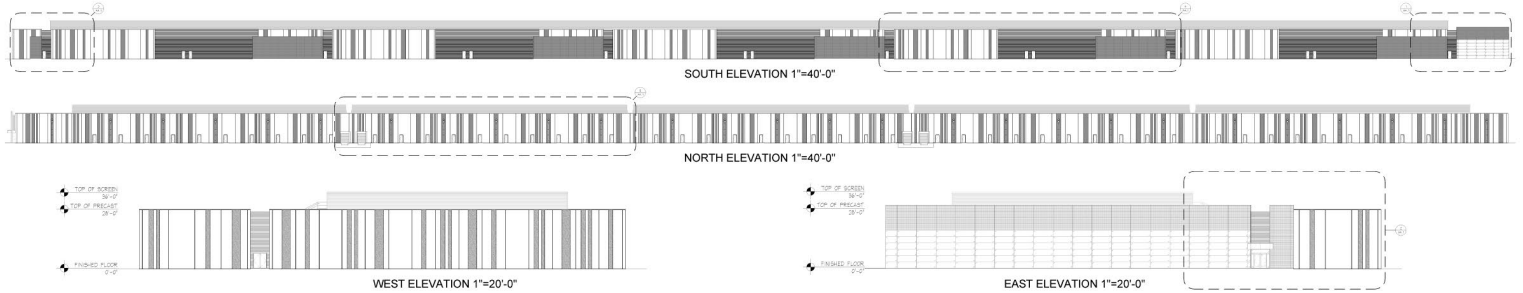
KANSAS CITY | WYANDOTTE COUNTY | KANSAS

FEBRUARY 2025

PREPARED BY:

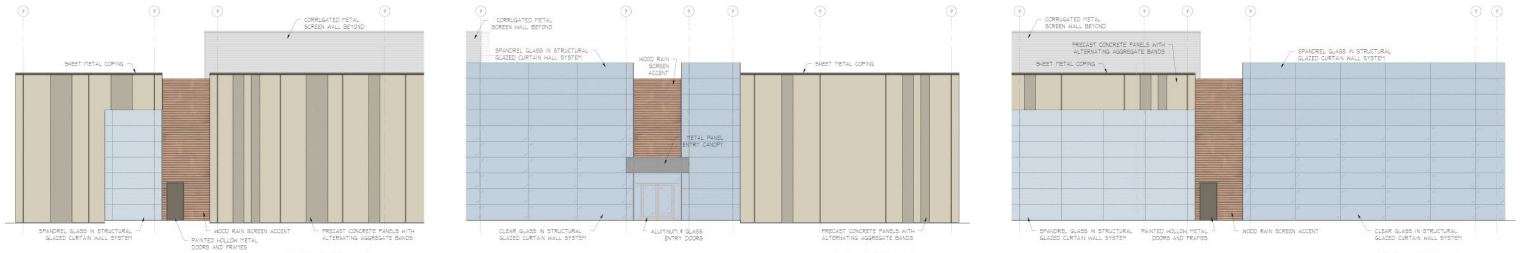
THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

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.
COPYRIGHT © 2025 THOMAS + HUTTON



5 Partial Elevation 1/8" = 1'-0"

4 Partial Elevation 1/8" = 1'-0"



3 Partial Elevation 1/8" = 1'-0"

2 Partial Elevation 1/8" = 1'-0"

1 Partial Elevation 1/8" = 1'-0"

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:

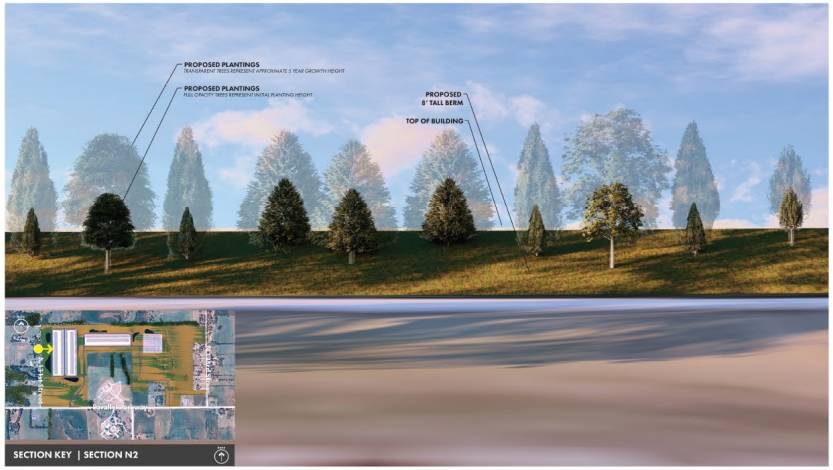
REVISIONS:

ISSUE DATE: March 27, 2025
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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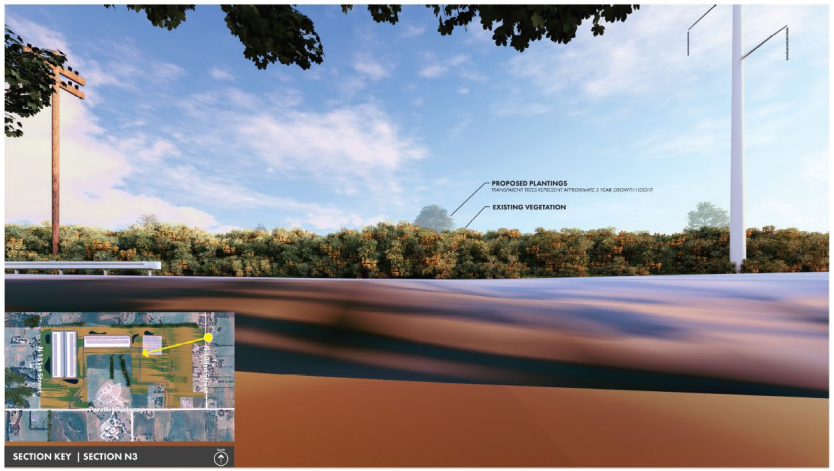

SECTION N3

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

Re: Data Center Questions

From Scott Harding <kcmillwrightsh@gmail.com>
Date Wed 5/28/2025 12:14 PM
To Rose Morris <rmorris@wycokck.org>

Rose Morris , Thank you for your response, This is what I Sent the clerk msparks@wycokck.org
To Be read at Zoning And Planning Committees AND FULL Commissioners meetings !
DATA CENTER QUESTIONS
1. Can you move it to K-7 Area .
K-Dot Won't Let You Build Residential . Next to K-7
2. What's it going to cost taxpayers
3. Check budget
4. How's is taxpayers going to benefit Financially
5. BPU Water Supply Cost and is it in place . For data center , is there cost to taxpayers ?
6. Data Centers SB 51 , SB 89 NO SALES TAX For 60 years on materials and machinery. How is this Benifiting Taxpayers , Financially ?
7. Who's Paying For The Land ? TAXPAYERS ?
8. DATA CENTERS PAYING 100 PERCENT PROPERTY TAXES ?
9. WHO IS PAYING FOR THE TWO ,NEW SUB STATIONS ?
TAXPAYERS ?
10. WHAT HAPPENS IF DATA CENTER , BUILDS THERE OWN GAS TURBINE POWER PLANT ? IS TAXPAYERS SCREWED AGAIN ?
Best Regards Scott Harding
Sent from my iPhone

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-006 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.

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 and June 26. 2025
Public Hearing:	
Public Support:	There were four (4) people present at the May 28, 2025, City Planning Commission Special Session.
Public Opposition:	There were eight (8) people present at the May 28, 2025, City Planning Commission Special Session.

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 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 2 to recommend **APPROVAL** of applications **COZ2025-006** and **MPL2025-003**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-006** and **MPL2025-003** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 28, 2025 City Planning Commission Special Session Minutes
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
Electronically Sent Public Comment

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-003** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-003,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-006** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-006,** 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.

May 28, 2025, City Planning Commission Special Session Minutes:

Hearing starts at 5:00:

CHANGE OF ZONE APPLICATION 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).

PLAT APPLICATION 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).

MASTER PLAN AMENDMENT APPLICATION 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).

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;

2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 28, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Ward stated they have had contacted with proponents and opponents.

Present in Support:

- Korb Maxwell, representing the Applicant, Polsinelli Law Firm
- Neighbor at 12225 Parallel Parkway, Kansas City, KS 66109
- Mindy Rocha, local resident, Union Mechanical Contractor who works on data centers
- Greg Kindle, President of the Wyandotte Economic Development Council
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

A slide presentation of the proposal was shown (part of the recording of this meeting).

The Commission directed their questions to Korb Maxwell.

Present in Opposition:

- Albert McCormas, 119th Street, Kansas City, Kansas 66109, not in opposition, with questions about possible well water disruption.
- Rhonda Levinson, 2202 North 131st Street, Kansas City, Kansas 66109
- James Sheets 12448 Parallel Parkway, Kansas City, Kansas 66109
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Rich Laven, Member of the Liberty Church Leadership Team, 13101 Parallel Parkway, Kansas City, Kansas 66109
- Cori Hall, 3310 North 37th Street, Kansas City, Kansas 66104, not in opposition, with questions about the capital costs of development.
- Neil Palmer, 2600 North 131st Street, Kansas City, Kansas 66109
- David Wilson, 2450 North 131st Street, Kansas City, Kansas 66109
- Dom Brunetti, Wyandotte County resident
- Scott Harding, electronically sent comment

Staff Recommendation starts at 2:18:22: Rodney Lucas, Executive Assistant to the County Administrator, stated that the developer is covering the capital costs of this development in regards to infrastructure, roads, buildings, and water systems. In response to the comments about clean energy initiatives, the code will be amended over time to address those issues. If there are noise issues, staff will be monitoring those through inspections and building permit processes. Penalties can also be used if the conditions of approval are not adhered to. Staff recommends approval of these

applications.

The Commission directed their questions to Staff.

Motion starts at 2:44:44:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-003:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to:

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.**

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-006:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to the above conditions.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning

Commission voted as follows to **APPROVE PLAT2025-009:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

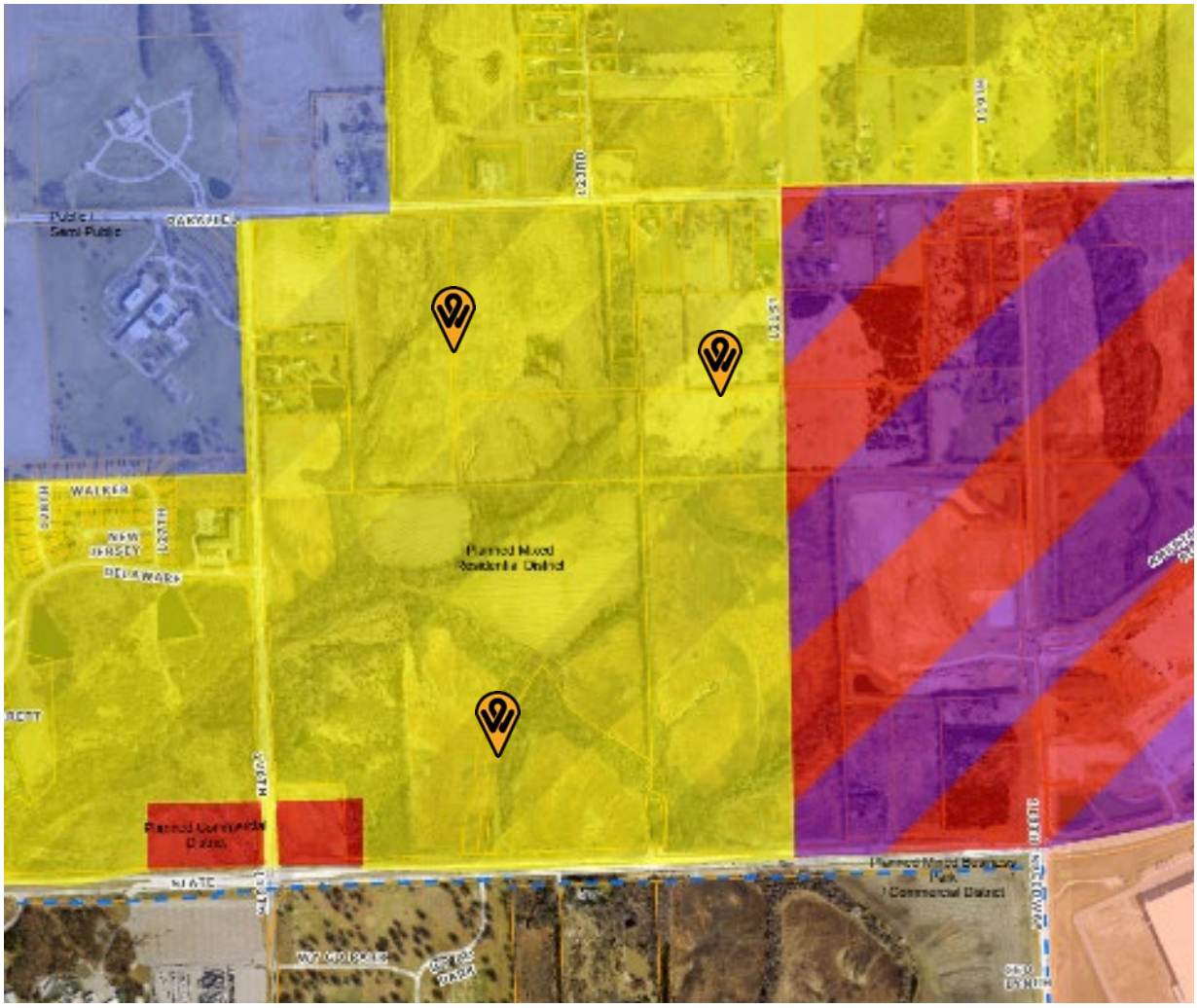
Motion to APPROVE Passed: 4 to 2
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Public / Semi-Public
WALKER
NEW JERSEY
Planned Mixed Residential District
Planned Commercial District
STATE
Planned Mixed Business 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
[illegible]	1310 State ave	
M. Wayne Rahijo	1925 N. 121 st. KCK 66109	rahijomw@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 126th 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
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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	firemandw0@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, 2026.

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.K.S. 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@bpwcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Lenexa 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

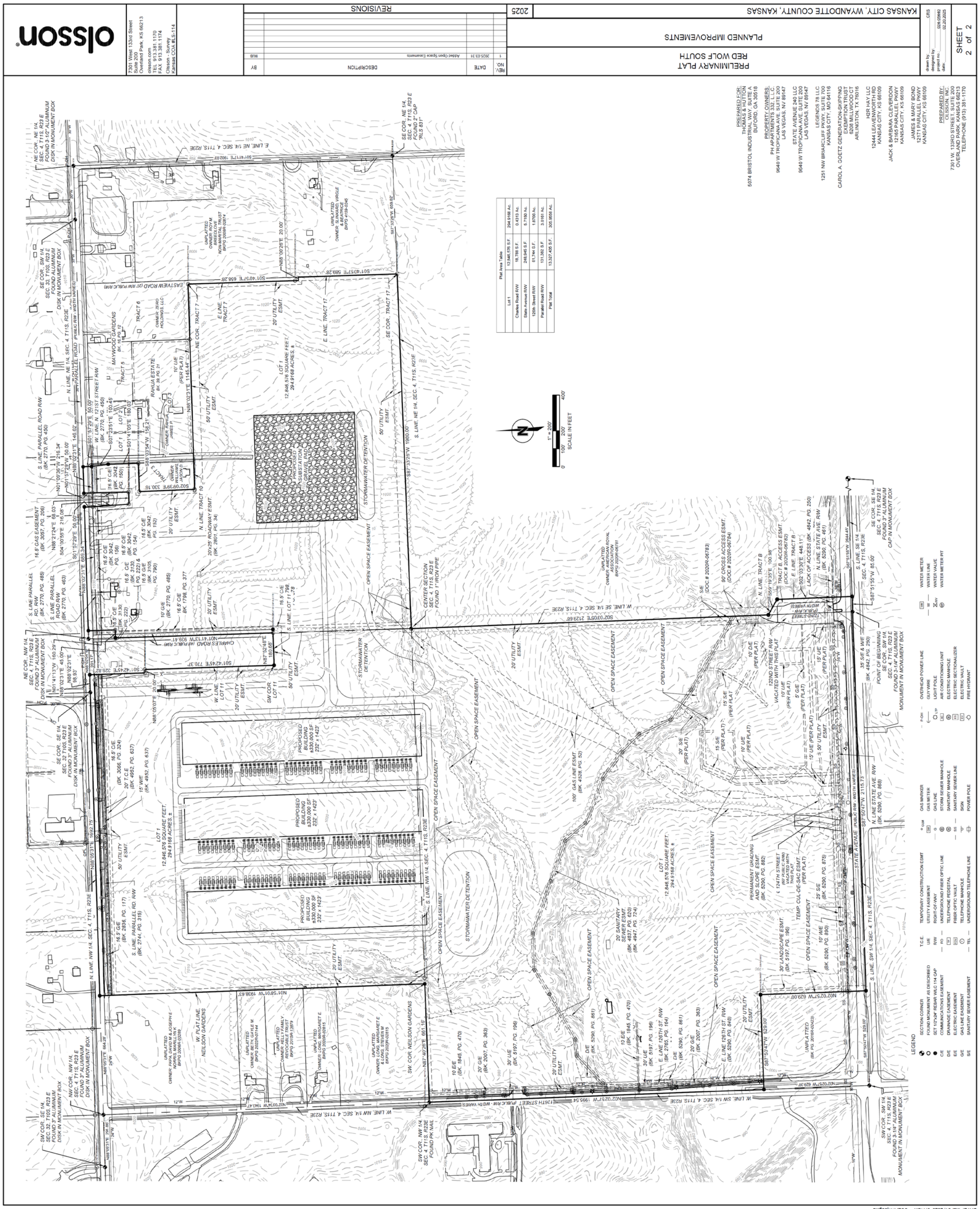
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

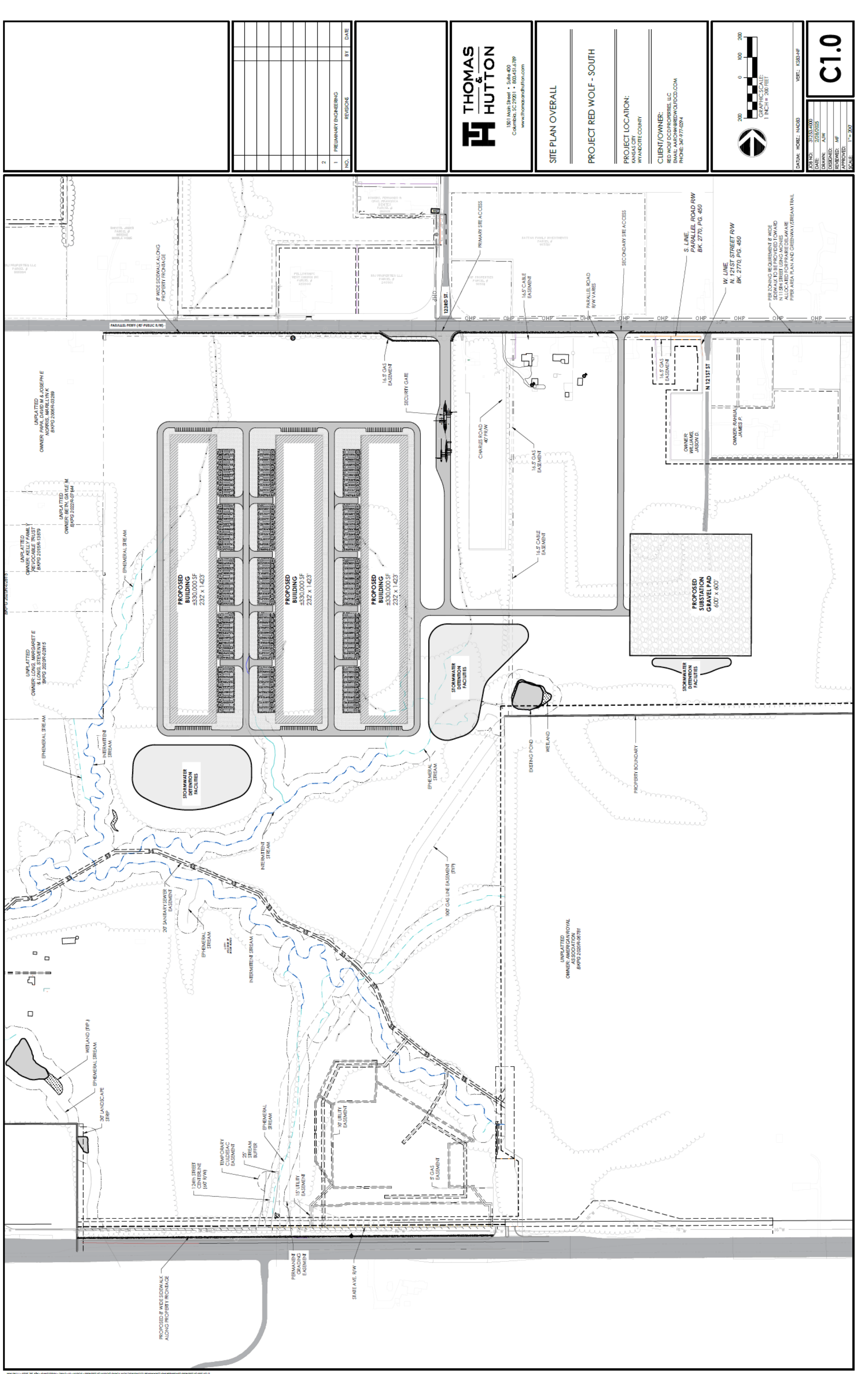
My commission expires 20th of June, 2025.

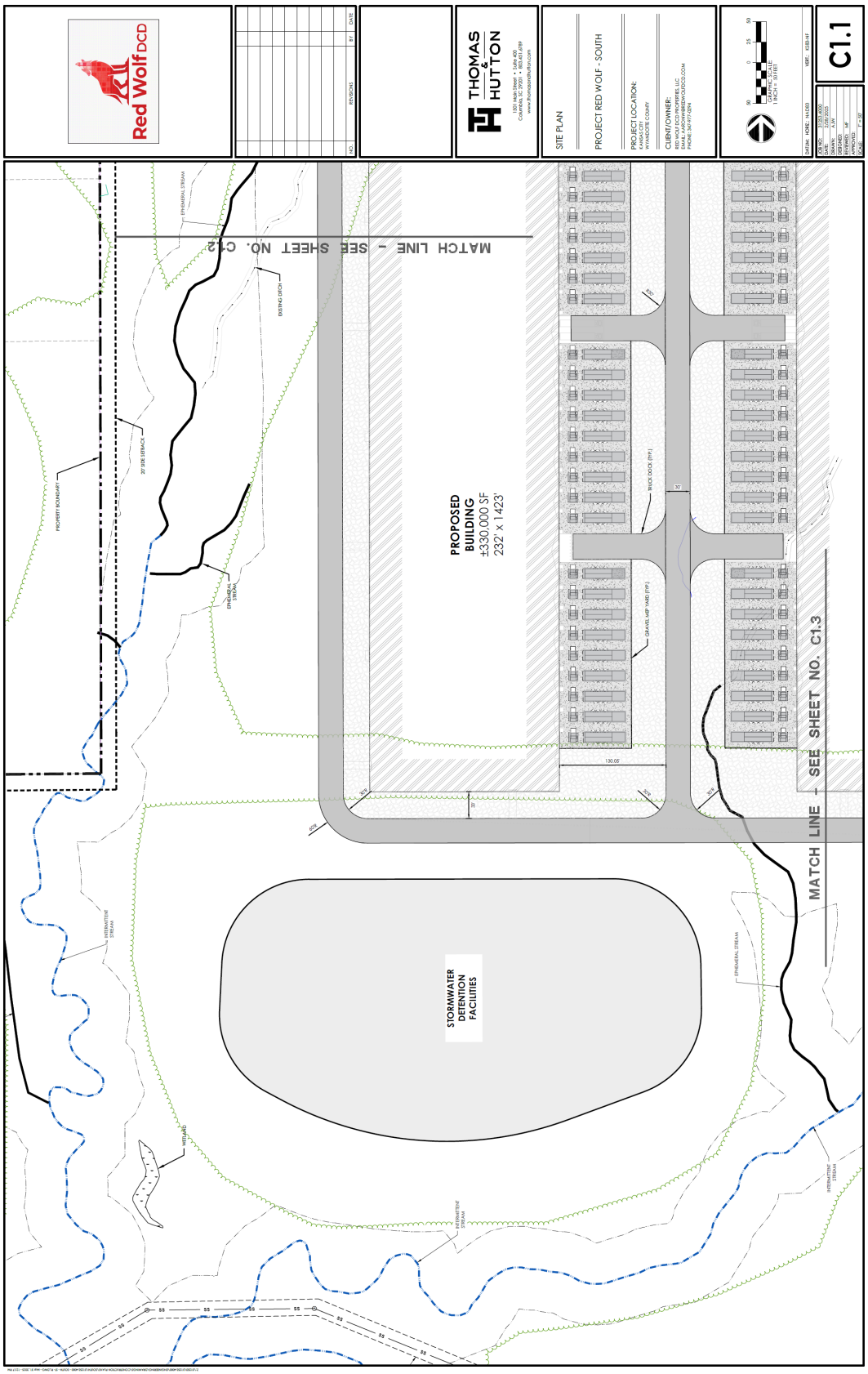
Notary Public

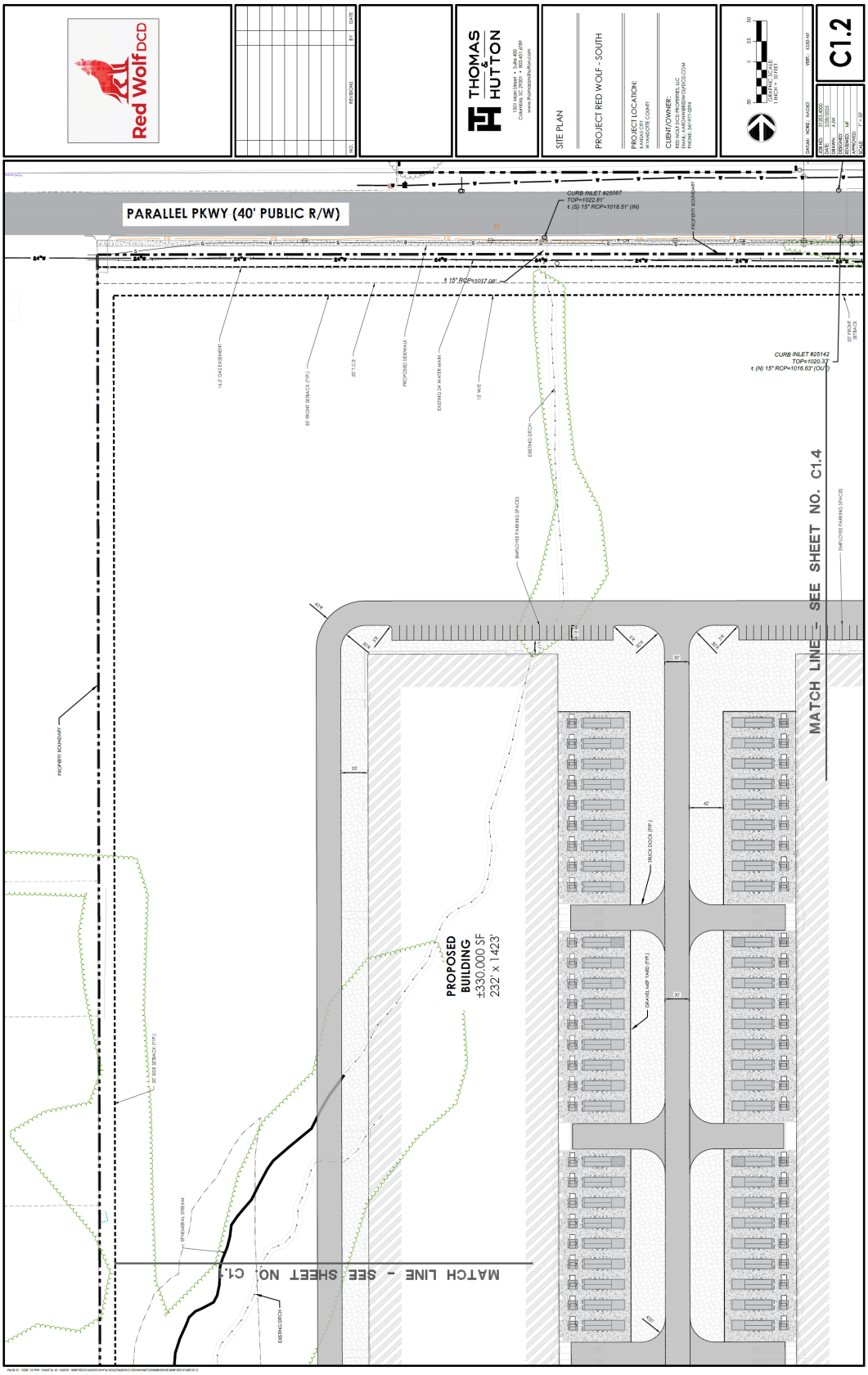
ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

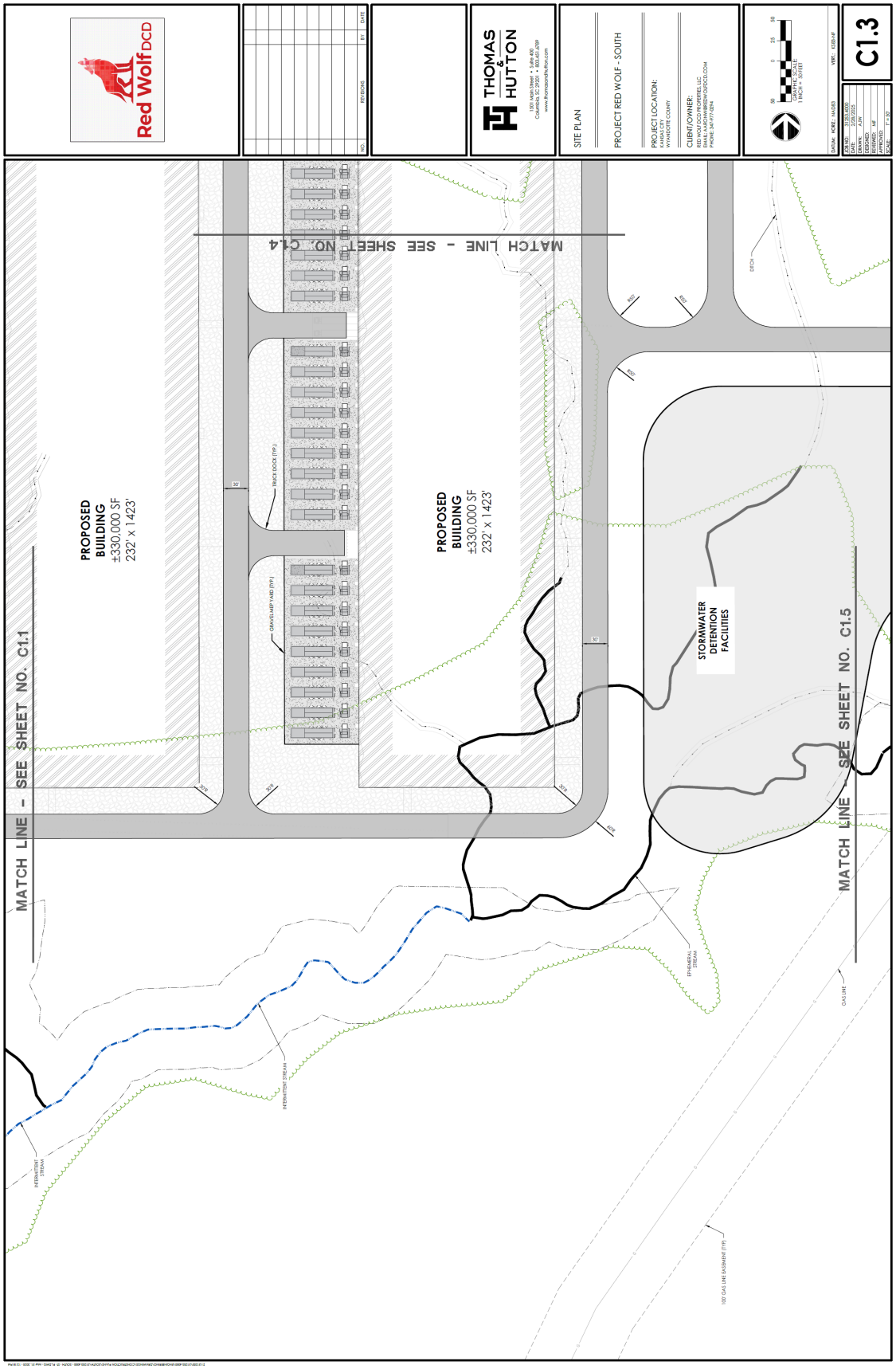
102439906.1

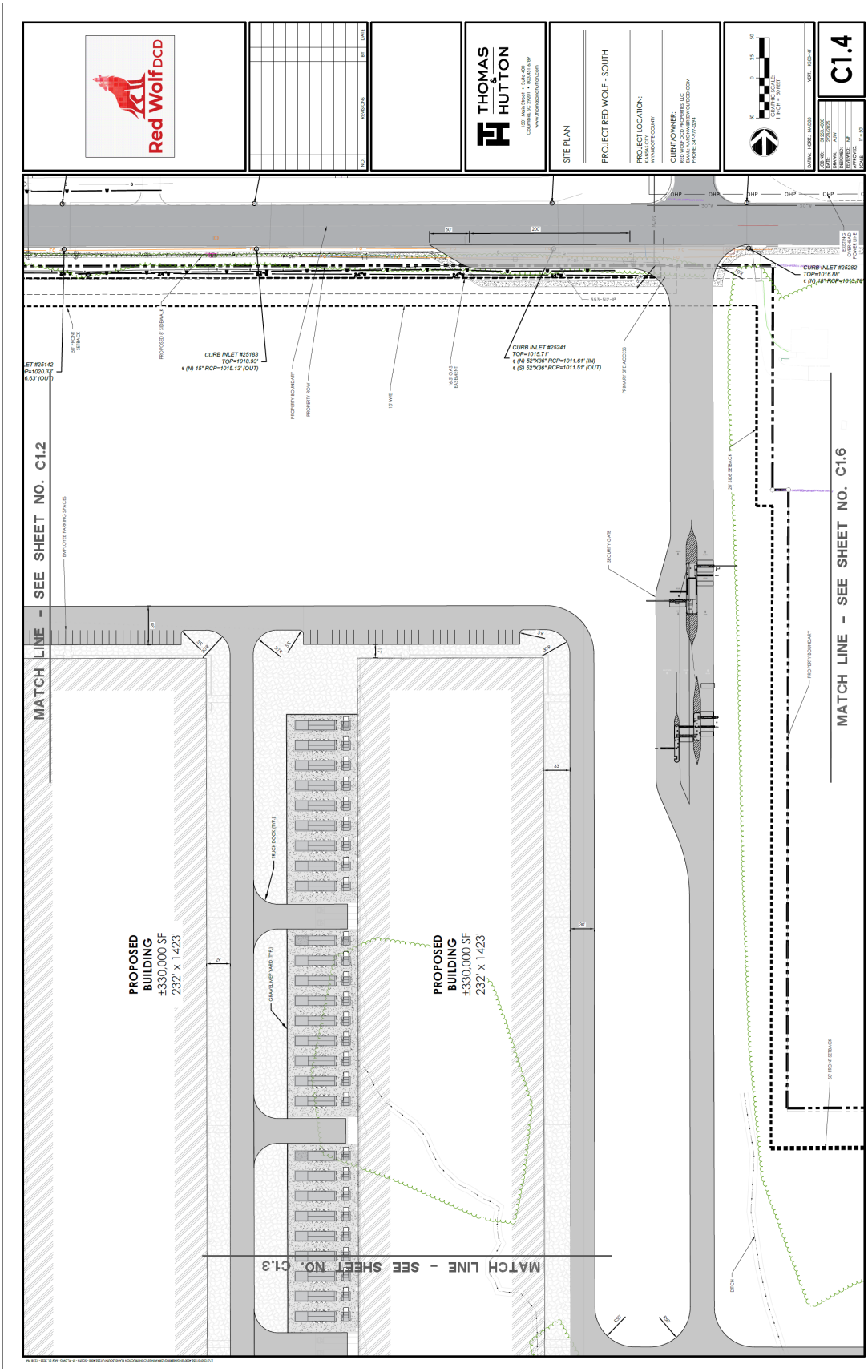

olsson
PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
REVISIONS
SHEET 2 of 2

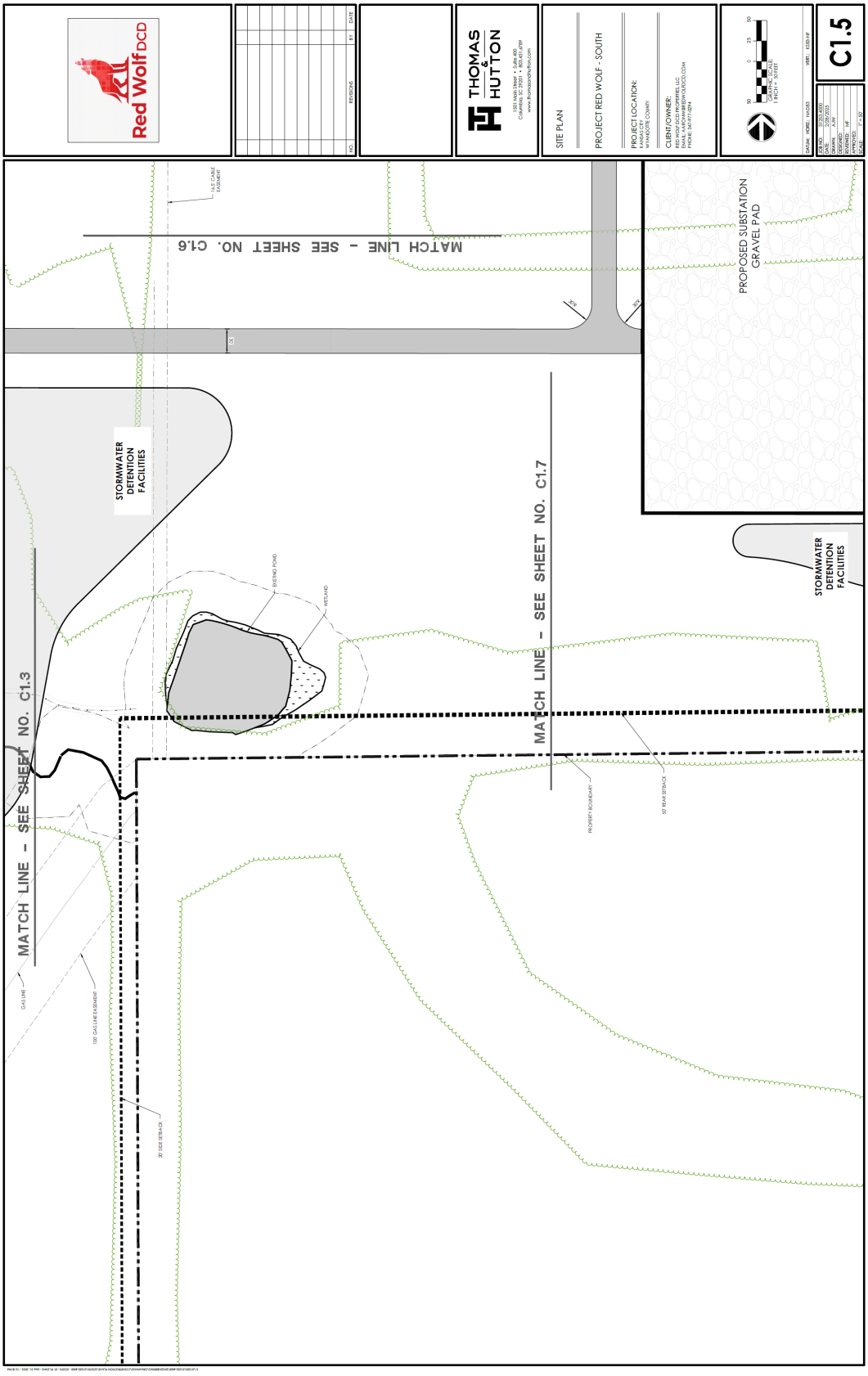

THOMAS & HUTTON
SITE PLAN OVERALL
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.0
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED SUBSTATION GRAVEL PAD 600' x 600'
STORMWATER DETENTION FACILITIES
N 121ST ST
128TH ST.

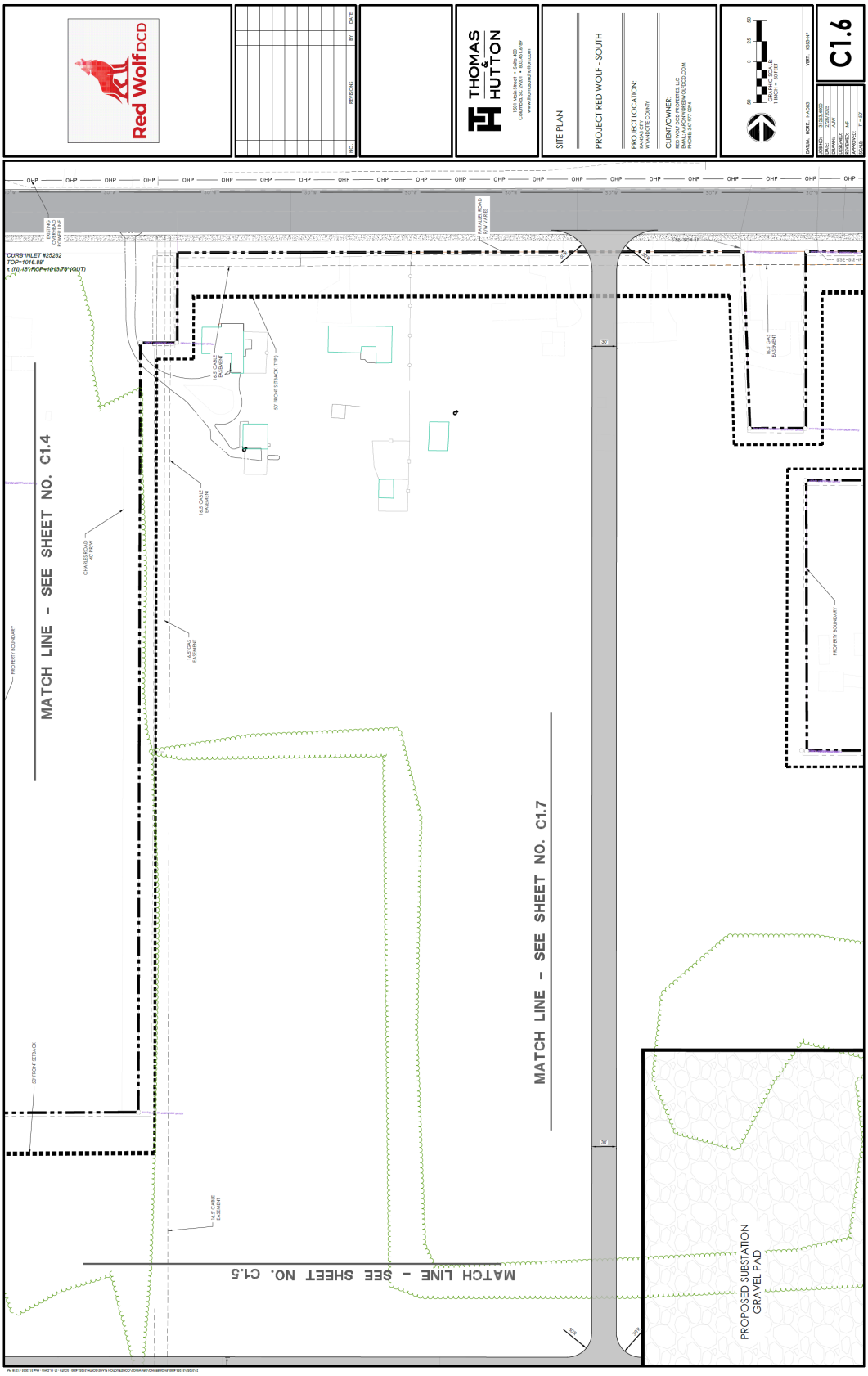

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.1
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.3
PROPERTY BOUNDARY
20' SIDE SETBACK
EXISTING DITCH
EPHEMERAL STREAM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


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25087
TOP=1022.81'
CURB INLET #25142
TOP=1020.33'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1

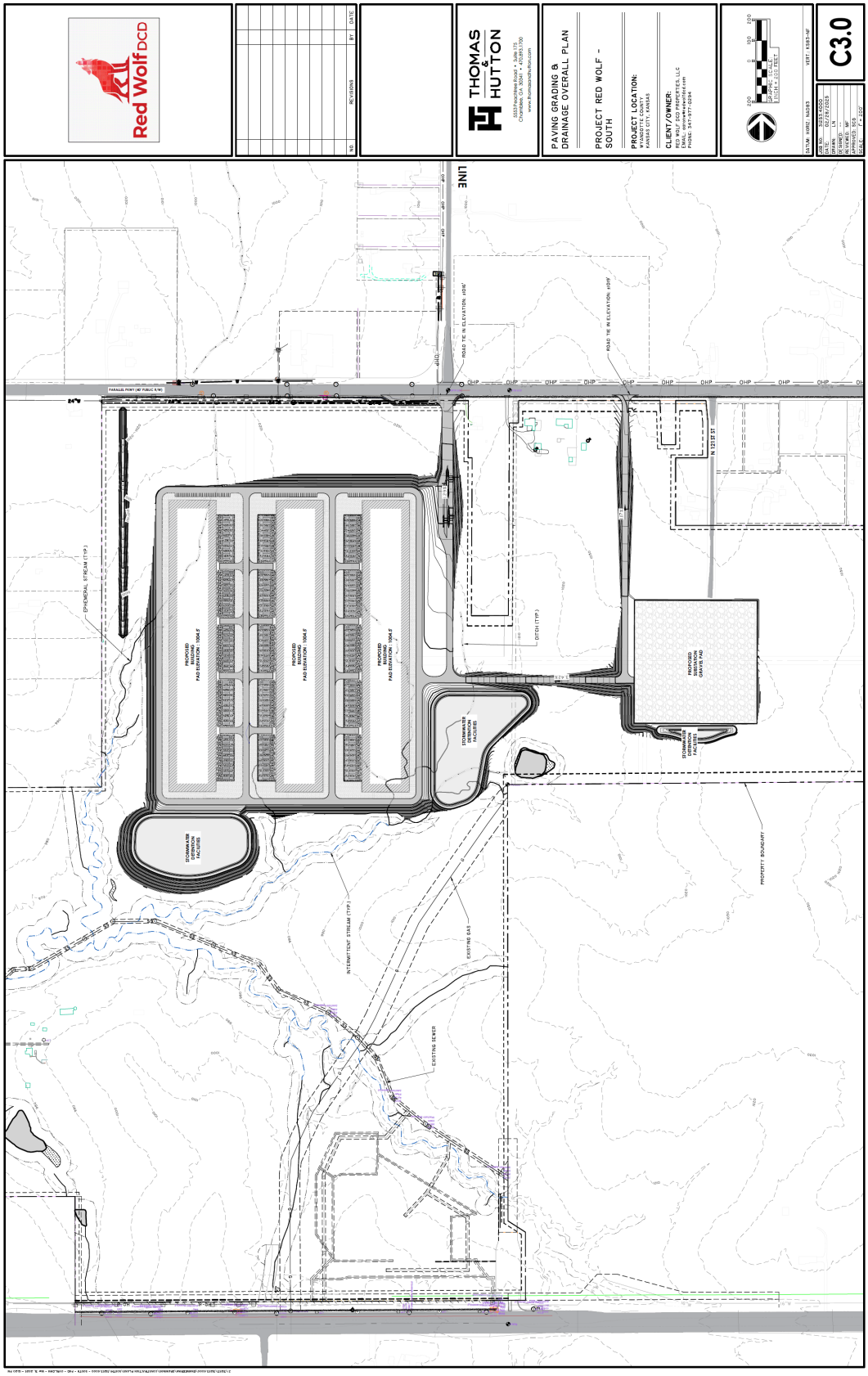

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.3
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
TRUCK DOCK (TYP.)
GRAVEL MEP YARD (TYP.)
DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
INTERMITTENT STREAM
GAS LINE
100' GAS LINE EASEMENT (TYP)

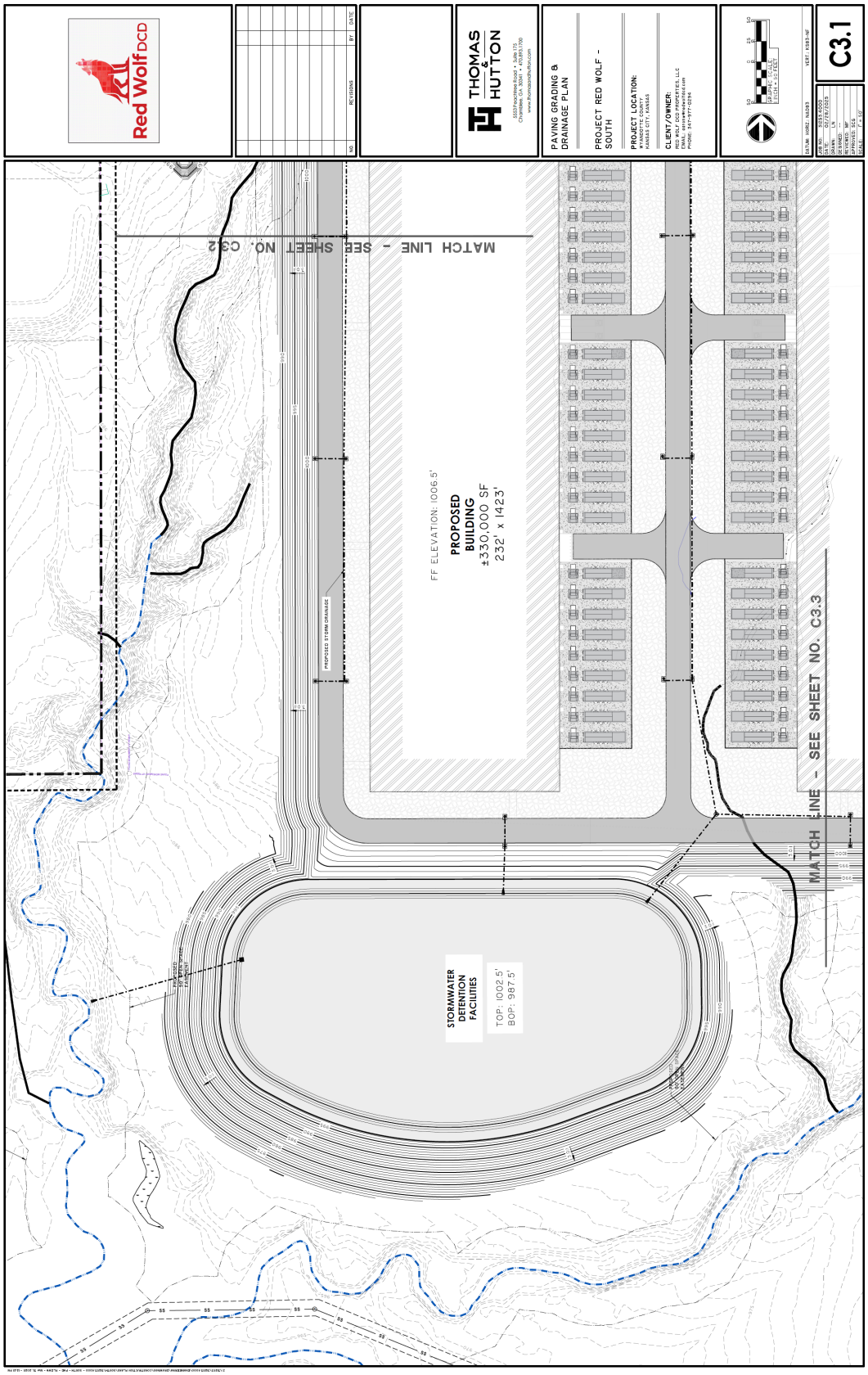

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
CURB INLET #25183
CURB INLET #25241
CURB INLET #25282

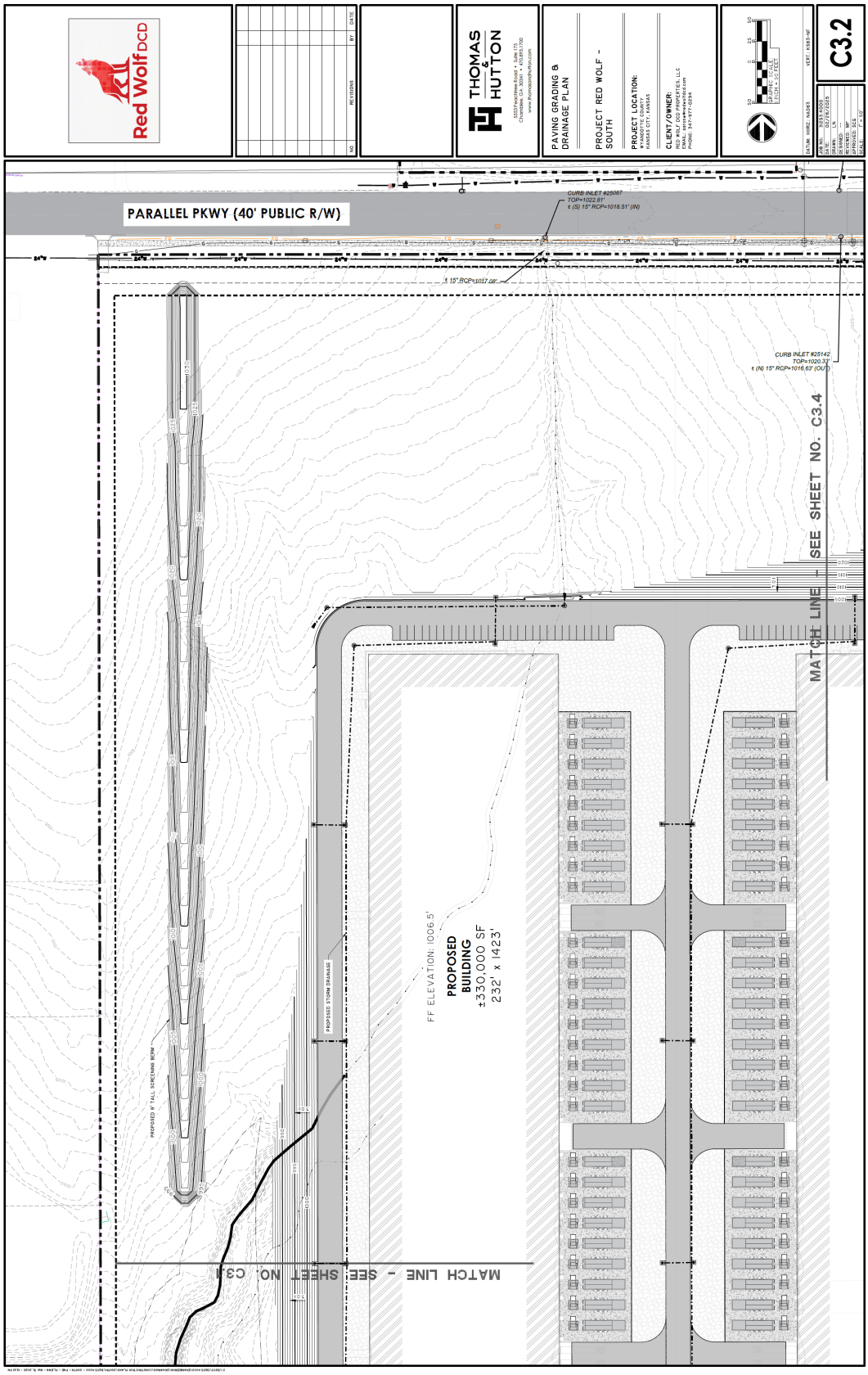

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.5
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
MATCH LINE - SEE SHEET NO. C1.7
STORMWATER DETENTION FACILITIES
PROPOSED SUBSTATION GRAVEL PAD
EXISTING POND
WETLAND
PROPERTY BOUNDARY
50' REAR SETBACK
100' GAS LINE EASEMENT
GAS LINE
14.5' CABLE EASEMENT

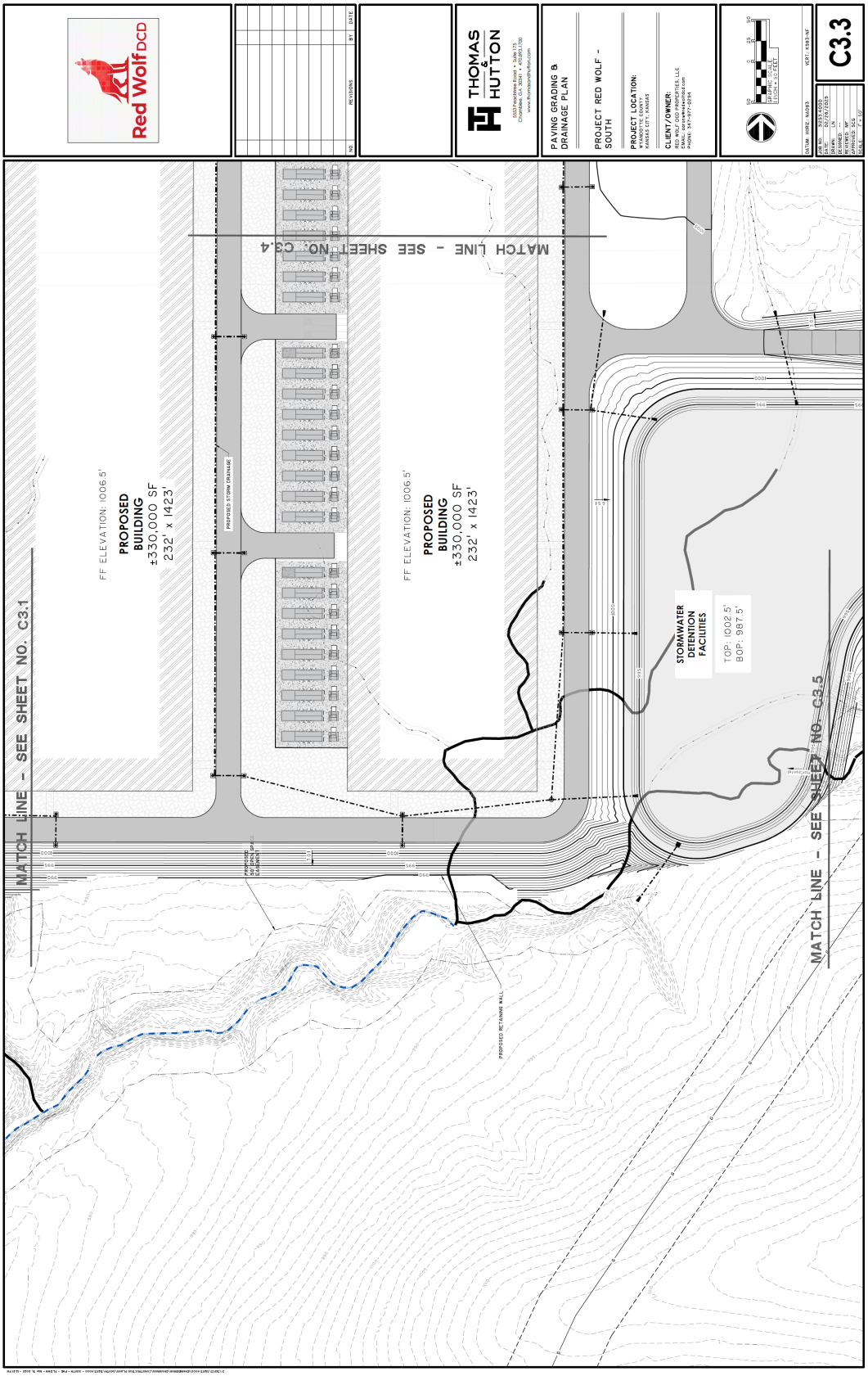

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.6
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED SUBSTATION GRAVEL PAD

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
ROAD TIE IN ELEVATION: 1016'
ROAD TIE IN ELEVATION: 1019'
N 121ST ST
EPHEMERAL STREAM (TYP.)
DITCH (TYP.)
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
PROPERTY BOUNDARY
INTERMITTENT STREAM (TYP.)
EXISTING GAS
EXISTING SEWER


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'
PROPOSED STORM DRAINAGE
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'


Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
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'
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED STORM DRAINAGE
PROPOSED RETAINING WALL

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 = 306 Acres
Trees Required = 306 * 43560 = 13,329,360 / 8,000 = 1667 trees Required
Trees Provided= 984 Proposed Trees
Tree Deficit =683 Trees
Tree Save Area = 52.20 acres

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

PLANT SCHEDULE

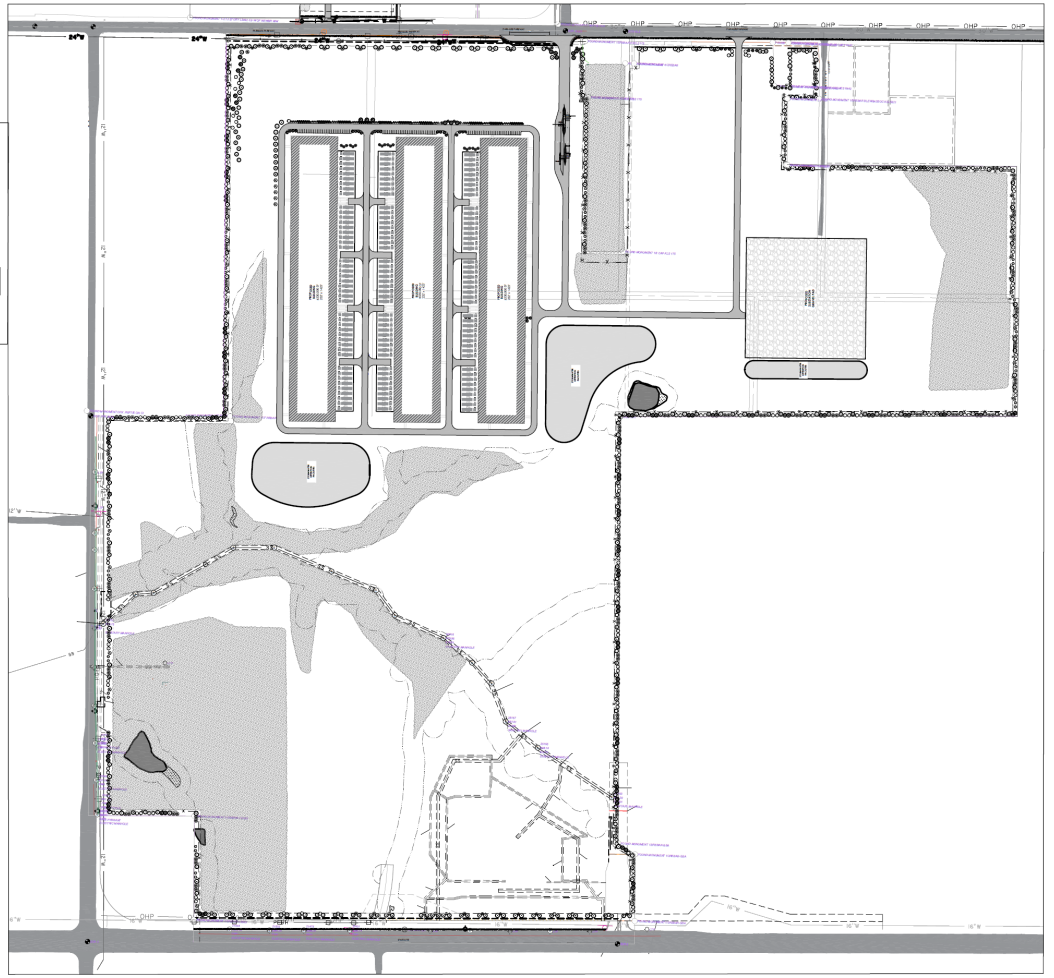
TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
20	AC	Alnus cancasor	Mona Fir	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full
80	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT. , 2" CAL.	Specimen
43	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT. , 2" CAL.	Specimen
18	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full to ground
28	CCC	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. , 2" CAL.	Specimen, single trunk
56	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. , 2" CAL, 6 FT HT	Specimen, full to ground
104	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full to ground
24	NS	Nyssa sylvatica	Black Gum	B & B , 2" Cal, 8' - 12' HT	Specimen
54	PPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full
8	QB	Quercus alumoides 'Buckley'	'Buckley' Stickward Oak	B & B OR CONT. , 2" Cal.	Specimen
85	QSPO	Quercus stellata	Post Oak	B & B OR CONT. , 2" CAL.	Specimen
31	QB	Quercus velutina	Black Oak	B & B OR CONT. , 2" CAL.	Specimen

TOTAL PROPOSED TREES = 984

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANT AND SIZE	MISCELLANEOUS / REMARKS
70	ABRIC	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. , 18" x 18" HT & SPD.	
70	CLBM	Buxus microphylla 'Sherman'	'Chicago Lord Green' Boxwood	5 GAL. , 18" X 18"	Full
77	ILG	Ilex glabra	Inkberry	5 GAL. , 18" x 18"	Full



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 ☎ 980.201.5505
www.thomasandhutton.com

OVERALL LANDSCAPE PLAN

PROJECT RED WOLF - SOUTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

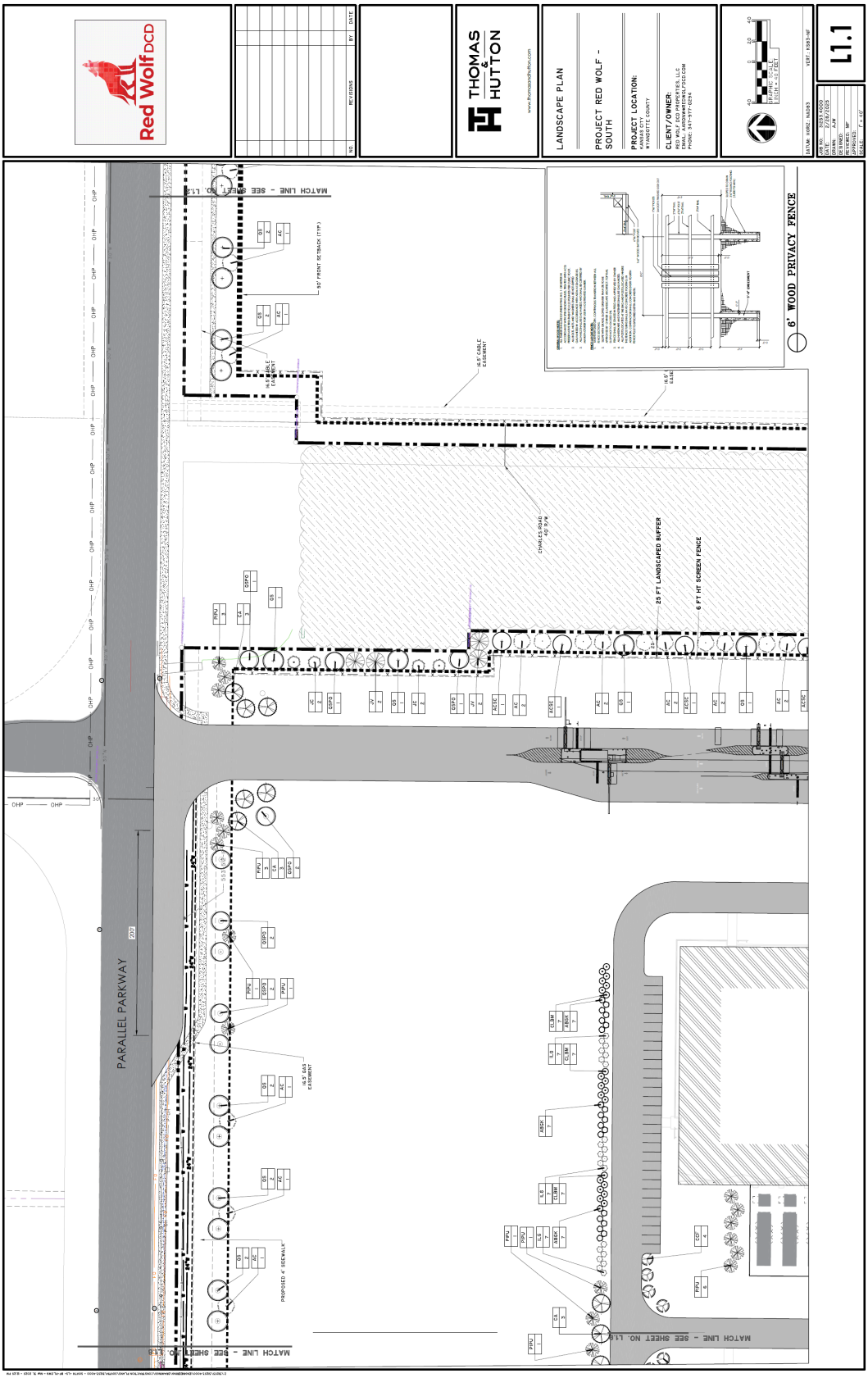
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294

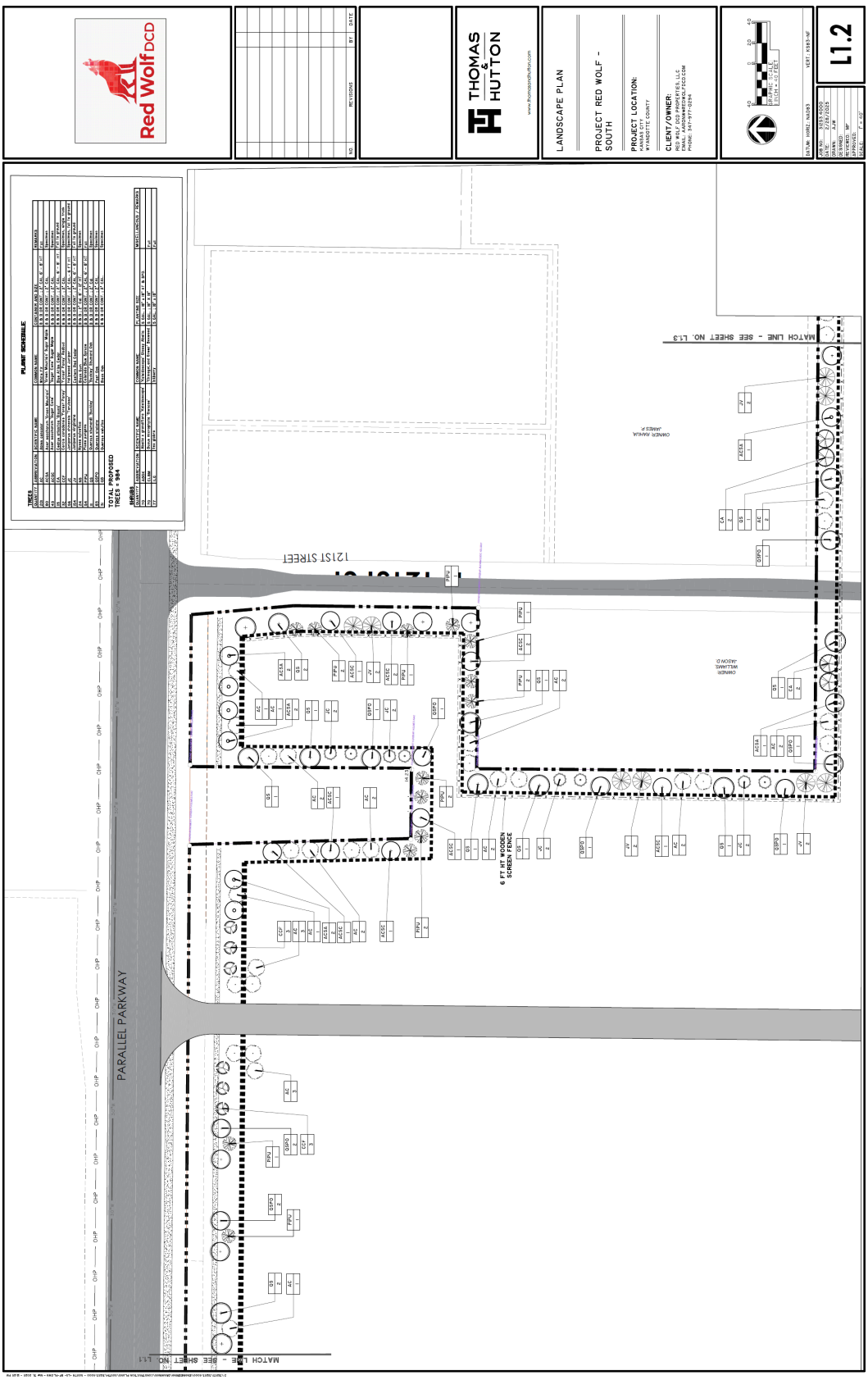
250 0 125 250
GRAPHIC SCALE
1 INCH = 250 FEET

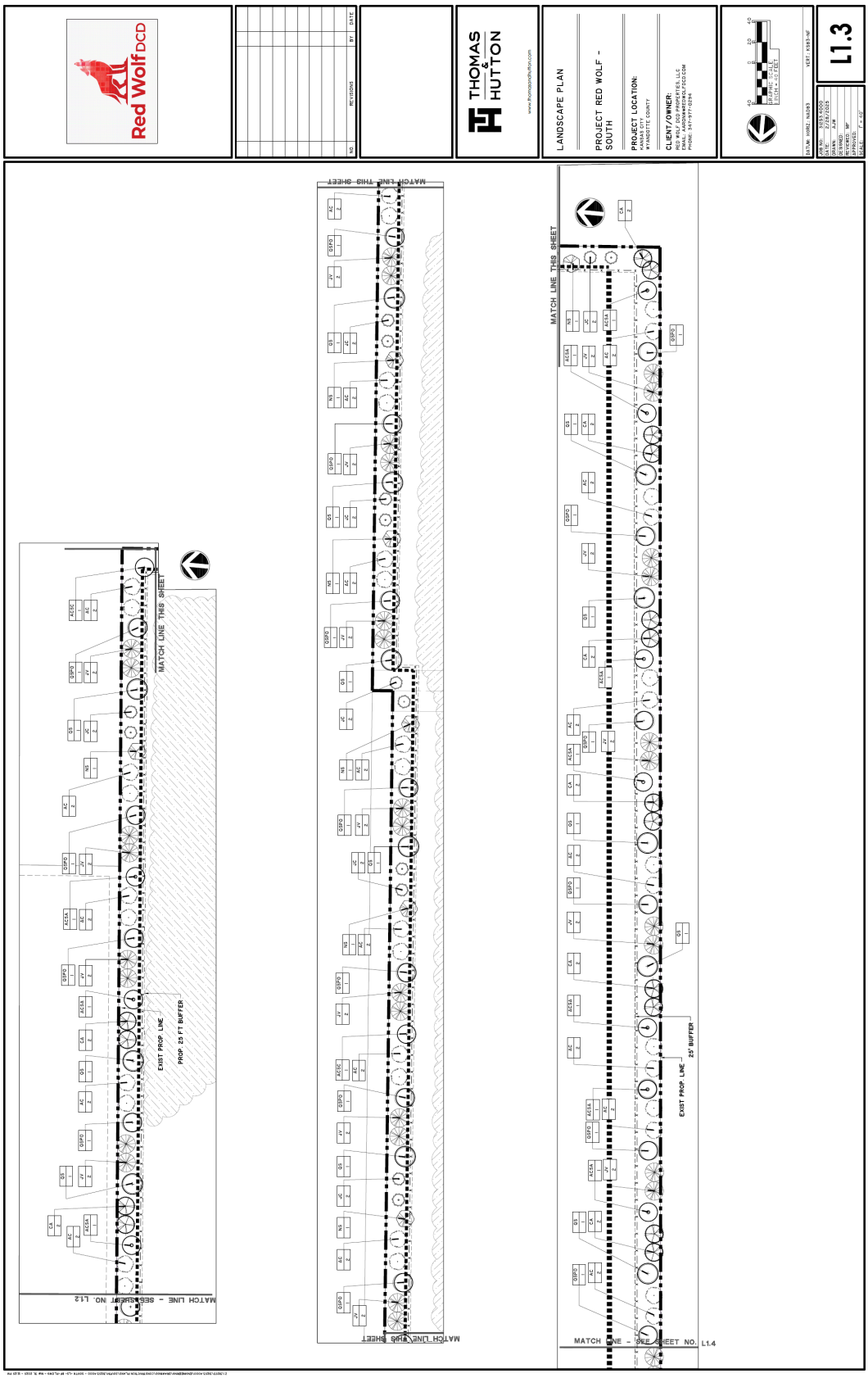
DATUM: HORIZ.: NAD83 VERT.: KS83-NF

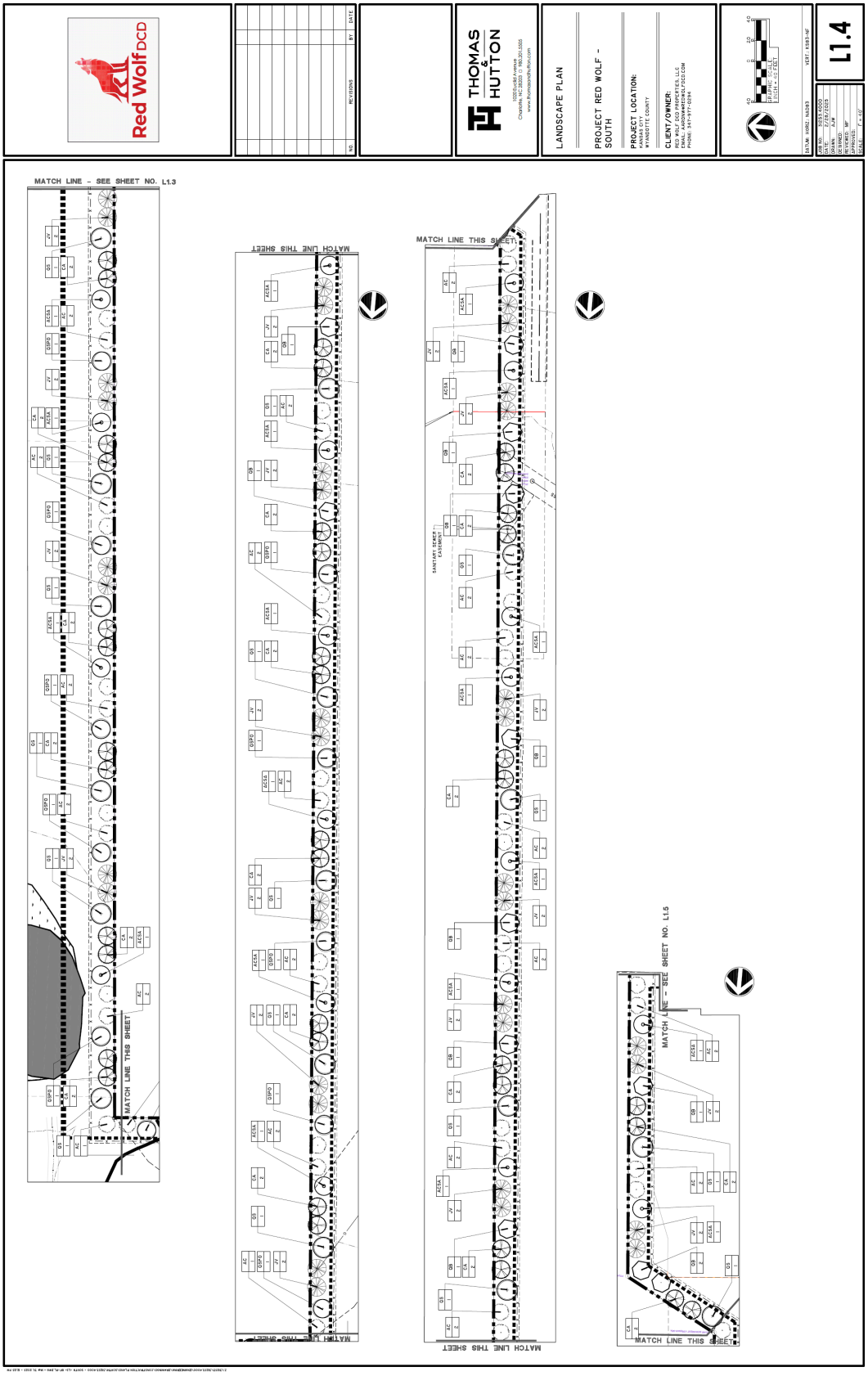
JOB NO:	31253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	
REVIEWED:	MF
APPROVED:	
SCALE:	1" = 250'

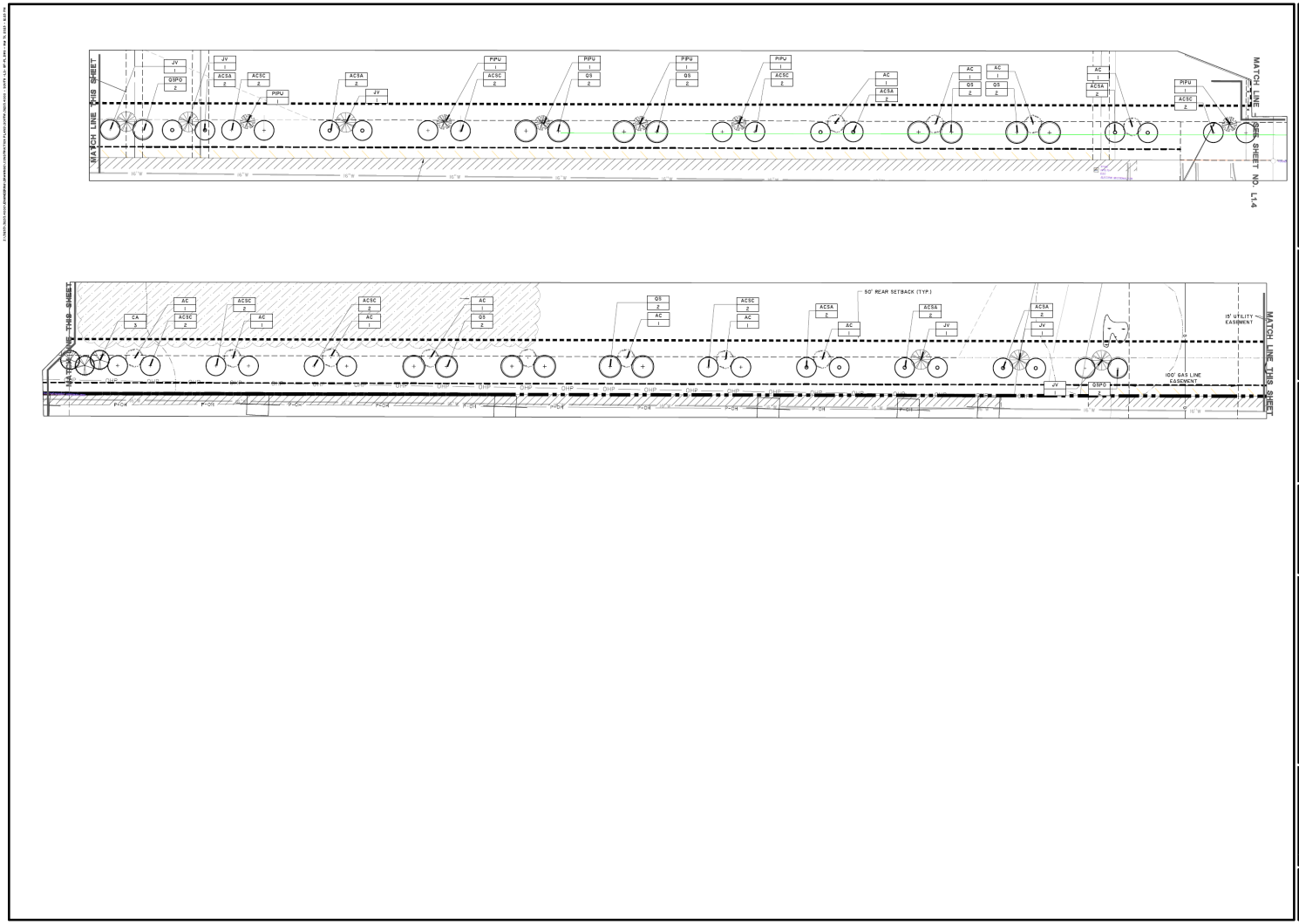
L1.0


Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
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. L1.2
MATCH LINE - SEE SHEET NO. L1.3
50' FRONT SETBACK (TYP.)
PROPOSED 4' SIDEWALK


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984
12 1ST STREET
PARALLEL PARKWAY
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
EXIST PROP. LINE
PROP. 25 FT BUFFER
25' BUFFER
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.2


Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.4
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.5



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

1100 Euclid Avenue
Charlotte, NC 28203 ◻ 980.201.5505
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - SOUTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ: NAD83 VERT: KSBS-NF

JOB NO:	31253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 40'

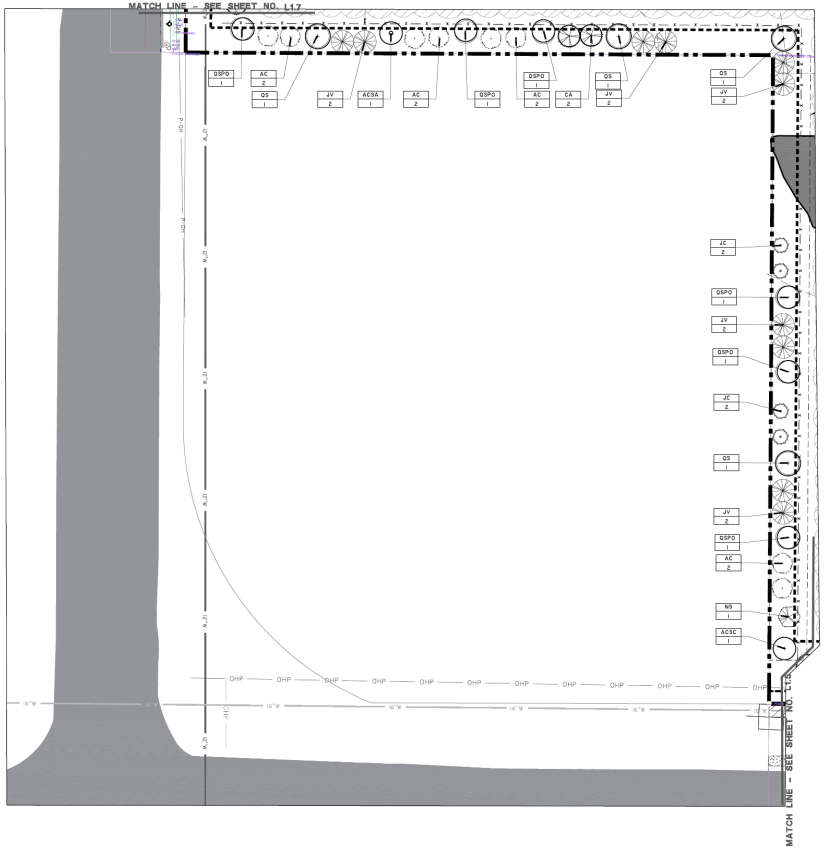
L1.5

PLANT SCHEDULE

TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
201	AC	Abies concolor	White Fir	B & B OR CONT., 2" CAL. 6' - 8' HT.	Full
74	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT., 2" CAL.	Specimen
43	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT., 2" CAL.	Specimen
115	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT., 2" CAL. 6' - 8' HT.	Full to ground
32	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT., 2" CAL.	Specimen, single trunk
56	JC	Juniperus chinensis 'Torulosa'	'Hollywood Juniper	B & B OR CONT., 2" CAL. - 6 FT HT	Specimen, full to ground
154	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT., 2" CAL. 6' - 8' HT	Full to ground
24	NS	Nyssa sylvatica	Black Gum	B & B, 2" Cal. 8' - 12' HT.	Specimen
54	PPG	Picea pungens	Colorado Blue Spruce	B & B OR CONT., 2" CAL. 6' - 8' HT	Full
106	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT., 2" Cal.	Specimen
80	QSPO	Quercus stellata	Post Oak	B & B OR CONT., 2" CAL.	Specimen
27	QV	Quercus velutina	Black Oak	B & B OR CONT., 2" CAL.	Specimen

TOTAL PROPOSED TREES = 966



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 ◻ 980.201.5505
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - SOUTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

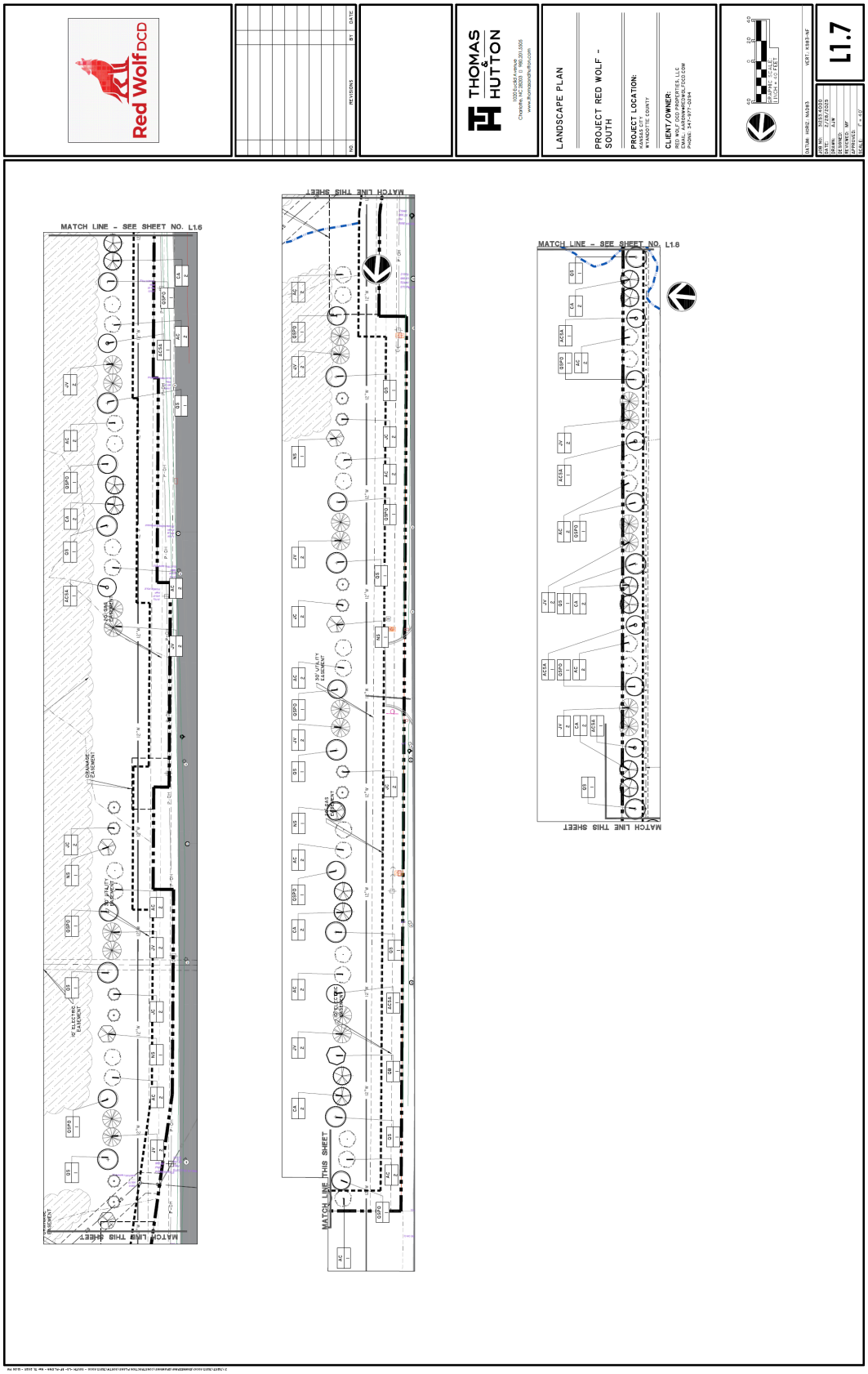
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294

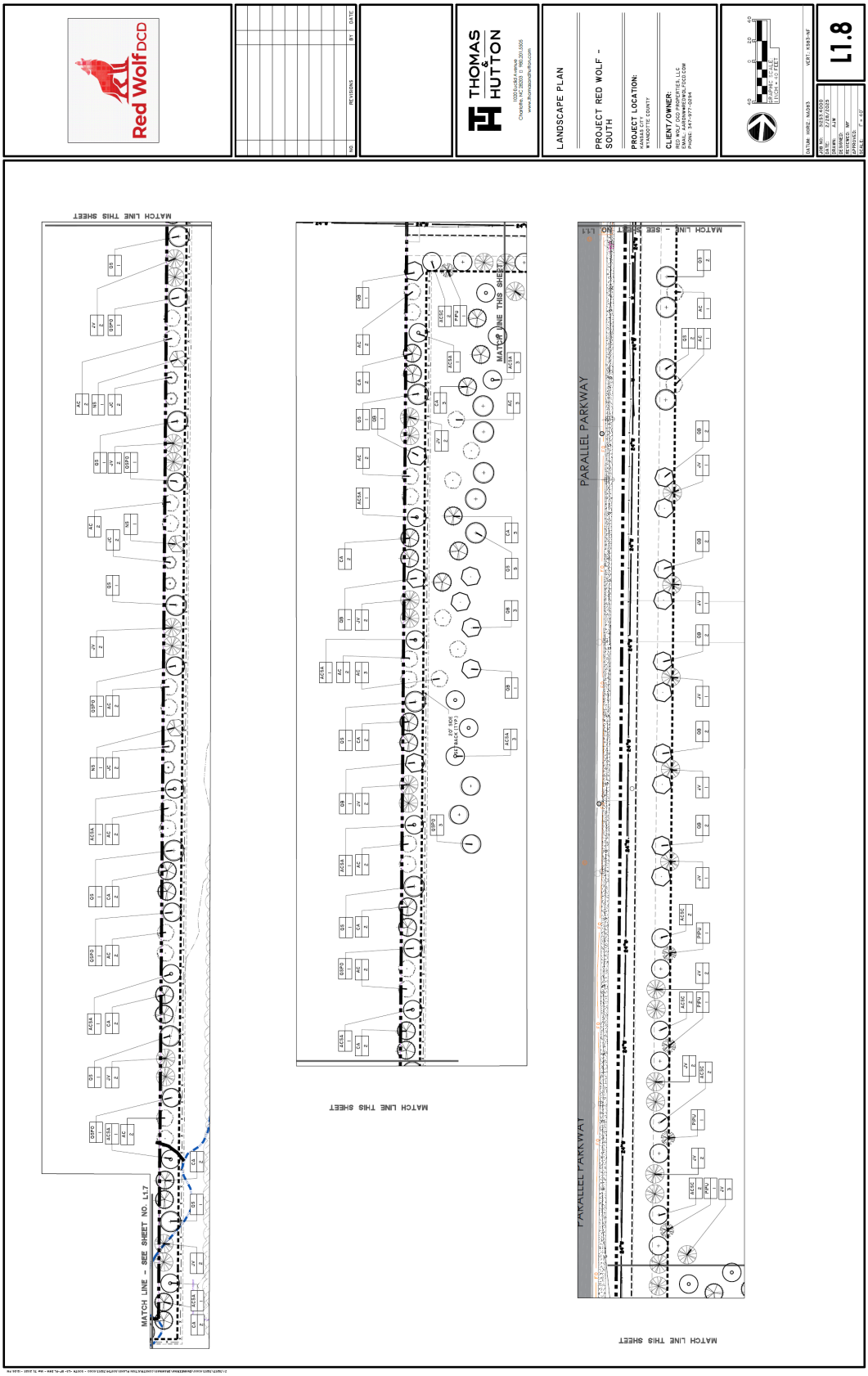
GRAPHIC SCALE
1 INCH = 40 FEET

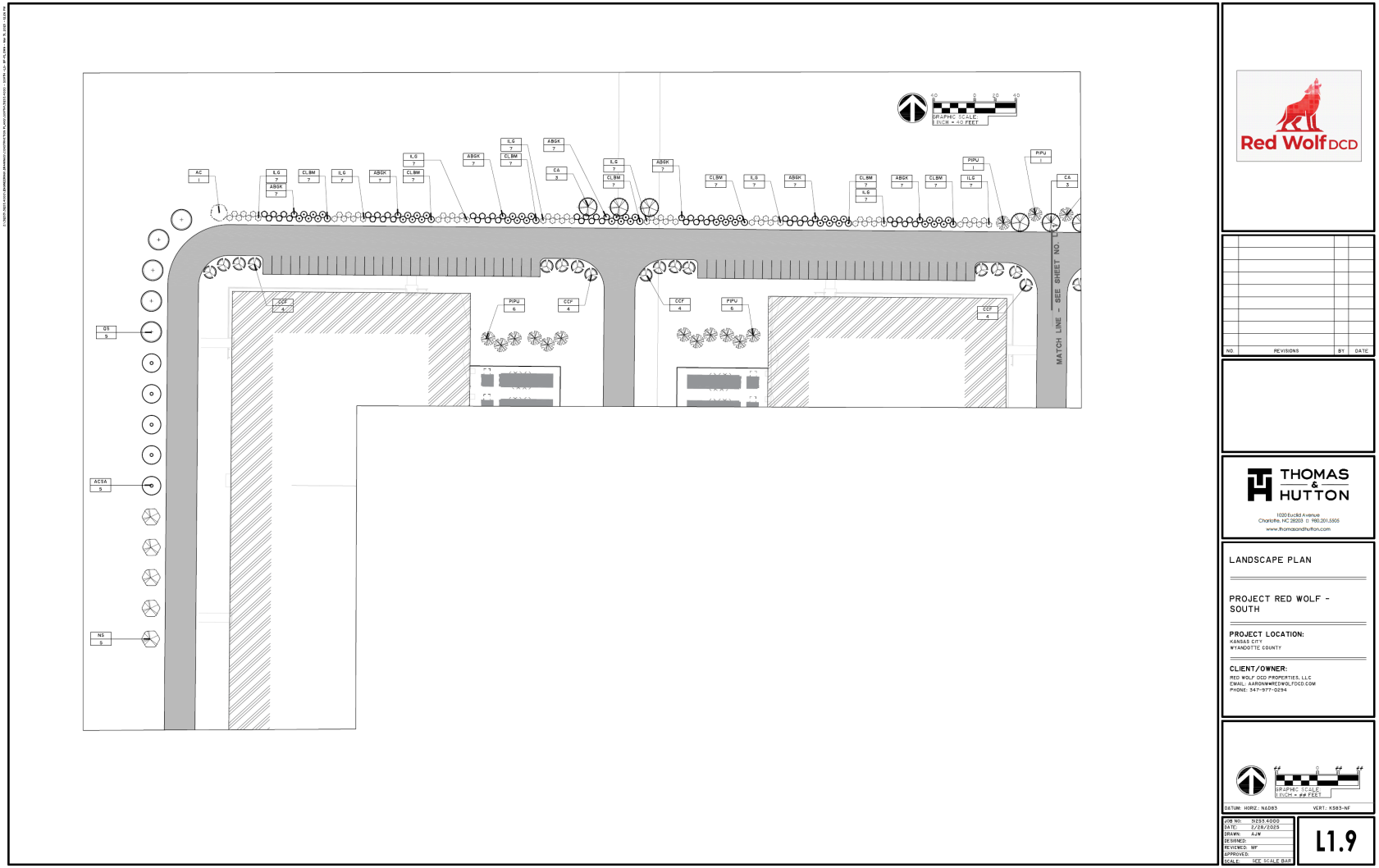
DATUM: HORIZ: NAD83 VERT: KS83-NF

JOB NO:	9283 4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 40'

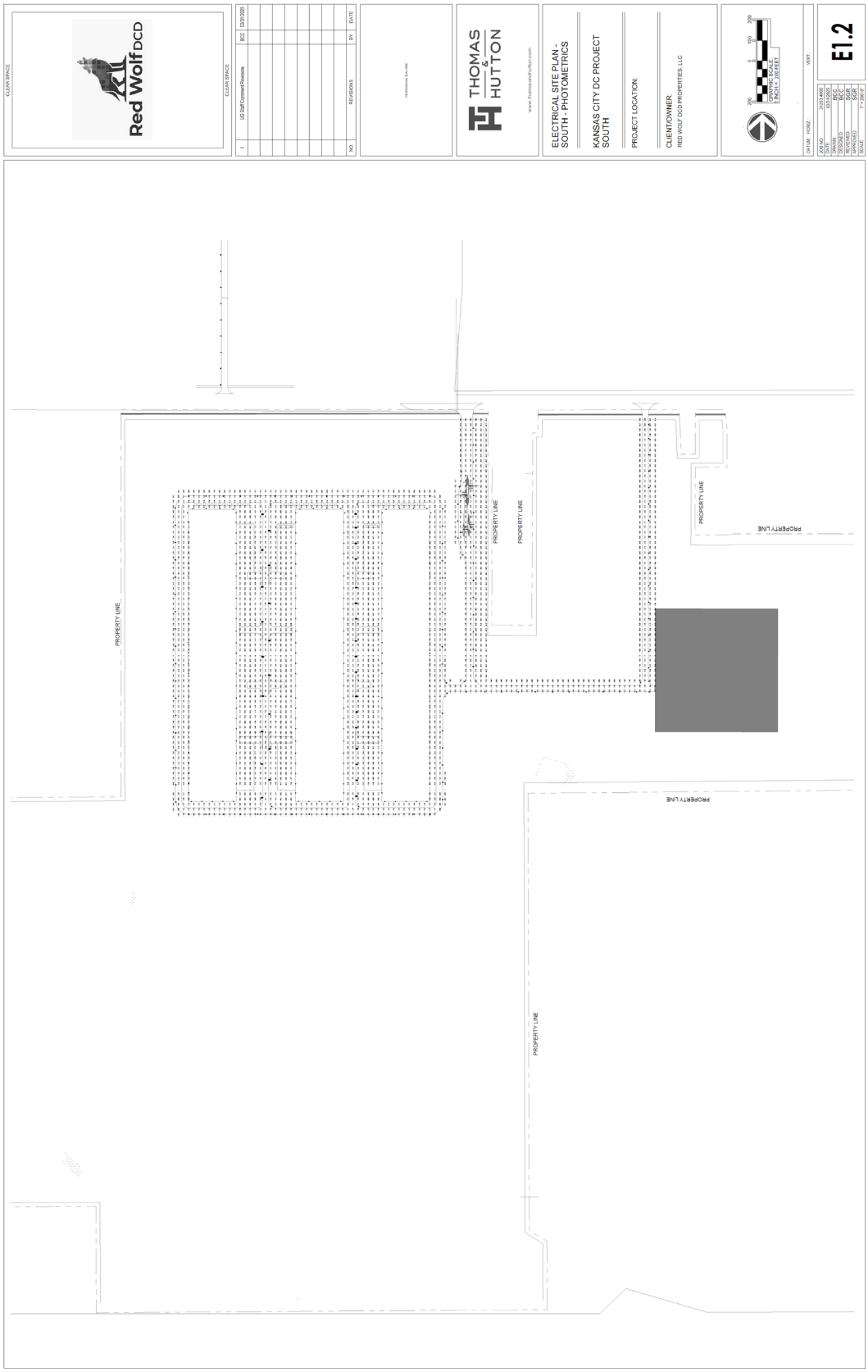
L1.6

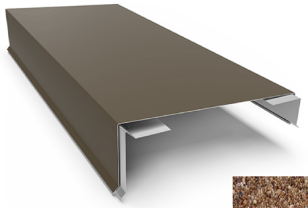

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.8
MATCH LINE THIS SHEET


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.7
PARALLEL PARKWAY



GRAPHIC SCALE:
1 INCH = 40 FEET
MATCH LINE - SEE SHEET NO. L1.9
Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 □ 980.201.5505
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294
GRAPHIC SCALE:
1 INCH = ## FEET
DATUM: HORIZ.: NAD83
VERT.: KS83-NF
JOB NO: 51253.4000
DATE: 2/28/2025
DRAWN: AJW
DESIGNED:
REVIEWED: MF
APPROVED:
SCALE: SEE SCALE BAR
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



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

PREPARED:
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:

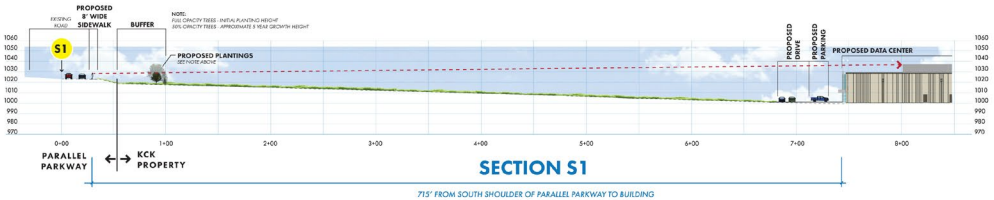
REVISIONS:

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

SHEET TITLE:
BUILDING MATERIALS

SHEET NUMBER:
A4.2

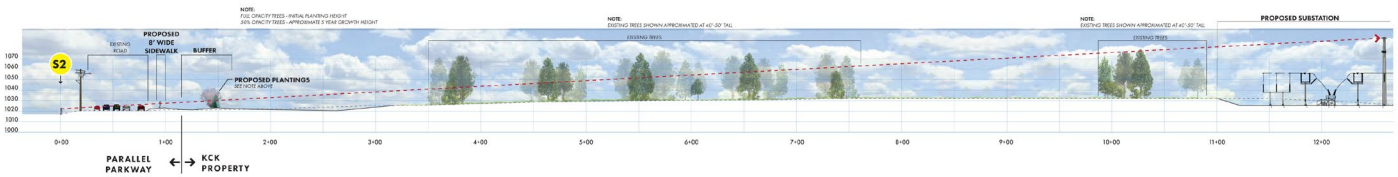
SECTION KEY | SECTION S1



SECTION S1

715' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO BUILDING

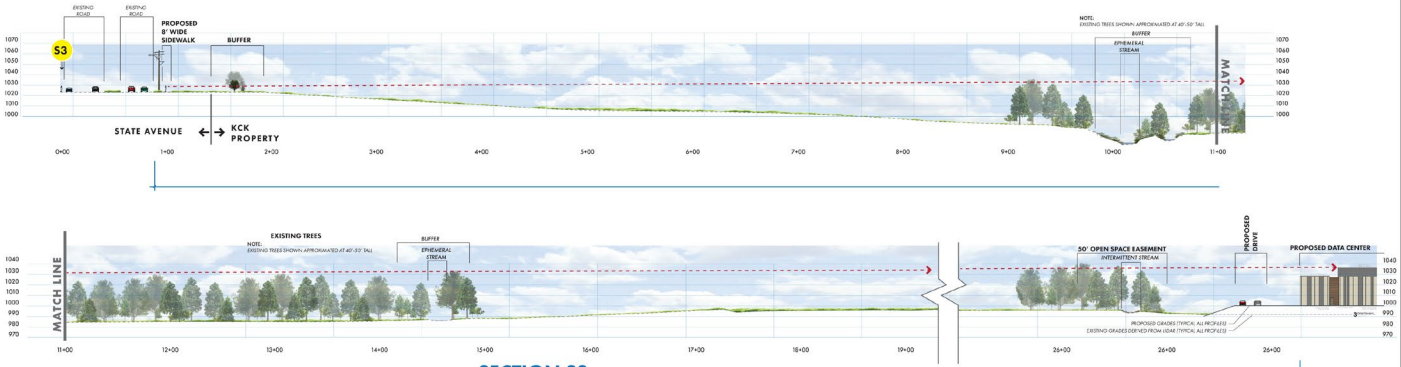
SECTION KEY | SECTION S2



SECTION S2

1,018' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO SUBSTATION

SECTION KEY | SECTION S3



SECTION S3

2,539' (~1/2 MILE) FROM NORTH SHOULDER OF STATE AVENUE TO BUILDING

PREPARED FOR:

Red Wolf DCD

LINE OF SIGHT DIAGRAMS

KANSAS CITY DC PROJECT SOUTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

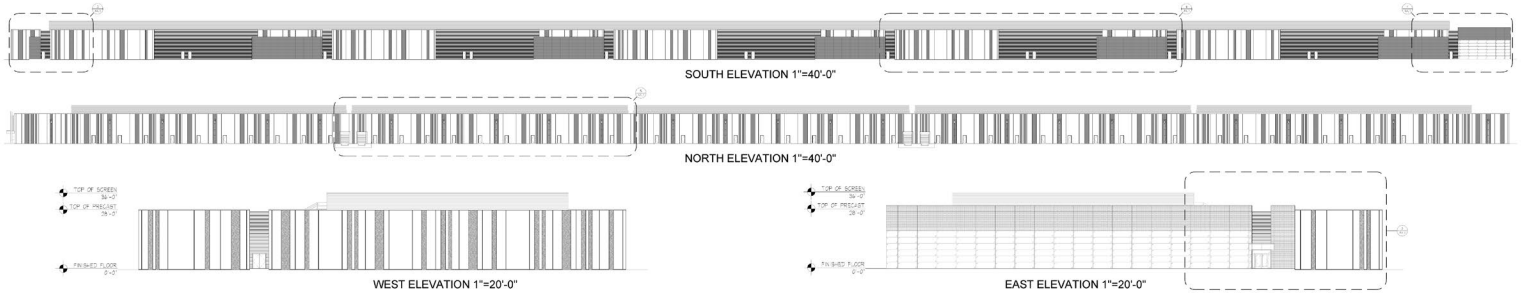
PREPARED BY:

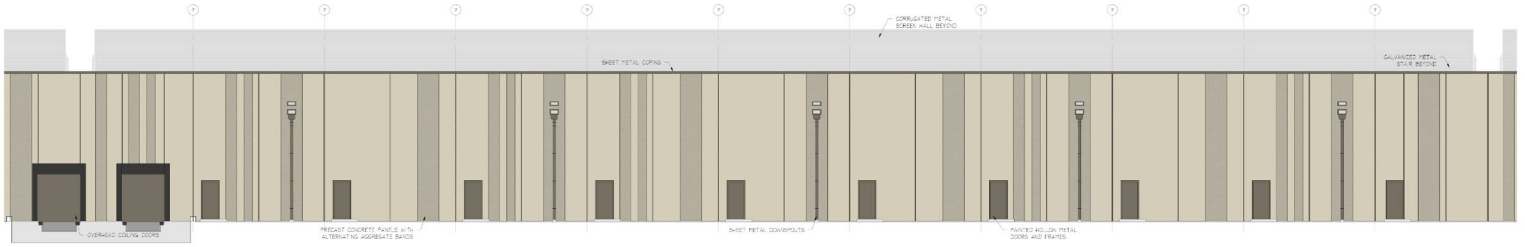
THOMAS HUTTON

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

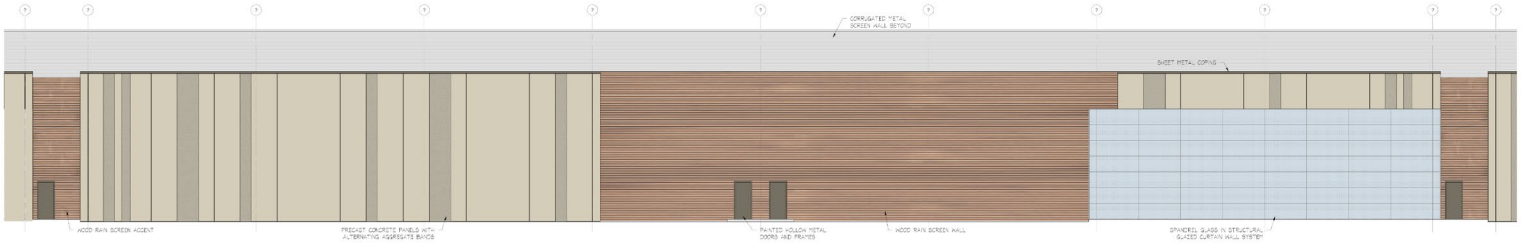
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only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

COPYRIGHT © 2025 THOMAS + HUTTON

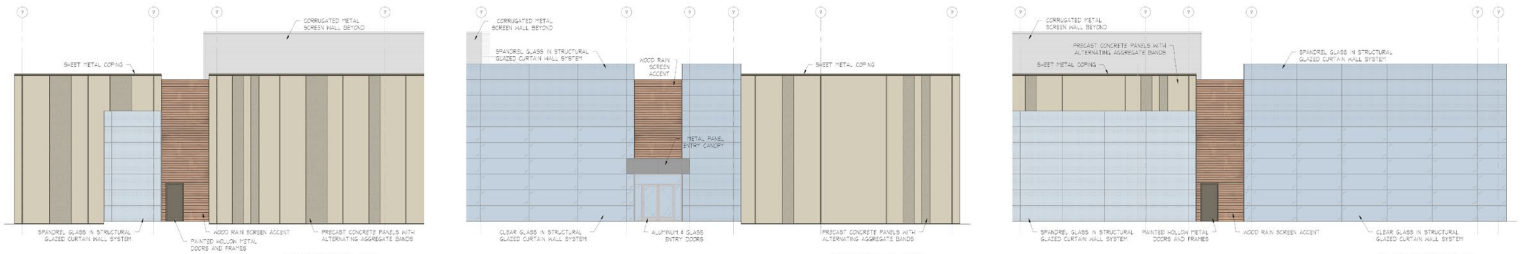




5 Partial Elevation
1/8" = 1'-0"



4 Partial Elevation
1/8" = 1'-0"



3 Partial Elevation
1/8" = 1'-0"

2 Partial Elevation
1/8" = 1'-0"

1 Partial Elevation
1/8" = 1'-0"

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

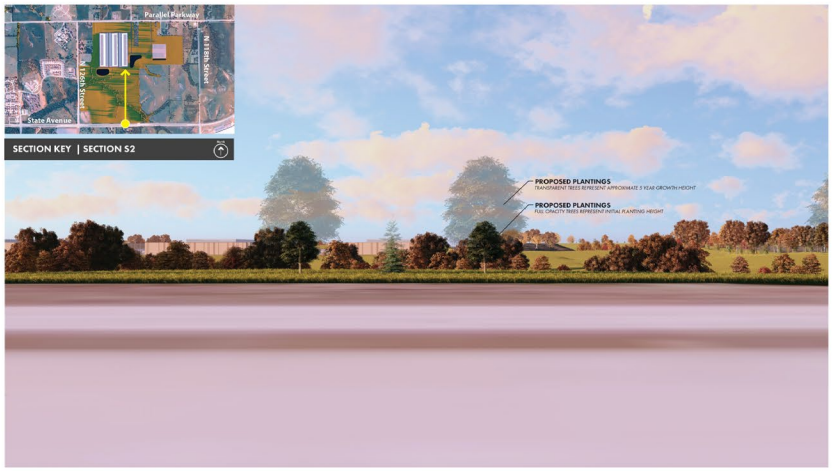
REVISIONS

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

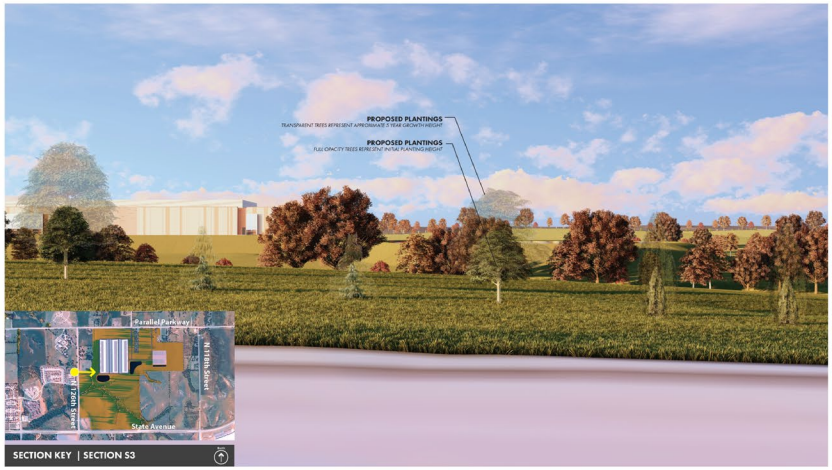
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1

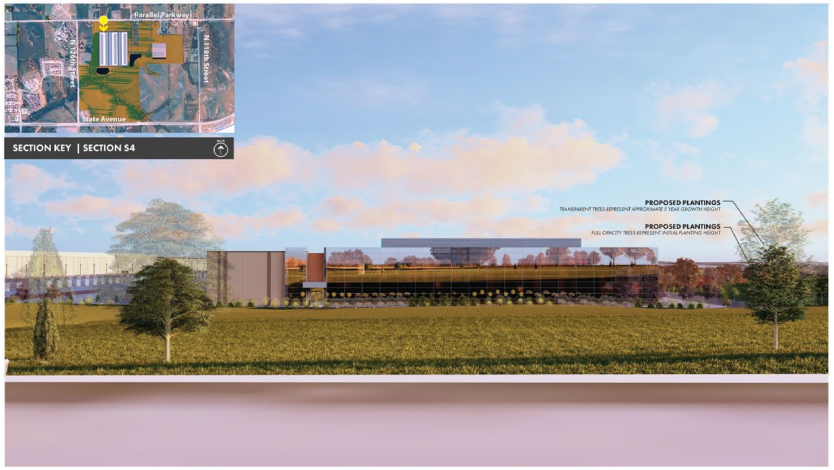
SECTION S1



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.

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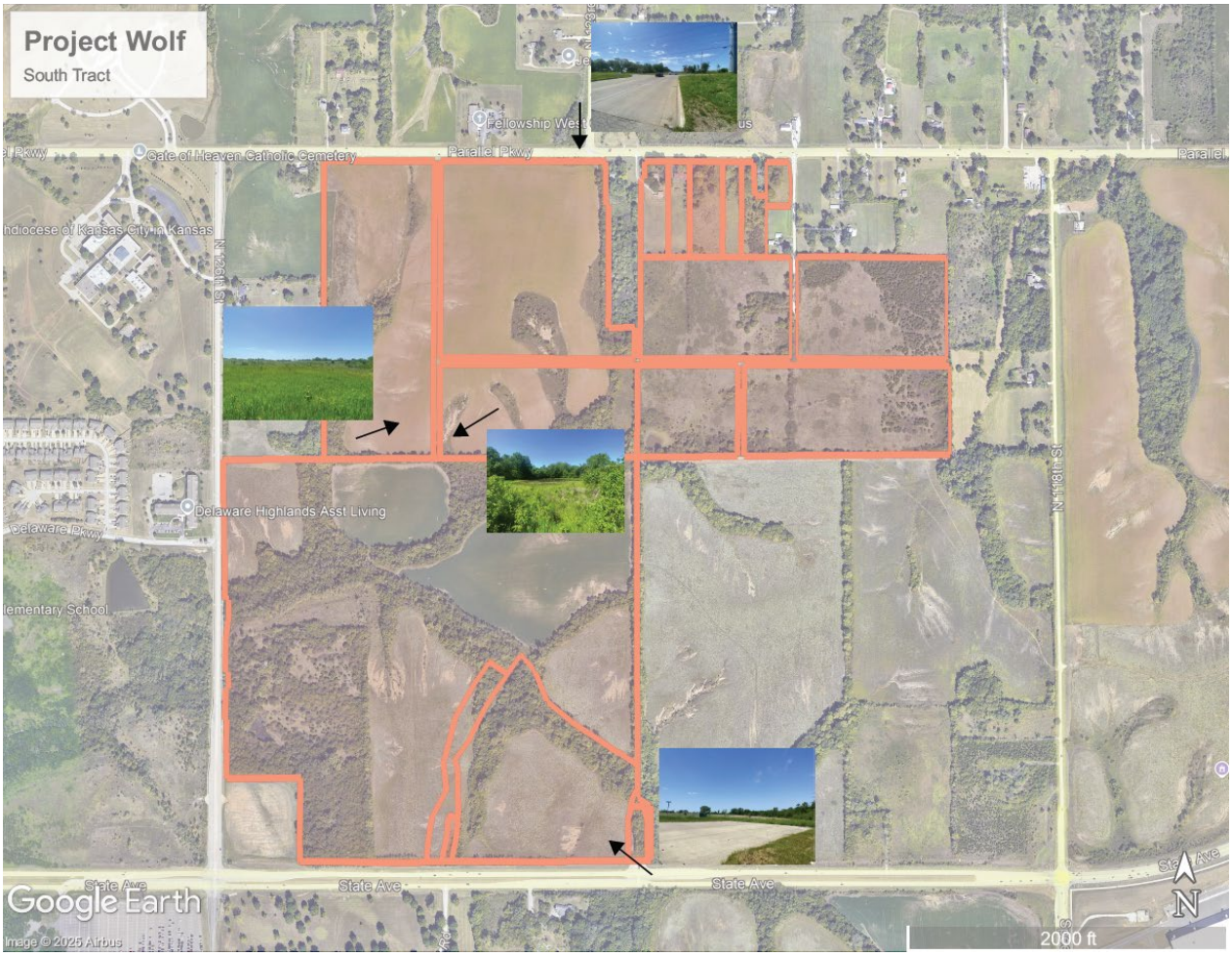

Project Wolf
South Tract
Parallel Pkwy
Gate of Heaven Catholic Cemetery
Delaware Highlands Asst Living
State Ave
Google Earth
Image © 2025 Airbus
2000 ft
N

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

Re: Data Center Questions

From Scott Harding <kcmillwrightsh@gmail.com>
Date Wed 5/28/2025 12:14 PM
To Rose Morris <rmorris@wycokck.org>

Rose Morris , Thank you for your response, This is what I Sent the clerk msparks@wycokck.org
To Be read at Zoning And Planning Committees AND FULL Commissioners meetings !
DATA CENTER QUESTIONS
1. Can you move it to K-7 Area .
K-Dot Won't Let You Build Residential . Next to K-7
2. What's it going to cost taxpayers
3. Check budget
4. How's is taxpayers going to benefit Financially
5. BPU Water Supply Cost and is it in place . For data center , is there cost to taxpayers ?
6. Data Centers SB 51 , SB 89 NO SALES TAX For 60 years on materials and machinery. How is this Benifiting Taxpayers , Financially ?
7. Who's Paying For The Land ? TAXPAYERS ?
8. DATA CENTERS PAYING 100 PERCENT PROPERTY TAXES ?
9. WHO IS PAYING FOR THE TWO ,NEW SUB STATIONS ?
TAXPAYERS ?
10. WHAT HAPPENS IF DATA CENTER , BUILDS THERE OWN GAS TURBINE POWER PLANT ? IS TAXPAYERS SCREWED AGAIN ?
Best Regards Scott Harding
Sent from my iPhone

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-006 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.

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 and June 26. 2025
Public Hearing:	
Public Support:	There were four (4) people present at the May 28, 2025, City Planning Commission Special Session.
Public Opposition:	There were eight (8) people present at the May 28, 2025, City Planning Commission Special Session.

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 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 2 to recommend **APPROVAL** of applications **COZ2025-006** and **MPL2025-003**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-006** and **MPL2025-003** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 28, 2025 City Planning Commission Special Session Minutes
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
Electronically Sent Public Comment

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-003** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-003,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-006** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-006,** 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.

May 28, 2025, City Planning Commission Special Session Minutes:

Hearing starts at 5:00:

CHANGE OF ZONE APPLICATION 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).

PLAT APPLICATION 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).

MASTER PLAN AMENDMENT APPLICATION 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).

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;

2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 28, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Ward stated they have had contacted with proponents and opponents.

Present in Support:

- Korb Maxwell, representing the Applicant, Polsinelli Law Firm
- Neighbor at 12225 Parallel Parkway, Kansas City, KS 66109
- Mindy Rocha, local resident, Union Mechanical Contractor who works on data centers
- Greg Kindle, President of the Wyandotte Economic Development Council
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

A slide presentation of the proposal was shown (part of the recording of this meeting).

The Commission directed their questions to Korb Maxwell.

Present in Opposition:

- Albert McCormas, 119th Street, Kansas City, Kansas 66109, not in opposition, with questions about possible well water disruption.
- Rhonda Levinson, 2202 North 131st Street, Kansas City, Kansas 66109
- James Sheets 12448 Parallel Parkway, Kansas City, Kansas 66109
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Rich Laven, Member of the Liberty Church Leadership Team, 13101 Parallel Parkway, Kansas City, Kansas 66109
- Cori Hall, 3310 North 37th Street, Kansas City, Kansas 66104, not in opposition, with questions about the capital costs of development.
- Neil Palmer, 2600 North 131st Street, Kansas City, Kansas 66109
- David Wilson, 2450 North 131st Street, Kansas City, Kansas 66109
- Dom Brunetti, Wyandotte County resident
- Scott Harding, electronically sent comment

Staff Recommendation starts at 2:18:22: Rodney Lucas, Executive Assistant to the County Administrator, stated that the developer is covering the capital costs of this development in regards to infrastructure, roads, buildings, and water systems. In response to the comments about clean energy initiatives, the code will be amended over time to address those issues. If there are noise issues, staff will be monitoring those through inspections and building permit processes. Penalties can also be used if the conditions of approval are not adhered to. Staff recommends approval of these

applications.

The Commission directed their questions to Staff.

Motion starts at 2:44:44:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-003:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to:

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.**

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-006:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to the above conditions.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning

Commission voted as follows to **APPROVE PLAT2025-009:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

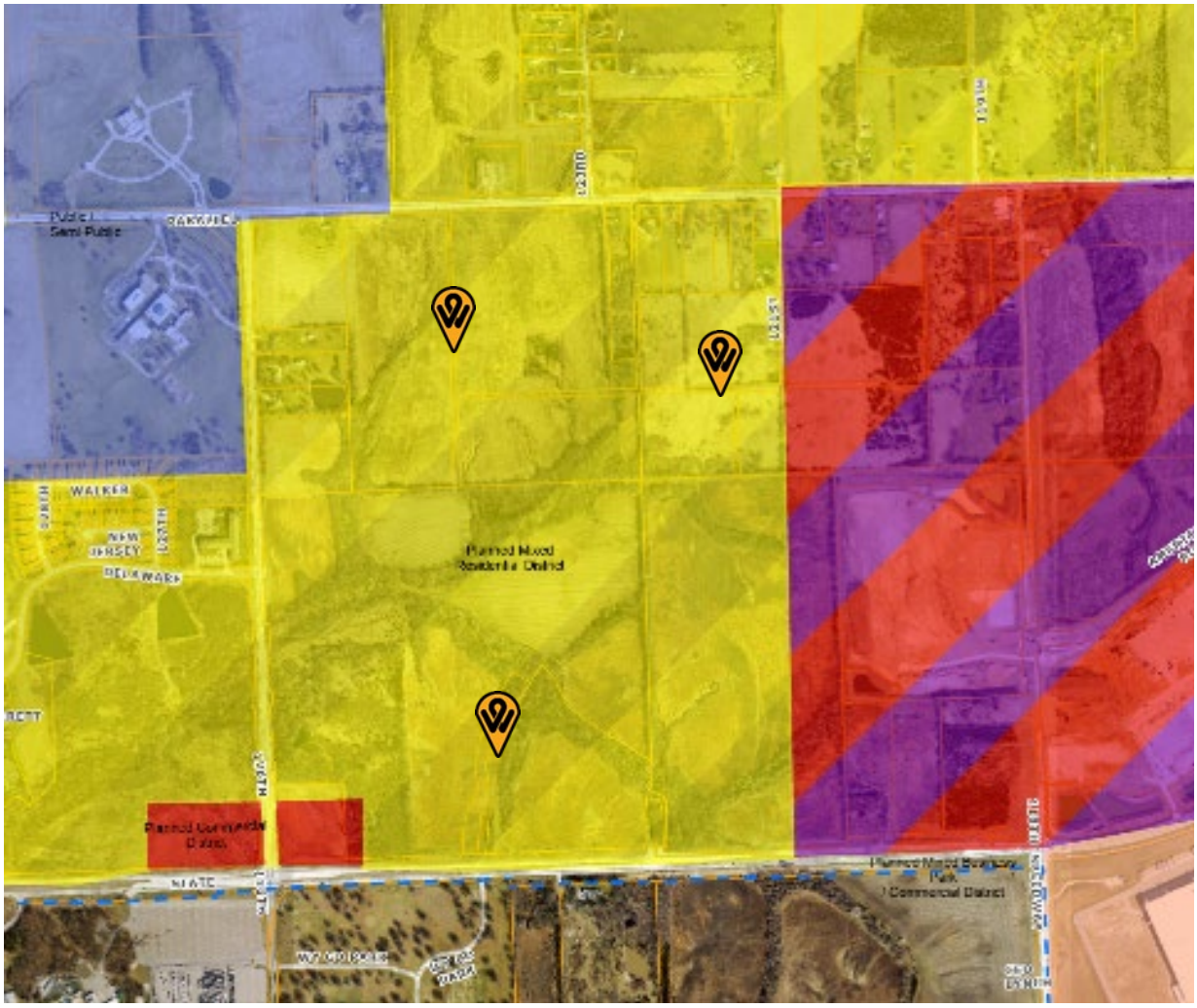
Motion to APPROVE Passed: 4 to 2
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Public / Semi-Public
WALKER
NEW JERSEY
Planned Mixed Residential District
Planned Commercial District
STATE
Planned Mixed Business 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
[illegible]	1310 State ave	
M. Wayne Rahijo	1925 N. 121 st. KCK 66109	rahijomw@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 126th 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	firemandw0@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, 2026.

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.K.S. 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@bpwcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Lenexa 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?
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- If the development of the data center is approved, when would the development begin and how long till the completion?

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- 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

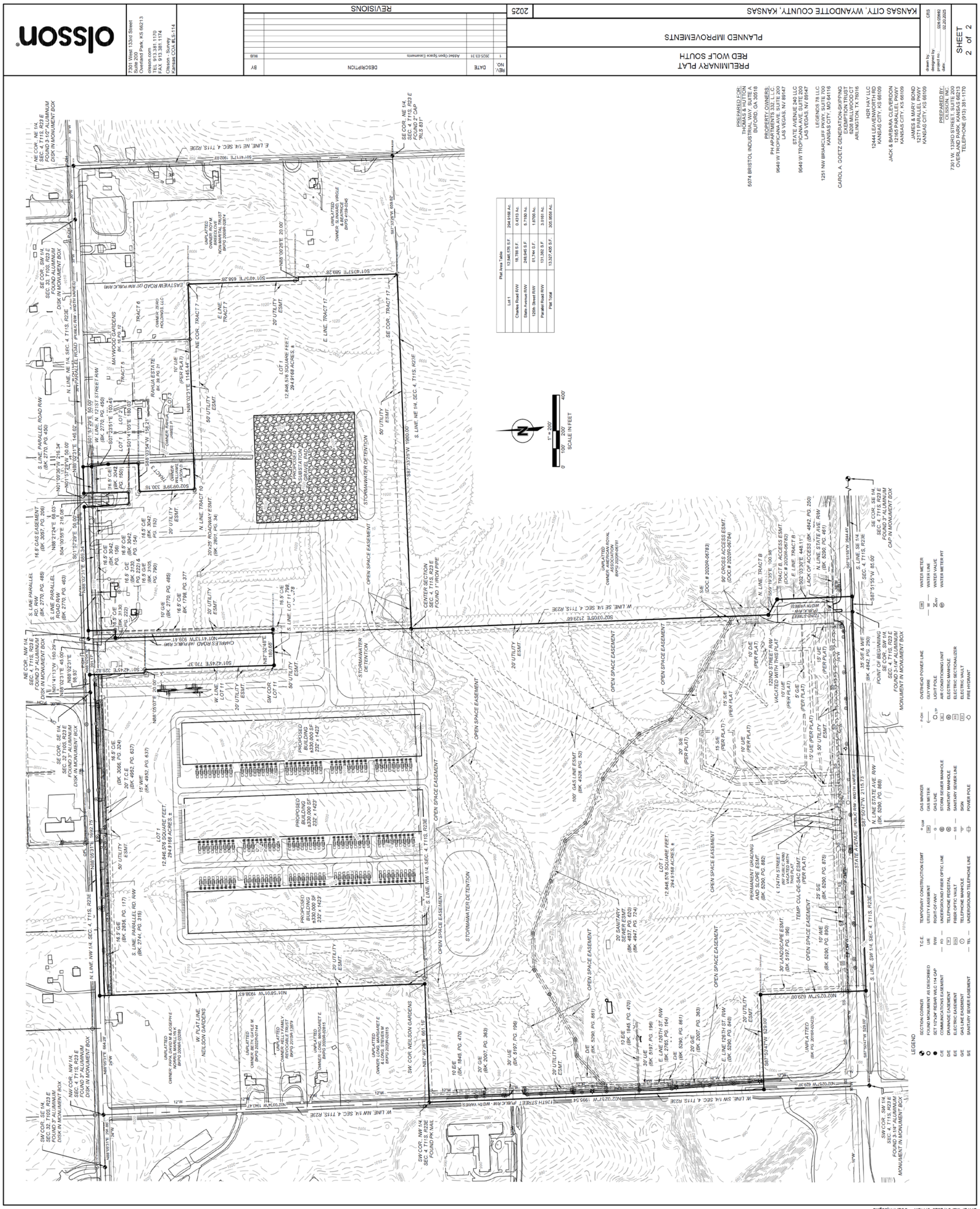
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

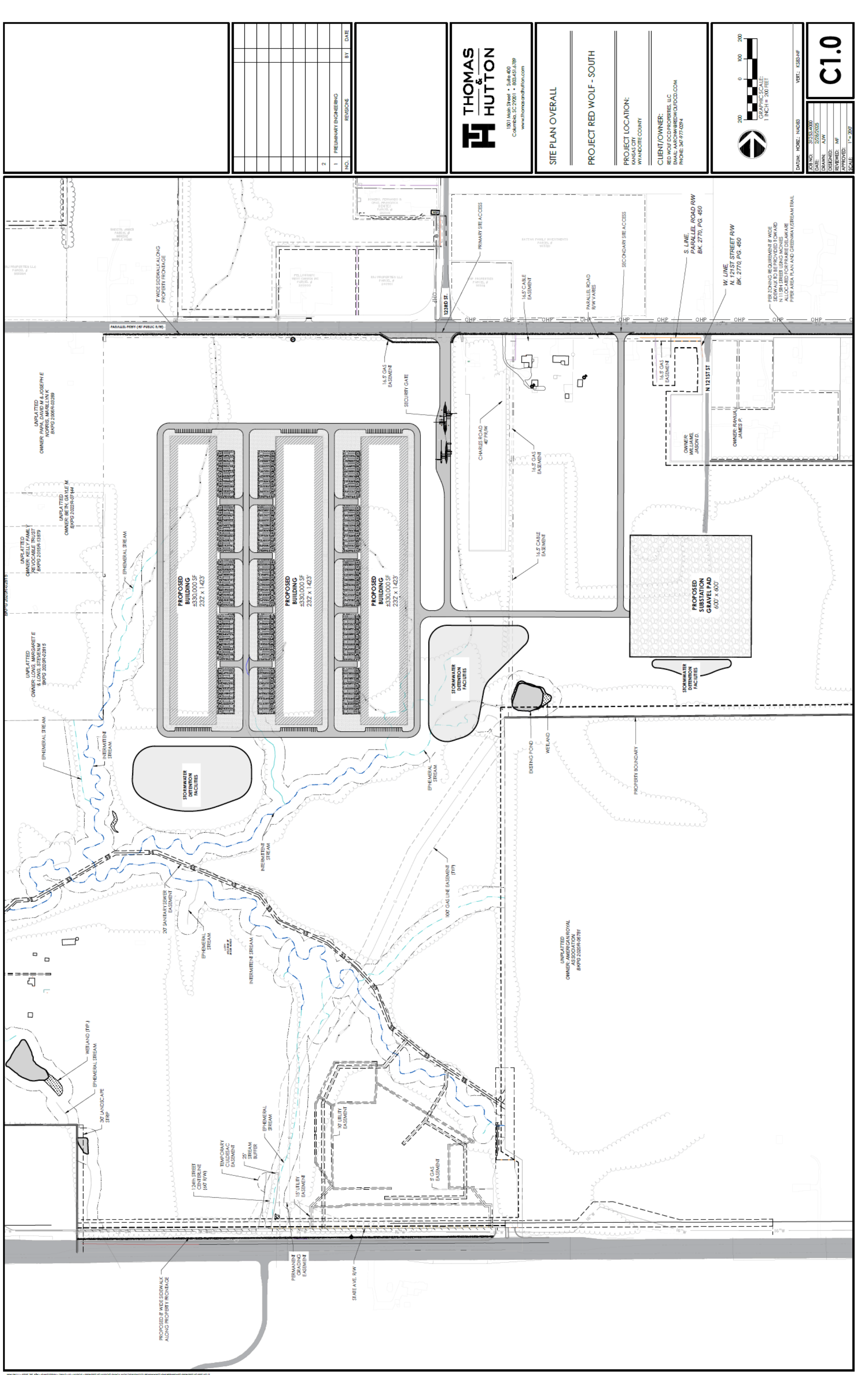
My commission expires 20th of June, 2025.

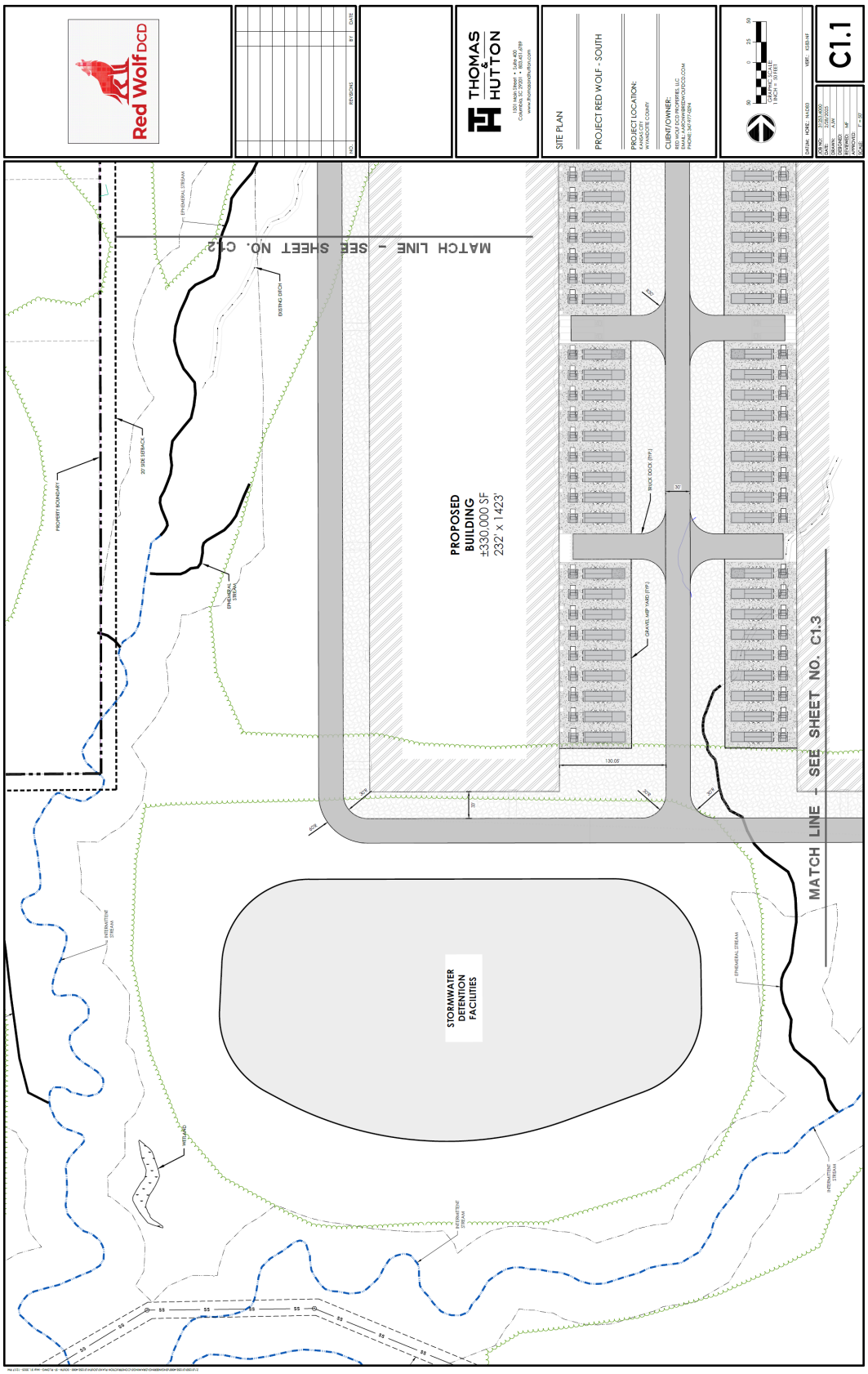
Notary Public

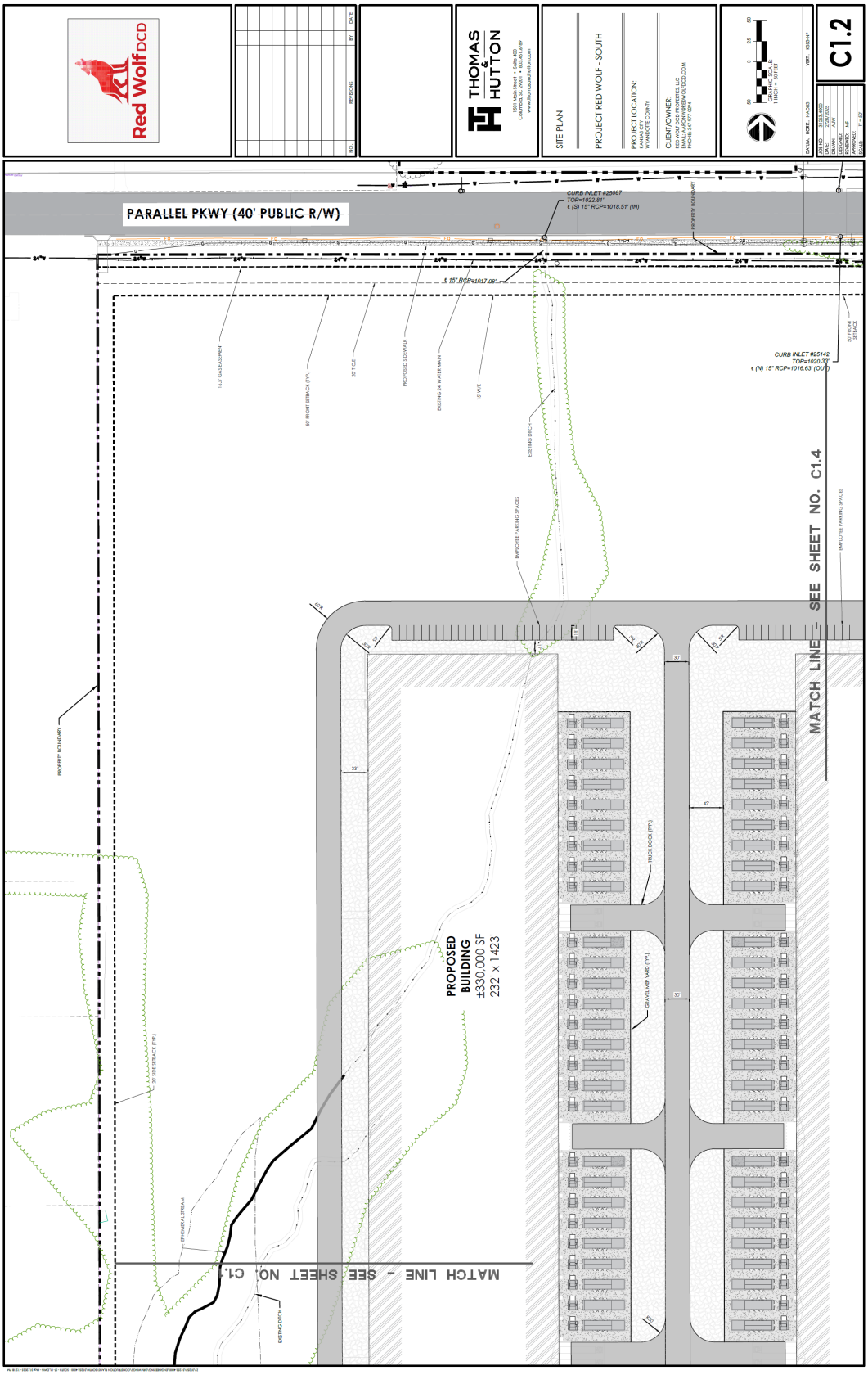
ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

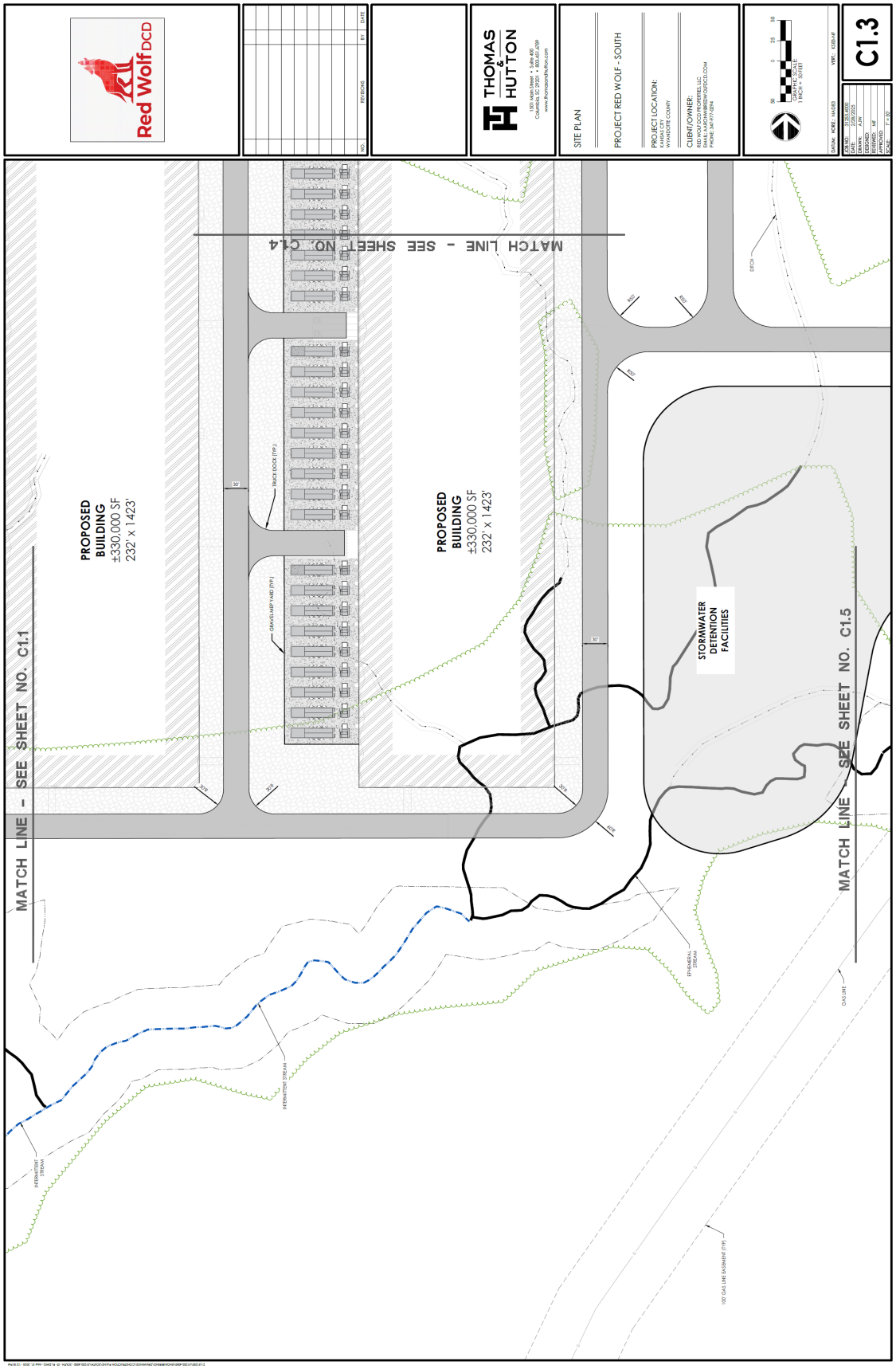
102439906.1


PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET 2 of 2
olsson


THOMAS & HUTTON
SITE PLAN OVERALL
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY
CLIENT/OWNER:
C1.0
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED SUBSTATION GRAVEL PAD 600' x 600'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
S. LINE PARALLEL ROAD RW BK. 2770, PG. 450
W. LINE N. 121ST STREET R/W BK. 2770, PG. 450
N 121ST ST
128TH ST.


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


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25087
TOP=1022.81'
CURB INLET #25142
TOP=1020.33'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.3
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED BUILDING ±330,000 SF 232' x 1423'
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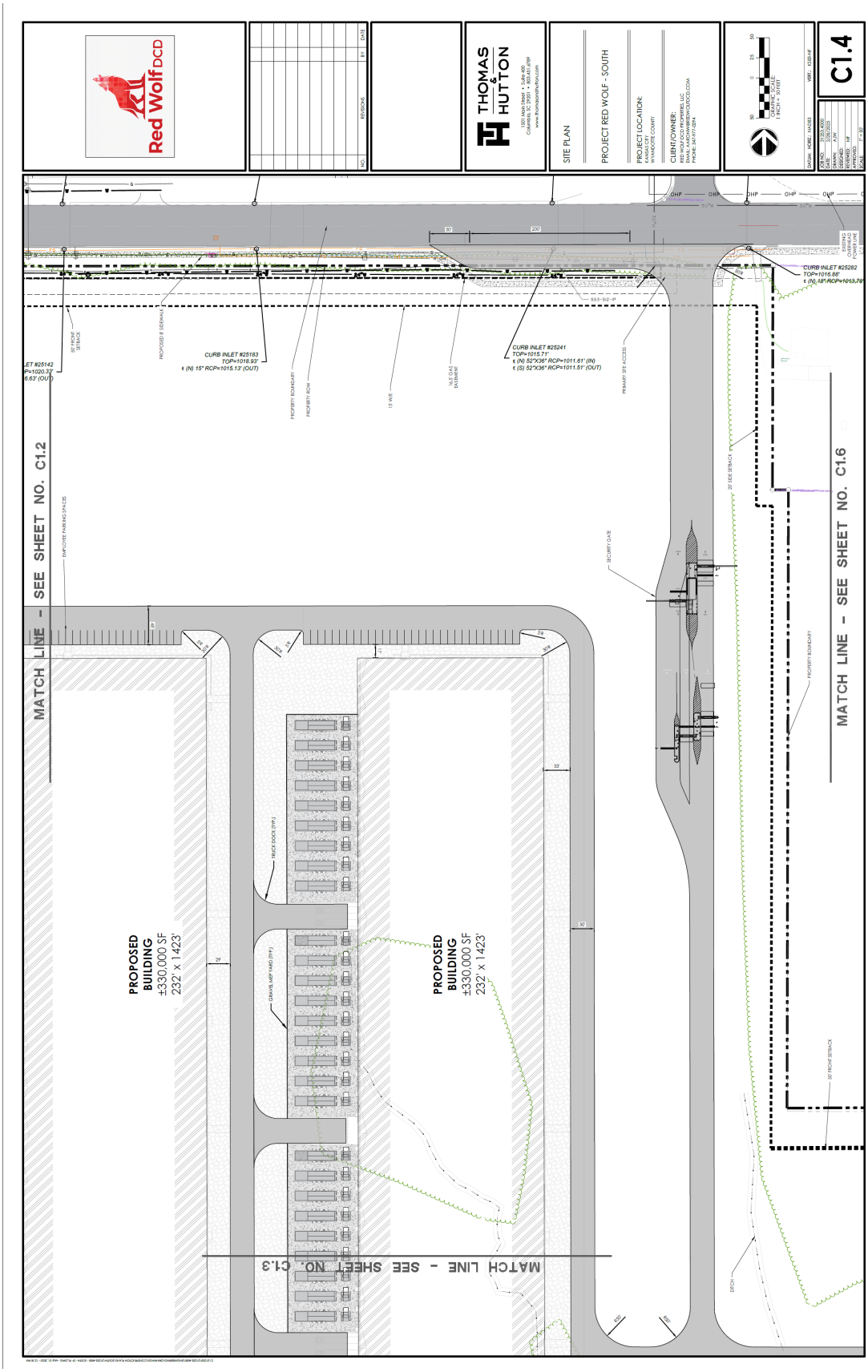
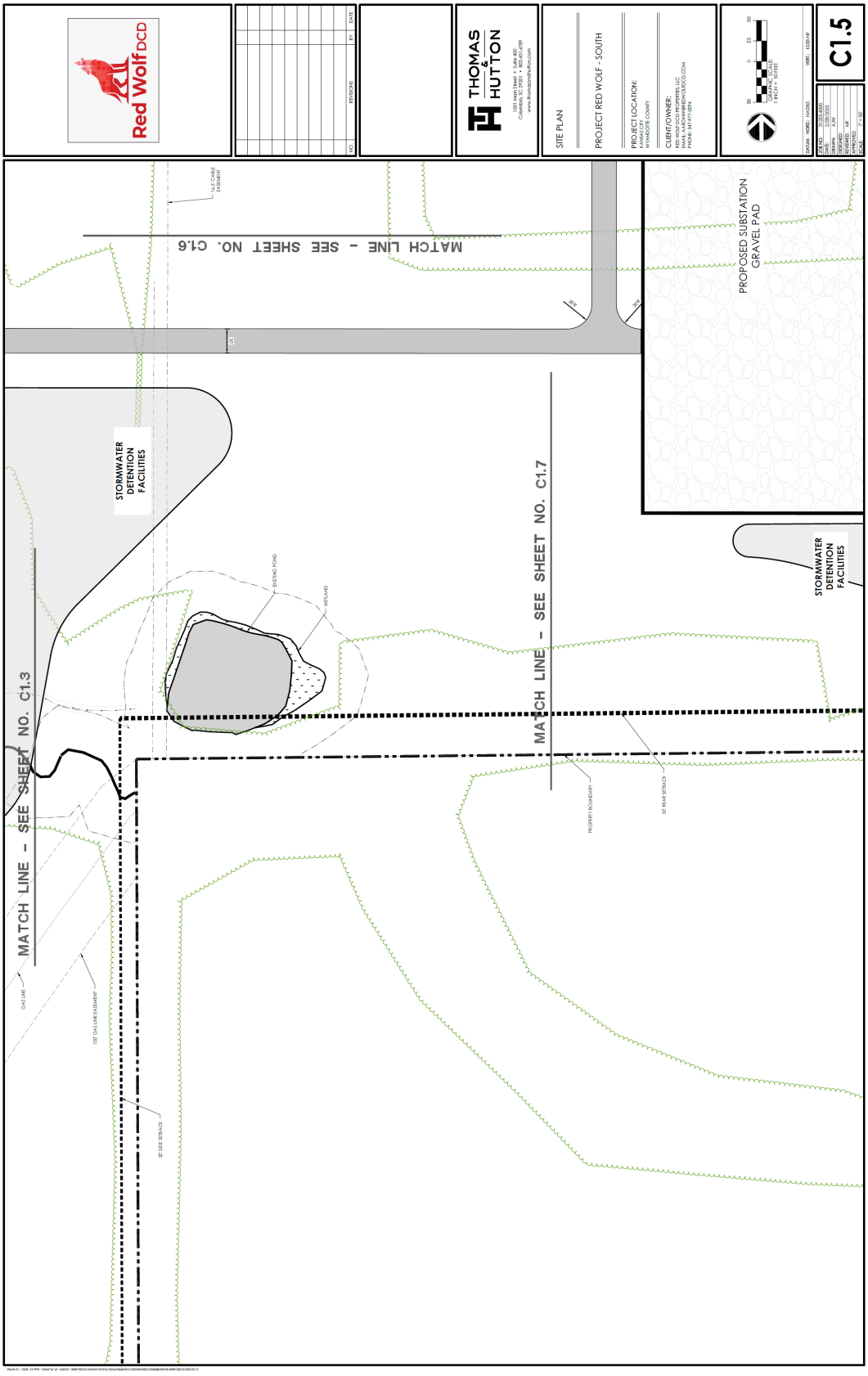
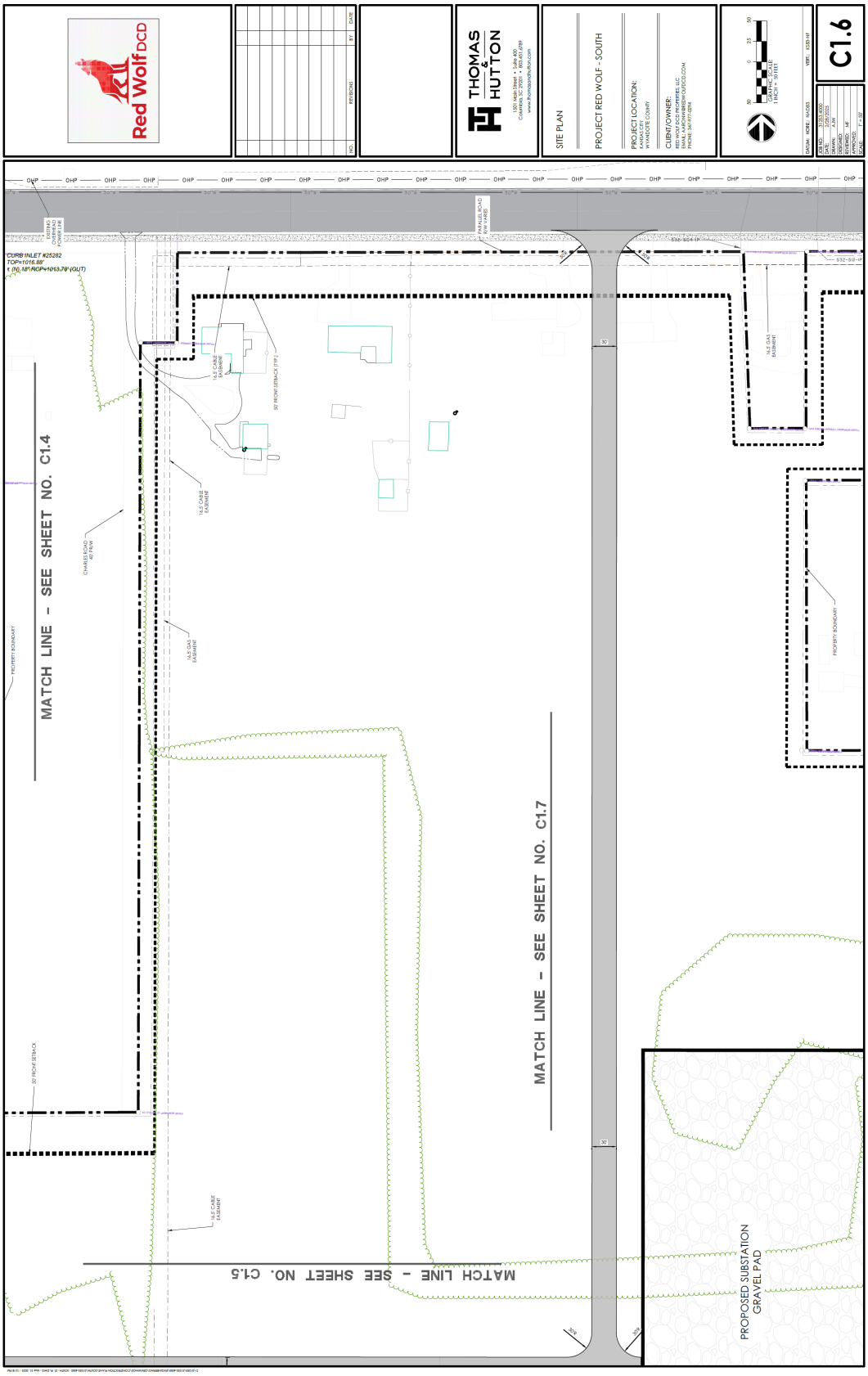
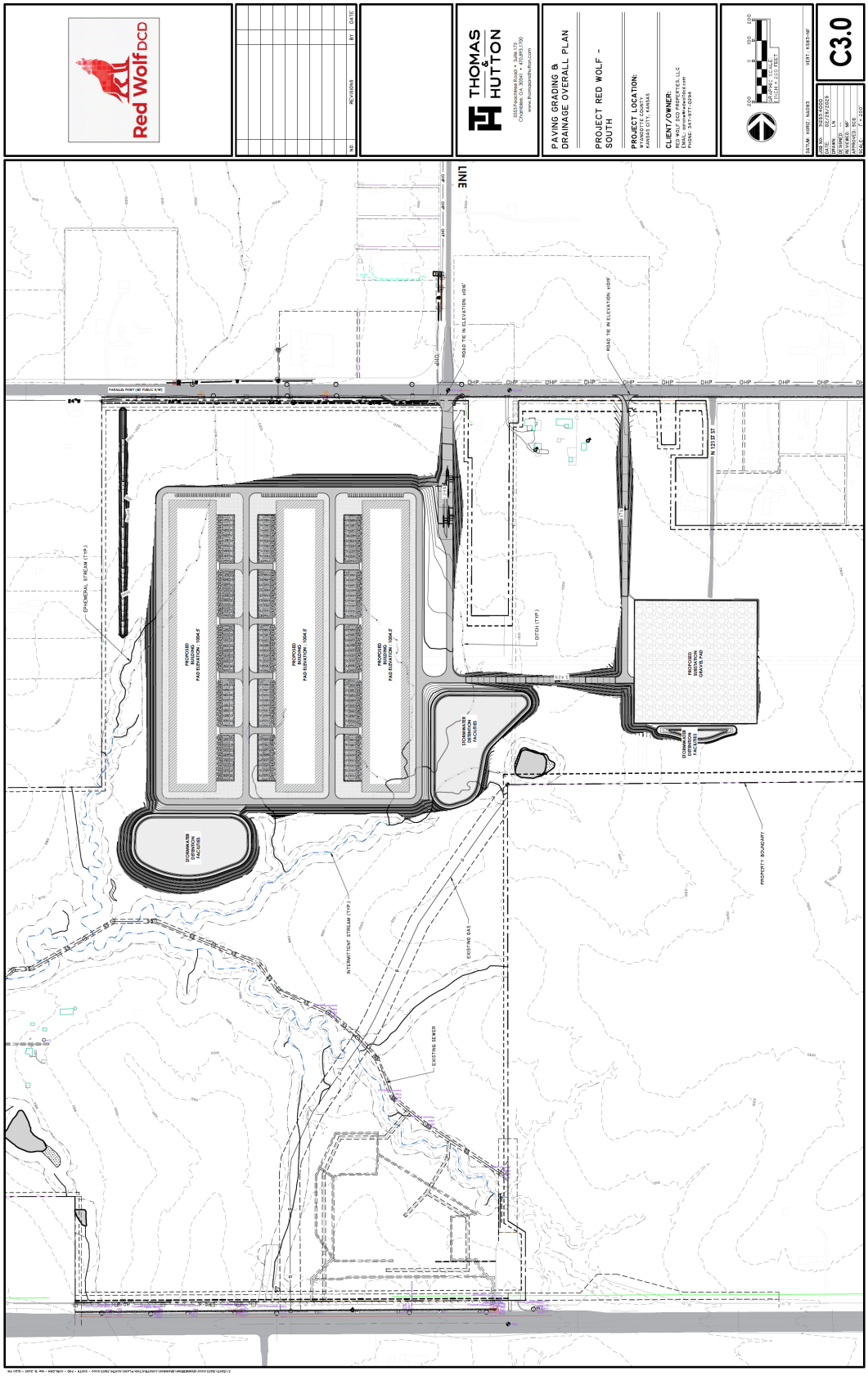
STORMWATER DETENTION FACILITIES
TRUCK DOCK (TYP.)
GRAVEL MEP YARD (TYP.)
DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
INTERMITTENT STREAM
GAS LINE
100' GAS LINE EASEMENT (TYP)

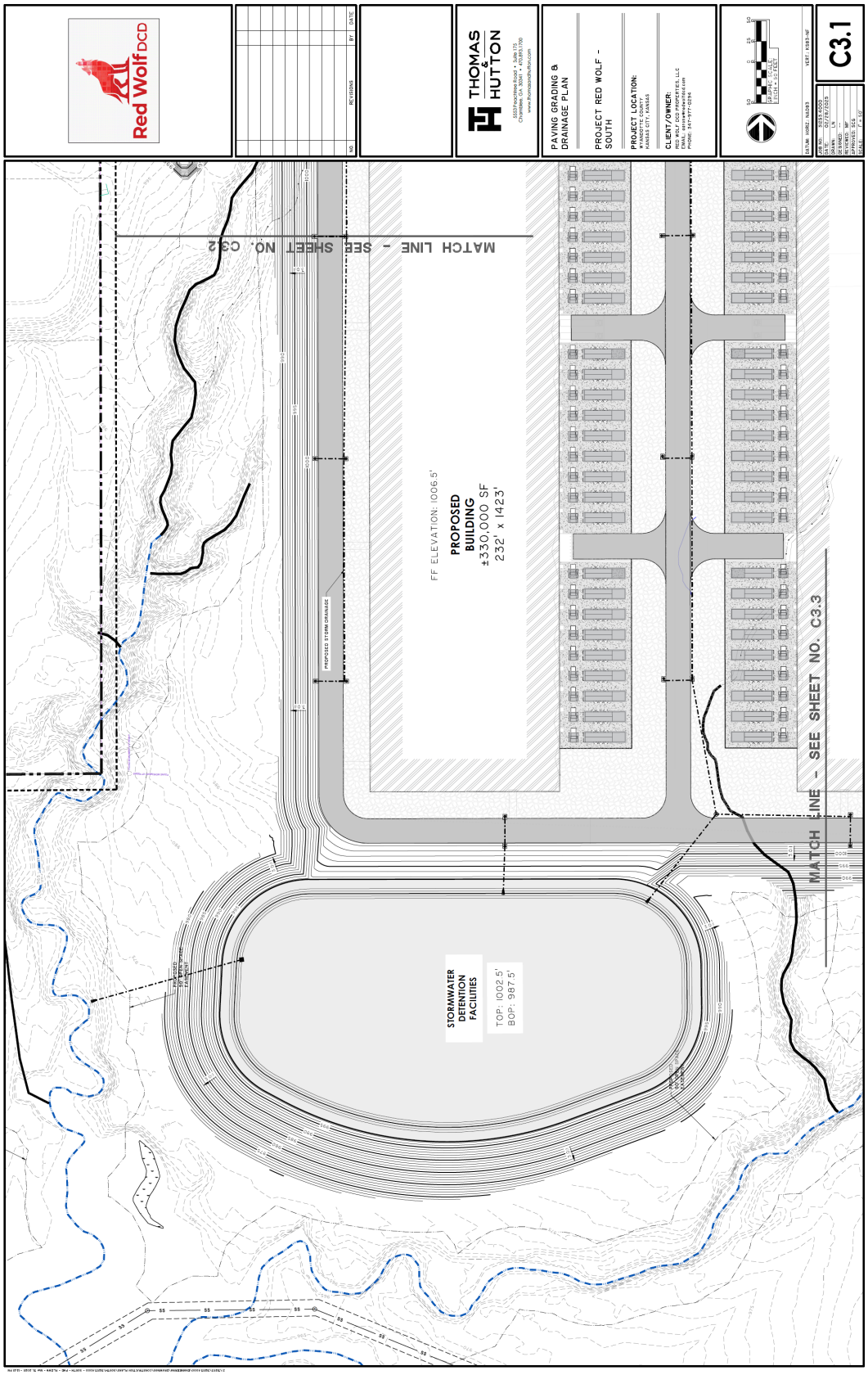

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
CURB INLET #25183
CURB INLET #25241
CURB INLET #25282

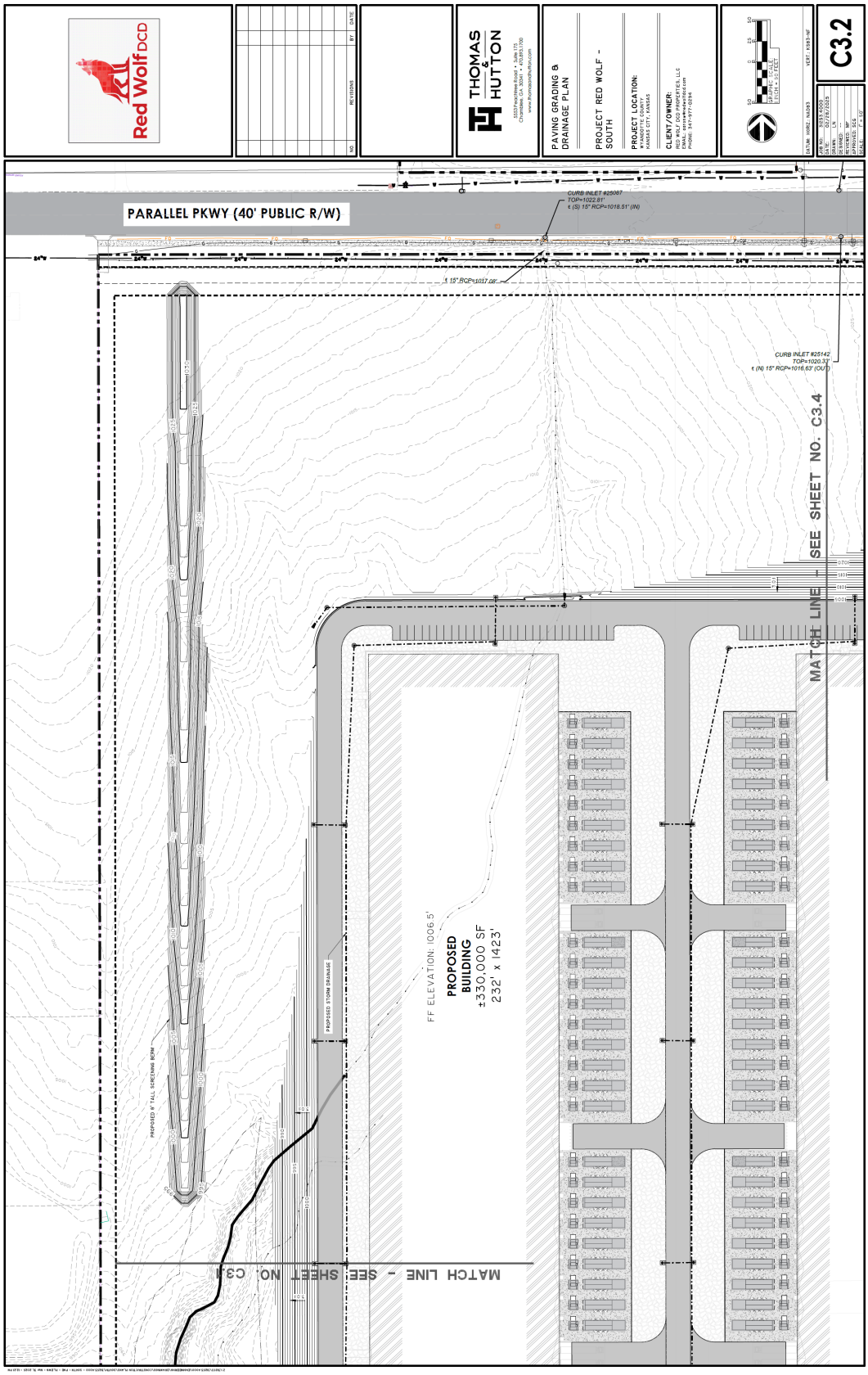

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.5
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
MATCH LINE - SEE SHEET NO. C1.7
STORMWATER DETENTION FACILITIES
PROPOSED SUBSTATION GRAVEL PAD
EXISTING POND
WETLAND
PROPERTY BOUNDARY
50' REAR SETBACK
100' GAS LINE EASEMENT
GAS LINE
14.5' CABLE EASEMENT

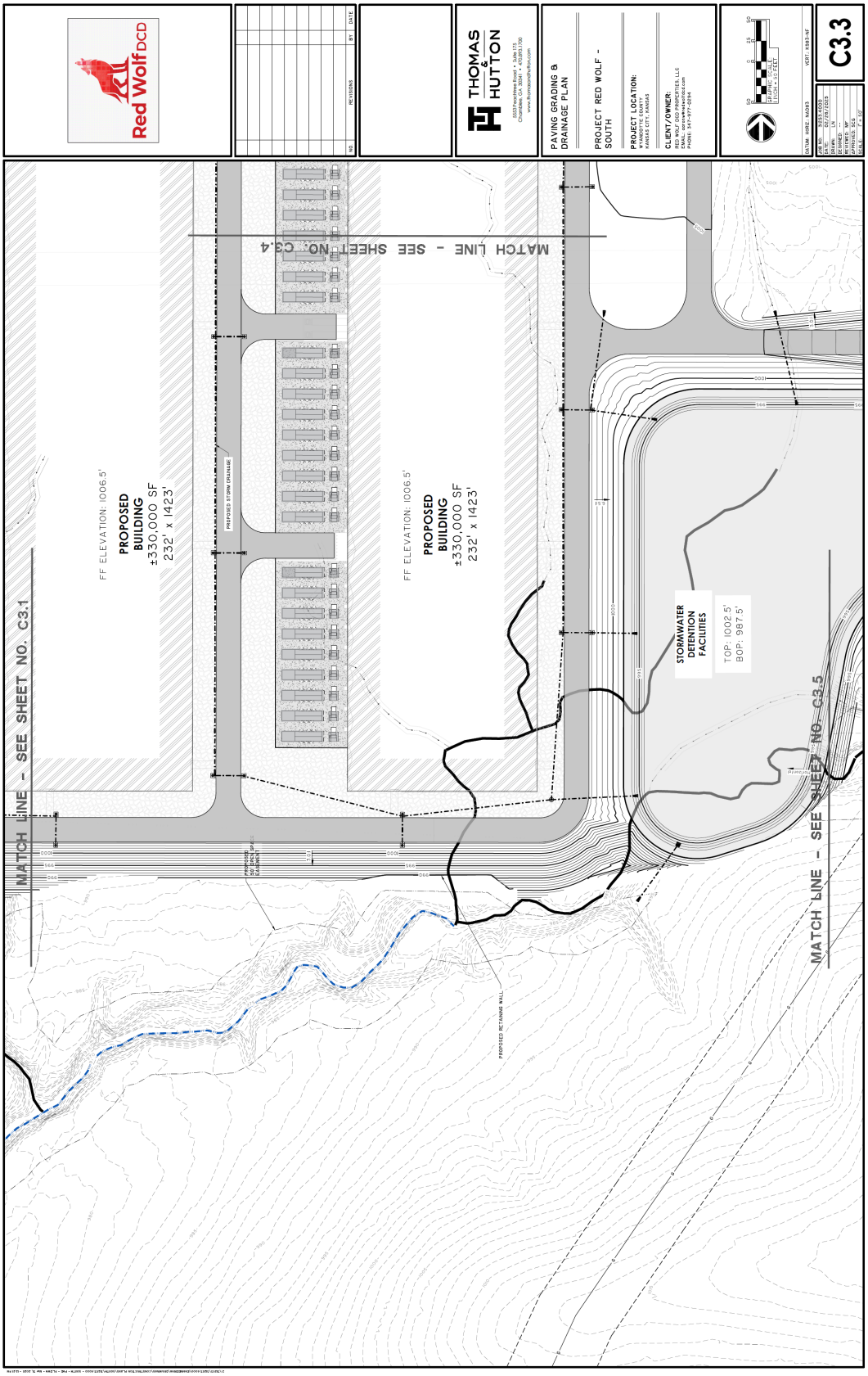

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.6
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED SUBSTATION GRAVEL PAD

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
ROAD TIE IN ELEVATION: 1016'
ROAD TIE IN ELEVATION: 1019'
N 121ST ST
EPHEMERAL STREAM (TYP.)
DITCH (TYP.)
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
PROPERTY BOUNDARY
INTERMITTENT STREAM (TYP.)
EXISTING GAS
EXISTING SEWER


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'
PROPOSED STORM DRAINAGE
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'


Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
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'
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED STORM DRAINAGE
PROPOSED RETAINING WALL

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 = 306 Acres
Trees Required = 306 * 43560 = 13,329,360 / 8,000 = 1667 trees Required
Trees Provided= 984 Proposed Trees
Tree Deficit =683 Trees
Tree Save Area = 52.20 acres

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

PLANT SCHEDULE

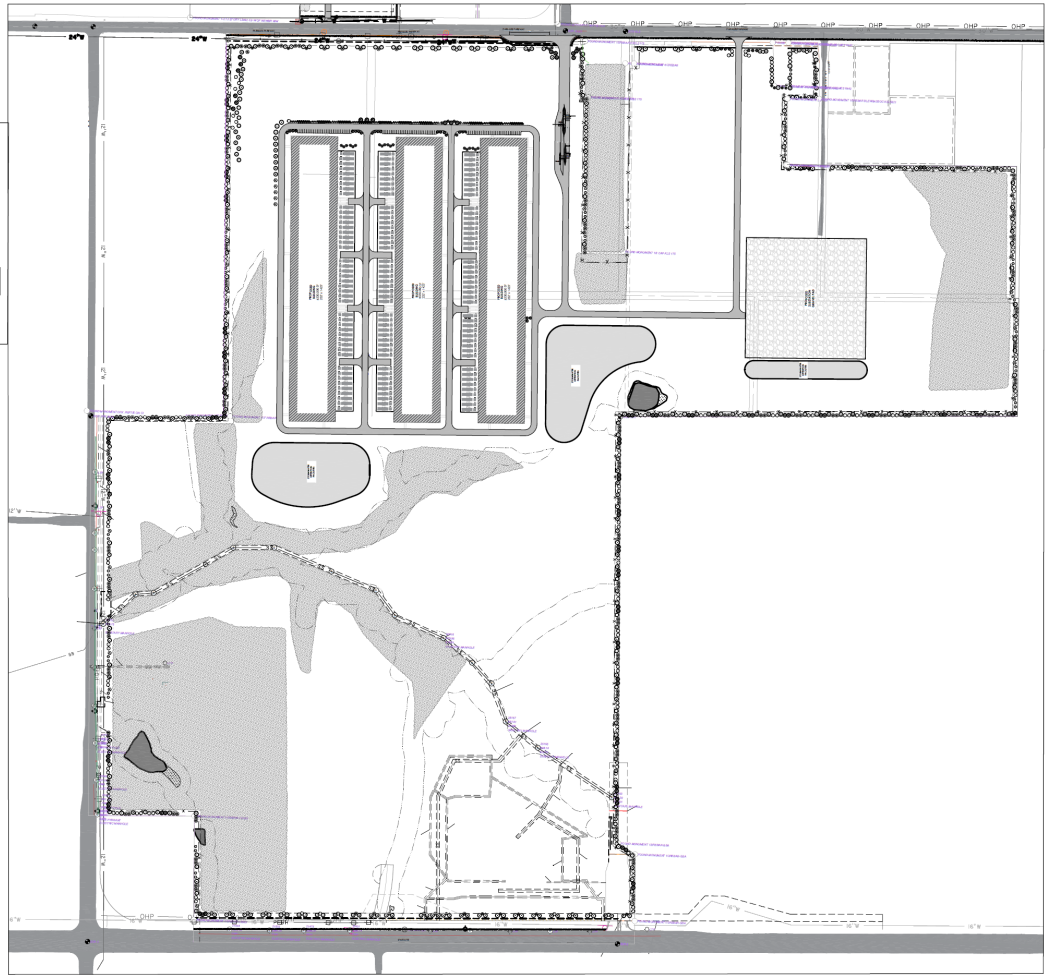
TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
20	AC	Alnus cancasor	Mona Fir	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full
80	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT. , 2" CAL.	Specimen
63	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT. , 2" CAL.	Specimen
18	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full to ground
28	CCC	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. , 2" CAL.	Specimen, single trunk
56	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. , 2" CAL, 6 FT HT	Specimen, full to ground
104	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full to ground
24	NS	Nyssa sylvatica	Black Gum	B & B , 2" Cal, 8' - 12' HT	Specimen
54	PPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. , 2" CAL, 6' - 8' HT	Full
8	QB	Quercus alumoides 'Buckley'	'Buckley' Stickward Oak	B & B OR CONT. , 2" Cal.	Specimen
85	QSPO	Quercus stellata	Post Oak	B & B OR CONT. , 2" CAL.	Specimen
31	QR	Quercus velutina	Black Oak	B & B OR CONT. , 2" CAL.	Specimen

TOTAL PROPOSED TREES = 984

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANT NO SIZE	MISCELLANEOUS / REMARKS
70	ABRIC	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. , 18" x 18" HT & SPD.	
70	CLBM	Buxus microphylla 'Sherman'	'Chicago Lord Green' Boxwood	5 GAL. , 18" X 18"	Full
77	ILG	Ilex glabra	Inkberry	5 GAL. , 18" x 18"	Full



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 ☎ 980.201.5505
www.thomasandhutton.com

OVERALL LANDSCAPE PLAN

PROJECT RED WOLF - SOUTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

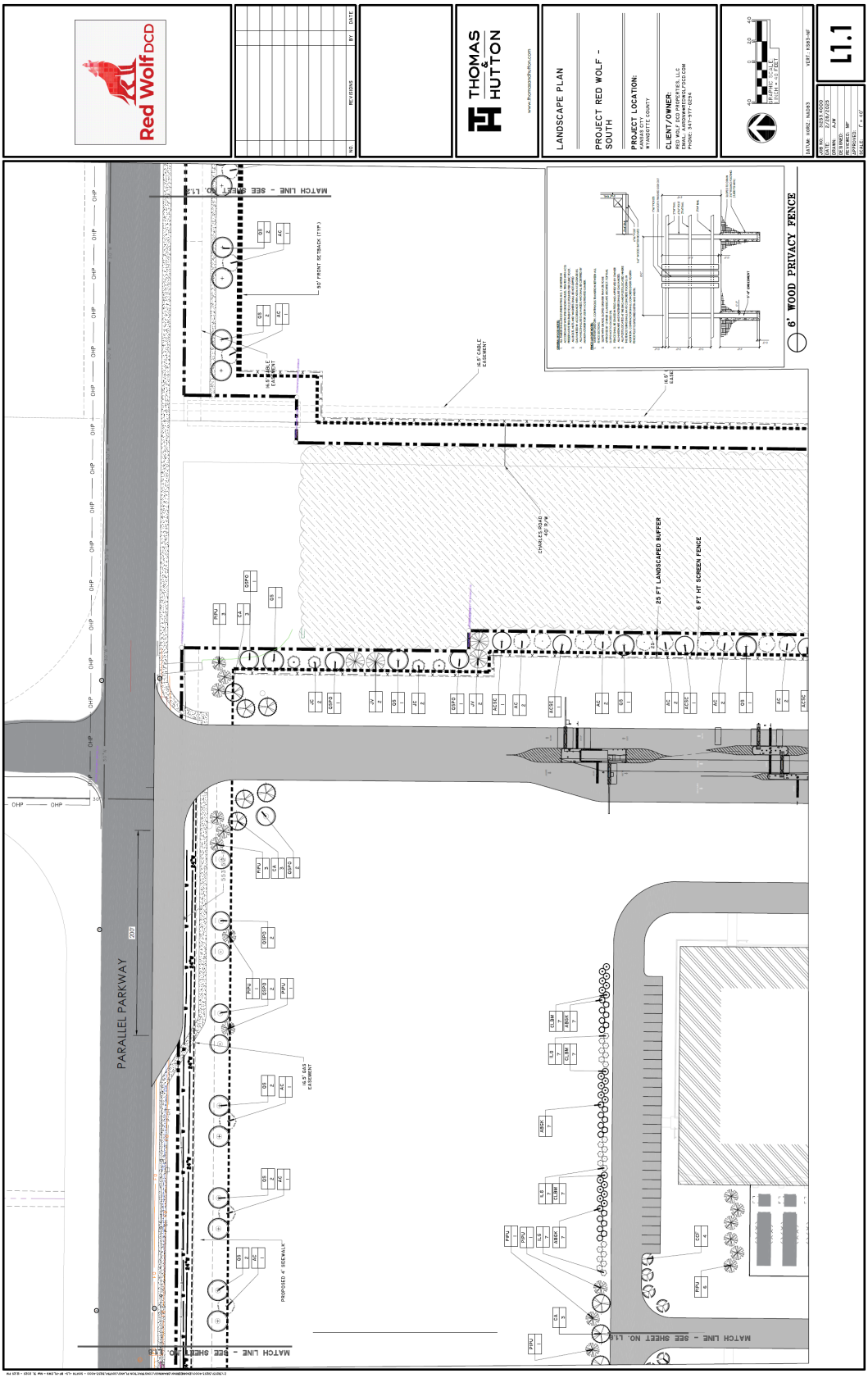
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294

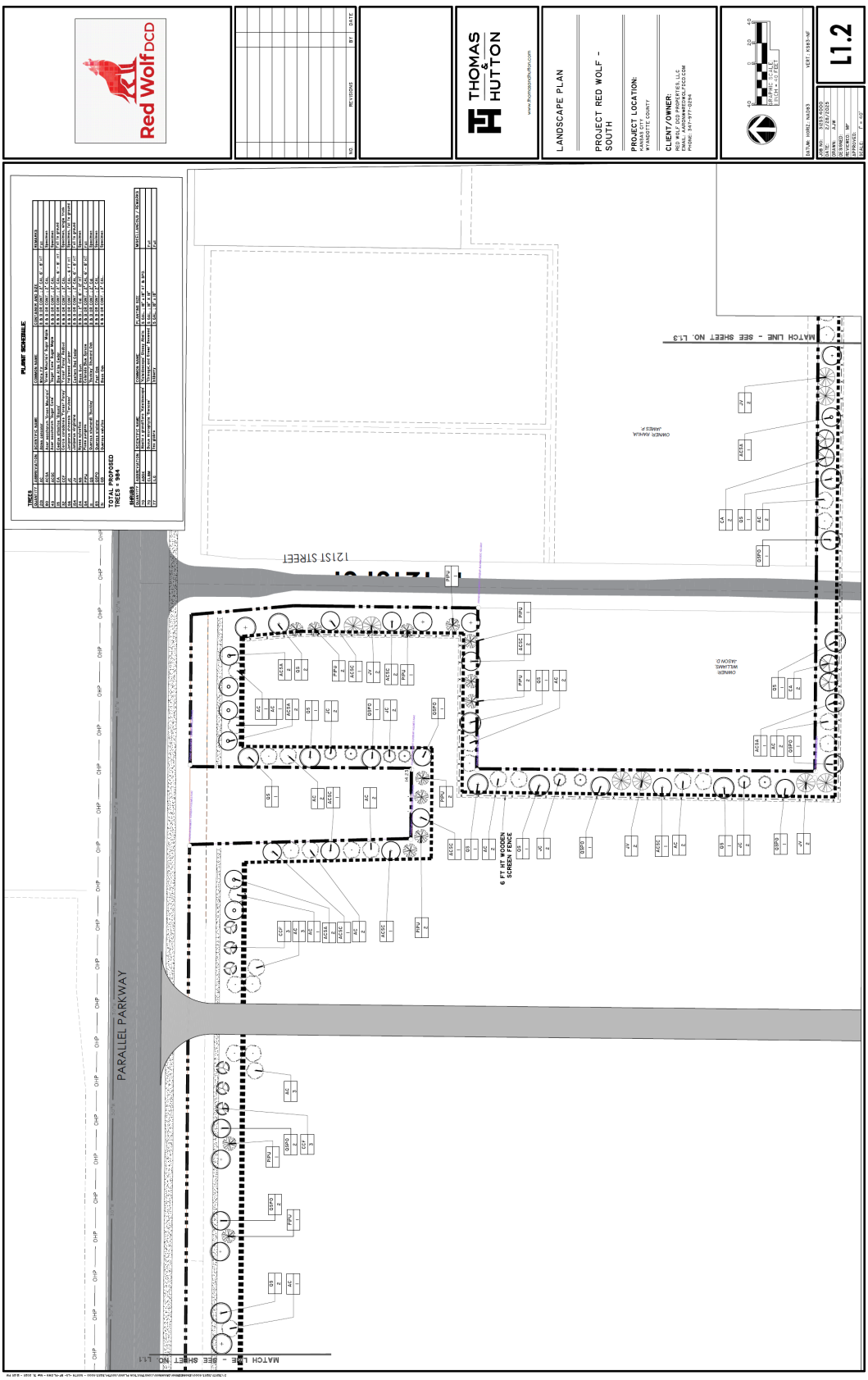
250 0 125 250
GRAPHIC SCALE
1 INCH = 250 FEET

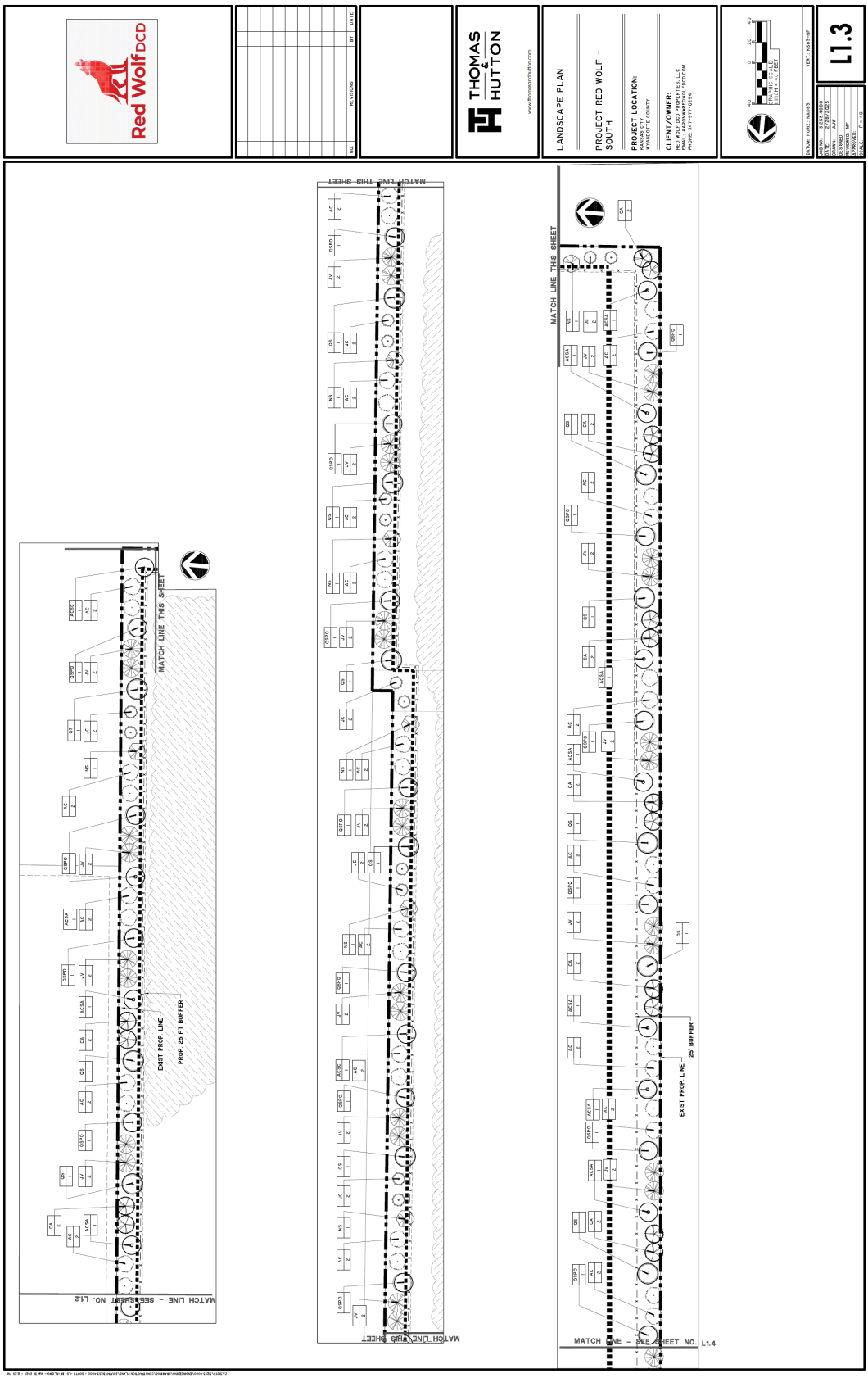
DATUM: HORIZ.: NAD83 VERT.: KS83-NF

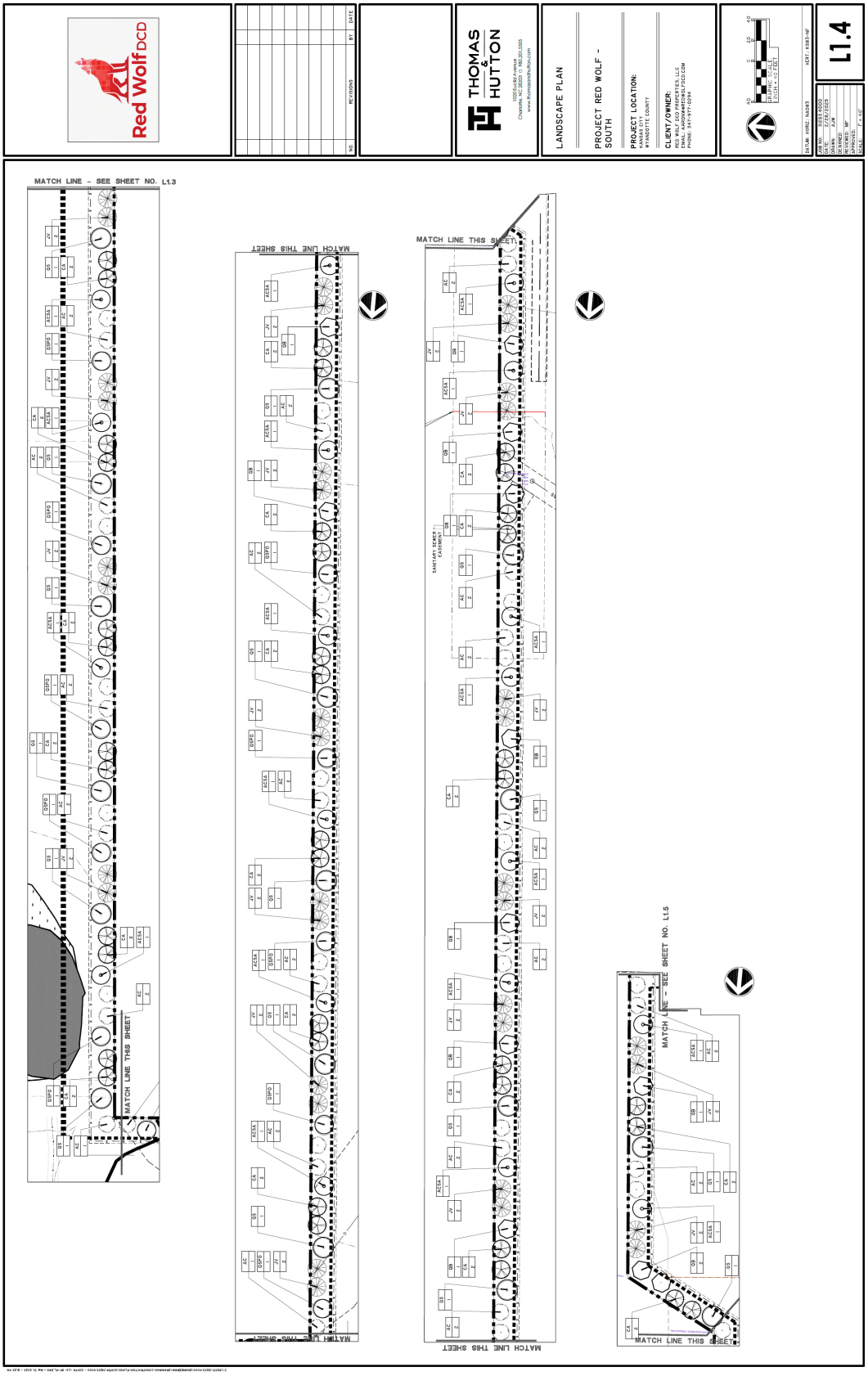
JOB NO:	31253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	
REVIEWED:	MF
APPROVED:	
SCALE:	1" = 250'

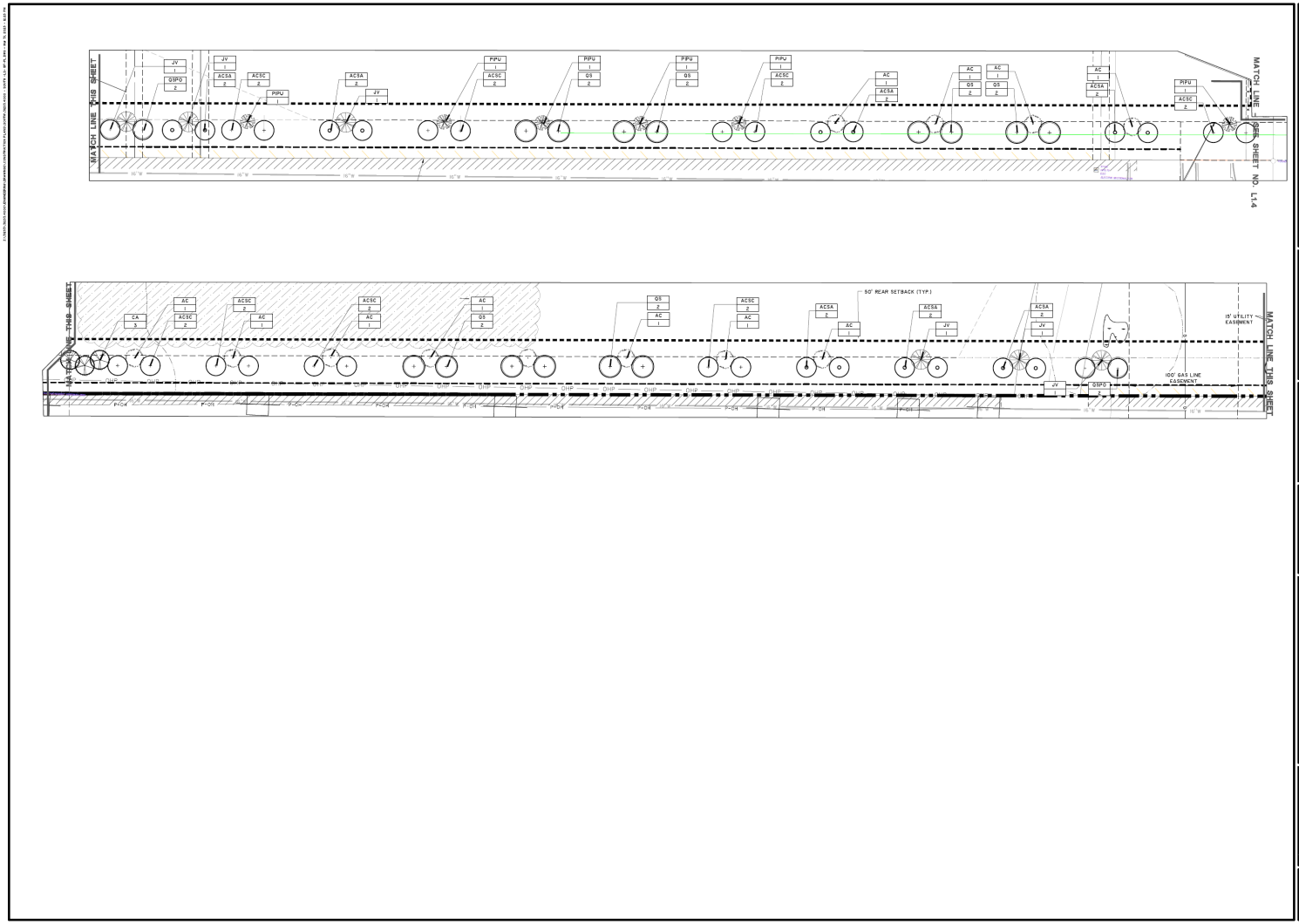
L1.0


Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
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. L1.2
MATCH LINE - SEE SHEET NO. L1.3
50' FRONT SETBACK (TYP.)
PROPOSED 4' SIDEWALK


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984
12 1ST STREET
PARALLEL PARKWAY
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
EXIST PROP. LINE
PROP. 25 FT BUFFER
25' BUFFER
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.2


Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.4
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.5



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

1100 Euclid Avenue
Charlotte, NC 28203 ◻ 980.201.5505
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - SOUTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ: NAD83 VERT: KSBS-NF

JOB NO:	31253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 40'

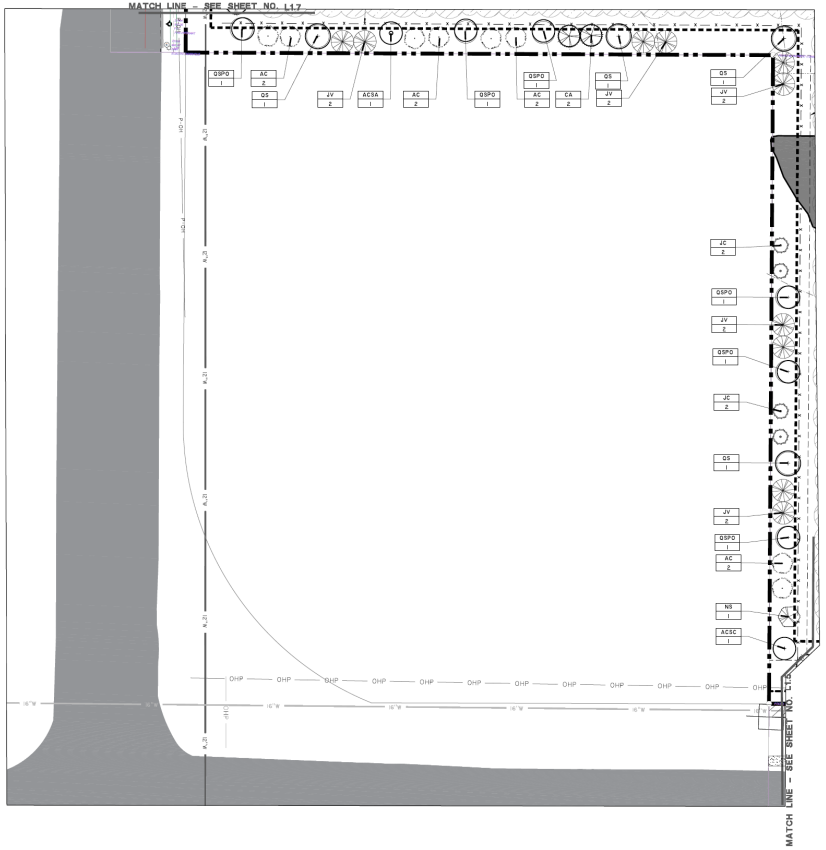
L1.5

PLANT SCHEDULE

TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
201	AC	Abies concolor	White Fir	B & B OR CONT., 2" CAL. 6' - 8' HT.	Full
74	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT., 2" CAL.	Specimen
43	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT., 2" CAL.	Specimen
115	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT., 2" CAL. 6' - 8' HT.	Full to ground
32	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT., 2" CAL.	Specimen, single trunk
56	JC	Juniperus chinensis 'Torulosa'	'Hollywood Juniper	B & B OR CONT., 2" CAL. - 6 FT HT	Specimen, full to ground
154	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT., 2" CAL. 6' - 8' HT	Full to ground
24	NS	Nyssa sylvatica	Black Gum	B & B, 2" Cal. 8' - 12' HT.	Specimen
54	PPG	Picea pungens	Colorado Blue Spruce	B & B OR CONT., 2" CAL. 6' - 8' HT	Full
106	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT., 2" Cal.	Specimen
80	QSPO	Quercus stellata	Post Oak	B & B OR CONT., 2" CAL.	Specimen
27	QV	Quercus velutina	Black Oak	B & B OR CONT., 2" CAL.	Specimen

TOTAL PROPOSED TREES = 966



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 ◻ 980.201.5505
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - SOUTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

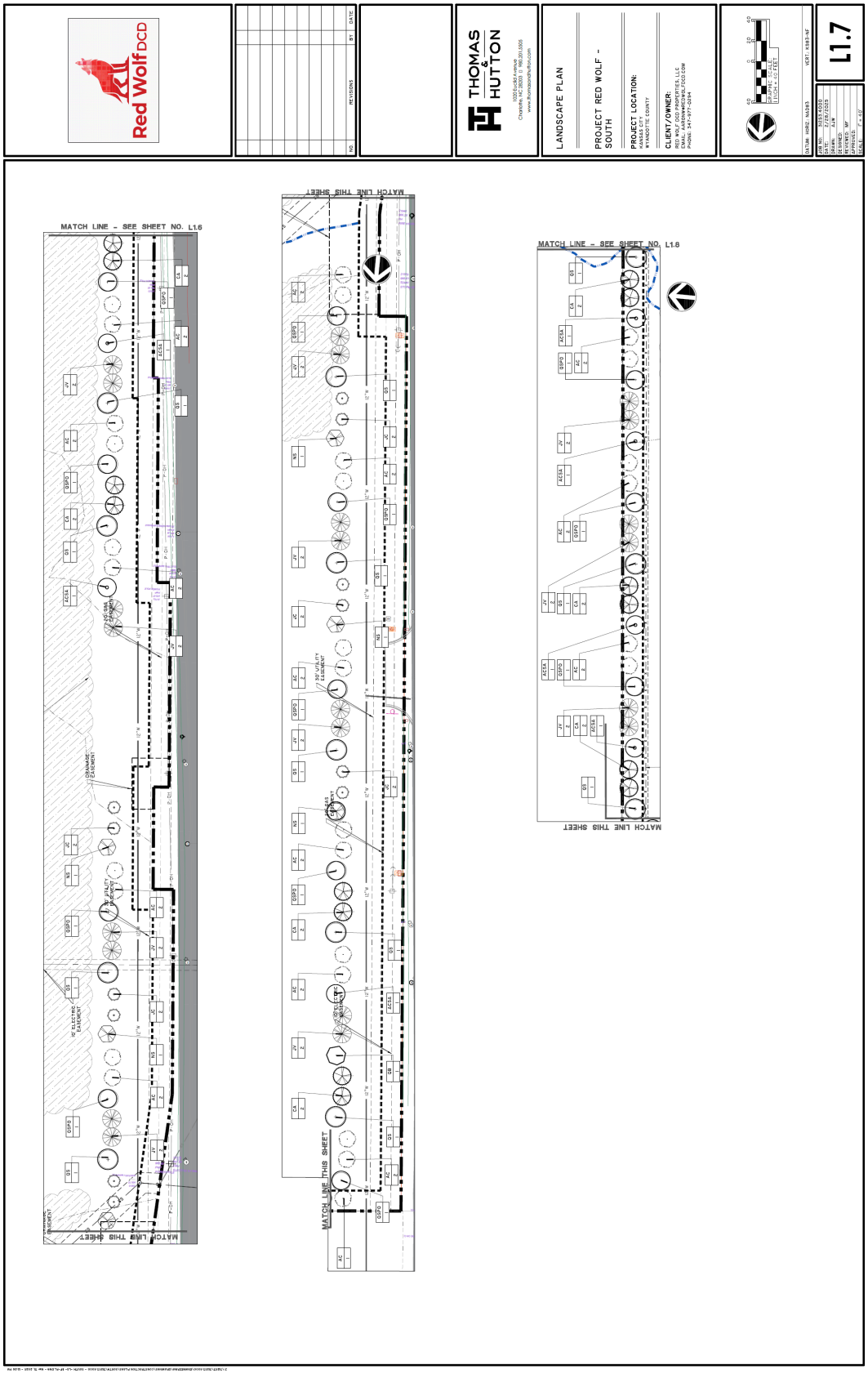
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294

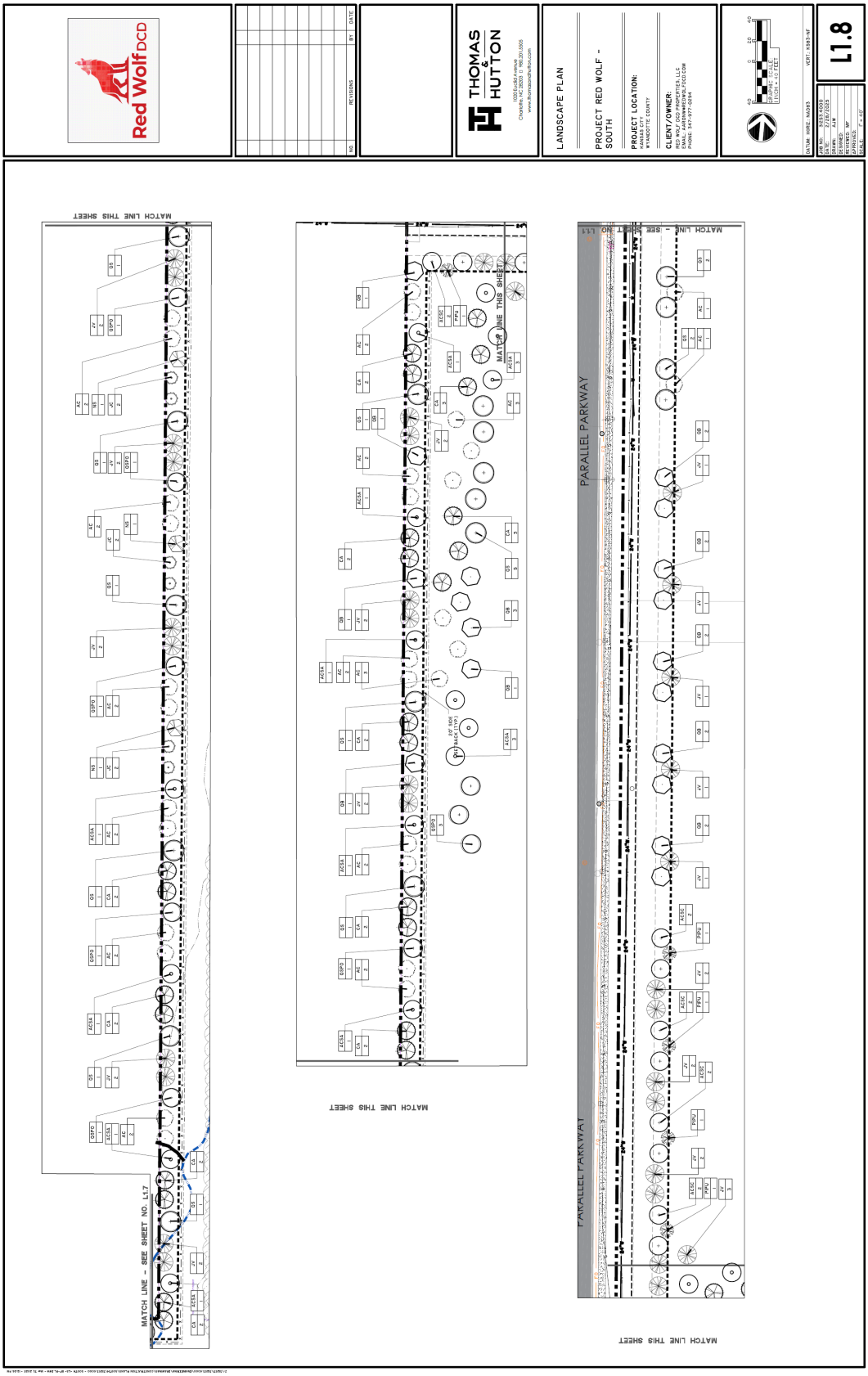
GRAPHIC SCALE
1 INCH = 40 FEET

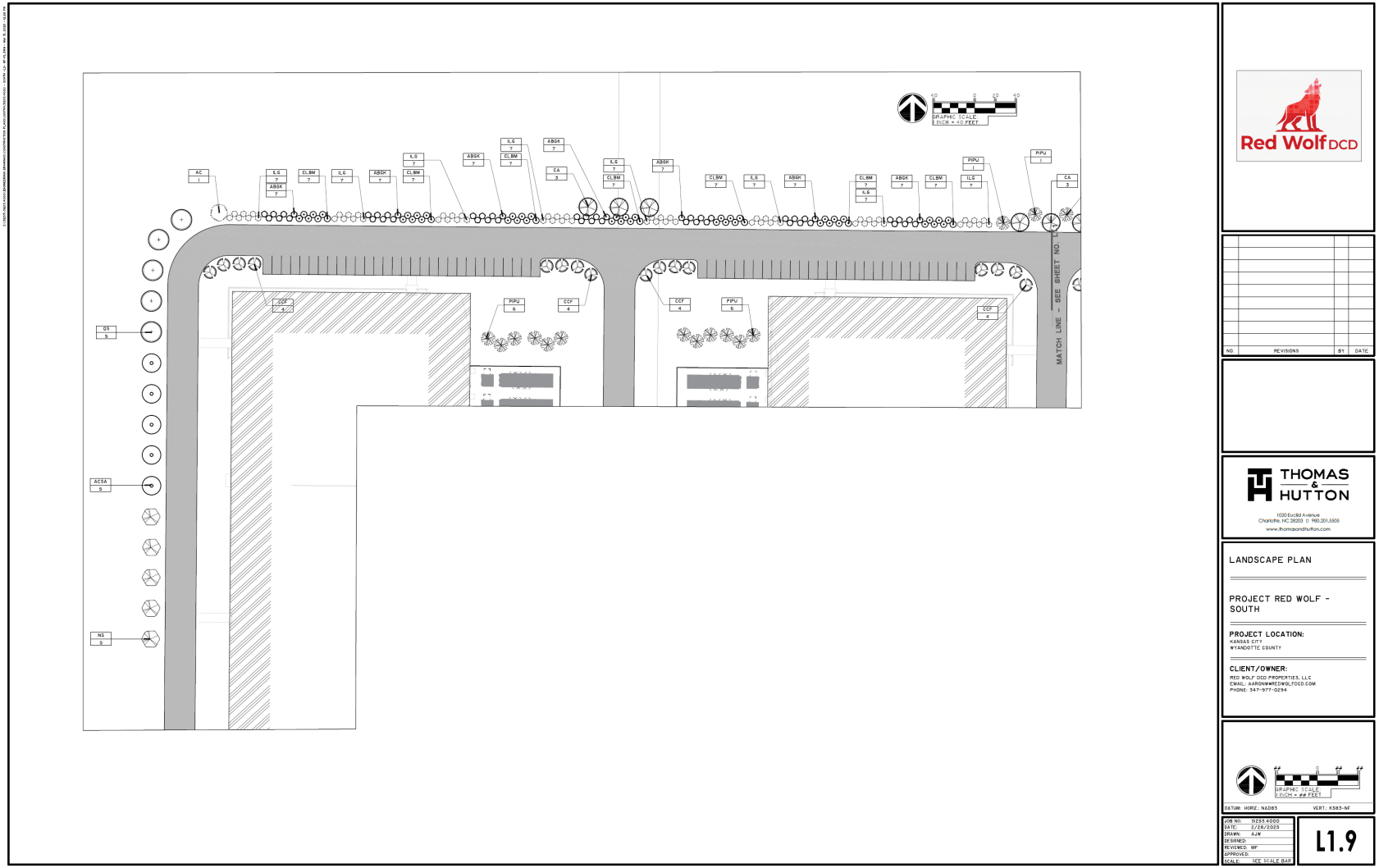
DATUM: HORIZ: NAD83 VERT: KS83-NF

JOB NO:	9283 4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 40'

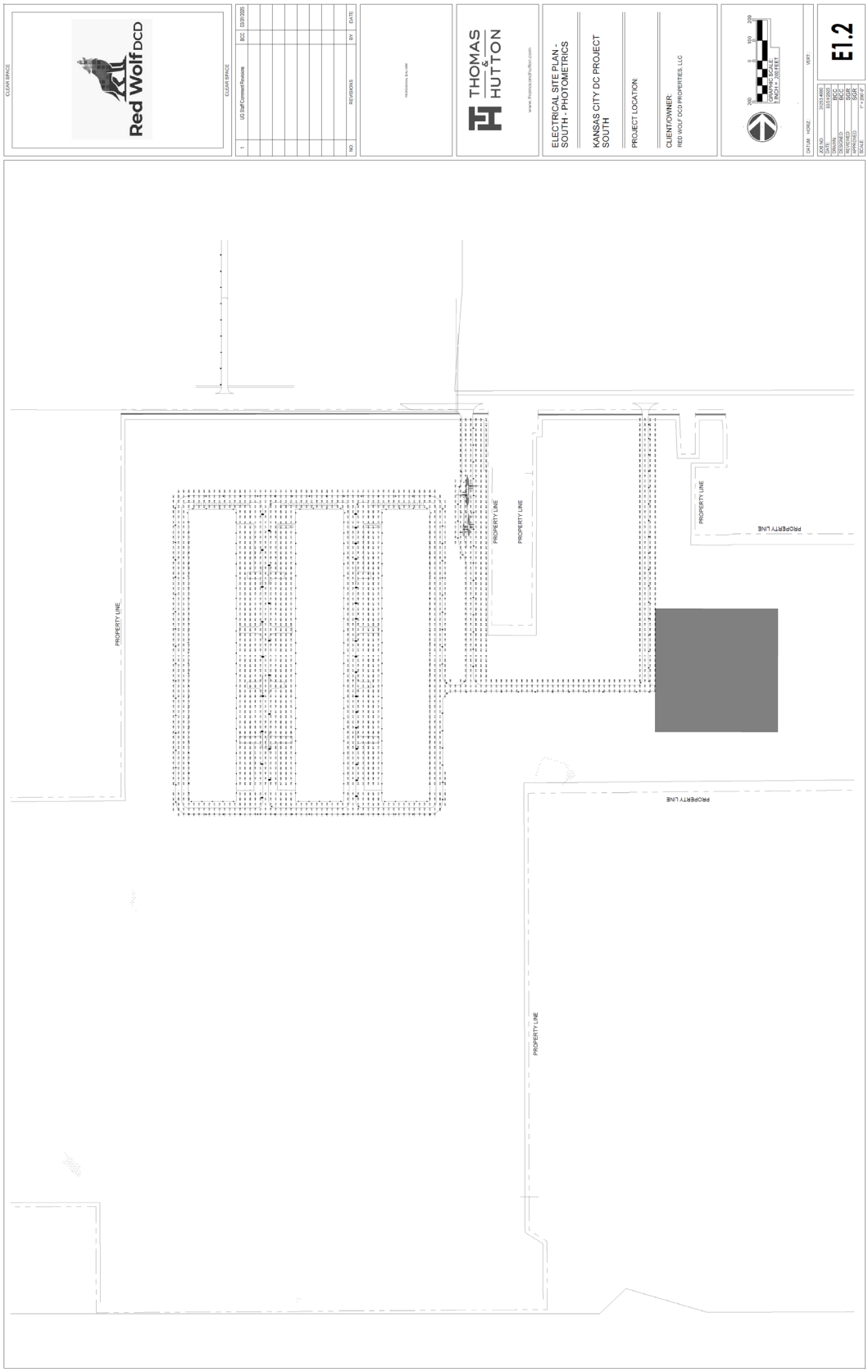
L1.6

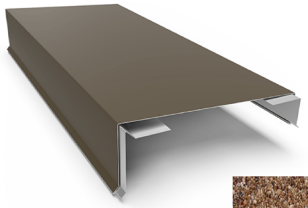

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.8
MATCH LINE THIS SHEET


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.7
PARALLEL PARKWAY



GRAPHIC SCALE:
1 INCH = 40 FEET
MATCH LINE - SEE SHEET NO. L1.9
Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
1020 Euclid Avenue
Charlotte, NC 28203 □ 980.201.5505
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: AARONW@REDWOLFDCD.COM
PHONE: 347-977-0294
GRAPHIC SCALE:
1 INCH = ## FEET
DATUM: HORIZ.: NAD83
VERT.: KS83-NF
JOB NO: 51253.4000
DATE: 2/28/2025
DRAWN: AJW
DESIGNED:
REVIEWED: MF
APPROVED:
SCALE: SEE SCALE BAR
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



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

PREPARED:
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:

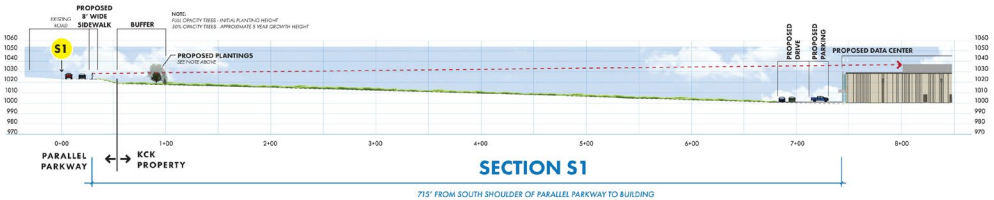
REVISIONS:

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

SHEET TITLE:
BUILDING MATERIALS

SHEET NUMBER:
A4.2

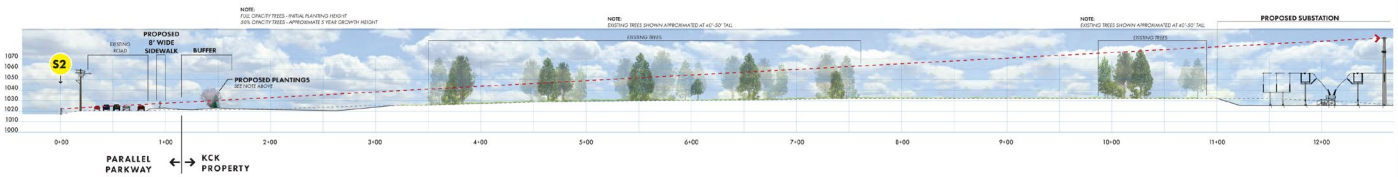
SECTION KEY | SECTION S1



SECTION S1

715' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO BUILDING

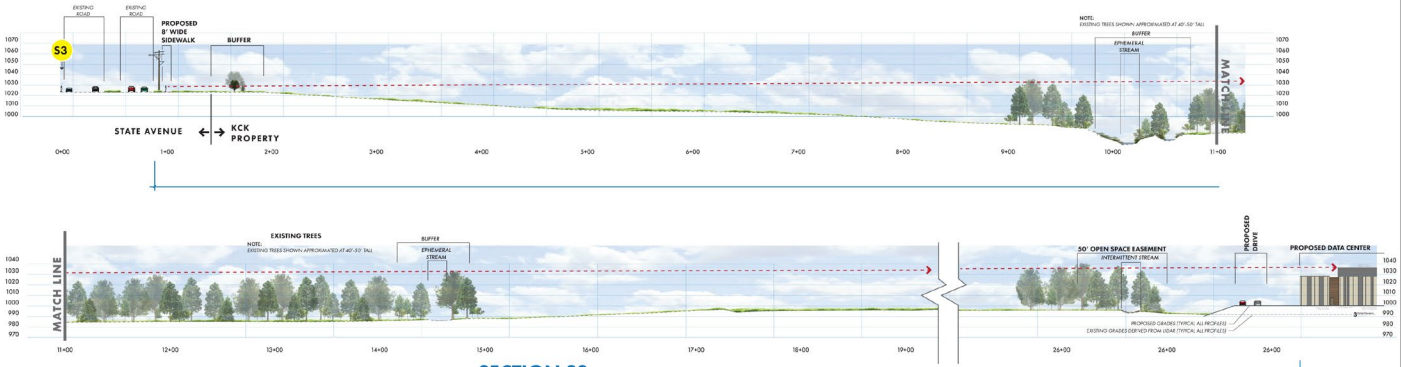
SECTION KEY | SECTION S2



SECTION S2

1,018' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO SUBSTATION

SECTION KEY | SECTION S3



SECTION S3

2,539' (~1/2 MILE) FROM NORTH SHOULDER OF STATE AVENUE TO BUILDING

PREPARED FOR:

Red Wolf DCD

LINE OF SIGHT DIAGRAMS

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.

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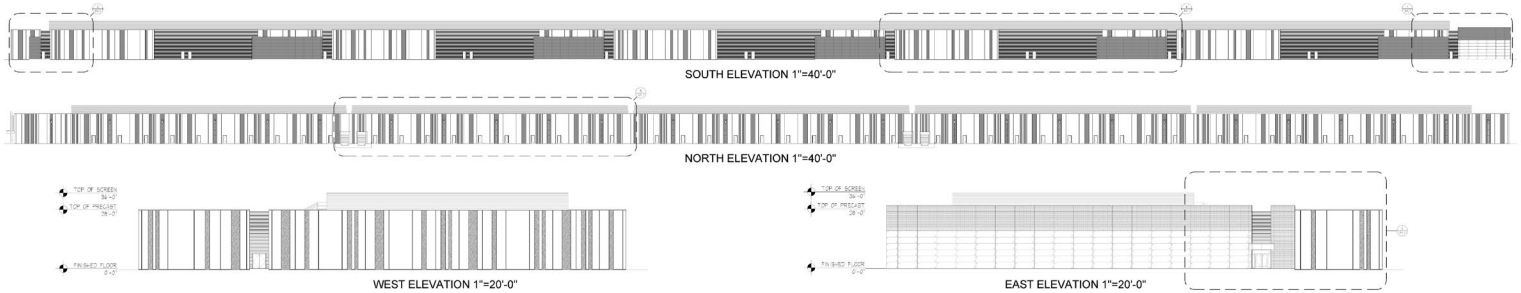
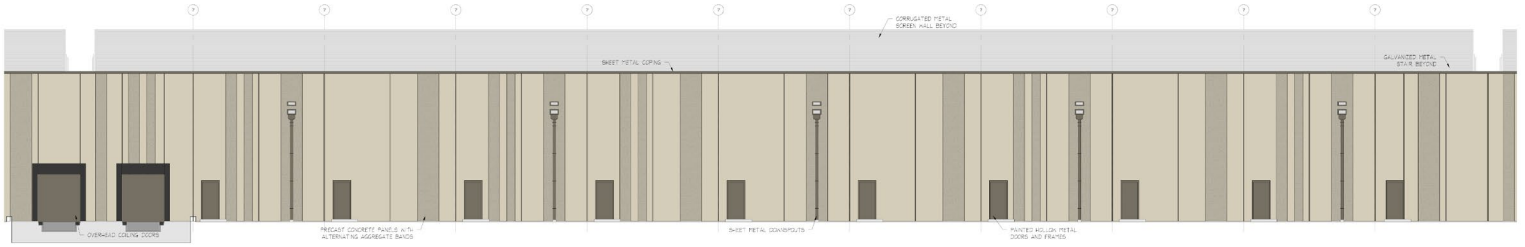
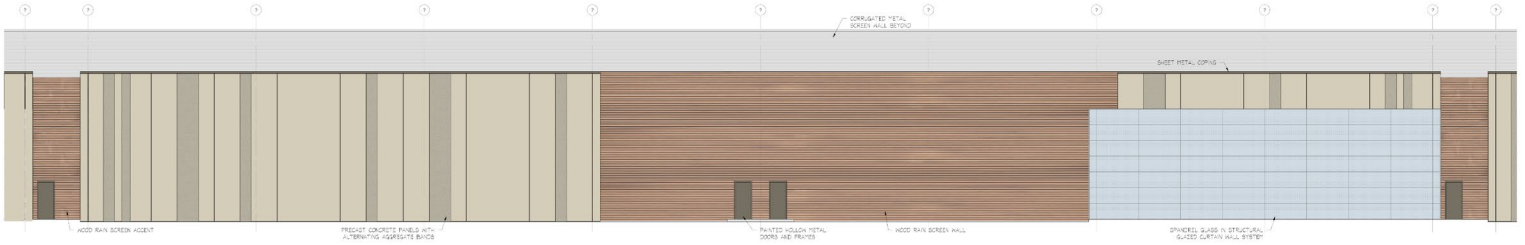
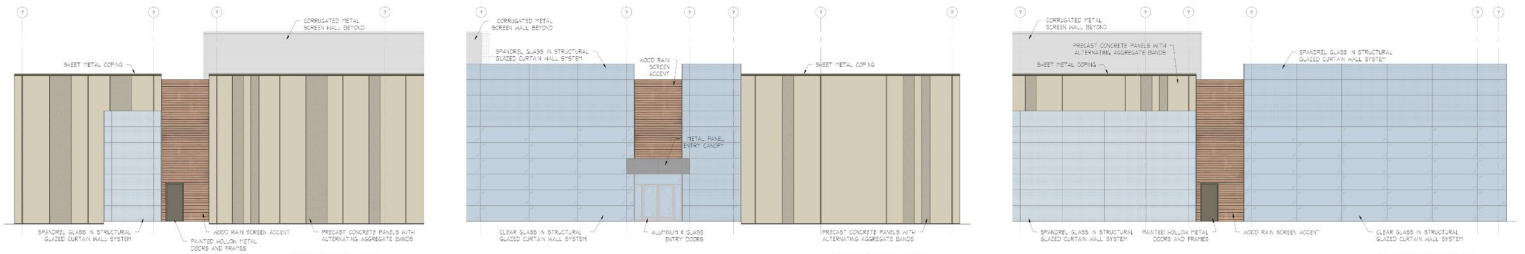




5 Partial Elevation
1/8" = 1'-0"



4 Partial Elevation
1/8" = 1'-0"



3 Partial Elevation
1/8" = 1'-0"

2 Partial Elevation
1/8" = 1'-0"

1 Partial Elevation
1/8" = 1'-0"

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

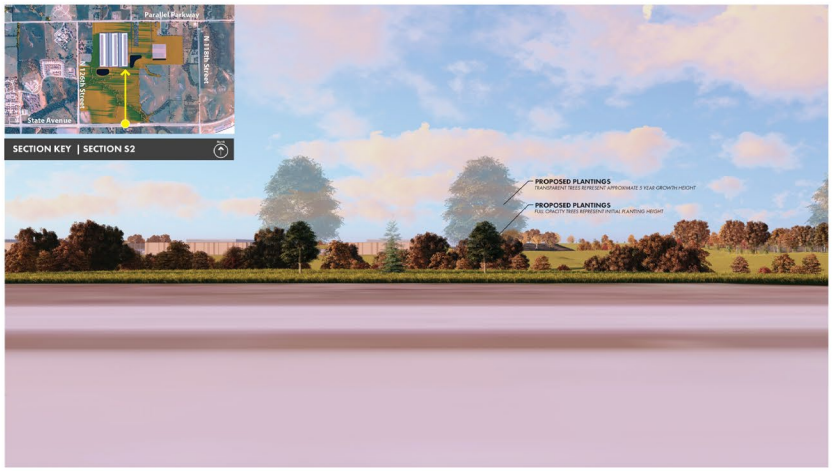
REVISIONS

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

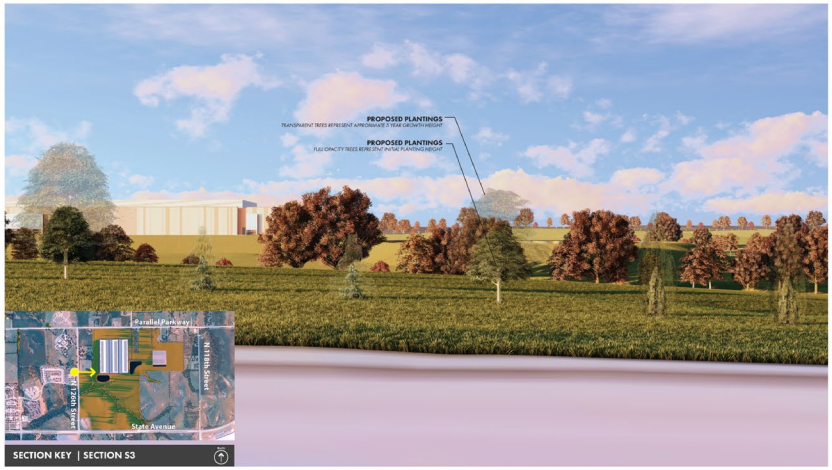
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1

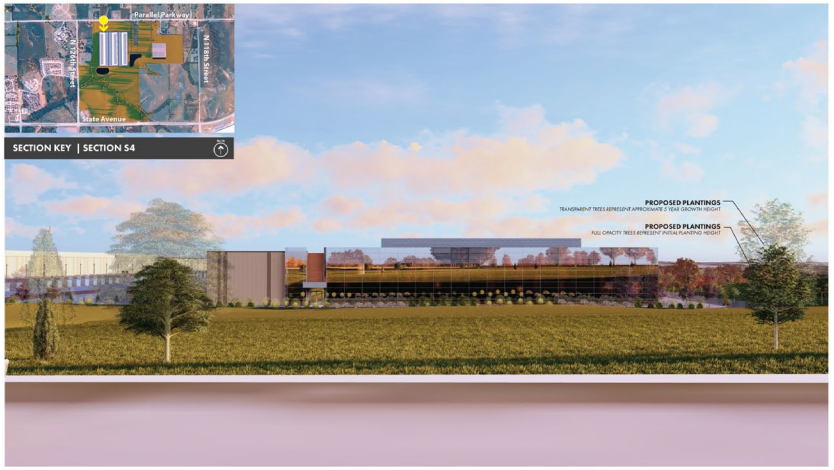
SECTION S1



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.

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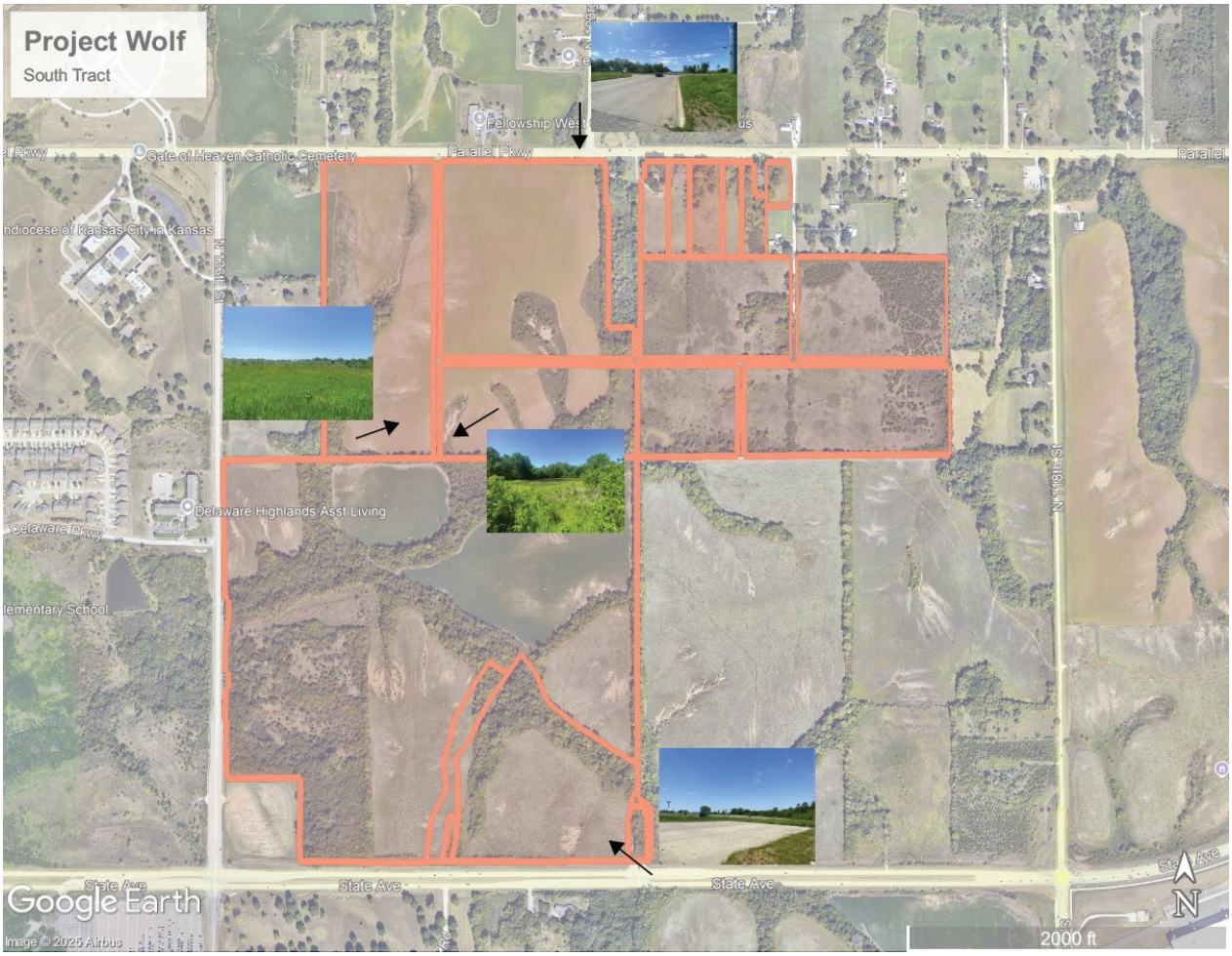

Project Wolf
South Tract
Parallel Pkwy
Gate of Heaven Catholic Cemetery
Delaware Highlands Asst Living
State Ave
Google Earth
Image © 2025 Airbus
2000 ft
N

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

Re: Data Center Questions

From Scott Harding <kcmillwrightsh@gmail.com>
Date Wed 5/28/2025 12:14 PM
To Rose Morris <rmorris@wycokck.org>

Rose Morris , Thank you for your response, This is what I Sent the clerk msparks@wycokck.org
To Be read at Zoning And Planning Committees AND FULL Commissioners meetings !
DATA CENTER QUESTIONS
1. Can you move it to K-7 Area .
K-Dot Won't Let You Build Residential . Next to K-7
2. What's it going to cost taxpayers
3. Check budget
4. How's is taxpayers going to benefit Financially
5. BPU Water Supply Cost and is it in place . For data center , is there cost to taxpayers ?
6. Data Centers SB 51 , SB 89 NO SALES TAX For 60 years on materials and machinery. How is this Benifiting Taxpayers , Financially ?
7. Who's Paying For The Land ? TAXPAYERS ?
8. DATA CENTERS PAYING 100 PERCENT PROPERTY TAXES ?
9. WHO IS PAYING FOR THE TWO ,NEW SUB STATIONS ?
TAXPAYERS ?
10. WHAT HAPPENS IF DATA CENTER , BUILDS THERE OWN GAS TURBINE POWER PLANT ? IS TAXPAYERS SCREWED AGAIN ?
Best Regards Scott Harding
Sent from my iPhone

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 26, 2025

Re: **Change of Zone Petition COZ2025-005 and Master Plan Amendment MPL2025-004**

GENERAL INFORMATION

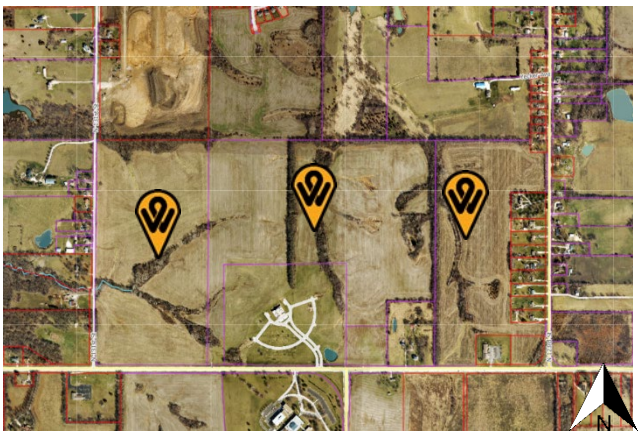
Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

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.

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 and June 26, 2025
Public Support:	There were four (4) people present at the May 28, 2025, City Planning Commission Special Session.

Public Opposition:	There were eight (8) people present at the May 28, 2025, City Planning Commission Special Session.

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 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 2 to recommend **APPROVAL** of applications **COZ2025-005** and **MPL2025-004**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-005 and MPL2025-004** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 28, 2025 City Planning Commission Special Session Minutes
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
Electronically Sent Public Comment

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-004** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2025-004,** 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 Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-005** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-005,** 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.

May 28, 2025, City Planning Commission Special Session Minutes:

Hearing starts at 5:00:

CHANGE OF ZONE APPLICATION 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). *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.

PLAT APPLICATION 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).

MASTER PLAN AMENDMENT APPLICATION 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).

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 28, 2025;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices in the Wyandotte Echo; and,
7. The Notices to property owners;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Ward stated they have had contacted with proponents and opponents.

Present in Support:

- Korb Maxwell, representing the Applicant, Polsinelli Law Firm
- Neighbor at 12225 Parallel Parkway, Kansas City, KS 66109
- Mindy Rocha, local resident, Union Mechanical Contractor who works on data centers
- Greg Kindle, President of the Wyandotte Economic Development Council
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

A slide presentation of the proposal was shown (part of the recording of this meeting).

The Commission directed their questions to Korb Maxwell.

Present in Opposition:

- Albert McCormas, 119th Street, Kansas City, Kansas 66109, not in opposition, with questions about possible well water disruption.
- Rhonda Levinson, 2202 North 131st Street, Kansas City, Kansas 66109
- James Sheets 12448 Parallel Parkway, Kansas City, Kansas 66109
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Rich Laven, Member of the Liberty Church Leadership Team, 13101 Parallel Parkway, Kansas City, Kansas 66109
- Cori Hall, 3310 North 37th Street, Kansas City, Kansas 66104, not in opposition, with questions about the capital costs of development.
- Neil Palmer, 2600 North 131st Street, Kansas City, Kansas 66109
- David Wilson, 2450 North 131st Street, Kansas City, Kansas 66109
- Dom Brunetti, Wyandotte County resident
- Scott Harding, electronically sent comment

Staff Recommendation starts at 2:18:22: Rodney Lucas, Executive Assistant to the County Administrator, stated that the developer is covering the capital costs of this development in regards to infrastructure, roads, buildings, and water systems. In response to the comments about clean energy initiatives, the code will be amended over time to address those issues. If there are noise issues, staff will be monitoring those through inspections and building permit processes. Penalties can also be used if the conditions of approval are not adhered to. Staff recommends approval of these applications.

The Commission directed their questions to Staff.

Motion starts at 2:38:24:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-004:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to:

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.**

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-005:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to recommend APPROVAL Passed: 4 to 2
Subject to the above conditions.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **APPROVE PLAT2025-008:**

Straws	**Not Present**
Ward	**No**
Armstrong	**Not Present**
Beth	**Not Present**

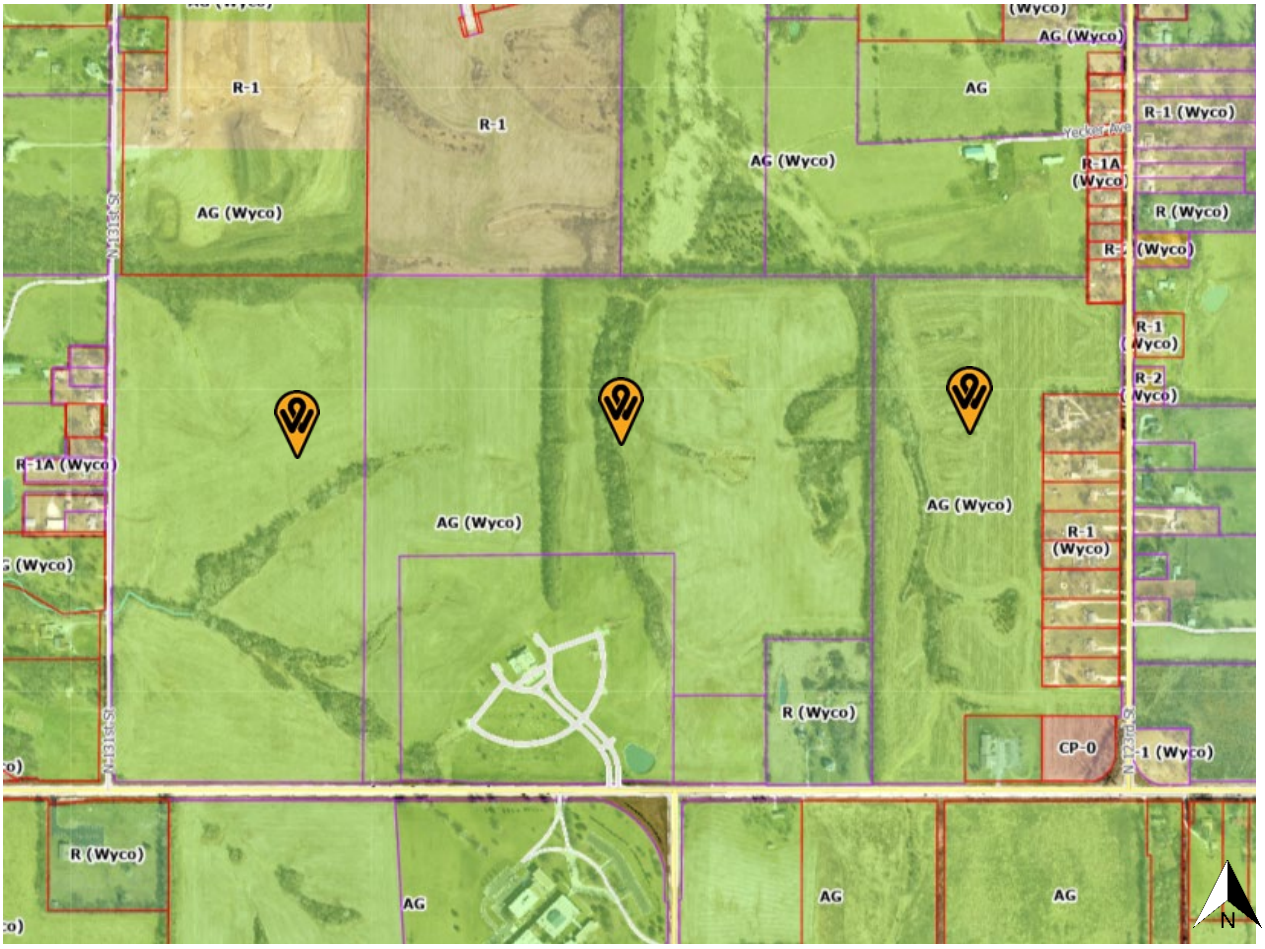
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Aye**
Mohler	**Not Present**
Schwartz	**Aye**
Carson	**Aye**

Motion to APPROVE Passed: 4 to 2
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP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R-1
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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
128TH
WALKER
NEW JERSEY
127TH
126TH
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.

102765429.5

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.

102765429.5

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
Suzanne 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	firemandw@D6mail.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 hoskellfarms@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	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@bpwcon
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?

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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.

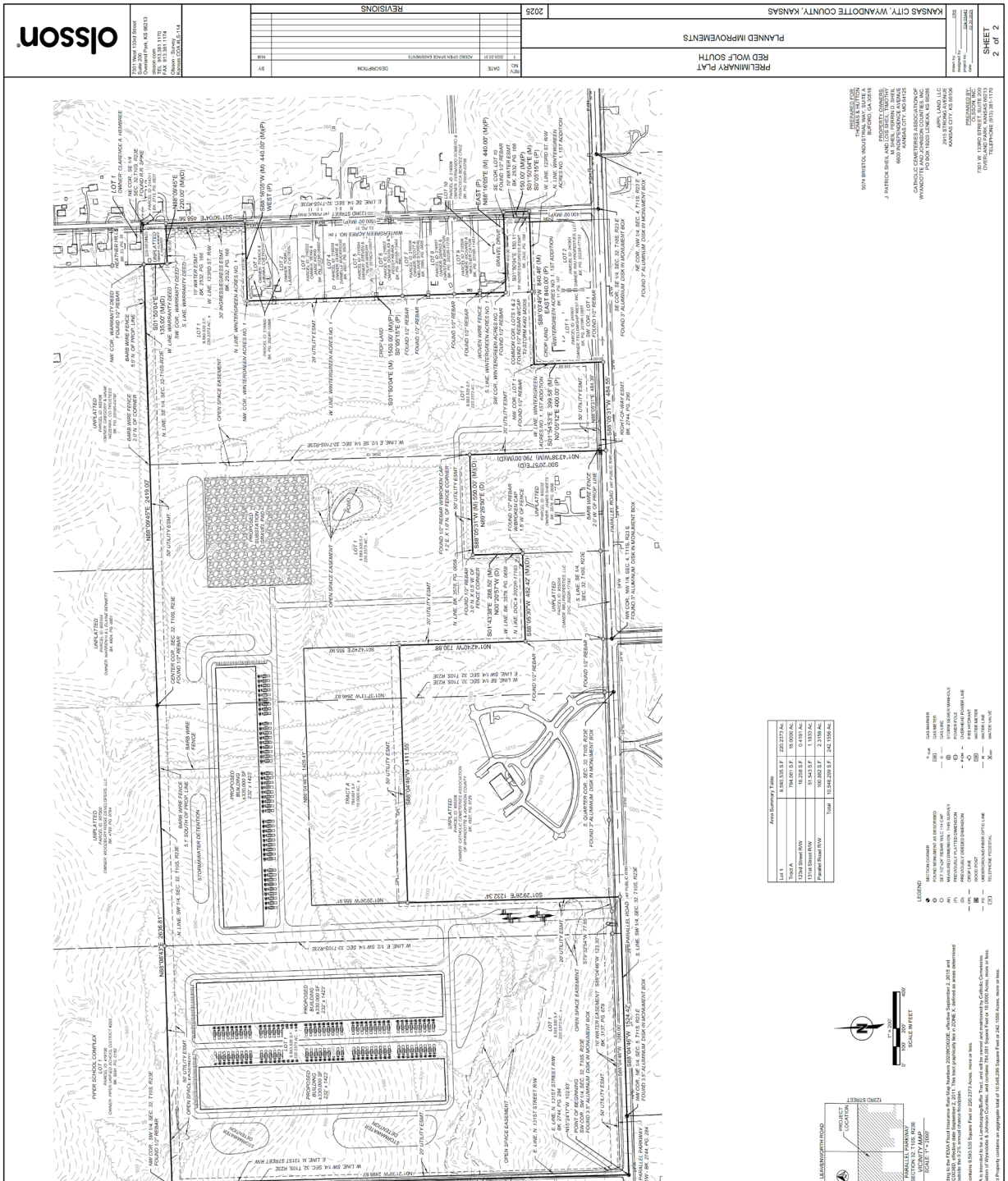
Affiant

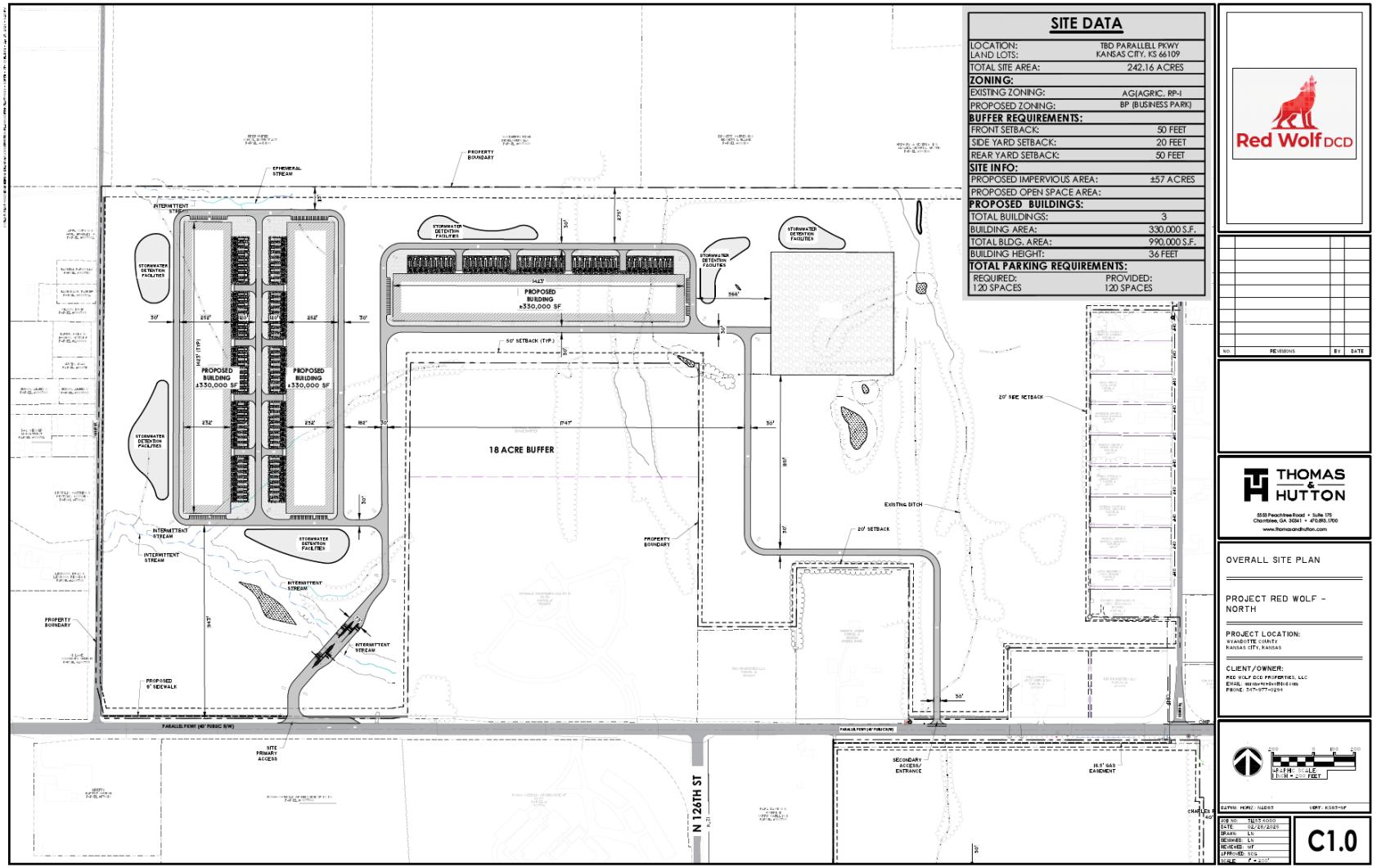
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

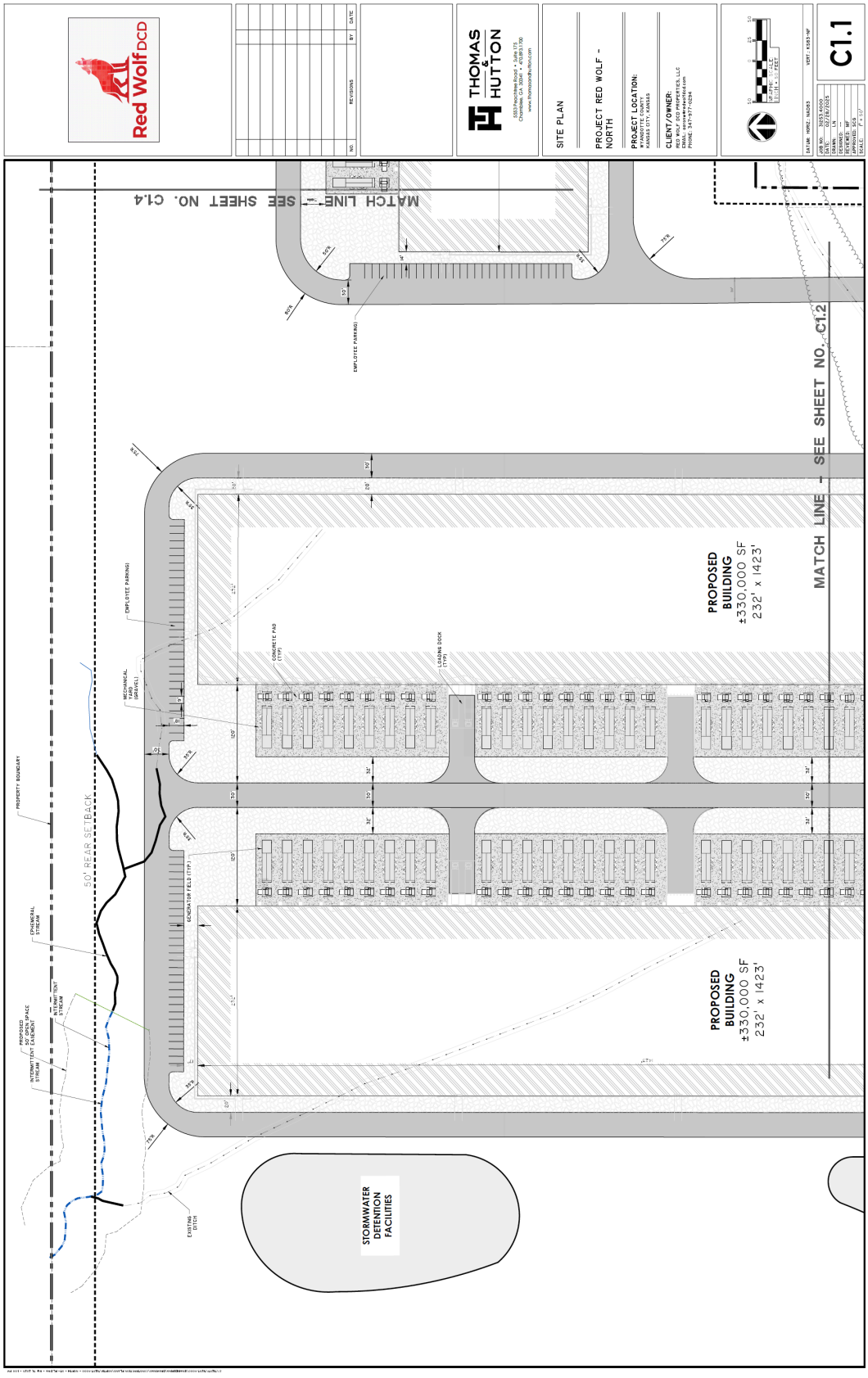
My commission expires 20 of June, 2025.

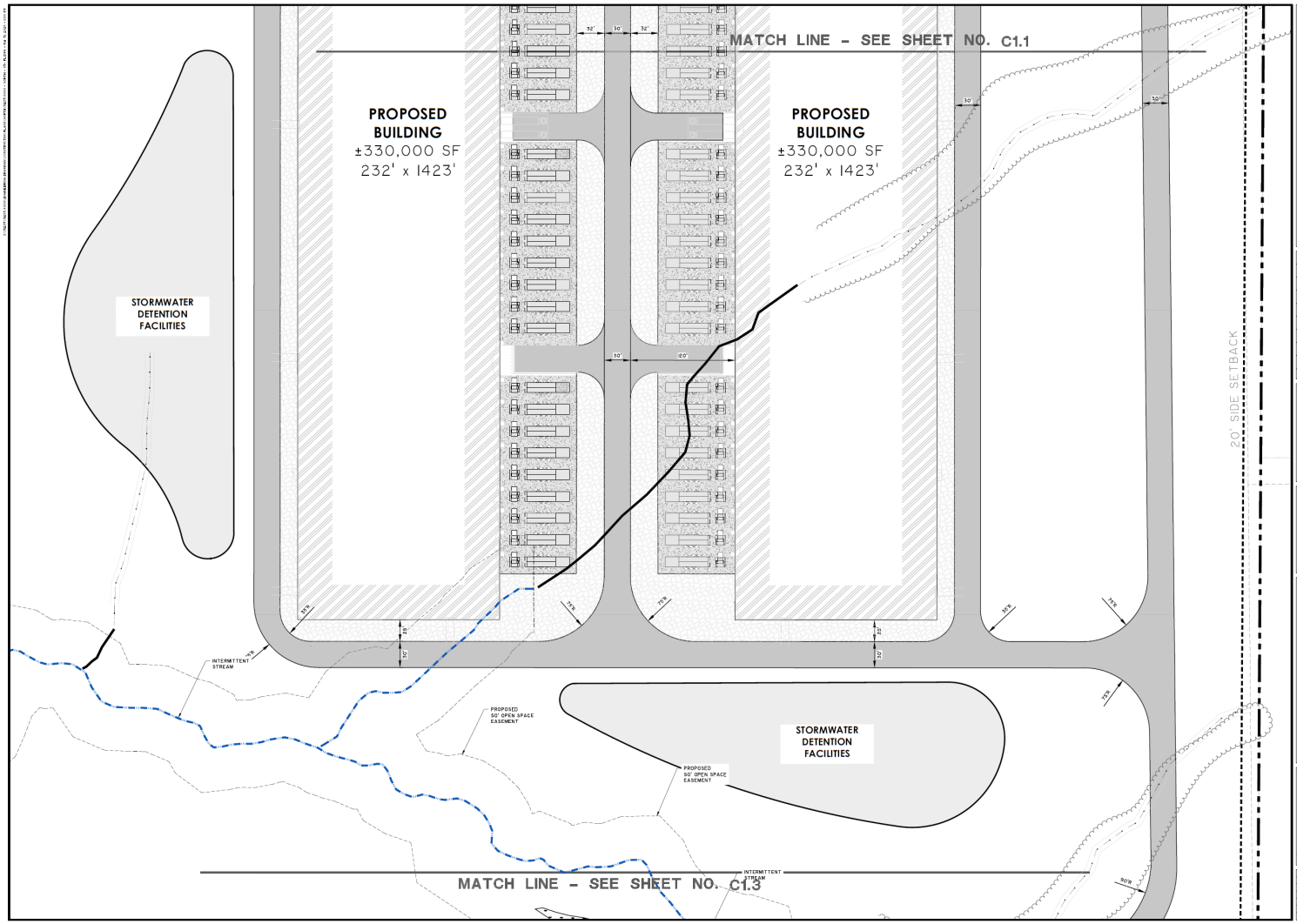
Notary Public

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
olsson
REVISIONS
DESCRIPTION
ADDED OPEN SPACE EASEMENTS
DATE
2025.03.31
LEGEND
SECTION CORNER
FOUND MONUMENT AS DESCRIBED
SET 1/2" REBAR W/ CAP "OLSSON"
(M) MEASURED/CALCULATED
(P) PLATTED/DEED DIMENSION
(D) DEED DIMENSION
PREVIOUSLY DEEDED DIMENSION
PROPERTY LINE
EASEMENT LINE
UNDERGROUND FIBER OPTIC LINE
TELEPHONE PEDESTAL
GAS MARKER
GAS METER
GAS LINE
STORM MANHOLE/INLET
SANITARY MANHOLE
OVERHEAD POWER LINE
FIRE HYDRANT
WATER METER
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 18,268 S.F. 0.4191 Ac
131st Street R/W 51,543 S.F. 1.1833 Ac
Parallel Road R/W 100,802 S.F. 2.3139 Ac
Total 10,044,249 S.F. 242.1536 Ac
LEAVENWORTH ROAD
PROJECT LOCATION
131ST STREET
123RD STREET
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 (Unshaded), 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 Wyandotte County Association, Inc. Tract A contains 784,061 Square Feet or 18.0000 Acres, more or less.
4. Subject Property contains an aggregate total of 10,648,299 Square Feet or 242.1559 Acres, more or less.
PREPARED FOR:
THOMAS & PETTON
5024 BRISTOL INDUSTRIAL WAY, STE A
BUFORD, GA 30518
PROPERTY OWNERS:
APPL LAND, LLC
PO BOX 19263 LENEXA, KS 66285
J. PATRICK SHEA AND SHEILA SHEA
M. SHEIL FERRIN D. SHEIL
6000 NORTHWEST PARKWAY
KANSAS CITY, MO 64151
CATHOLIC CEMETERIES ASSOCIATION OF
WYANDOTTE COUNTY ASSOCIATION, INC
PO BOX 19263 LENEXA, KS 66285
APPL LAND, LLC
PO BOX 19263
KANSAS CITY, KS 66106
PREPARED BY:
OLSSON
7301 W 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
FAX: 913.381.1174
Olsson.com
Kansas COA #E-114
C:\ltasks\Plat\Main_1100sV_PPLAT_2_02402640.dwg
DATE: Mar 31, 2025 10:23am USER: mfagnano


SITE DATA
LOCATION: TBD PARALLELL 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
PROPOSED BUILDING ±330,000 SF
18 ACRE BUFFER
STORMWATER DETENTION FACILITIES
INTERMITTENT STREAM
EPHEMERAL STREAM
PROPERTY BOUNDARY
50' SETBACK (TYP.)
20' SIDE SETBACK
20' SETBACK
EXISTING DITCH
PROPOSED 6' SIDEWALK
SITE PRIMARY ACCESS
SECONDARY ACCESS/ ENTRANCE
N 126TH ST
PARALLEL PKWY (80' PUBLIC R/W)
Red Wolf DCD
THOMAS & HUTTON
5555 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com
OVERALL SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
GRAPHIC SCALE
1 INCH = 200 FEET
C1.0


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
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'
50' REAR SETBACK
STORMWATER DETENTION FACILITIES
EMPLOYEE PARKING
CONCRETE PAD (TYP)
LOADING DOCK (TYP)
GENERATOR FIELD (TYP)
MECHANICAL YARD (GRAVEL)
PROPERTY BOUNDARY
EPHEMERAL STREAM
INTERMITTENT STREAM
EXISTING DITCH



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

SITE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

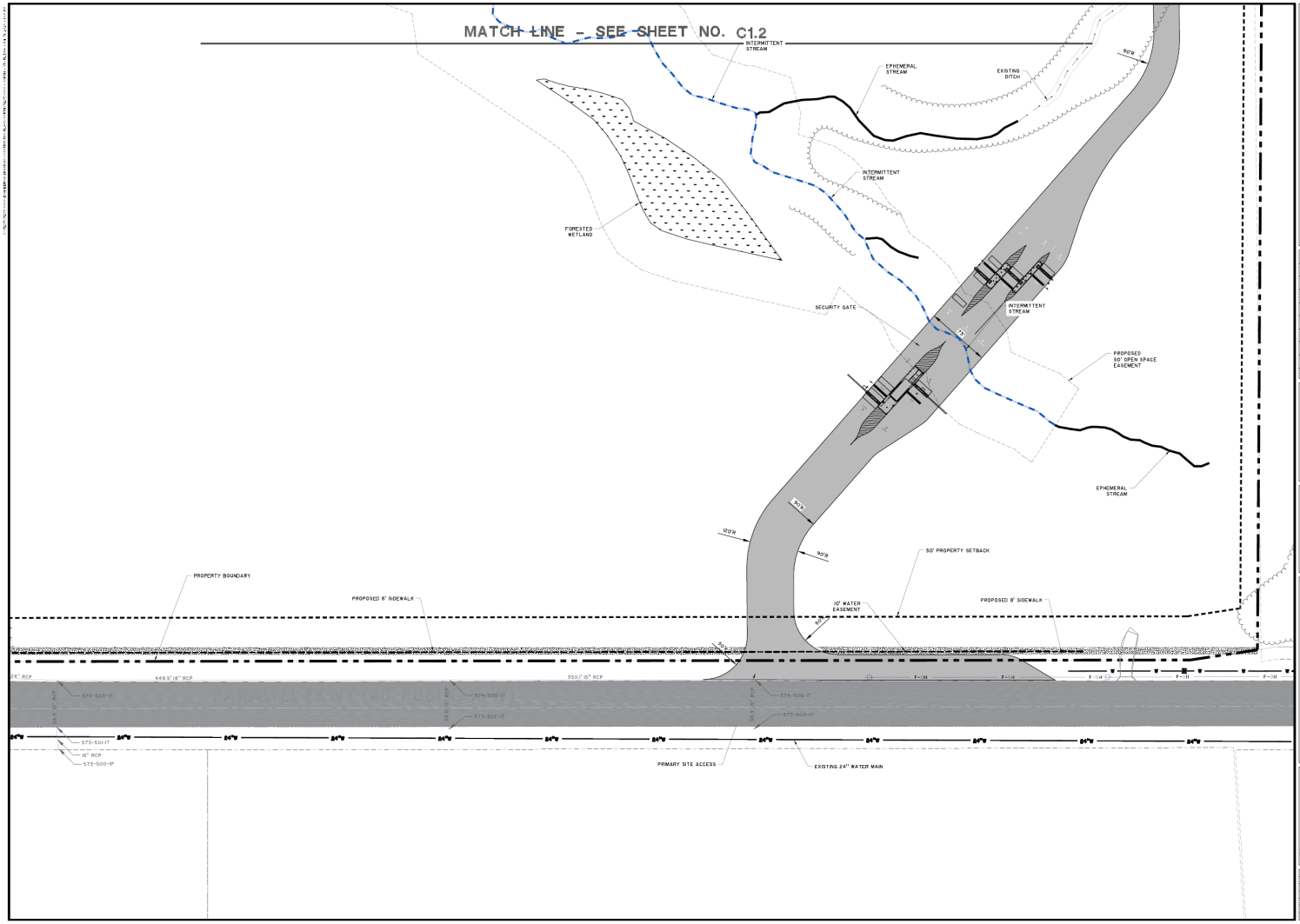
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: conor@redwolfdcd.com
PHONE: 347-977-0294

GRAPHIC SCALE
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: KSB3-NF

JOB NO.	3253.4000
DATE:	02/28/2025
DRAWN:	LN
DESIGNED:	---
REVIEWED:	MF
APPROVED:	SCG
SCALE:	1" = 50'

C1.2



Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

SITE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

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

GRAPHIC SCALE
1 INCH = 50 FEET

DATUM: HORIZ: NAD83 VERT: KSBS-NF

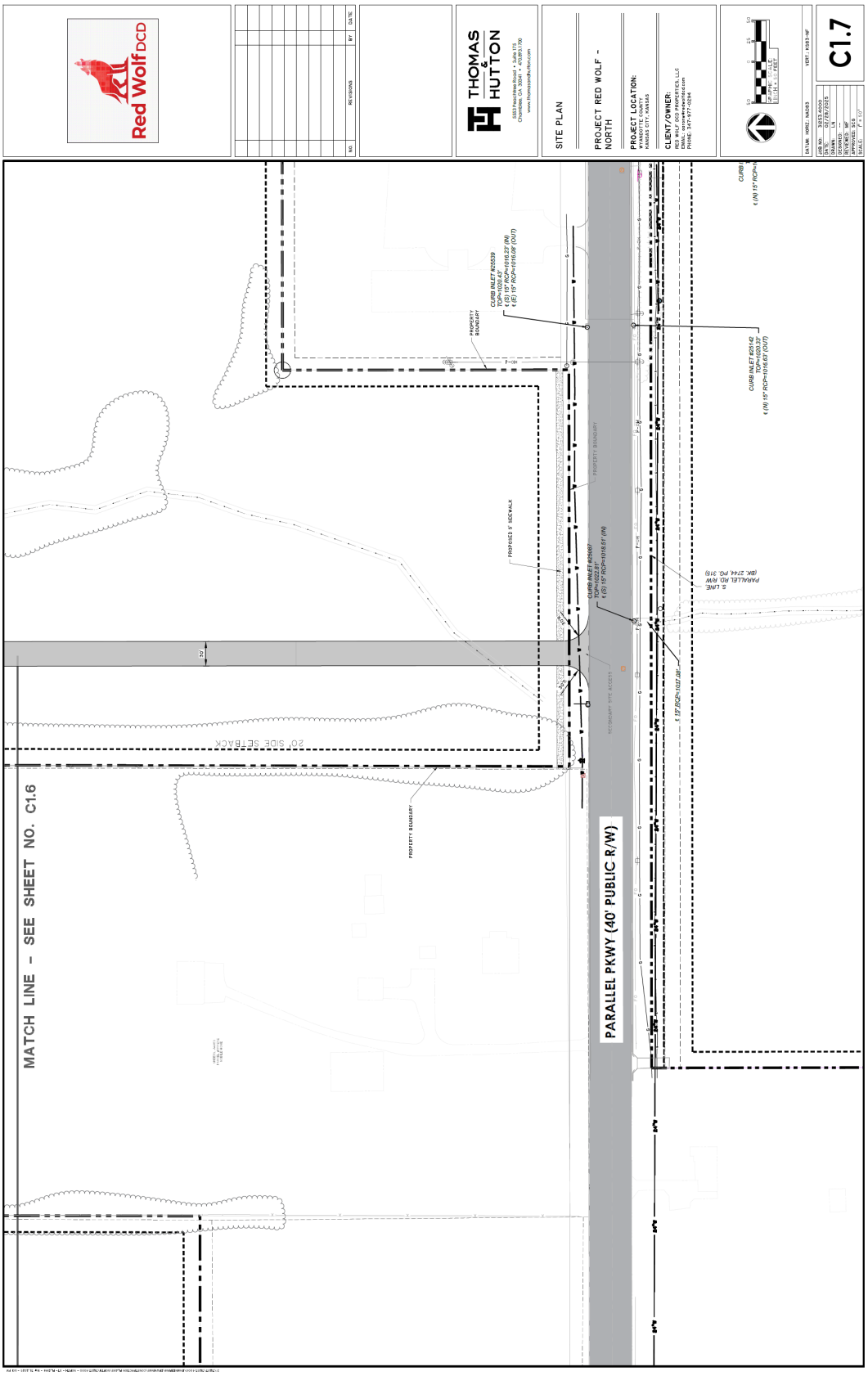
JOB NO:	3253.4000
DATE:	02/28/2025
DRAWN:	LN
DESIGNED:	--
REVIEWED:	MF
APPROVED:	SCS
SCALE:	1" = 50'

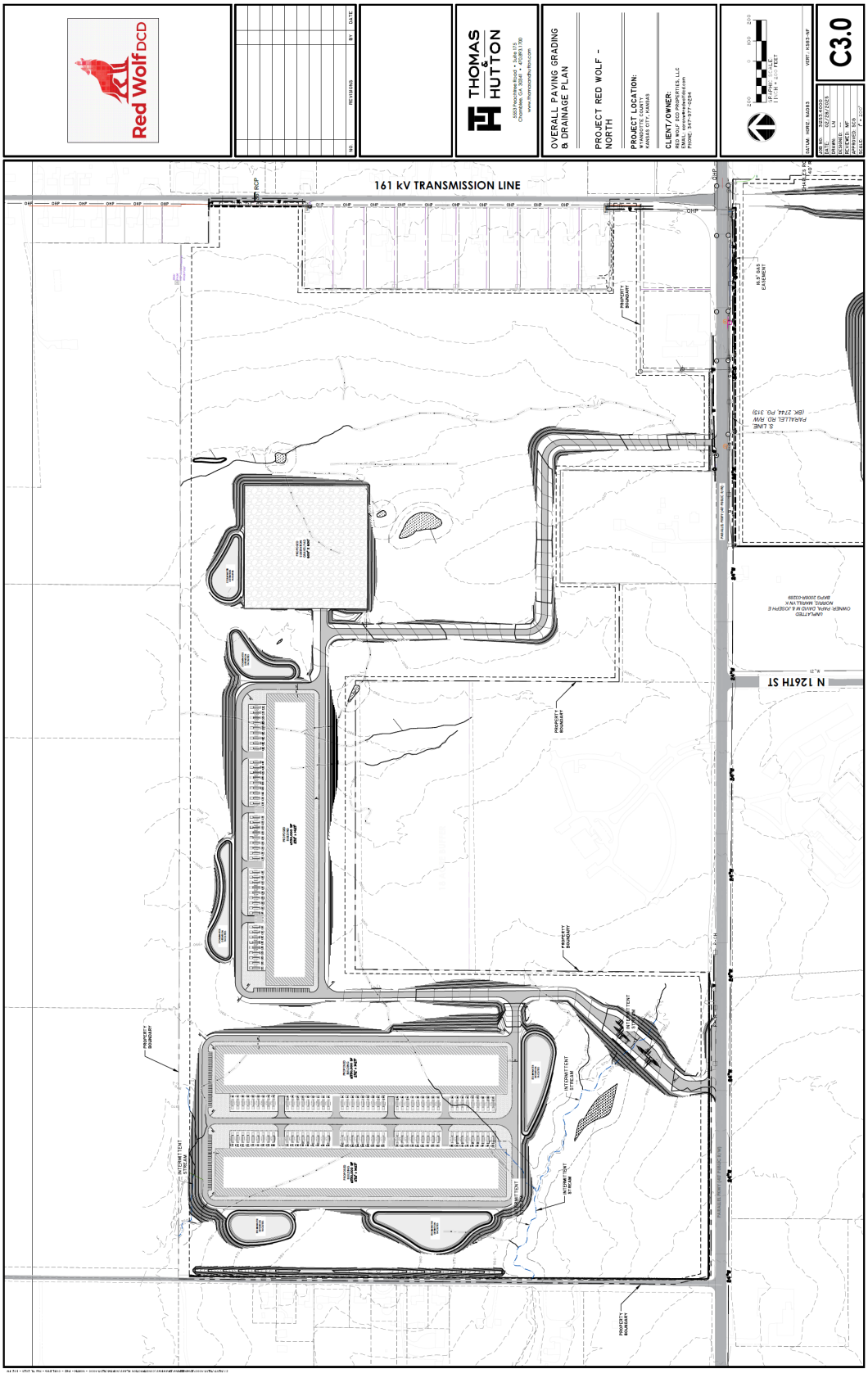
C1.3

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0234
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
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
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
BORROW PIT
EPHEMERAL STREAM
EXISTING PERENNIAL STREAM (TYP)
WETLAND (TYP)
WETLAND
EXISTING DITCH
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)
20' SIDE SETBACK
PROPERTY BOUNDARY
PROPOSED 5' SIDEWALK


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

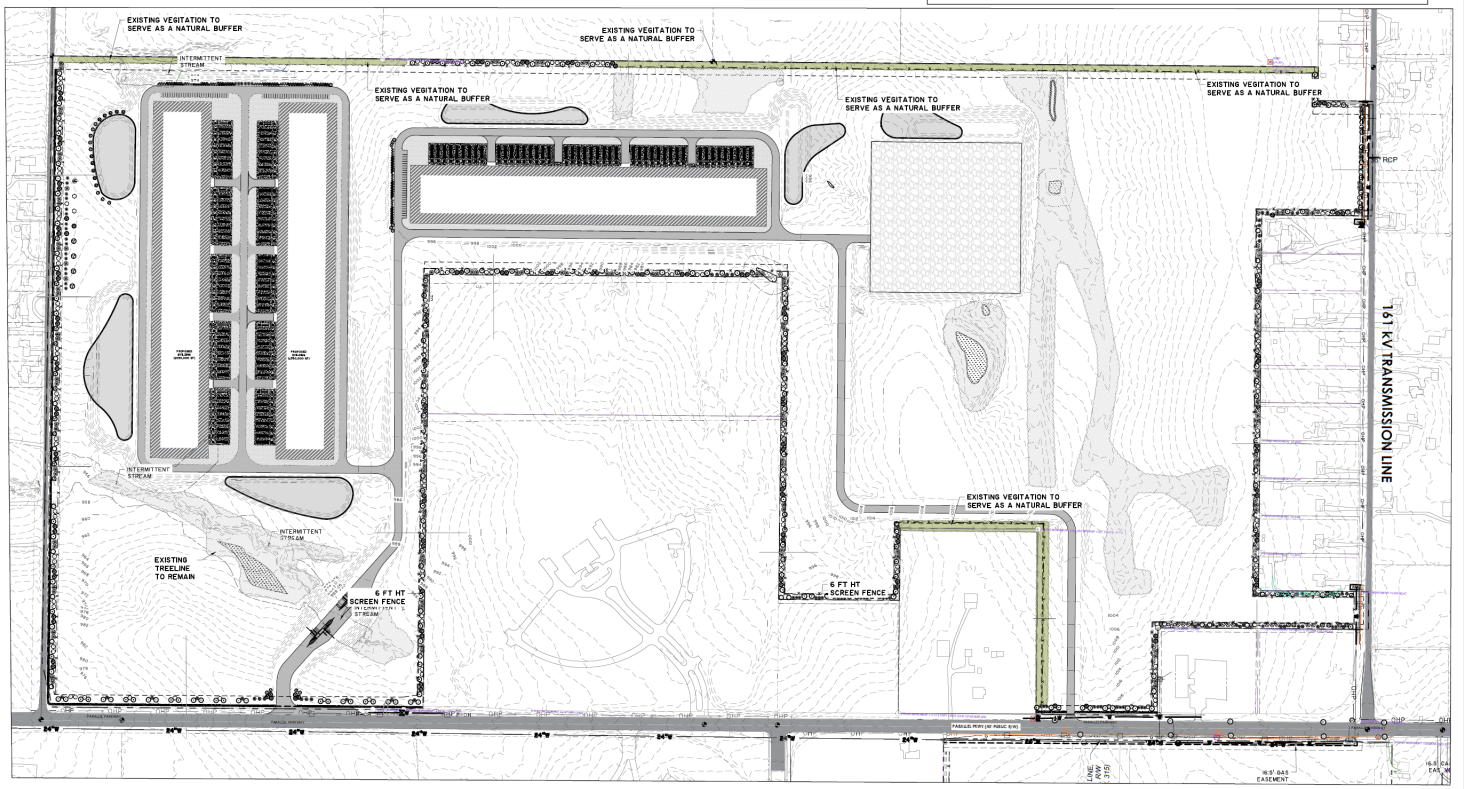
TREES

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	PCPJ	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	ABGK	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	ILO	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

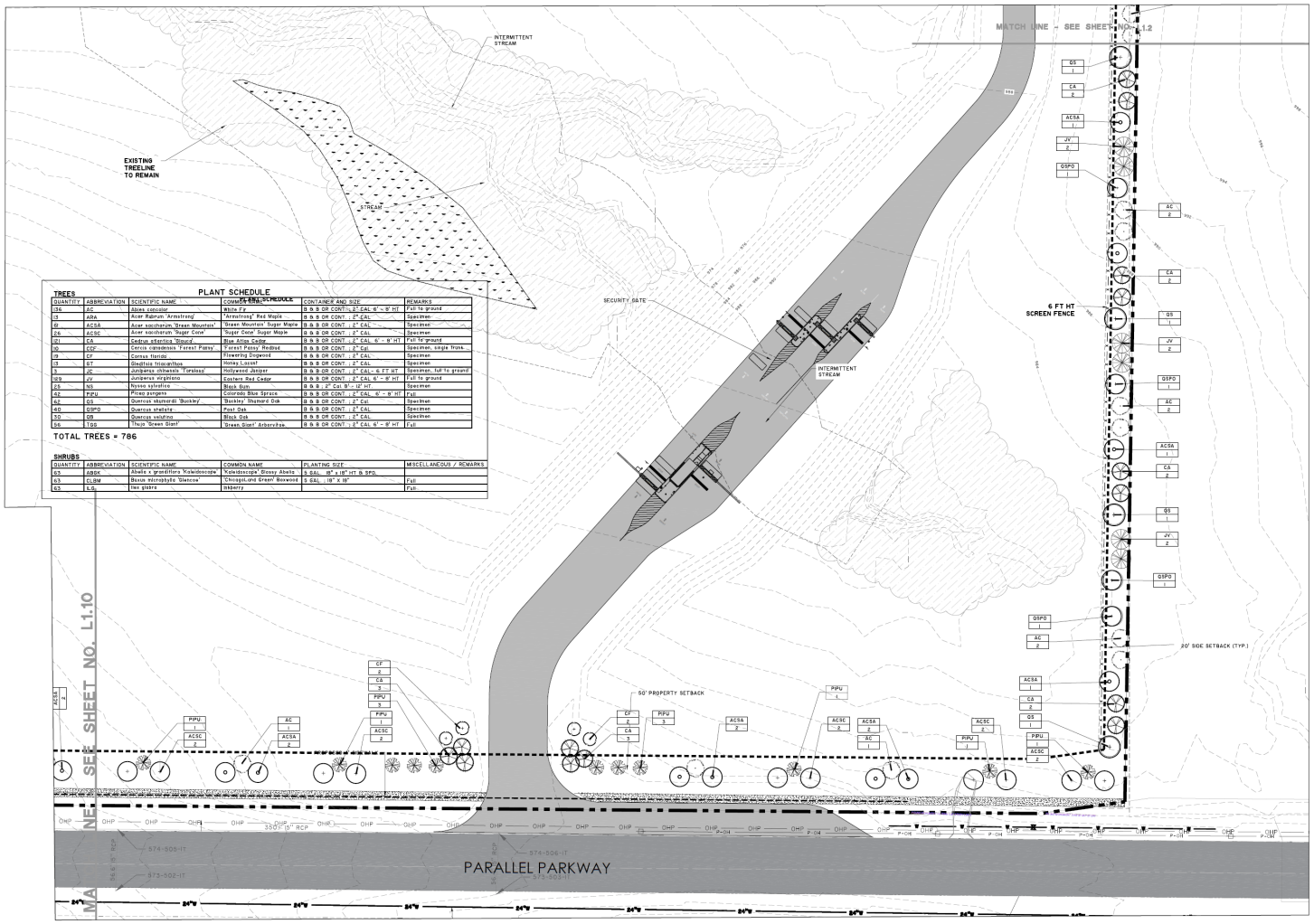
CLIENT/OWNER:
RED WOLF DCO PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

200 0 100 200
GRAPHIC SCALE
1 INCH = 200 FEET

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

JOB NO.	9253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	-----
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 200'

L1.00



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
19	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	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	TGS	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'	'Chicagoland Green' Boxwood	5 GAL. ; 18" x 18"	Full
63	ILG	Ilex glabra	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

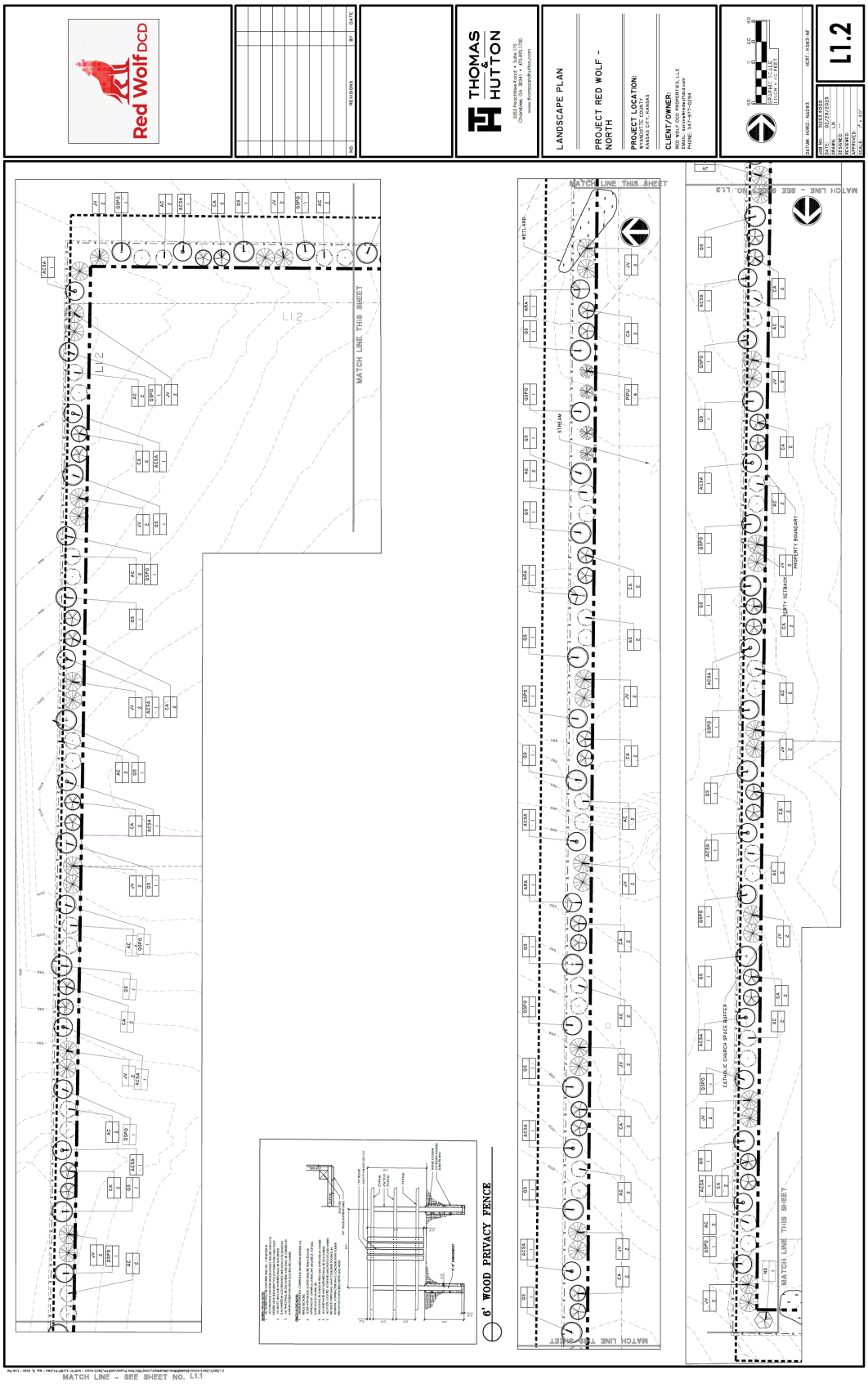
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: aaronw@redwolfdcd.com
PHONE: 347-977-0294

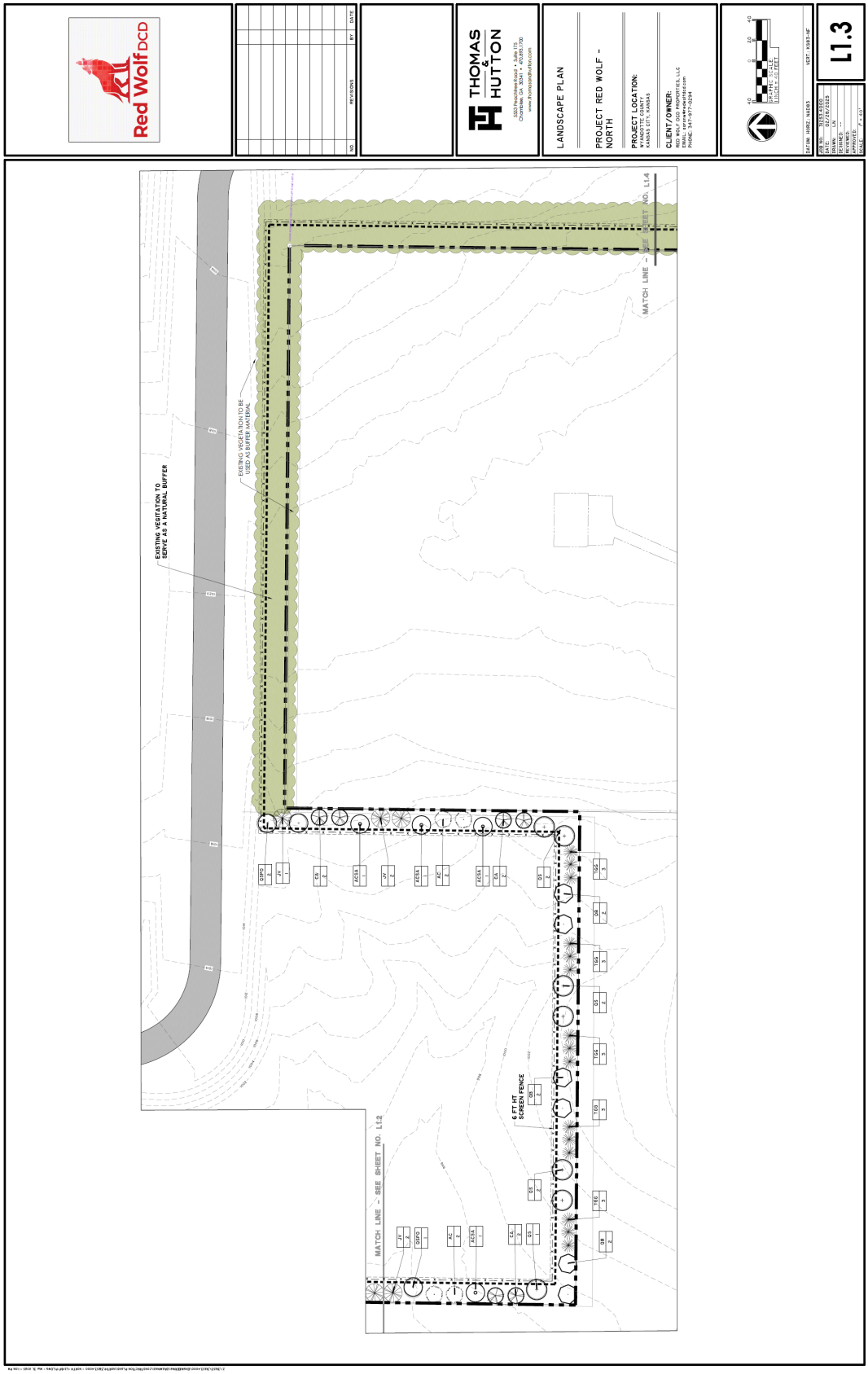
GRAPHIC SCALE: 1 INCH = 416399 FEET

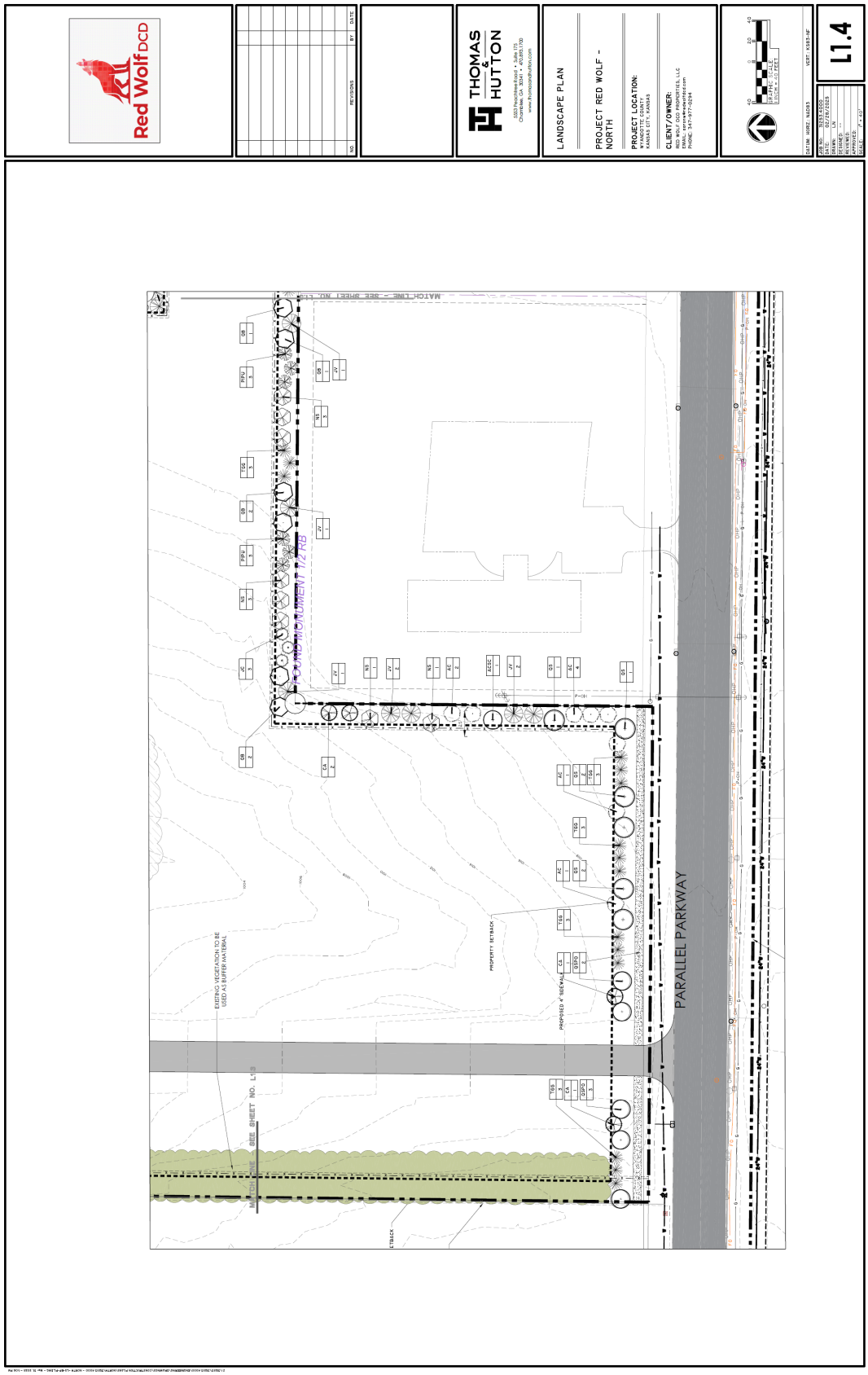
DATUM: HORIZ.: NAD83 VERT.: KS83-NF

JOB NO.: 31253.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 416399'

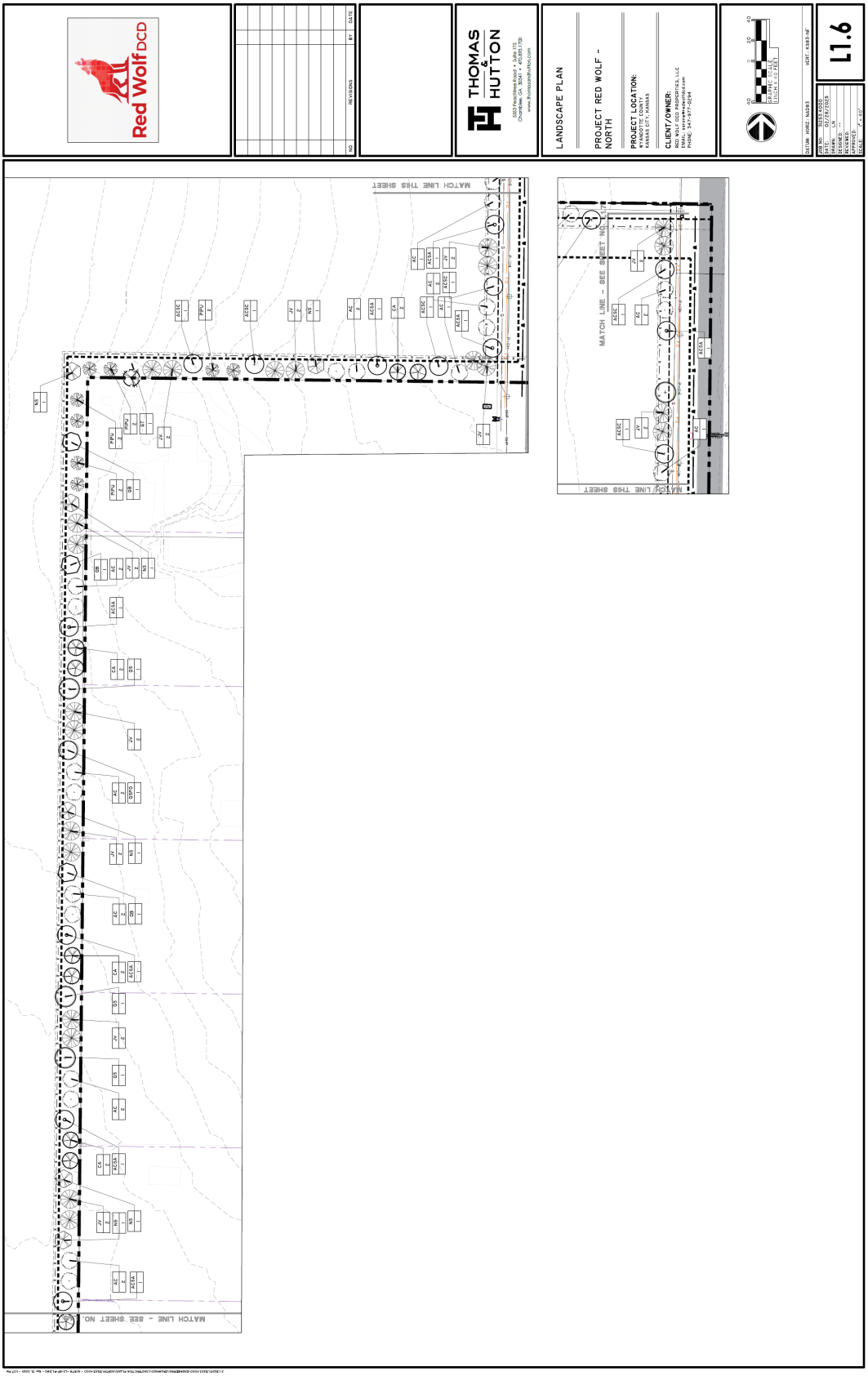
L1.1

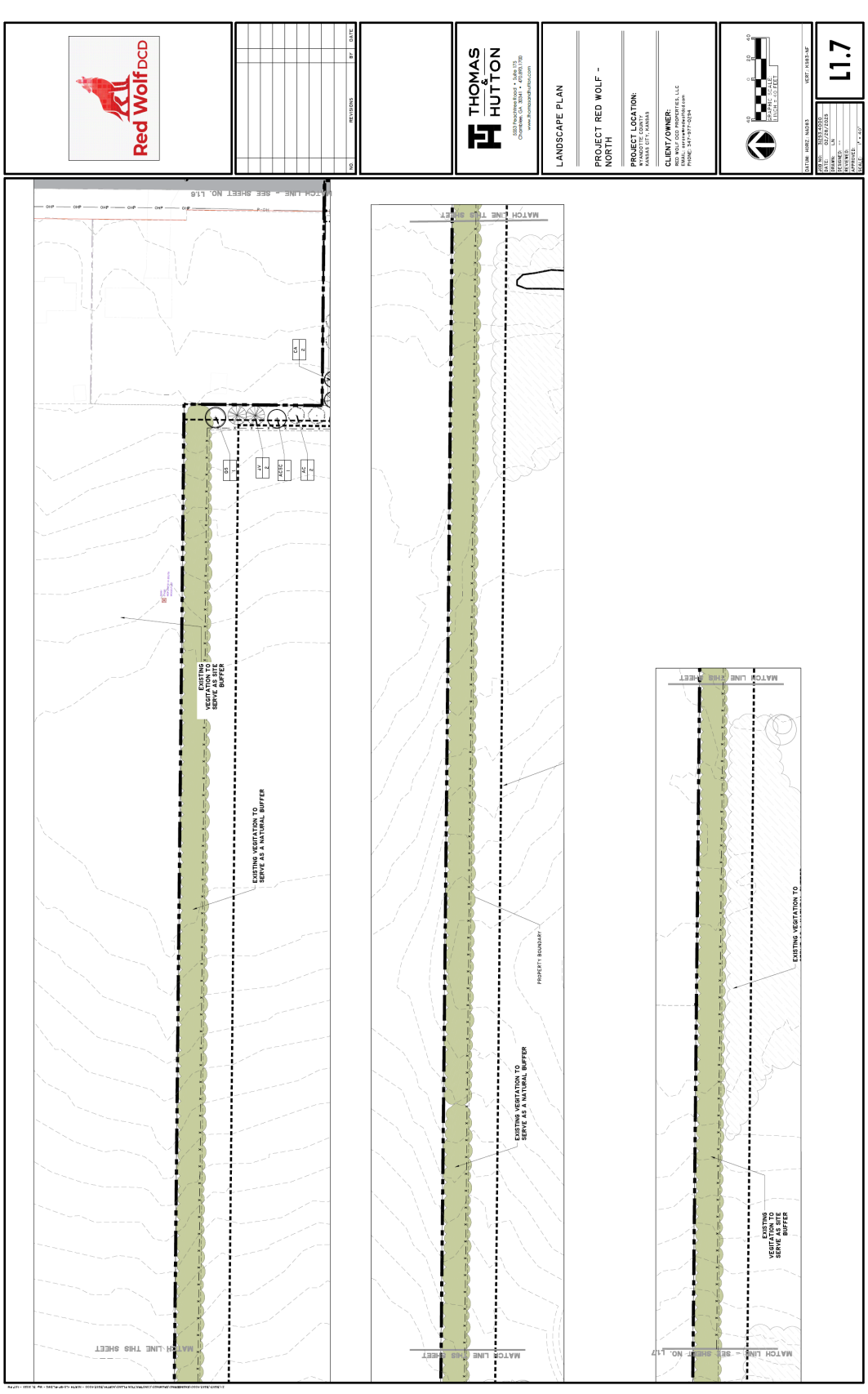

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.1
6' WOOD PRIVACY FENCE
PROPERTY BOUNDARY
CATHOLIC CHURCH SPACE BUFFER

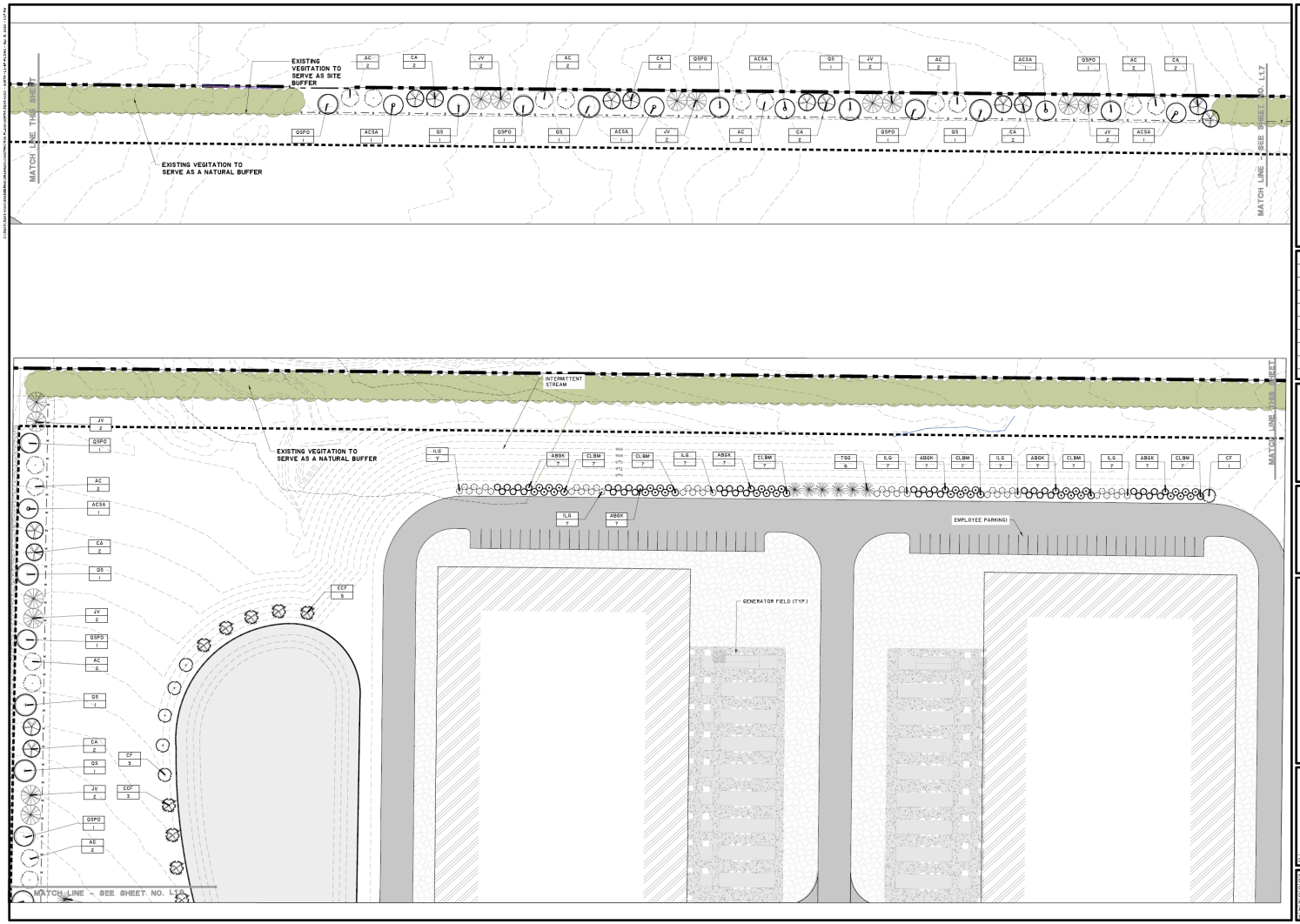

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.3
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
6 FT HT SCREEN FENCE
MATCH LINE - SEE SHEET NO. L1.2
MATCH LINE - SEE SHEET NO. L1.4


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

Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
KANSAS CITY, KANSAS
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
GRAPHIC SCALE
L1.5
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.4
PARALLEL PARKING
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

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

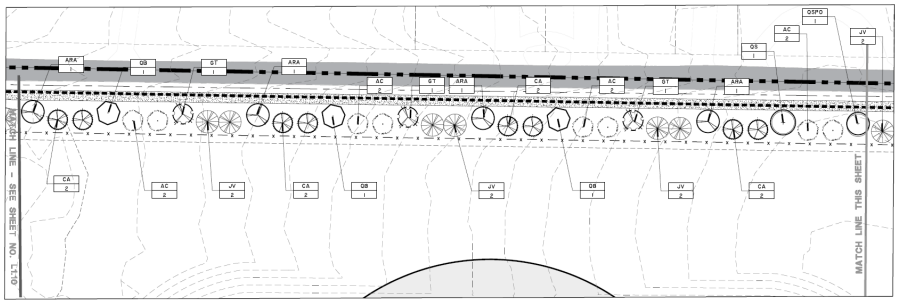
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

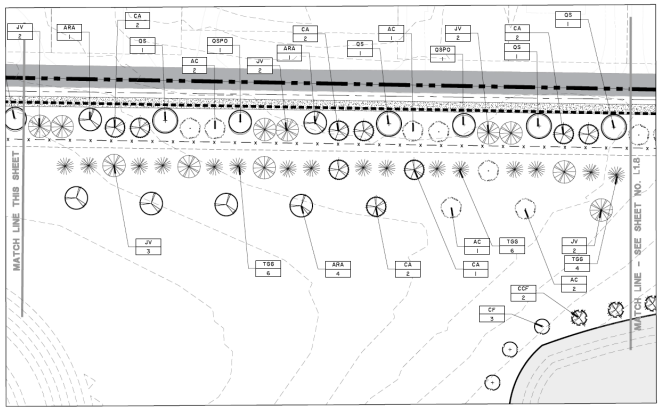
GRAPHIC SCALE
1 INCH = 40 FEET

DATUM: HORZ.: NAD83 VERT.: NAVD88

JOB NO:	31253.4000
DATE:	02/28/2025
DRAWN:	LN
DESIGNED:	--
REVIEWED:	
APPROVED:	
SCALE:	1" = 40'

L1.8





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 'Tardiva'	Hollywood Juniper	B & B OR CONT ; 2" CAL - 6 FT HT	Specimen, full to ground
219	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 Land Green' Boxwood	5 GAL ; 18" X 18"	Full
63	ILG	Ilex glabra	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

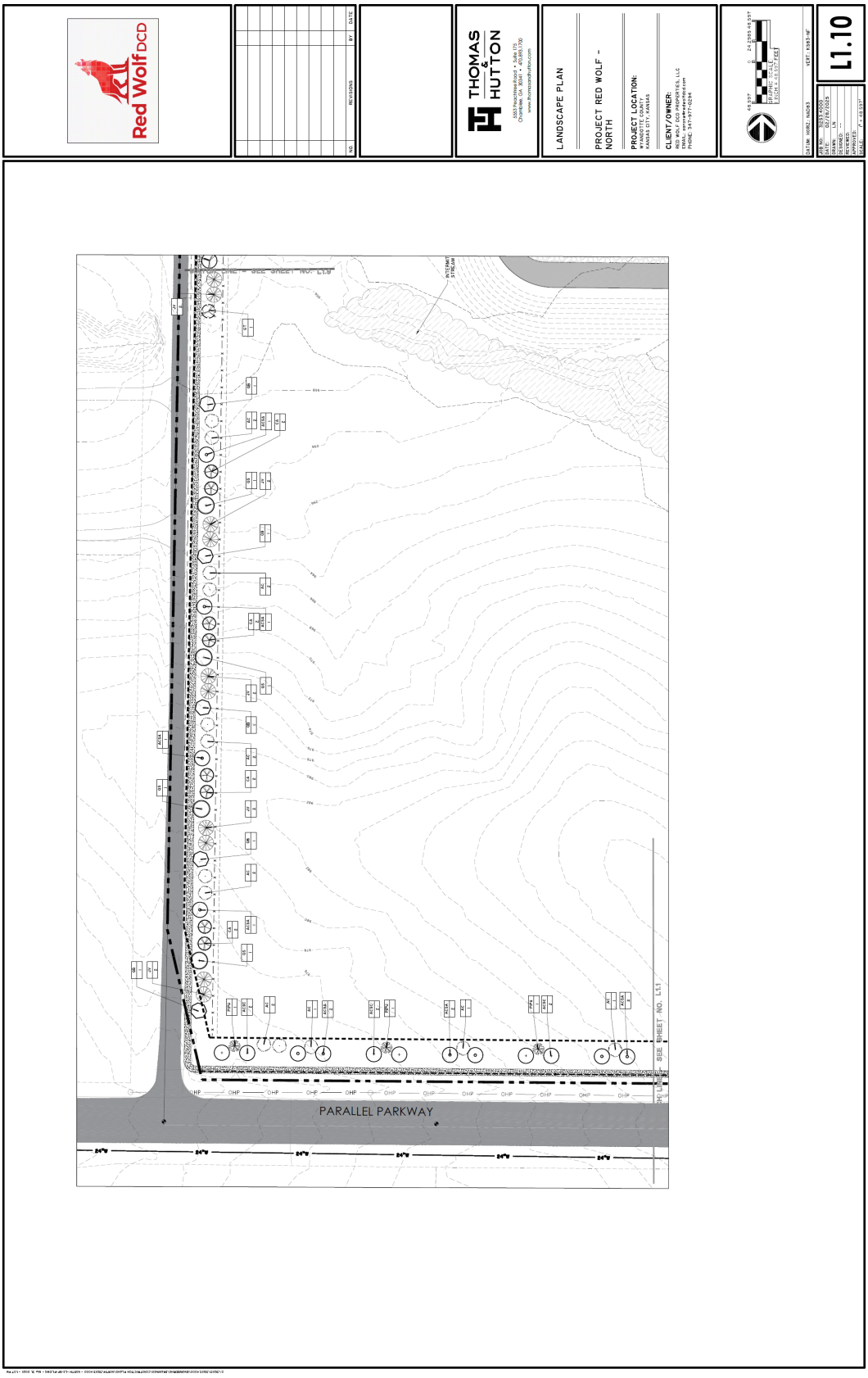
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: aaronsweredwolfdcd.com
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE
1 INCH = 40 FEET

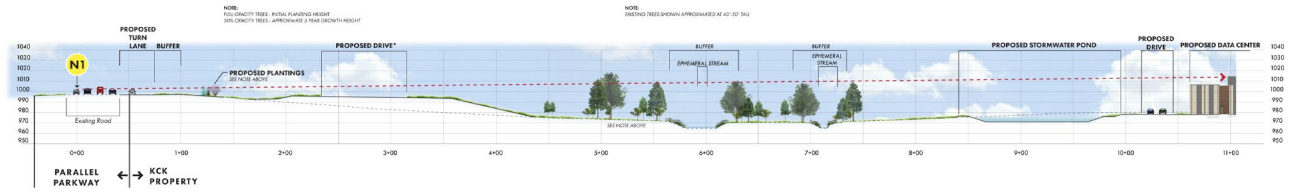
DATUM: HORZ.: NAD83 VERT.: KS83-NF

JOB NO: 31253.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 40'

L1.9

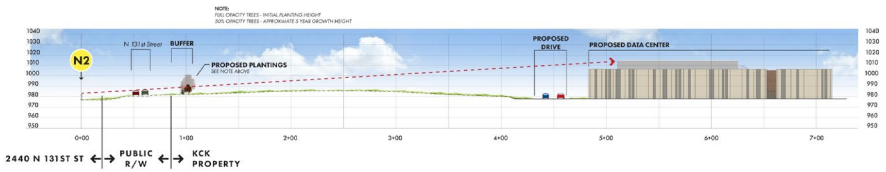

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
KANSAS CITY, KANSAS
CLIENT/OWNER:
L1.10
SEE SHEET NO. L11
PARALLEL PARKWAY

SECTION KEY | SECTION N1



SECTION N1

SECTION KEY | SECTION N2



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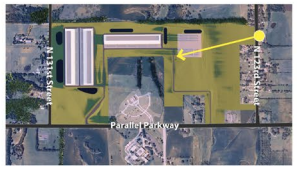
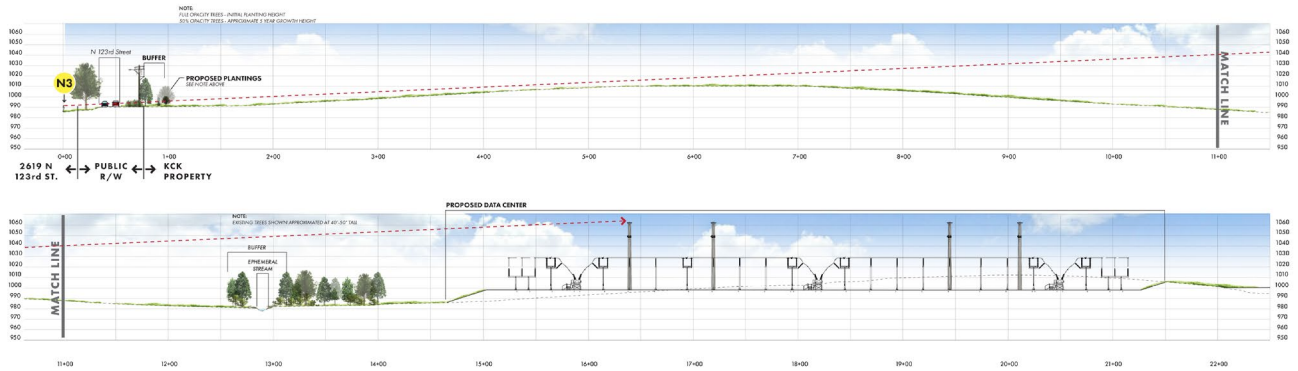


SECTION KEY | SECTION N3



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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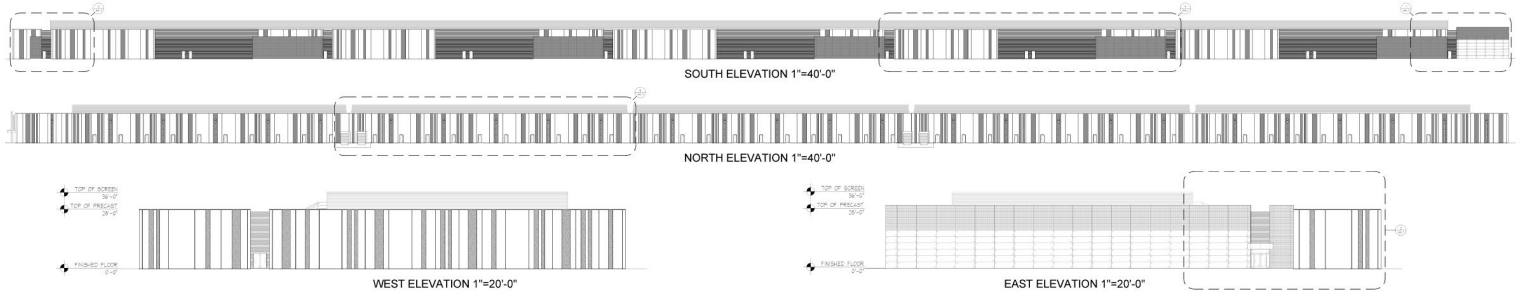
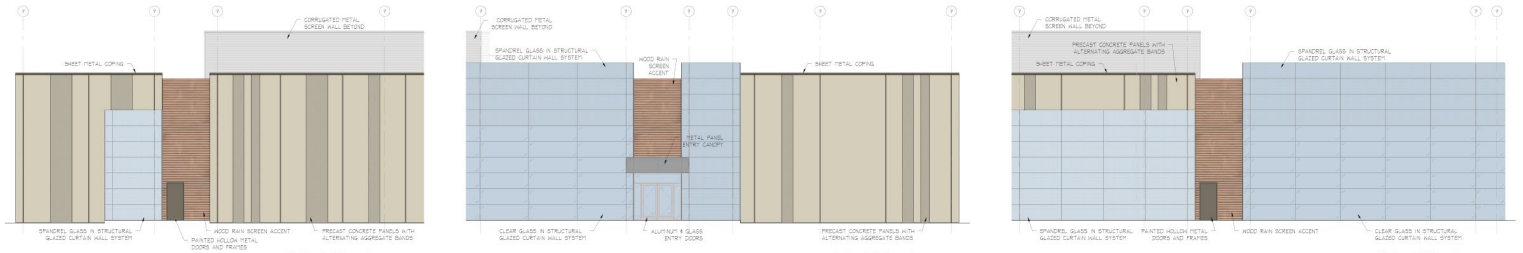


5 Partial Elevation 1/8" = 1'-0"

4 Partial Elevation 1/8" = 1'-0"



3 Partial Elevation 1/8" = 1'-0"

2 Partial Elevation 1/8" = 1'-0"

1 Partial Elevation 1/8" = 1'-0"

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:

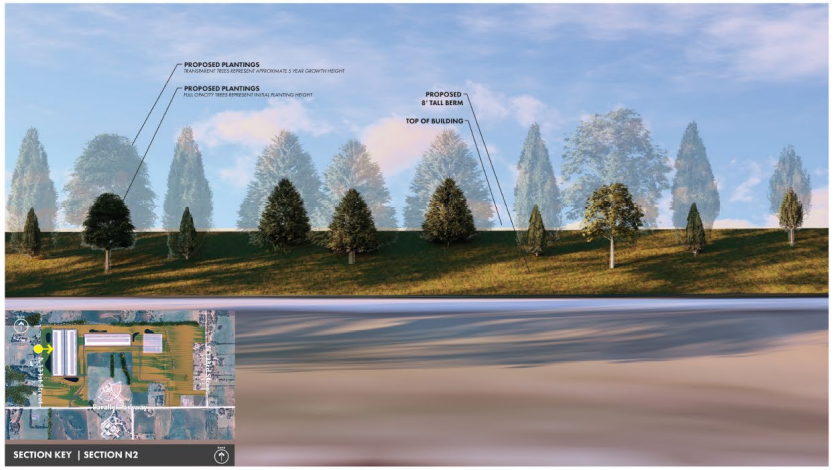
REVISIONS:

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

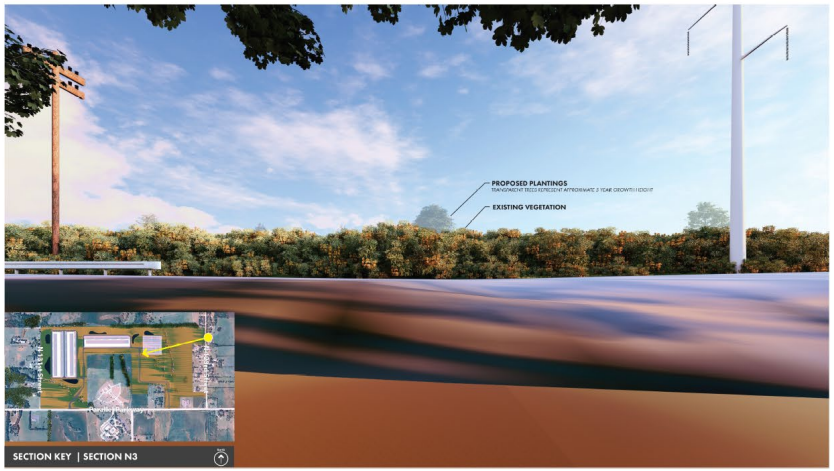
SHEET TITLE:
BUILDING ELEVATIONS

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:

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

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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

Re: Data Center Questions

From Scott Harding <kcmillwrightsh@gmail.com>
Date Wed 5/28/2025 12:14 PM
To Rose Morris <rmorris@wycokck.org>

Rose Morris , Thank you for your response, This is what I Sent the clerk msparks@wycokck.org
To Be read at Zoning And Planning Committees AND FULL Commissioners meetings !
DATA CENTER QUESTIONS
1. Can you move it to K-7 Area .
K-Dot Won't Let You Build Residential . Next to K-7
2. What's it going to cost taxpayers
3. Check budget
4. How's is taxpayers going to benefit Financially
5. BPU Water Supply Cost and is it in place . For data center , is there cost to taxpayers ?
6. Data Centers SB 51 , SB 89 NO SALES TAX For 60 years on materials and machinery. How is this Benifiting Taxpayers , Financially ?
7. Who's Paying For The Land ? TAXPAYERS ?
8. DATA CENTERS PAYING 100 PERCENT PROPERTY TAXES ?
9. WHO IS PAYING FOR THE TWO ,NEW SUB STATIONS ?
TAXPAYERS ?
10. WHAT HAPPENS IF DATA CENTER , BUILDS THERE OWN GAS TURBINE POWER PLANT ? IS TAXPAYERS SCREWED AGAIN ?
Best Regards Scott Harding
Sent from my iPhone

Tracking ID: 21487

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Jeffrey Conway, Assistant Counsel jconway@wycokck.org x5075	Legal

AGENDA ITEM #10.1.

RESOLUTION: SAUER CASTLE INDUSTRIAL REVENUE BONDS

BACKGROUND

Adopt a resolution of intent to issue Industrial Revenue Bonds for Sauer Castle, LLC in the amount of $11,500,000 located at 911, 935, and 945 Shawnee Drive in Kansas City, Kansas. This is for sales tax exemption only; no property tax abatement.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

The value of issuing IRBs original request was to exempt up to $11,500,000 in improvements exempt from sales tax, however, since construction is already underway, the developer is only requesting the tax exemption on $6.885 million, with the total value of the sales tax exemption of $628,256 (9.125% total tax rate).

Of this amount of $628,256, $447,525 is the state share; $68,850 is the City General Fund share, $17,213 is the City EMS sales tax share; and the $25,819 is the Public Safety & Infrastructure sales tax share. For the County 1% sales tax, the County's share would be a total of $68,850 (County 20.36% or $14,382, the City of Kansas City 73.36% or $50,508; and $3,959 is Bonner Springs, Edwardsville, and Lake Quivira.)

LEGAL CONSIDERATIONS

ATTACHMENTS

Resolution of Intent - Sauer Castle (UG), SAUER - CASTLE REDEVELOPMENT -- IRB Application (103114839v1)-c

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-25

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED $11,500,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A COMMERCIAL PROJECT FOR THE BENEFIT OF SAUER CASTLE, LLC, AND ITS SUCCESSORS AND ASSIGNS (SALES TAX EXEMPTION ONLY)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

WHEREAS, Sauer Castle, LLC, a Missouri limited liability company (together with permitted successors or assigns, the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing, improving and equipping the redevelopment and expansion of Sauer Castle and all related improvements more fully described in the Application, located at 911, 935, and 945 Shawnee Road in Kansas City, Kansas (collectively, the "Project") through the issuance of its industrial revenue bonds in the principal amount not to exceed $11,500,000 (collectively, the "Bonds"), and to lease the Project to the Company or its successors and assigns in accordance with the Act; and

WHEREAS, it is hereby found and determined to be advisable and in the interest and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of the Bonds under the Act in the principal amount of the Bonds not to exceed $11,500,000, said Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. The governing body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of the Unified Government, and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct, improve and equip the Project out of the proceeds of the Bonds in the principal amount of not to exceed $11,500,000 to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified

Government hereby expresses its intent to (i) issue its Bonds in one or more series to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of each series of Bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to: (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with all applicable codes, laws and regulations, including without limitation the Unified Government's policies relating to the issuance of industrial revenue bonds and all building, zoning, and related codes applicable to the Project; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's compliance with the terms of payment of all of the costs of issuance related to the issuance of the Bonds.

Section 5. Sale of the Bonds. The sale of each series of Bonds shall be the sole responsibility of the Company; provided, however, arrangements for the sale of each series of Bonds shall be acceptable to the Unified Government.

Section 6. Limited Obligations of the Unified Government. The Bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the trust estate to the bond trustee for the Bonds and in favor of the owners of the Bonds, all as provided in the Bond Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Bond Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 7. Authorization to Proceed. The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Unified Government will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

Section 8. No Reliance on Resolution. Kansas law provides that the Unified Government may only issue the Bonds by passage of an Ordinance and compliance with other state law requirements. The Unified Government has not yet passed an Ordinance for a series of Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be passed or that the Project will be approved.

Section 9. Termination of Resolution. This Resolution shall terminate three (3) years from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit has been issued by the Unified Government for the Project. The Unified Government, upon the written request of the Company, may extend this time period.

Section 10. Benefit of Resolution. This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the prior written request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

Section 11. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of each series of Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

Section 12. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

[Balance of page intentionally left blank]

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 26TH DAY OF JUNE, 2025.

By: _____
Tyrone A. Garner, Mayor/CEO

(Seal)

ATTEST:

By: _____
Monica L. Sparks, Unified Government Clerk

APPROVED AS TO FORM:

_____
Office of Chief Counsel

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS
(A non-refundable application fee of $1,000 must accompany this application when filed with the Unified Clerk's Office)

The undersigned hereby agrees that the submission of this Application to the Unified Government, and the Unified Government's adoption of a Resolution indicating an intent to issue the Bonds to provide funds for the Project will not give rise to an obligation by the Unified Government to fund such Project in the amount requested or in any amount. The undersigned further understands and agrees that there is no assurance that Bonds will be issued by the Unified Government or that Bond proceeds will be sufficient to fund the Project as hereby requested.

_____, 2025
Date of Application

Sauer Castle LLC and assigns
Applicant (Firm Name or Name of Individual)

Telephone Number (913) 787-3470
Fax Number
E-mail Address mike@mikeheitmann.com

3715 Shawnee Mission Parkway Fairway, KS 66205
Address

Mike Heitmann
Name of Responsible Officer

Authorized Representative
Title

Same as above.
Address

Curtis Holland, Polsinelli PC
Attorney for Applicant

Telephone Number 913-234-7411
Fax Number
E-mail Address cholland@polsinelli.com

900 W. 48th Place, Suite 900 Kansas City, MO 64112
Address

Applicant or affiliate will purchase the bonds.
Underwriter or Purchaser of Bonds (If known)

Telephone Number
Fax Number
E-mail Address

Address

Amount of Bonds Requested:

$ 11,500,000

Nature of Project:

- ☐ Industrial
- ☐ Commercial
- ☐ Agricultural
- ☐ Pollution Control
- ☒ Other (please specify) Historical Site Redevelopment

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

I. Corporate or Business Entity Information

A. In what line or lines of business is the applicant engaged?

SPE for purposes of ownership and redevelopment of project.

B. Is the Applicant a proprietorship, partnership, limited liability company or corporation?

Limited liability company

C. Year and state of incorporation or formation of business entity?

Missouri / 2024

If proprietorship, partnership, limited liability company or closed corporation, list the names and owners and the approximate amounts owned by each of its principal stockholders:

Mike Heitmann

D. If applicant is subsidiary of another business entity, state name and address of parent:

N/A

E. List the name and titles of the principal officers of the applicant firm:

See above.

F. List the name of the certified public accounting firm (or firms) which has performed audits of the applicant firm (or its parent books and records for the past five years:

If the applicant corporation or its parent is a publicly held corporation and regularly files annual and quarterly reports on Form 10-K and Form 10-Q, respectively, attach as a part of this application, copies of the most recent Form 10-K and Form 10-Q, the applicant's most recent report to shareholders, as well as any reports on Form 8-K filed within the past fiscal year.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

II. The Project

A. Type of project (check one)

- [x] New business
- [ ] Establishment of branch plant/business
- [ ] Acquisition of existing business
- [ ] Expansion of existing business

B. Briefly describe the nature of the proposed project, including detailed information as to the structure itself (size of building, amount of land to be purchased, etc.), and what products or services are to be manufactured or provided:

Redevelopment of the Sauer Castle, a historic landmark and treasured site in Kansas City, Kansas. Includes redevelopment of interior and exterior of existing structures on property, expansion of existing Sauer Castle, all new utilities to project, and site development in support of Sauer Castle for use as an event/meeting space.

C. Will the facility engage in direct retail sales? If so, are any of the retail sales catalog or on-line sales, and if so, how much:

None anticipated at this time.

D. What is the street address or location of the proposed project?

911, 935, and 945 Shawnee Road Kansas City, KS 66103

E. Legal description of the property (attach separate sheet if necessary):

See attached Exhibit A.

F. Appraised value of property to be acquired from County Appraiser:

Real Estate	$	94,130
Improvements	$	221,300
Equipment	$	

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

G. Will the applicant be in direct competition with other local firm(s)? If so, name the firm(s):

In normal course of business, but no direct competition given unique property history.

Describe the nature of the competition:

See above.

H. Does the applicant have a single or a multiple plant business or operation?

N/A

I. Does the applicant or its parent presently have facilities located in Kansas City, Kansas and/or Wyandotte County? If so, describe and provide location:

None.

J. Will the Kansas City Kansas/Wyandotte County facility be the main operation of the applicant? If ot, where is the main operation located?

Only location.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

III. Nature of Improvements

A. Approximate amount requested:

Land	$	
Buildings	$	11,500,000
Machinery and Equipment	$	
Financing Costs	$	
Other (specify)	$	
Total	$	

B. What type of machinery and equipment is proposed to be financed?

N/A

C. Name, address and telephone number of contractor, architect, engineer:

Architect = STRATA Architecture & Preservation / 1701 Oak Street, Suite 100 Kansas City, MO 64108 / 816-474-0900

Contractor = Applicant

Engineer = McClure / 11031 Strang Line Road Lenexa, KS 66215 / 913-888-7800

D. How many persons will be employed at the project?

3 FTE, 10-12 seasonal / PT employees

How many new jobs will be created initially?

3 FTE, 10-12 seasonal / PT employees

How many new jobs will created ultimately?

3 FTE, 10-12 seasonal / PT employees

E. Briefly describe the approximate numbers of persons to be employed at the project at all levels (management, office, skilled, and unskilled, for example):

TBD

F. What dollar amount or percentage of the applicant's total projected annual sales is expected to be generated by the project?

100%

G. What were applicant's total assets at all locations at the end of the last fiscal year?

None.

H. Is the prospective location properly zoned?

Rezoning in process with Planning & Zoning.

If a zoning change is pending, cite application number and present status. If application has not been make, briefly describe what change will be need and plans for submitting application:

COZ2025-009; SP2025-031; PR2025-016

I. Is there likelihood for expansion of the proposed facility within 3 years?

N/A

Is such expansion contemplated in this application for the resolution of intent?

N/A

J. What is the estimated date for operations to begin at the project?

2027

IV. The Financing

A. Will the applicant pledge any assets other than the project itself to secure the bonds? If so, what?

No.

B. What other person, firm or corporation will guarantee the payment of the bonds?

N/A

SUBMIT AS AN ATTACHMENT, THE SAME FINANCIAL INFORMATION WITH RESPECT TO THE GUARANTOR AS IS REQUESTED FOR THE APPLICANT UNDER PART III ABOVE.

C. What portion of the project will be financed from funds other than bond proceeds?

None

What is the source of such funds?

N/A

D. Has the applicant consulted a prospective purchaser or underwriter to determine whether the bonds are marketable?

Applicant or affiliate will purchase the bonds.

If so, state the name, address and principal contact of the prospective underwriter:

E. If the bonds are to be privately placed, please attach the letter of intent or commitment letter relating to such sale:

F. Has the applicant considered conventional financing?

G. Does the applicant or its parent intend to purchase all or any part of the proposed bond issue?

Applicant or affiliate will purchase the bonds.

V. Tax Abatement

Is the applicant requesting any tax abatement for the project in accordance with the Unified Government's policy? Describe estimated amount of tax abatement?

No, sales tax exemption only

VI. Appraiser's Statement

Attach as a part of this application, a letter signed by the County Appraiser stating the estimated amount of ad valorem taxes payable for the land and improvements to be financed through the proceeds of the proposed bonds.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

VI. Certification of Applicant

The undersigned hereby represents and certifies that, to the best knowledge and belief of the undersigned, this application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect and that it is truly descriptive of the property which is intended as the security for the proposed bonds.

A check in the amount of $1,000 representing the non-refundable application fee is enclosed.

The undersigned acknowledges and agrees to pay a bond origination fee calculated on the schedule set forth below (less the $1,000 application fee) to the Unified Government simultaneously with the issuance of the bonds.

APPLICANT NAME: Sauer Castle LLC

SIGNATURE: _____

TITLE: Authorized Representative

Bond Origination Fee: .400% of principal amount of bonds issued up to $10,000,000

.250% of principal amount of bonds issued $10,000,000 -- $25,000,000

.125% of principal amount of bonds issued $25,000,000 and over

Dated this _____ day of _____, _____.

Sauer Castle LLC

Applicant Name

By: _____

Title: Authorized Representative

FIRM DATA SHEET
(To be completed by the Firm)

Firm and Its Employees

Name of Firm: Sauer Castle LLC

Description of the Firm's location or expansion in the community:
No current operations; will renovate and expand existing Sauer Castle.

SIC

Market Value of the Firm's initial new or additional investment in:

Land $

Building and improvements $ 11,500,000

Furniture, fixtures and equipment $

Projected expansions:

Expansion 2:

Year of expansion:

Additional investment in:

Land $

Buildings and improvements $

Furniture, fixtures and equipment $

Expansion 3:

Year of expansion

Additional investment in:

Land $

Buildings and improvements $

Furniture, fixtures and equipment $

Expansion 4:

Year of expansion

Additional investment in:

Land $

Buildings and improvements $

Furniture, fixtures and equipment $

FIRM DATA SHEET
(To be completed by the Firm)

New or additional sales of the firm

Year	
1	$ Only rentals for lease space taxable.
2	$
3	$
4	$
5	$
6	$
7	$
8	$
9	$
10	$

Percent of sales subject to sales taxes in the:

City	100	%
County	100	%
State	100	%

Annual net taxable income, as a percent or sales, on which state corporate income taxes will be computed: 0 %

Annual purchases of the firm:

Year	
1	$
2	$
3	$
4	$
5	$ 250,000
6	$
7	$
8	$
9	$
10	$

Percent of purchases subject to sales taxes in the:

City	50	%
County	50	%
State	75	%

FIRM DATA SHEET
(To be completed by the Firm)

Annual utilities that will be used by the firm:

Water	$	TBD
Wastewater	$	
Telephone	$	
Electricity	$	
Gas	$	
Garbage	$	
Cable	$	
Other	$	
	$	
	$	
	$	

Year		
1	$	
2	$	
3	$	
4	$	
5	$	
6	$	
7	$	
8	$	
9	$	
10	$	

Number of new employees moving to the county each year:

Year	From out-of state	Total
1	1	1
2		
3	1	1
4		
5		
6		
7		
8		
9		
10		

FIRM DATA SHEET
(To be completed by the Firm)

Average Annual Salaries of employees:

Year		
1	$	50,000 (increasing 3% annually thereafter)
2	$	
3	$	
4	$	
5	$	
6	$	
7	$	
8	$	
9	$	
10	$	

Household size of a typical new worker: _____

Number of school age children in the household of a typical new worker: _____

Construction

Initial construction or expansion:

Cost of construction at the firm's new or expanded facility:	$	11,500,000
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	5%
Amount of taxable construction materials purchased in:		
Kansas	$	4,600,000
The County	$	2,300,000
The City	$	2,300,000
Amount of taxable furniture, fixtures and equipment purchased in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	4,600,000
Amount paid to an average construction worker during the construction period	$	50,000
Household size of an average construction worker:	$	1.5
Number of construction workers:		88

FIRM DATA SHEET
(To be completed by the Firm)

Expansion 2:

Expansion construction costs:	$	N/A
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

Expansion 3:

Expansion construction costs:	$	
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

FIRM DATA SHEET
(To be completed by the Firm)

Expansion 4:

Expansion construction costs:	$	
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

Visitors

Number of out-of –town visitors expected at the firm:

Year	
1	$ 1500 (3% increase year over year after)
2	$
3	$
4	$
5	$
6	$
7	$
8	$
9	$
10	$

Number of days that each visitor will stay in area: 2

Number of nights that a typical visitor will stay in a local hotel or motel:

In the City:	1
Anywhere in the county:	1

Tracking ID: 21536

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #10.2.

RESOLUTION: SAUER CASTLE NRA SPECIAL PROJECT

BACKGROUND

Adopt a resolution approving a special project application on incremental taxes pursuant to the Neighborhood Revitalization Act for Sauer Castle, located at 911, 935, and 945 Shawnee Road in Kansas City, Kansas.
The NRA Plan requires Commission approval for Special Projects in certain designated areas of Kansas City, Kansas that are over three million dollars ($3,000,000) in construction costs and have a Historic Designation by either the State of Kansas or Federal Register. The Property has been placed on the Register of Historic Places by the State of Kansas. Special Projects are eligible for consideration of up to a seventy-five percent (75%) rebate on the tax increment created by the improvements for up to twenty (20) years;
Sauer Castle LLC, the developer, has submitted an NRA application for the redevelopment of the property located at 911, 935, and 945 Shawnee Road in Kansas City, Kansas (the "Property") for the rehabilitation and renovation of the historic structure for use as an event space (the "Project"). The Project and its improvements are expected to cost approximately $11,500,000.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL CONSIDERATIONS

ATTACHMENTS

Resolution approving an NRA Special Project, Sauer NRA application

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R- _____-25

A RESOLUTION APPROVING A SPECIAL PROJECT APPLICATION FOR A REBATE ON INCREMENTAL TAXES PURSUANT TO THE NEIGHBORHOOD REVITALIZATION ACT PLAN FOR REDEVELOPMENT OF THE SAUER CASTLE LOCATED AT 911, 935, AND 945 SHAWNEE ROAD IN KANSAS CITY, KANSAS

WHEREAS, pursuant to K.S.A. 12-17,114 *et seq.,* the Unified Government Board of Commissioners adopted the 2021-2025 Neighborhood Revitalization Plan (the "NRA Plan") on October 29, 2020;

WHEREAS, the NRA Plan requires Commission approval for Special Projects in certain designated areas of Kansas City, Kansas that are over three million dollars ($3,000,000) in construction costs and have a Historic Designation by either the State of Kansas or Federal Register;

WHEREAS, Special Projects are eligible for consideration of up to a seventy-five percent (75%) rebate on the tax increment created by the improvements for up to twenty (20) years;

WHEREAS, Sauer Castle LLC, the developer, has submitted an NRA application for the redevelopment of the property located at 911, 935, and 945 Shawnee Road in Kansas City, Kansas (the "Property") for the rehabilitation and renovation of the historic structure for use as an event space (the "Project");

WHEREAS, the Project and its improvements are expected to cost approximately $11,500,000; and

WHEREAS, the Property has been placed on the Register of Historic Places by the State of Kansas.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government hereby approves the Special Project application submitted by Sauer Castle, LLC in substantially the form attached as Exhibit A, hereto.

Section 2. The term of the NRA rebate on the incremental taxes shall be for twenty (20) years if Sauer Castle, LLC completes the Project and complies with all applicable requirements of the NRA Plan.

Section 3. The NRA rebate on the incremental taxes for the Property shall be set at seventy-five percent (75%).

Section 4. Sauer Castle, LLC must be current on all taxes and special assessments for the Property before they are eligible for any rebates, per the policy set forth in the NRA Plan. Additionally, failure to keep current on taxes after entering into the NRA Plan may cause the termination of all rebates, pursuant to the policy.

Section 5. The Mayor/CEO, County Administrator, and any other employees or agents of the Unified Government are authorized to approve the application and to execute any other certificate and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2025.

_____
Tyrone Garner, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Acting Chief Counsel

Docusign Envelope ID: 457936BC-8C1E-4095-B7CB-5C2BC22534A0

Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

Exhibit D NRA Application, Part 2, Section A: *NRA Application*

Date May 14, 2025

Applicant's Name Sauer Castle LLC and assigns Phone: (913) 787-3470

Email Address mike@mikeheitmann.com

Applicant's mailing address 3715 Shawnee Mission Parkway Fairway, KS 66205

Owner's name Same as above. Phone: _____

Owners Mailing address Same as above.

Project property address 935, 945, and 911 Shawnee Road

Are you the owner of the property? Yes ⓧ No ◯

Are you the developer? Yes ⓧ No ◯

Developer's name Sauer Castle LLC

Company Sauer Castle LLC Phone (____) (913) 787-3470

Check if there are 20 or less Full Time Employees ⓧ

Parcel Identification Number: 905618; 127400; and 905601 School District: USD 500
(Take Parcel ID number and legal description from your tax statement or call the Unified Government Clerk at 573-2874)

Legal Description of Parcel: (Use additional sheets if necessary)
See Exhibit A attached.

Property Area, Type, and Use (check all that apply)

A. The Project is in: (Refer to Map)
   - Area 1 ⓧ
   - Area 2 ◯
   - Area 2 East–State Avenue East Corridor ◯
   - Area 2 East–State Avenue West Corridor ◯
   - Area 2 East–Leavenworth Road Corridor ◯
   - Area 3 ◯

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Unified Government of
Wyandotte County
Kansas City, KS 66101
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B. The Special Project Area is:
Retail ◯, Environmentally Contaminated ◯, Historic ⓧ

C. The Project is: New Construction ◯, Renovation ⓧ, Expansion ⓧ

D. The Project is: Residential ⓧ, Commercial ◯, Office ◯, Industrial ◯, Retail◯, Historic ◯, Environmentally Contaminated ◯ Existing structure is residential, but converting to commercial.

E. End use will be: Owner Occupied ⓧ, Rental ◯, Leased ◯

Improvements

Describe the Improvements (Be specific):
Rehabilitation of historic Sauer Castle and associated improvements for use as an event space.

Building Permit
Estimated cost of improvement: $ 11,500,000
Building permit value: $_____

Construction Timeline
Construction commences on 2025
Projected Date of competition Q4 2026-Q1 2027 (estimate)

Demolition of Structure(s)
List buildings to be demolished: None. Rehab occurring
(Use another sheet of paper if needed)

If demolishing residential structures complete the following:

- Number of dwelling units: _____(List tenants if known occupying the building when purchased, or present tenants and note the date of occupancy or relocation. If needed, use a separate sheet of paper and attach it to this application)
- Demolition-permit number: (Attach copy of permit): _____

Tax Credits

Are you planning on applying for any tax credits? Yes ⓧ No ◯

Which type of tax credits? Historic tax credits

Docusign Envelope ID: 457936BC-8C1E-4095-B7CB-5C2BC22534A0

Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

Application Fee

An application fee of $500.00 is required for all multi-family projects.
An application fee of $1,000.00 is required for commercial, industrial, office, retail, historical, and environmentally contaminated projects.
If the project is in a Special Projects Area and the construction cost is over $3 million, the application fee is $2,000.00.
Make checks out to the Unified Government Treasurer.

Utilization of Local, Minority, and Women Owned Business Enterprise

Yes ◯ No Ⓧ (Applicant will contact the UG Contract Compliance Department 913-573-5440 for goals)

Historic Designation

Yes ⓧ No ◯ (Please attach proof of Historic State and or Federal designation)

Pre and Post Construction, Renovation, or Expansion Requirements

The following required documentation must be submitted with the application at time of application or within 30 days of construction, renovation, or expansion to be eligible for the NRA tax rebate program:

1. *If applicable*, A copy of the building permit that shows the estimated cost (not the placard that is posted on site)
   a. In some cases, permits are in stages
   b. All permits must be submitted
2. Application fee *(if applicable)*
3. Pre-pictures of proposed interior/exterior improvement areas
4. A picture of the property with address *(if an existing structure)*
5. An aerial map showing the parcel/property
6. Plans/Renderings:
   a. Residential new - house plans
   b. Residential renovation/addition – project renderings-this can be what was submitted to Building Inspections Department
   c. Commercial new – architectural front elevation drawing
   d. Commercial renovation/expansion – interior/exterior project renderings – this can be what was submitted to Building Inspections Department
7. A list of improvement cost or improvement bid estimates

Prior to receiving a rebate, the following required post-construction documents must be submitted within 3 months of project completion:

1. Certificate of Occupancy (CO) or approved Final Inspection Slip issued by the Building Inspections Division of NRC
2. Pictures of the completed improvements
3. Receipts or certification of construction expenses

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Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

Applicant Signature and Date

Submitted By: Sauer Castle LLC
(Print Name)

Mike Hutmann
(Signature) Date: 5/14/2025

DO NOT WRITE BELOW THIS LINE - *FOR OFFICE USE ONLY*

Staff Review of Application

Date application came into this office:_____, 20____

Application completed in full and all documentation is attached: Yes ◯ No ◯

Comments: _____

Accept ◯ Reject ◯

Authorized Signature_____

Docusign Envelope ID: 457936BC-8C1E-4095-B7CB-5C2BC22534A0

Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion*

Prior to December 1, following commencement of construction and each succeeding December 1 until and including the year of project completion, the applicant shall complete and sign a new copy of Part 2, Section B of the Neighborhood Revitalization Tax application, indicating the anticipated status of the project as of the following January 1 to the Economic Development Department Attention: NRA Program, at 701 North 7th Street Room 421 Kansas City, KS 66101.

Applicant's Name: _____

Property Address: _____

Parcel ID Number: _____

Status of Construction Completion:

◯ Incomplete project as of January 1 following commencement

◯ Completed project as of January 1 following commencement

Docusign Envelope ID: 457936BC-8C1E-4095-B7CB-5C2BC22534A0

Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

Exhibit F Certification of Transfer of Deed for NRA Program

Developer Name/Builder Name: _____.
This is to certify that Parcel Number _____, commonly known as _____Kansas City, Kansas, 66_____, where an existing structure was renovated ◯, or built a new structure ◯, and was sold to the new owners:_____
on the _____ day of _____, 20_____.

The deed has been recorded at the Register of Deeds office on the _____day of _____ 20_____. Document Number _____

By: _____
(Print Name)

_____ _____
(Signature) *(Date)*

Please return completed form to:
Unified Government – Department of Economic Development
Attention: NRA Program Staff
701 North 7th Street, Suite 421
Kansas City, Kansas 66101

To: Unified Government Appraiser
Unified Government Treasurer

FROM: Unified Government Economic Development Department

This certification from the Developer/ Builder indicates that the NRA eligible structure was sold/transferred to the new owner on the date above.

Pursuant to the terms of the NRA Plan please transfer the Property Tax Rebate to the new owner effective on the date the deed was recorded.

_____ _____
Economic Development Department Staff *Title*

_____, 20 _____
Date

Docusign Envelope ID: 457936BC-8C1E-4095-B7CB-5C2BC22534A0

Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

Exhibit G Unified Government Tax Levy Schedule*

**The Schedule is currently being developed; it will be included when finalized.*

LEGAL DESCRIPTION

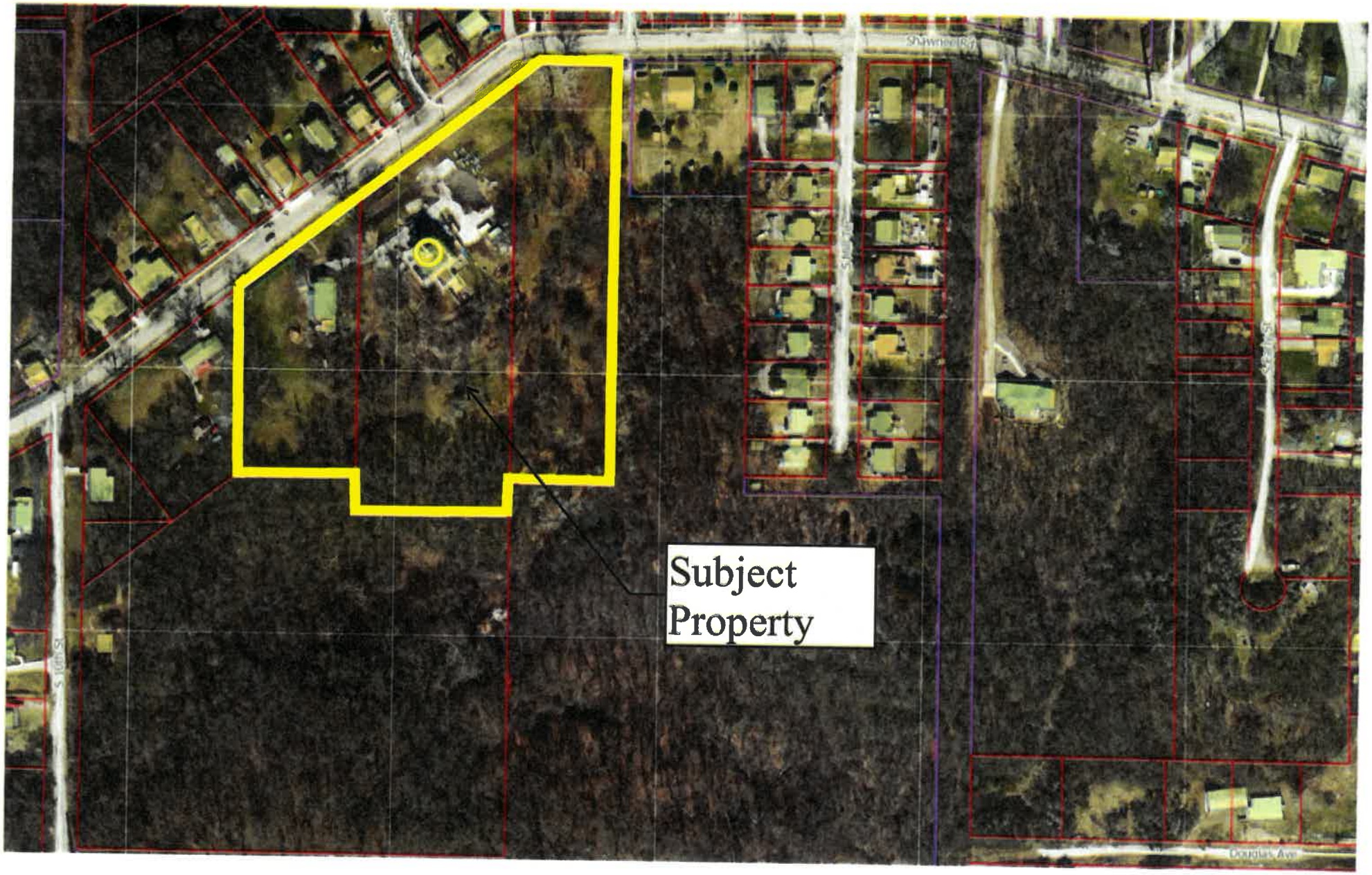
A TRACT OF LAND BEING ALL OF LOT 1, SAUER HIGHLANDS ANNEX, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED MARCH 15, 1921 IN BOOK 14 AT PAGE 48 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 25 EAST. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°25'36"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3 OF SAID SAUER HIGHLANDS ANNEX; THENCE N00°05'49"W ALONG SAID SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 3, A DISTANCE OF 108.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET AS NOW ESTABLISHED; THENCE CONTINUING N00°05'49"W, BEING NOW ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 651.39 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SAUER HIGHLANDS ANNEX, BEING ALSO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD AS NOW ESTABLISHED; THENCE N51°07'49"E (N51°14'E PLAT) ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHAWNEE ROAD, A DISTANCE OF 296.78 FEET (296.5 FEET, PLAT) TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING N51°07'49"E (N51°14'E PLAT) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 540.48 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY OF SHAWNEE ROAD; THENCE N88°30'15"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SHAWNEE ROAD, A DISTANCE OF 123.20 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF KANSAS WARRANTY DEED RECORDED NOVEMBER 19, 2024 IN SAID OFFICE OF THE REGISTER OF DEEDS; THENCE S00°31'50"E DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, BEING NOW ALONG SAID EAST LINE OF KANSAS WARRANTY DEED A DISTANCE OF 606.52 FEET; THENCE S89°36'36"W, A DISTANCE OF 146.50 FEET TO THE EAST LINE OF LOT 1 OF SAID SAUER HIGHLANDS ANNEX; THENCE S00°27'55"E (SOUTH, PLAT) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 59.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 3; THENCE N86°20'21"W (WEST, PLAT) ALONG THE SOUTH LINE OF SAID LOT 1, BEING ALSO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 235.97 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°50'38"E (NORTH, PLAT) ALONG THE WEST LINE OF SAID LOT 1, CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 46.01 FEET; THENCE S89°24'40"W (WEST, PLAT) CONTINUING ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.76 FEET (175 FEET, PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 2. THENCE N00°51'57"E (NORTH, PLAT) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 264.99 FEET (263.6 FEET, PLAT) TO THE POINT OF BEGINNING.

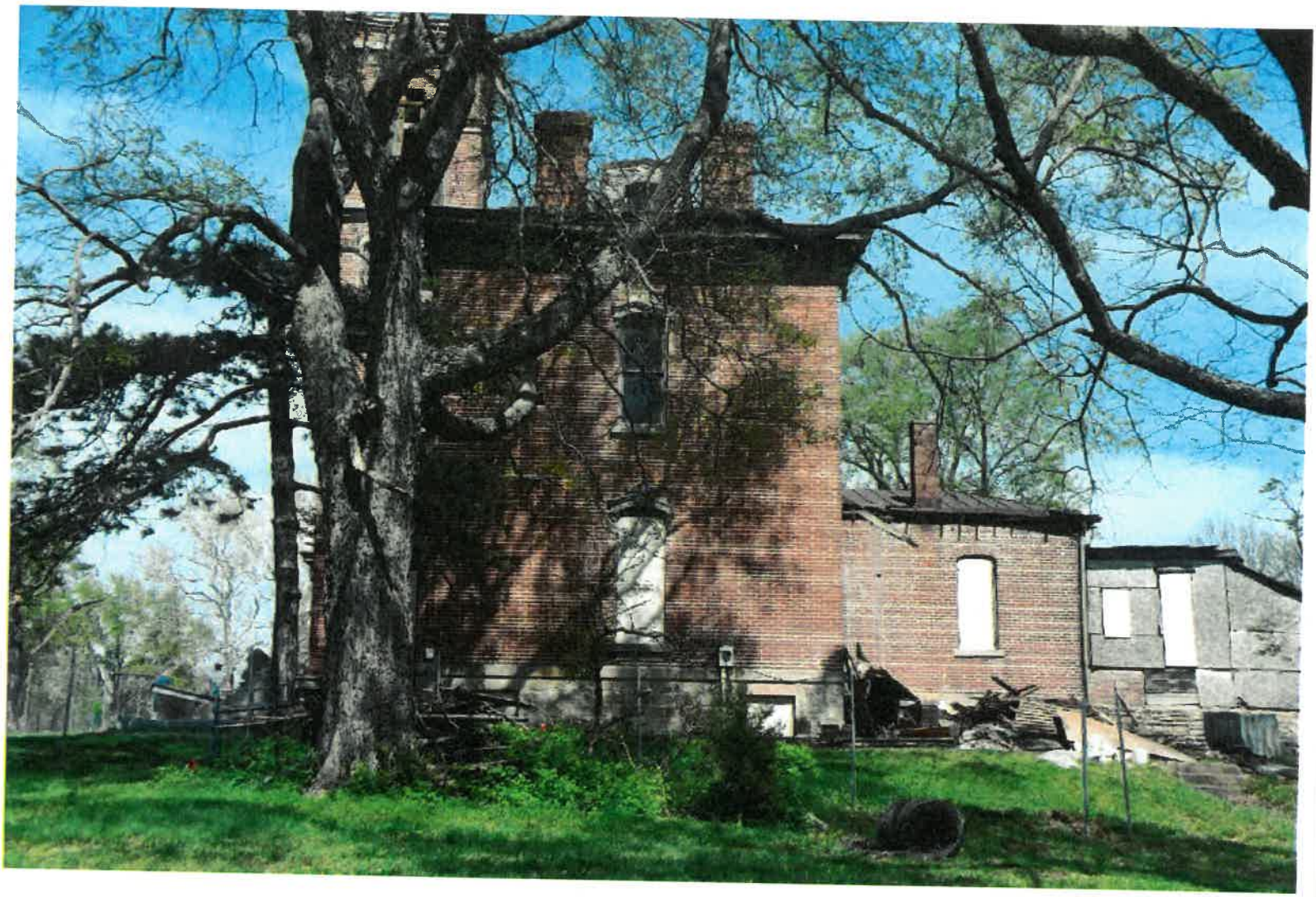
THIS DESCRIPTION HAVING BEEN PREPARED BY LEE A. HERMRECK, KS PS-1232. MEC CORPORATE CERTIFICATE / LICENSE NO. 336, DECEMBER 23, 2024.

CONTAINING 271,655 SQUARE FEET OR 6.24 ACRES, MORE OR LESS.

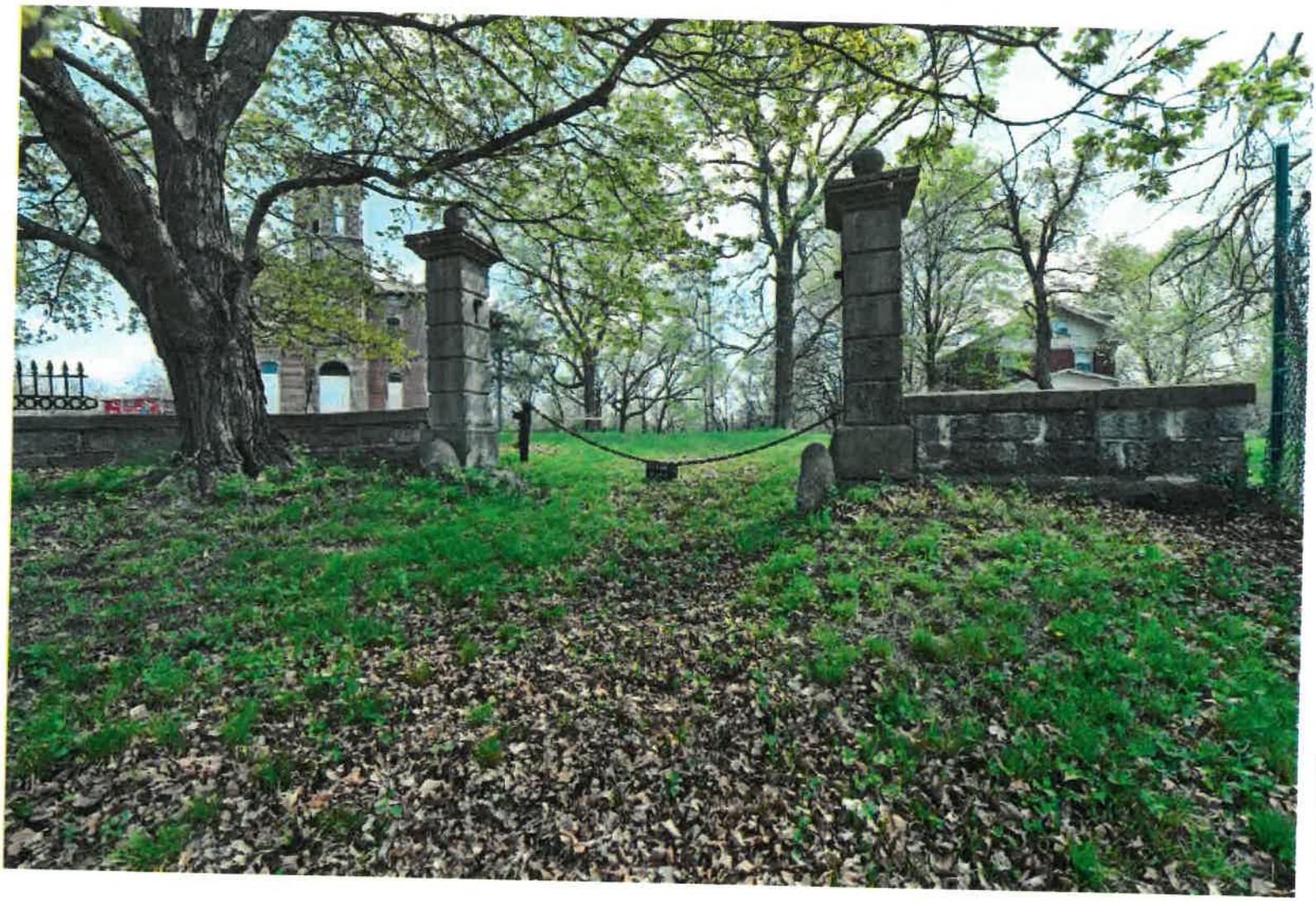
BASIS OF BEARINGS – KANSAS REGIONAL COORDINATE SYSTEM, NSRS11, ZONE 11.

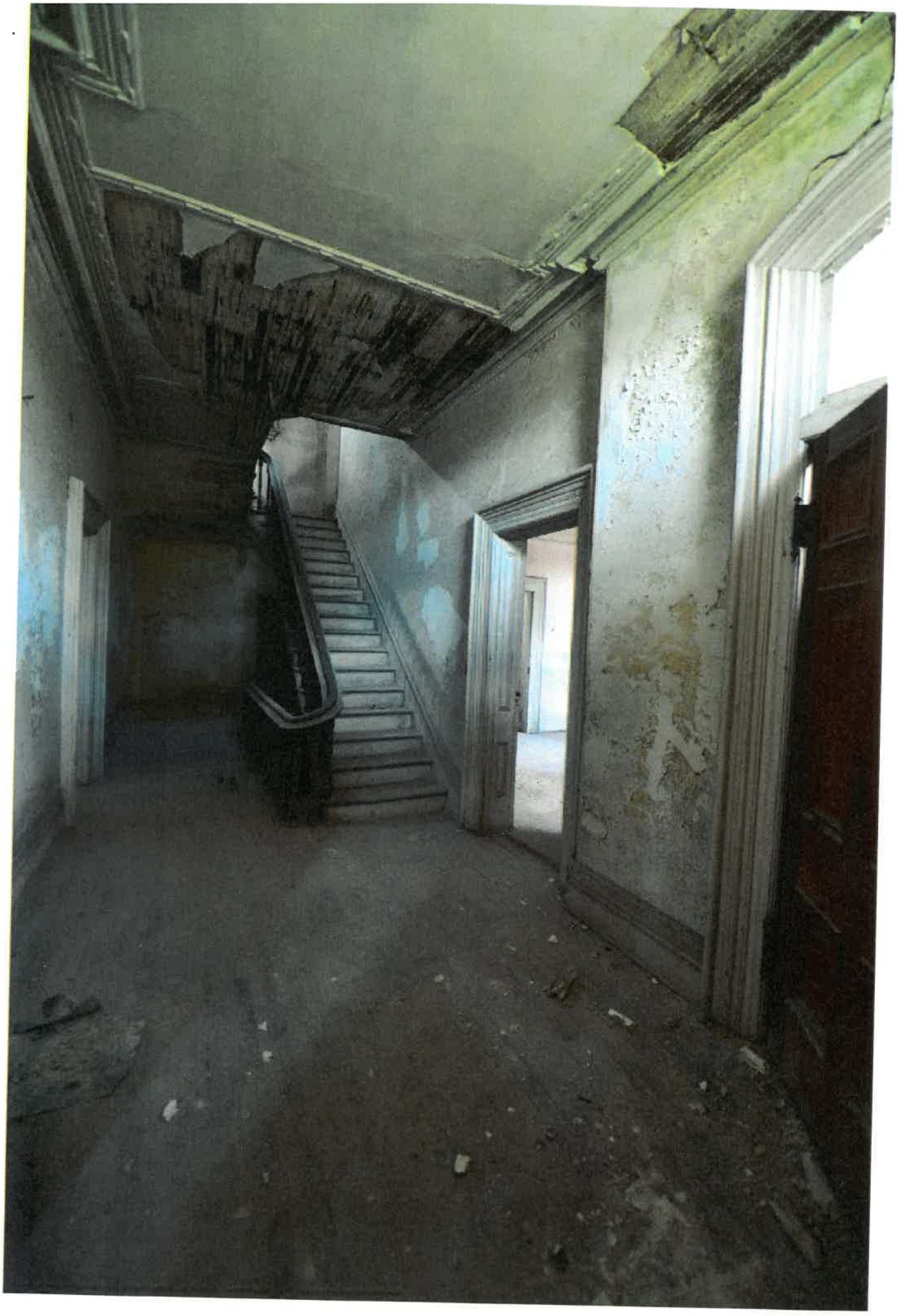

Subject
Property

C D S



CALIFORNIA
DISPOSAL
4x4





Tracking ID: 21407

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance

AGENDA ITEM #10.3.

RESOLUTION: BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT

BACKGROUND

There are three new policies being proposed based on best practices:
Meal and Refreshment Policy. There is currently no policy on the purchase of meals and food related to official UG business. This policy is intended to outline eligible and ineligible expenses when using public funds, including grant funds which may have further restrictions. This will ensure only food necessary to conduct the UG's business is paid for with public dollars in a fair and consistent manner.
Surplus Policy. There is currently no policy on the disposition of surplus property. The policy outlines to process for proper disposal of any capital asset.
Gift Card Purchase Policy. There is currently no policy on the purchase of gift cards with any UG funds or state and federal grants. Most auditors recommend that no gift card purchases be permitted based on the high risk for fraud. However, it is understood there may be limited situations where gift cards are appropriate, and this policy sets forth the requirements for making such purposes and documenting the use and distribution of the cards.

RECOMMENDATION

Approve

Adopt Resolution to Approve Certain Financial Policies

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL CONSIDERATIONS

Legal has reviewed all three polices.

ATTACHMENTS

EDF Reso approving financial policies, Gift Card Policy 5-15-25, Surplus Property Policy 5-15-25, Food Policy 3.0 Draft 6-3-25

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION APPROVING CERTAIN BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

WHEREAS, budgetary and financial policies contain high-level principles and requirements that an organization must follow, as formally agreed upon by management and a governing body, in order to direct the strategic vision of an organization; and

WHEREAS, budgetary and financial policies inform organizational processes by providing insight into standard functions and key risk and control points needing monitoring; take into consideration risk assessments, mitigations, and audit efforts to achieve operational efficiencies; and help to shape strategic direction, so an organization can move to a mindset that recognizes cost and risk avoidance as a critical public policy discipline; and

WHEREAS, formal adoption of budgetary and financial policies by a governmental organization is a recommended practice of the International City Management Association (ICMA) and the Government Finance Officers Association (GFOA).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS:

Section 1. The Unified Government Board of Commissioners hereby adopts the following three budgetary and financial policies included in Exhibit A and listed below:

- Gift Card Policy
- Meal & Food Policy
- Surplus Property Policy

Section 2. Further Action. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS THIS ____ DAY OF _____, 2025.

_____

Tyrone Garner, Mayor/CEO

Attest:

_____

Unified Government Clerk

Approved as to Form:

_____

Unified Government of Wyandotte County and Kansas City, Kansas

Commission Resolution:
R-__-__
Adopted: ___/___/_____

Gift Card Policy

I. Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG). The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Budget Director.

II. Purpose:

To outline a policy for the purchase and distribution of gift cards, defined as a stored-value instrument for purchasing services and goods at various merchants (including online merchants). These instruments may include, but are not limited to gift cards, paper gift certificates, electronic gift cards, or vouchers.

III. Applicability and Scope:

This policy shall apply to all Funds under the budgetary and fiscal control of the Mayor and the Board of Commissioners, **provided that for programs that are using state or federal grant funds, no gift cards may be purchased. Coordinate with the Finance Grants Administration Office.**

IV. Policy:

The purchase of gift cards is strongly discouraged. However, it is acknowledged that there are limited circumstances in which this may be necessary for business purposes. This policy identifies the guidelines and procedures for managing the purchasing, tracking and security of gift cards.

Purchasing

The purpose and purchase of gift cards must be preapproved by the department director, Chief Finance Officer (CFO) and the County Administrator, or his/her designee. The validity of the use of gift cards will be based on the purpose of public business, funding, and recipients. Gift cards are not allowable for employees due to tax implications.

Tracking

Upon the approval of the CFO, the purchase of gift cards shall be documented by the following:

1. Physical count
2. Value
3. Serial number
4. Signature of purchaser
5. Second signature of verification from another department representative once the tracking is reconciled against the purchase receipt
6. Itemized receipt

The distribution of gift cards shall be documented by the following:

1. Date of distribution
2. Recipient name
3. Purpose of payment
4. Serial number and amount of gift card
5. Signature of recipient
6. Signature of distributor

Security

All gift cards should be stored in a secure place to prevent theft and fraud. Physical inventory of gift cards should be performed regularly.

Any unused cards should be returned for a refund or reported to the Finance Department. Unused cards should not be used outside of their intended purpose.

Unified Government of Wyandotte County and Kansas City, Kansas

Commission Resolution:
R-__-__
Adopted: ___/___/_____

Surplus Property Policy

I. Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG). The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Budget Director.

II. Purpose:

To outline a policy for disposal of property owned by the UG and declared as surplus property, documentation of the disposal, and utilization of funds received.

III. Applicability and Scope:

This policy shall apply to all Funds under budgetary and fiscal control of the Mayor and the Board of Commissioners, **provided that for programs that are using state or federal grant funds, the applicable federal or state grant funding requirements should be followed which may have different disposition procedures. Coordinate with the Finance Grants Office.**

IV. Disposal of Business Property

This policy identifies the roles and responsibilities for managing the utilization and disposal of business property.

A. Declaring Business Property as Surplus Property

Any department with equipment that is no longer needed shall report it as follows:

1. Vehicles or vehicle equipment, heavy equipment – coordinate with Fleet
2. Equipment, furniture, etc. – coordinate with Buildings & Logistics
3. Information Technology equipment – coordinate with Department of Technical Services

In all cases, Purchasing and Accounting shall be notified of the surplus property by the department to ensure disposition occurs per policy and the asset listing is updated.

B. Disposal Methods

Disposal of business property may occur through the following methods:

1. Reuse in the UG – the appropriate department coordinating surplus property outlined Section A shall determine if there is a reuse in the UG for the property and ensure all asset lists are properly updated.

2. If there is no reuse by any other UG department but the item can be reused, the Purchasing Department shall be notified for disposition:

   Disposition must be done through a public process:

   - Advertised public bidding
   - Advertised public auction

3. If the item is broken or cannot be reused, the appropriate department coordinating disposition will recycle if possible, or dispose in the trash if not recyclable.

V. Disposal of Real Property

Any real property (land or buildings) that is no longer needed for public use, if not transferred to the Wyandotte County Land Bank, shall be sold according to the process adopted in joint Ordinance No. O-120-06 and Resolution No. R-141-06 adopted by the Unified Government in November 2006.

VI. Proceeds

All proceeds from the disposal of surplus property shall be deposited accordingly:

1. Fleet – fleet/vehicle account of department disposing of surplus property; fleet will notify the insurance coordinator if the vehicle or equipment is to be removed from the insurance listing.

2. Equipment, furniture, information technology equipment, buildings, land, etc. – applicable fund balance as determined by Finance Department (not department specific).

3. Information Technology – technology replacement fund in the respective City or County general fund.

All disposals must be reported to the Accounting Department for items to be removed from the asset listing.

VII. Disposal of Grant-funded Items

Disposal of grant-funded items may require repayment and/or reporting to the granting entity. Repayment and reporting requirements are determined by the Finance Department, in coordination with the Grants Administration Office. Compliance with the disposal of grant-funded property will comply with all grant requirements.

VIII. Exclusions

This policy does not govern disposal of intangible property such as copyrights, trademarks, or intellectual property.

Unified Government of Wyandotte County and Kansas City, Kansas

Commission Resolution:
R-__-__
Adopted: ___/___/_____

Meal & Food Policy

I. Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG). The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Budget Director.

Additionally, for programs that are using state or federal grant funds, the applicable federal or state grant funding requirements should be followed which may be more restrictive. Generally, food purchases for employees are not permitted by federal or state funds except for authorized travel and training directly related to the grant funded program.

II. Purpose:

The use of government funds to purchase food or refreshments for either government personnel or non-government individuals will only be authorized in the limited situations set out in this policy.

The purchase of meals and/or refreshments by any employee, authorized agent, official, department, agency, board, commission or representative of the Unified Government (UG) with UG funds shall only be for the purpose of conducting business using taxpayer resources as set out further in this policy, while also following all other applicable UG policies and procedures.

A UG Visa purchasing card can be used to pay for such purchases, and according to the Unified Government Visa Terms of Use Agreement: "The CARD is provided to Unified Government employees based on the need to purchase business-related goods and services in support of business activities." These purchases are subject to this policy as well.

Meal or food purchases can also be made through accounts payable or employee reimbursement as appropriate. This policy establishes the criteria and regulations related to meal and food purchases with UG funds whether on a UG Visa, Accounts Payable, or employee reimbursement.

III. Applicability and Scope:

This policy shall apply to all UG public funds including local, state, and federal funds. State and federal grants may have more restrictive policies, and the strictest policy should be followed.

IV. Policy:

A. Travel Related Meals

Travel-related meals can be reimbursed through guidelines provided in the Travel, Training, and Mileage Reimbursement section of the Unified Government Human Resources Guide or be requested in advance of travel as a travel advance. Only employees are eligible for UG paid travel-related meals and are subject to the rates set by the General Services Administration Per diem rates | GSA (https://gsa.gov/travel/plan-book/per-diem-rates) for the location the employee is going to for UG related travel, and relevant IRS regulations. An employee cannot receive both per diem and submit receipts with a p-card or reimbursement from a personal form of payment. The preferred method is to use per diem for each meal, however, if receipts are used, the per diem rate cannot be exceeded for the cost of the meal(s), including ~~and~~ tip, ~~all inclusive~~ unless specifically preapproved by the County Administrator.

On occasion, a business meeting and/or training and travel may be in a location with few meal options. The County Administrator can exempt the per diem maximum in these limited circumstances.

B. Non-travel Related Business Meals (within 50 miles of Wyandotte County)

Non-travel related business meals incurred while conducting business in the interest of the UG may be authorized. The cost of these meals must be **preapproved** by the department director with a clearly demonstrated business purpose.

Eligible Expenses

Eligible meals must be:

- Essential to a business-related meeting or training
- When working conditions are of such an extreme and unusual nature as to prevent employees from leaving an office and the office must be staffed on a 24-hour basis during a temporary emergency involving danger to human life or property (such as during emergency snow operations), meals for employees may be provided by the employer
- Off-site from employees' regular work location, meals that coincide with conducting UG business as a working meeting that could not be scheduled otherwise (these meetings should be the exception) for the employee only
- Charges related to meals when attending meetings sponsored by non-governmental or other government organizations if the meals are included in the meeting, and attendance of the employee at the meals is necessary to full participation in the business of the conference or meeting
- Of a reasonable cost per employee based on the per diem allowances (link above or available from Finance)

- Expenses related to refreshments or light meals to increase participation in focus groups comprised of non-governmental employees only
- Meals with non-UG elected officials while conducting official and sanctioned UG activities of a de minimus value and approved by the department director and/or the County Administrator prior to having the meeting

Ineligible Expenses

Ineligible meals include, but are not limited to the following:

- Personal meals
- Meals for an internal department or employees during normal operations, or general staff meetings
- Meetings to plan events or conferences and training meetings, workgroup or taskforce meetings, or meetings with community partners
- Celebrations for individual staff members (i.e. birthday, baby/wedding showers, new hire, etc.)
- Food related to social events
- Meetings before and between public meetings unless specifically authorized by the County Administrator
- Alcohol

C. Refreshments

Serving refreshments while conducting business in the interest of the UG and within the county boundaries may be covered. The expense of refreshments must be preapproved by the department director and/or County Administrator clearly demonstrating the business purpose.

Eligible Expenses

Eligible purchases of refreshments must be:

- Essential to a specific business-related meeting or training session involving non-employees limited to beverages and light snacks
- Coffee, ~~and~~ bottled water, and other nonalcoholic beverages may be provided to department employees and members of the public attending UG meetings

Ineligible Expenses

Ineligible purchases of refreshments include, but are not limited to the following:

- Personal refreshments (coffee/beverage or snack purchased individually for self only)
- Refreshments for internal department use only, or general staff meetings
- Celebrations for individual staff members (i.e. birthday, baby/wedding showers, new hire, etc.)
- Food related to social events
- Alcohol

D. Retirements

For employees retiring from the UG, the department may use UG funds to purchase a cake or cookies, water and coffee to appreciate the employee for their years of service appropriate for the number of attendees at the celebration

E. Exceptions

Exceptions to this policy may be made for UG sanctioned community events or events for external stakeholders and citizens. Preapproval for these exceptions must be obtained from the department director and if the cost is over $750 approved by the County Administrator's Office.

F. Real or Perceived Conflicts of Interest

Employees should review the Ethics Code to determine if there is a real or perceived conflict of interest in using governmental funds to pay for meals for non-governmental persons or elected officials or employees accepting meals paid for by non-governmental companies (such as companies that do business with the UG). Compliance with all applicable laws, ~~including Sarbanes-Oxley,~~ should be evaluated prior to any purchase or receipt of a meal.

Commented [WG1]: I double-checked and this Act does not apply to local governments.

G. Documentation

Unless the per diem rate is used for the employee only, allowable meals should include a list of attendees or the name of the preapproved event, the purpose of the meal, an itemized receipt, and documentation of any required approvals.

County Administrator's Office
David Johnston County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: June 20, 2025

BOARD POSITION: Golf Advisory Board

INCUMBENT REPLACED: Dennis McWilliams

ADDRESS: _____

TERM EXPIRATION DATE: _____

APPOINTING COMMISSIONER: Evelyn Hill

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Tom Roberts

ADDRESS: _____

CELL NUMBER AND EMAIL ADDRESS: _____

TERM OF OFFICE: 6/26/25 – 12/15/27

Evelyn Hill

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.

Unified Government of Wyandotte County/Kansas City, Kansas
Tyrone A. Garner, Mayor/CEO
701 North Seventh Street, Ste. 926
Kansas City, Kansas 66101
(913) 573-5010

NOTICE OF PENDING APPOINTMENT

Date: _June 23, 2025_____

BOARD POSITION: _Golf Advisory Board_____

INCUMBENT REPLACED: _____Tom Roberts_____

TERM EXPIRATION DATE: _____June 26, 2025_____

APPOINTING COMMISSION MEMBER: _Mayor Garner_____

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: _Bill Edwards_____

TERM OF OFFICE: _December 2025_____

SIGNATURE OF APPOINTING COMMISSION MEMBER

NOTICE: IF THERE ARE NO CONCERNS RAISED WITHIN THE INITIAL 7 BUSINESS DAY REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **REGULAR SESSION**
CITY OF KANSAS CITY, KS) **January 25, 2024**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, January 25, 2024, with eleven members present via Zoom and on site: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: Angela Lawson, Interim Chief Counsel; J.D. Rios, Youth Liaison Mayor's Office; Gunnar Hand, Director of Planning and Urban Design; Monica Sparks, Interim UG Clerk; and Brittnie MacDonald, UG Clerk's Office.

Mayor Garner said before I call the meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on site. All participants joining by phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure that you 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's Office.

I will now call this meeting to order. Clerk, roll call, please.

Roll call: Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs Garner.

Mayor Garner said the invocation is being given by Chaplain Annie Erickson, Grandview Park Presbyterian Church, followed by the Pledge of Allegiance.

Mayor Garner said I'll ask the Clerk, are there any revisions to tonight's agenda?

Monica Sparks, Interim UG Clerk, said yes, Mayor, there is a revision. The agenda update that was just published is being removed. Those items will be referred to committees for further action.

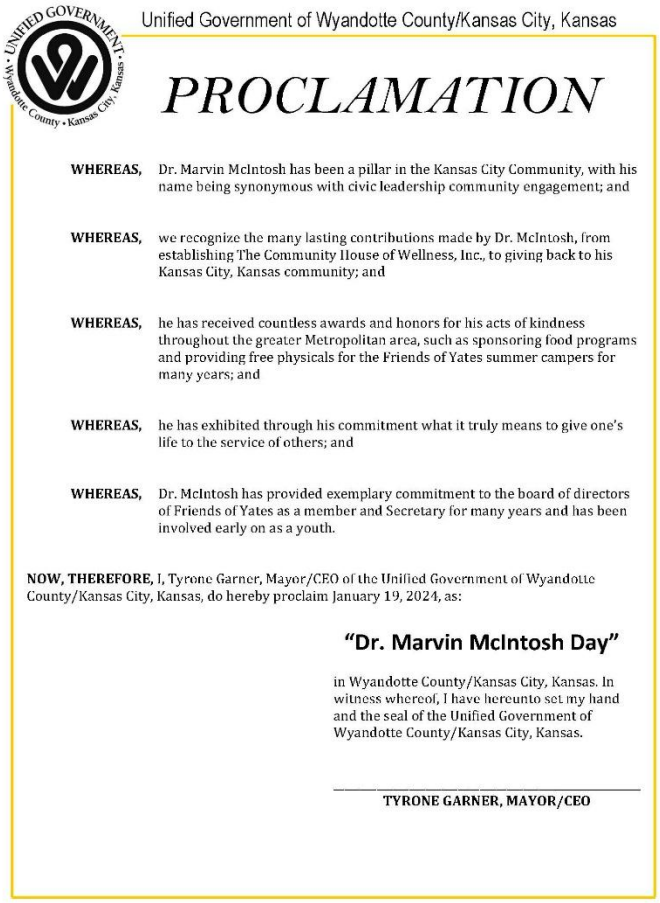
Mayor Garner said that takes us to the Mayor's Agenda. We have several items. We have item number one and two. Clerk, if you can give a brief overview of those items.

VI. MAYOR'S AGENDA

Item No. 1 - 212909…PROCLAMATION: DR. MARVIN MCINTOSH DAY

Synopsis: Proclamation proclaiming January 19, 2024, as Dr. Marvin McIntosh Day, submitted by Tyrone A. Garner, Mayor/CEO.

Ms. Sparks read a synopsis of the following proclamation.



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, Dr. Marvin McIntosh has been a pillar in the Kansas City Community, with his name being synonymous with civic leadership community engagement; and

WHEREAS, we recognize the many lasting contributions made by Dr. McIntosh, from establishing The Community House of Wellness, Inc., to giving back to his Kansas City, Kansas community; and

WHEREAS, he has received countless awards and honors for his acts of kindness throughout the greater Metropolitan area, such as sponsoring food programs and providing free physicals for the Friends of Yates summer campers for many years; and

WHEREAS, he has exhibited through his commitment what it truly means to give one's life to the service of others; and

WHEREAS, Dr. McIntosh has provided exemplary commitment to the board of directors of Friends of Yates as a member and Secretary for many years and has been involved early on as a youth.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim January 19, 2024, as:

"Dr. Marvin McIntosh Day"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

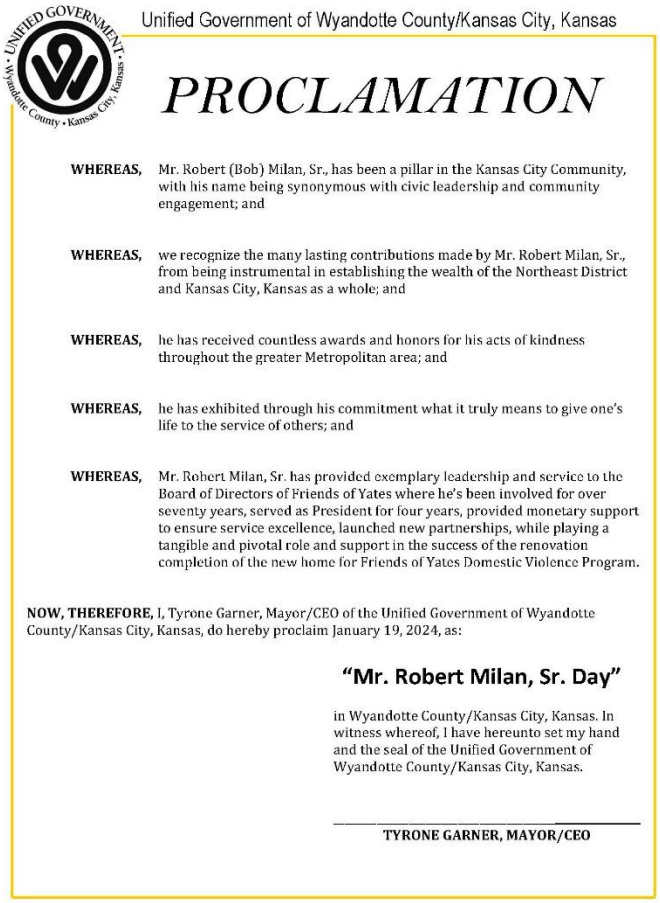
TYRONE GARNER, MAYOR/CEO

Action: Proclamation was read.

Item No 2. - 212908…PROCLAMATION: MR. ROBERT MILAN, SR. DAY

Synopsis: Proclamation proclaiming January 19, 2024, as Mr. Robert Milan, Sr. Day, submitted by Tyrone A. Garner, Mayor/CEO.

Ms. Sparks read a synopsis of the following proclamation.



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, Mr. Robert (Bob) Milan, Sr., has been a pillar in the Kansas City Community, with his name being synonymous with civic leadership and community engagement; and

WHEREAS, we recognize the many lasting contributions made by Mr. Robert Milan, Sr., from being instrumental in establishing the wealth of the Northeast District and Kansas City, Kansas as a whole; and

WHEREAS, he has received countless awards and honors for his acts of kindness throughout the greater Metropolitan area; and

WHEREAS, he has exhibited through his commitment what it truly means to give one's life to the service of others; and

WHEREAS, Mr. Robert Milan, Sr. has provided exemplary leadership and service to the Board of Directors of Friends of Yates where he's been involved for over seventy years, served as President for four years, provided monetary support to ensure service excellence, launched new partnerships, while playing a tangible and pivotal role and support in the success of the renovation completion of the new home for Friends of Yates Domestic Violence Program.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim January 19, 2024, as:

"Mr. Robert Milan, Sr. Day"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

TYRONE GARNER, MAYOR/CEO

Action: Proclamation was read.

Mayor Garner said next item on the Mayor's Agenda is a presentation from USD 500. We're glad to have the leadership here. I believe we have Dr. Stubblefield, who's the Superintendent, who's coming forward. And I'll ask that our chief of staff, she's not here. Mr. Rios, did you have any opening remarks?

Item No 3 - 212907…PRESENTATION: BOND REQUEST BY KANSAS CITY KANSAS PUBLIC SCHOOLS

Synopsis: A presentation from the USD 500 School District regarding the upcoming bond request by the Kansas City Kansas Public Schools, submitted by Irene Caudillo, Chief of Staff to Mayor Garner.

J.D. Rios said as I have pledged to you on previous occasions, part of my responsibility in the Mayor's Office be the education liaison and to keep you informed of matters that the education community is dealing with and giving you that information firsthand. We have had previous opportunities for the educational entities to speak to the Commission, and some of that was a first, and this is probably a first of where an educational entity, the Kansas City, Kansas public schools will be informing you of a bond issue. This bond issue will be for $420M. To put it in context and why I believe this is important, is that in 2023, we had 27 economic development projects that totaled $453M. This is a positive for the community and something to be celebrated. Understand that the voters in May will have the opportunity to nearly double that. One vote for a $420M bond. The impact which will be felt throughout our Kansas City, Kansas community. And so therefore, it is definitely an honor for me to introduce to you the Superintendent of schools for Kansas City, Kansas Public School District, and that's Anna Stubblefield.

Dr. Anna Stubblefield, Superintendent for Kansas City Kansas Public Schools, said it's a privilege to be here to share this information with you. I do want to take a quick moment just to acknowledge some of my team that's here with me. Mr. Steve Lilly is our Chief Operations Officer. Dr Judith Campbell is the Deputy Superintendent, and Mr. Edwin Burch is the Executive Director of Marketing and Communications. I only introduce them because if you have questions any of them could be called here anytime, because they may have more in depth knowledge. So, before I jump into the presentation, I don't want to make any assumptions about what everyone knows about Kansas City, Kansas Public Schools. We serve approximately 21,000 students. We have 5 high schools, 7 middle schools, 28 elementary schools, 10 preschool sites and 5 alternative programs. We have over 60 languages spoken in our school. The top five are Spanish, Kiran, Burmese, Swahili and Nepali. Our demographic breakdown is 58% Hispanic, 22% black, 7% white, 7% Asian and 6% other. Just a few other notable things, we have established at North Star that by 2031, 101% of our students who graduate will graduate with a diploma, plus endorsement with no disparities in race or gender, subgroups, while meeting or exceeding the average state graduation rate. And if you are wondering where we are in regards to that goal, 61% of our students last year graduated with a diploma plus. Diploma plus is what the entire Greater Kansas City area is working hard towards. You may hear the real world learning, market value access, and all of the districts have made a commitment to ensure when our

students leave our schools that they are ready for what's next for them. One other before I jump into it, I just also want, I think, another unique thing about Kansas City, Kansas and it's only a few other districts in the state that has this experience. Of the students who are in our student district, 38.7% are identified as English language learners, with 63 different languages spoken, and 56.9% of the students living in a home where a language other than English is spoken. Spanish is the most common language, with 66% of our Spanish speaking students identified as ELL and across all languages, a total of 8000 of our 21,000 students receive services in this area. So, without further ado, I will now share with you the presentation.

I will give a little background. Last fall, I believe my days may be off, the board approved for a Comprehensive Facility Master Plan to be taken. So, all of the facilities throughout the district were examined and looked at to determine what is needed for them to be updated and/or what the state of the facilities were. As a part of this process there were several community members that served on that. One of them is Alan Howze, and I just do want to thank him for participating and being a part of that. All of the things that are a part of this presentation came from feedback, from surveys, from our students, staff and the entire community. I just wanted to share that.

What is the plan?

- 2023 Facility Master Plan adopted by the BOE during December 12, 2023, meeting.
- 2024 Bond Resolution approved by the BOE during January 9, 2024, meeting.

- Bond Resolution on the Ballot = **May 7, 2024**
- Total Bond Amount = **$420,000,000**

This was adopted, and I just share that the bond resolution would be on the ballot for May 7, 2024 and as Mr. Rios shared, it would be for $420M dollars.

Proposed New Facilities

- Demo / Combine Existing Schools
  - Silver City / Noble Prentis $35,000,000
  - Eugene Ware / Lindbergh $35,000,000
  - Emerson / New Stanley $35,000,000

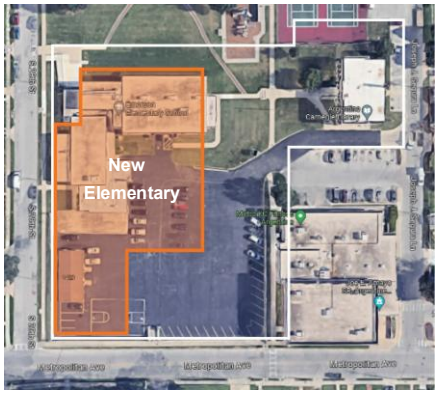
- Demo / Rebuild Existing Schools
  - Central Middle School $61,785,000
  - Argentine Middle School $61,785,000

And what is proposed in that is demo and combining six elementaries. And it shows you there what those are in the cost of each of those. And that includes demo and combining Silver City and Noble Prentis, Eugene Ware and Lindbergh, Emerson and New Stanley. And then middle school, Central Middle School and Argentine Middle School. You can see the cost difference for the different levels of school.

New ES #1
Emerson / New Stanley Combined

- **New Build on Emerson Site**
- **Approx. 72,000 square footage**
- **500 - 550 Student Capacity**
- Historic Register Building on site cannot be impacted
- **Existing building to be demolished prior to re-build. Emerson students will need to be temporarily relocated to another site during construction of new building based on site constraints.**
- Existing New Stanley site can be used for Swing Site, re-purposed or demolished at later date

Current Site Acreage:
Emerson Site = 2.8 acres
New Stanley = 1.5 acres



The next couple of drawings are actually conceptual and possibilities. None of this has truly been finalized. This is just showing that by combining Emerson and new Stanley, the new site can go on the Emerson site and it shares with you the information around about the size of what it will look like, where it could go.

New ES #2
Silver City & Noble Prentis Combined

- **New Build on Noble Prentis Site**
- **Approx. 72,000 square footage**
- **500 - 550 Student Capacity**
- Option for constructing new building while existing building is occupied; existing building to be demolished after new school is built.
- **Silver City site is to be repurposed for new Argentine Middle School after students move into new combined site.**

Current Site Acreage:
Silver City Site = 9.7 acres
Noble Prentis Site = 3.2 acres

Same for Silver City and Noble Prentis. It shares that it would go on the site where Noble Prentis currently is.

New ES #3
Lindbergh & Eugene Ware Combined

- New Build on Eugene Ware Site
- Approx. 72,000 square footage
- 500 - 550 Student Capacity
- Option for constructing new building while existing building is occupied; existing building to be demolished after new school is built.
- Existing Lindbergh site can be used for Swing Site, re-purposed or demolished at later date

Current Site Acreage:
Eugene Ware = 7.7 acres
Lindbergh = 6.2 acres

KANSAS CITY KANSAS PUBLIC SCHOOLS

And that Lindbergh and Eugene Ware can go on the site where Eugene Ware is.

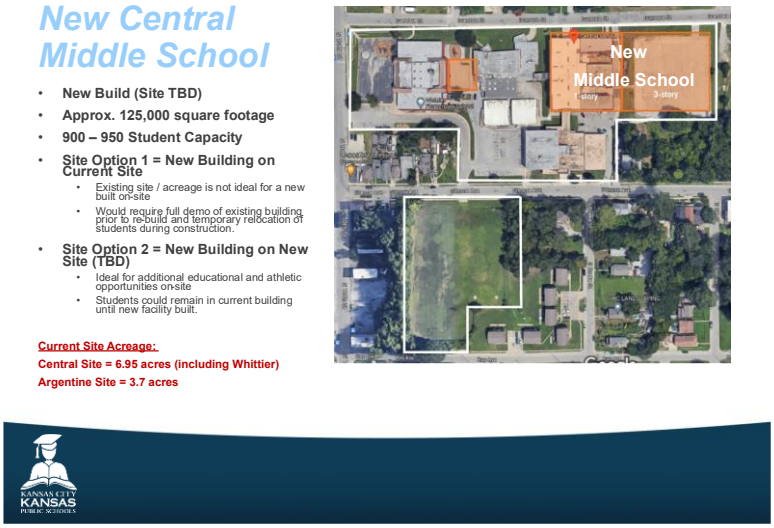
New Argentine Middle School

- New Build on Silver City site
- Approx. 125,000 square footage
- 900 – 950 Student Capacity
- Existing building to be demolished prior to re-build. Must wait till completion of new combined ES at Noble Prentis site to move students to begin construction, or Silver City students will need to be temporarily relocated to another site to allow for construction to start sooner (TA Edison could be an option).
- **Existing Argentine MS site can be used for Swing Site, re-purposed or demolished at later date**

Current Site Acreage:
Silver City Site = 9.7 acres
Argentine Site = 3.7 acres

KANSAS CITY KANSAS PUBLIC SCHOOLS

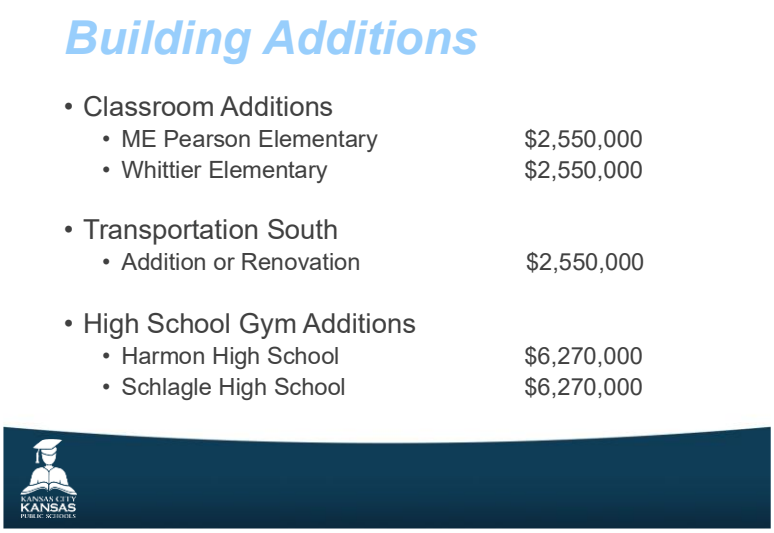
A new Argentine Middle could go where Silver City currently is.



And new central we have looked at conceptually at the current site is not ideal, but there is not a location that has been identified so that is still being explored if the bond were to pass.

The other things that are included is a new District Aquatic Center, expanding our Early Childhood capacity and the new main library. I'll talk a little bit about the two of those items, extensive, I mean, in a little more detail. The new District Aquatic Center, what we envision is we already have regular meetings with Parks and Rec and talk about how we can gain the most by leveraging and collaborating our dollars together. So we imagine that this will be something that will be fully accessible to the community, while also at the same time providing multiple opportunities for our students. And with the new main library, it shows up to $20M and that is

that project is always already happening forward, but this would allow it to be done, and part of the mill that it's already been collected for that of that 1.5 if the bond was passed, that mill would go away, and so the library would then just roll over into the bond.



Other things that are a part of this is building additions to the ME Pearson Elementary and Whittier Elementary. Transportation South and there we have some ADA and some other issues that we need to address. Also on this is additional gyms at both Harmon and Schlagle. Harmon and Schlagle are one of the few high schools in the area that does not have a second gym.

Whittier Elementary Classroom Addition

- 4 classroom addition to replace mobile classrooms
- 1 story – 5,000sf
- Constraint - Can only be built once Central is moved / replaced.

ME Pearson Elementary Classroom Addition

- 4 classroom addition to replace mobile classrooms
- 1 story – 5,000sf

And this, again, is conceptual where it can go, as same these are like where the additions would go.

Schlagle High School Gym Addition

- 11,000 sf Addition planned to provide secondary athletic space in building.

Harmon High School Gym Addition

- 11,000 sf Addition planned to provide secondary athletic space in building.

The Schlagle High School gym, showing it on the current property, as well as Harmon, receiving an additional gym.

Remodel / Facility Upgrades

- Interior Athletic Upgrades (HS) $6,000,000
- Exterior Athletic Upgrades (MS/HS) $5,750,000
- Pool Renovations (HS) $500,000
- Auditorium Upgrades (MS/HS) $12,000,000
- SPED Improvements $9,000,000
- Accessibility Improvements $8,900,000
- Interior Finish Upgrades $18,140,000
- FF&E & Technology Upgrades $6,450,000

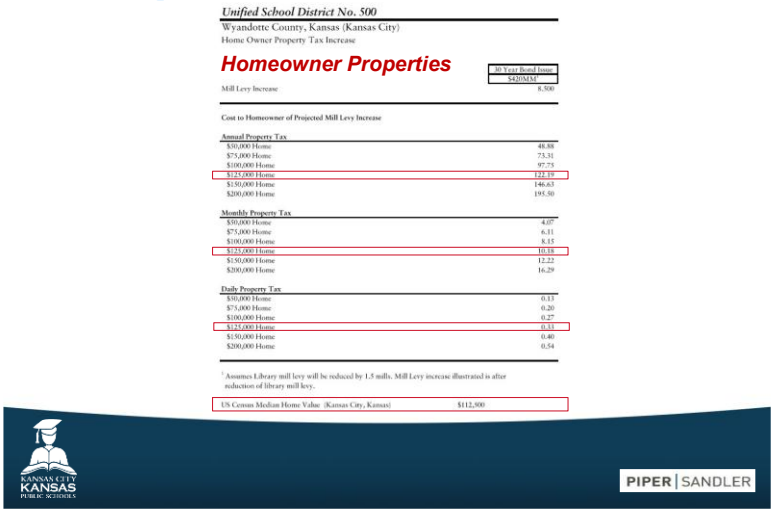
And then these are all remodels and facility upgrades that need to be done in order to address some challenges that we experience.

Deferred Maintenance

- District Wide Immediate Needs $40,000,000
- NCO Concrete Repairs $2,500,000
- Playgrounds & Fencing $2,000,000

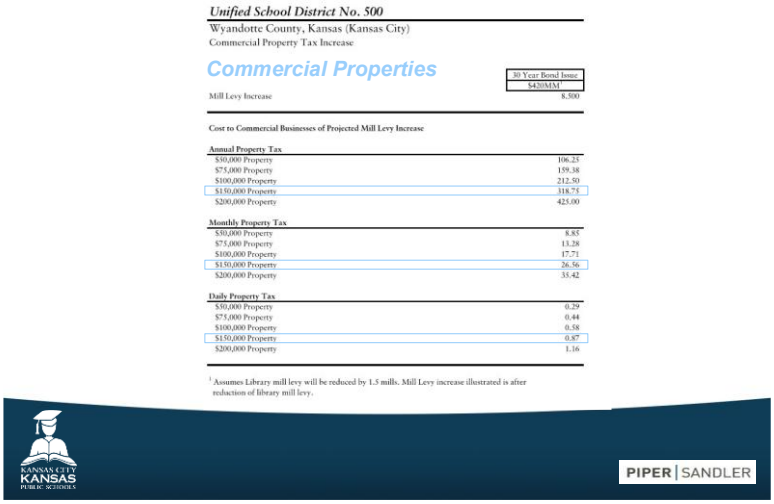
And then the next slide is written in regard to deferred maintenance. And that's the total cost for each of the different areas.

Tax Implications



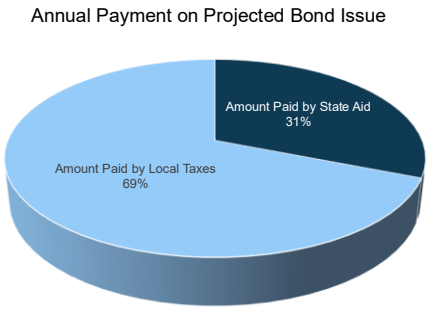
I know this is definitely an important piece, what would it cost our taxpayers. And what we've highlighted here is on $125K home, the cost would be an additional $122.19 per year. It's broken down by monthly as well as daily.

Tax Implications



Same for commercial property, what it would cost on a commercial property at $150K is $318.75 a year, $26 a month, or 80 cents—87 cents a day.

Bond Funds



This last slide shows what is unique to schools when you do buy—pass a bond. There is state aid that is provided. When school districts pass a bond, we will pay for 69% of it, and then the state pays for 31% of it. There's an advantage when school districts do pass bonds around that. Just a few other things that I'll note, and then definitely take any questions. Just some factual information, the tax delinquency rate is already calculated in the mill levy as well as the reserve to maintain the mill levy rate. They're have been some questions around, would this fluctuate the amount? It doesn't. The calculation is done on the front end. So, what it is saying on $125K house or whatever house, that's the actual cost because all of the risk and those things are factored into the cost. Currently, the mill levy for bonds can only be used for principal and interest on the bond, and taxes are based on 11.5% of the assessed valuation of residential property. And under state law taxes are generated by the assessed valuation of property, not market value.

So with that, I will—last thing I'll say. Also, some of this people may think, you know, why can't you do—keep what you have and maintain it. All of the buildings that we show, most of them have module units or mobile classrooms. And our newest module mobile outdoor, mobile classroom trailers, they refer to a lot of different terms, are 18 years old and are past functional use, and these units were never meant for permanent solutions for classrooms. In all of our facilities, those situations exist, and yes, we are maintaining but there are challenges throughout several of our schools. One example that I will use is during COVID we installed water bottle fillers in all of our schools. Some of our schools, because of the structure and the

plumbing and how old it is, the water bottle fillers cannot be used at a functional level because they flood, and so that creates its own challenges. So, in those cases in those schools, they don't have access to water bottle fillers because they just can't be used based off of the plumbing and piping and that kind of stuff. It's a little out of my rim, but we ran into that issue once they were installed. So, with that, I will pause and be happy to take any questions, and if I don't have the answer tonight, I will be happy to get back with you.

Mayor Garner said thank you, Superintendent. We have a question from Commissioner Kane.

Commissioner Kane said thank you, Mayor. Could you introduce your two elected body folks?

Ms. Stubblefield said I am so sorry I did not. Board President, Randy Lopez is here, and Vice President, Ms. Maxine Drew. Thank you, I apologize.

Commissioner Kane said would either one of them like to talk? **Ms. Stubblefield** said they said no. **Commissioner Kane** said I never met a president didn't want to run their mouth. There we go.

Randy Lopez said thank you, Commissioner Kane for the opportunity. Thank you, Commission and Mayor, for the opportunity. You know, I think from the district, the Board of Education, we're really excited about this potential opportunity for our community. Dr Stubblefield has done a great job of laying out the information of what this potential bond, if passed, would look like for our community. We do have a lot of outdated facilities, but I think more so this is a great opportunity for our community, for us, for the members of the Commission, for the Unified Government to work alongside the school districts to continue to find ways to bring improvements for our community as a whole. So, I'm excited for this. I thank the Commission for allowing us to share this information with you tonight. We're happy to answer any questions that that you may have for us. Again, I think you know, this is just a great opportunity for us. One thing I'll highlight that I think is important to share as well is some of these improvements will help with the safety and security of our district as a whole. When you have outdated facilities and older buildings, and just in the society that we're in now, we just have to keep that

top of mind. How do we keep our students, our staff and our community safe as well. And this will help us to do that. So again, thank you very much for the opportunity tonight, and we look forward to hearing back from you.

Mayor Garner said. thank you, Mr. President. We have a question from Commissioner Ramirez.

Commissioner Ramirez said Mr. Mayor, question and comment. The one question I have is, when was the last time the district put on the ballot a bond and it was passed.

Ms. Stubblefield said the previous bond was 2016, and I would say about 80%, my math can be a little off. Other things that are on here, there was supposed to be a phase two to the 2016 bond. At that time majority of the stuff when it was calculated, it was around 230-240 million. But because of the delays and the acceleration of cost, this is where the cost is. So a lot of these things, especially like the schools and those the defer maintenance and stuff, that was supposed to be phase two after 2016.

Commissioner Ramirez said okay, I was just curious of what was the last time. I was trying to think of myself and I couldn't. I believe I may be the only one who works in the education realm at the moment. I'm a strong believer education as the bedrock of a community. If you don't have a fully well functioning education system, you need it because education is the key to advancement in life. And I strongly believe that, and we can have the best curriculum, the best staff, the best leadership in our school district, but if we don't have the facility, the space and the buildings to implement that education, that curriculum it doesn't work. And it's an investment in our community. It’s an investment in our children. Now I support this, but it's up to the community. You know, it's going to be the community's choice to decide if they want this or not. But I will say for me, I do support it, because I know what—I work in a school that is a very, it's a very old school. We were outgrowing it at some places. And it's a building that is hard to keep up. So I understand and out of the proposed new facilities, three out of the five are in my district. I know these buildings very, very well. I grew up in Argentine. I know Silver City. I have a niece and nephew who currently go to Silver City. I had a niece who went to New Stanley. I have a

nephew who was just about to leave Argentine Middle School. And so I know these buildings very, very well. I know they are past their lifetime, and it would be an investment to the students, to the community and to families overall. And so, I support it, but again, it's up to the community to decide how—which way this goes. I want to thank you, Doctor and your staff, and the school board and all the teachers for everything that they do. It's not an easy job. Being an educator is not an easy job, but it's a very heartwarming job. And so, I just thank you for all that you do.

Commissioner Bynum said not a question, just a comment that has an anecdote that goes with it. My father, who passed away in 2015 was one of the wisest men I've ever known and will ever know. He gave his life to young people in this community. Multiple years ago, when the district was contemplating closing Bethel and White Church and combining into a new elementary, my grandfather attended White Church. My father attended White Church. I attended Bethel. My children attended White Church. And I was having a reaction. I did not like the concept of closing Historic White Church school at all. And this was after the time that my father had passed away. And I—this may seem strange, but it has happened to me on a number of occasions where he will come to me and tell me something important that I need to pay attention to. And I was really struggling with the closure of these schools, especially White Church. He came to me, and he said, Melissa, it's for the children. And with that, all of my doubts and fears about doing that were gone, and it's for the children, that's why you all do what you do every day. I don't do that, but I really appreciate that you and the board understand the importance our children in this district deserve to have facilities that meet modern needs and help prepare them for the future. And I know that's what my dad would say to me and so I will say that to you. I appreciate the effort that you're making, and I do understand that the voters will decide, but I sincerely appreciate that you are trying to bring to our kids a chance at a bright future. So, thank you very much.

Commissioner Lopez said yeah, I just had a question here. I was going over your homeowners' properties, your taxing implication, your commercial properties. Was this evaluated in 2016 on that bond. Because, I mean, $125K for a home is pretty cheap, and especially, I don't know commercial property, that's $150K. I mean, that's cheap.

Ms. Stubblefield said this was evaluated in 2023. This was done at the end. The average—what information that was gathered by the company who did it, did determine that the average house in Kansas City, Kansas, that attendance area is $150K. So, these are current numbers. And I think what you—the point that I made at the end and Mr. Lilly, if I don't necessarily answer it, but I think it's important to note that it is based off of—the taxes are based on 11.5% of the assessed valuation of a residential property. That may be able to answer your question around it, it's based off of—that's what it's based on.

Commissioner Lopez said that's what I'm looking at right now. What our taxes or what values are as of last year to right now. I'm just grabbing houses in Kansas City, Kansas, you know, and around they're around $200K on average but I mean, I'm just saying would that throw numbers off.

Ms. Stubblefield said no, if you go down where it says a $200K house, it would be 195, it is about 1.5% of whatever your house value is.

Commissioner Lopez said okay, so we're just—instead of looking at the numbers, it's a percentage of 1.5% increase altogether whatever the value of your home, your taxes are, is that what you're saying.

Ms. Stubblefield said yeah, if my math is right. It's about 1%. I don't know if it's 1.5% because if you look at $125K houses, it's $122. If you look at a $200K house, that's $195.

Steve Lilly, Chief Operations Officer, said where we got that information, that's US census information on the median household costs in the district.

Commissioner Lopez said okay, let's move on down here to the commercial property. That's just a huge gap. It's huge difference, obviously, but $150K for even commercial property. That still—is that 1.5% on that too? **Mr. Lilly** said that's close.

Ms. Stubblefield said but those are just an example. So, whatever the actual value is, that's what the actual cost would be. But if you look at the math or the ratio, you could predict or project it out. We just highlighted what the census says was the average.

Commissioner Lopez said right, I'm just saying this looks like low numbers, but then when the actual facts come out, are we going to, you know, that's all I just wanted to double check here.

Ms. Stubblefield said yeah, and it will be different for each household or commercial property depending on the value of it. That factual part is correct, like if you look at the increase as the value increase, the cost increase, yes.

Commissioner Hill said I'd just like to say that Dr. Stubblefield and her team, thank you for the presentation. I remember being on the Board of Education during phase one when the other bond issue was passed. One of the things we were very excited about was the opportunity to get swimming pools in the district that were working, and so to see that that's part of what's in this plan is exciting. I would agree that we definitely need those improvements and appreciate the work that you all do every day just for our kids. So, thank you.

Commissioner Townsend said good evening to Dr. Stubblefield and Dr. Campbell, Mr. Lilly, Board President Randy Lopez and Vice President Maxine Drew. Sorry I couldn't be there in person with you tonight. I just wanted to recap from the information presented, just some basic information make sure I understand. And I'll start with the tax issue. Bottom line, regardless of whether you're in $125K home, $50K home, $250K the resident side. The bond, if passed, will have a cost that will increase what homeowners are currently paying. Correct? **Ms. Stubblefield** said correct. **Commissioner Townsend** said okay, just to simplify that. Let me go back then to where Commissioner Hill left off, which caught my attention, which was the proposed new District Aquatic Center as Parks and Rec contemplates what we do with Parkwood. This is particularly near and dear to my heart. So, all of these proposed developments, what I'm interested in is knowing what the time frames for relative completion of these. In particular let's talk about the Aquatic Center. If passed, what would be the estimated start of such a center, the estimated date for completion on a center like that?

Ms. Stubblefield said those details have not been worked out. Specifically, the two that I'll talk about independently, they're a little different than the schools. The aquatic center and the main library. Once a site is identified and the designs are done, those will happen much quicker than schools, because schools you have to stage, plan and, you know, because it impacts kids,

and so you have to work around people who are actually in those facilities. I don't want to—what I would say, those two would happen probably faster than the schools. Like you saw the staging of Argentine can't happen until after Silver City happens, and so forth and so on. Those two are independent of school planning, so they would probably happen sooner than later. We can get some information to look at what the timeframe, does it take once you have your design to construct a new aquatic center. And then we can share that information back.

Commissioner Townsend said I appreciate that. I understand what you're saying. These particular undertakings could happen at a different pace than what it will take for the schools. As they consider the Aquatic Center, is it the thought now to have that open just so kids from all schools, I guess I don't know, starting at the high school level, I don't know, would go there, if there is no aquatic facility or no pool in their school? What's the overall thinking of this center? And would it be open during the summer? Would it be open only to students currently enrolled in USD 500?

Ms. Stubblefield said what we imagine, and what has been talked about, is that, yes, during the school day or those kind of things. Schools that don't have access and would provide access, but we imagine that it will be open year round. And having a MOU with Parks and Rec, so it's accessible to the entire community, not just students who are enrolled in school, but that it is a community utilized facility that is open to all of the community with the understanding that during certain things that schools may have priority over it, but majority of the use would be for the entire community.

Commissioner Townsend said okay, I can't if this is something that will be under the opuses of USD 500, I can't over emphasize how important USD 500 Dean's role is to getting kids trained to swim. I think Sumner's pool is still down and on average, when I attended there, I know it's been some years ago, but on average there was an opportunity to train 4 to 500 kids in a whole academic year. That's being lost now without that available. So, I don't know if this proposed aquatic center would mean there no longer be an active swimming pool at summer, but to have a place where kids who are in school every day and have transportation provided for to get there, something like this would be invaluable to curing the ongoing problem, not just locally but nationally, of getting lifeguards to support any of the pools we have around here, the public pools. Happy to hear about that, and we'll be following that. With regards to the other proposed

plans, just in general, if this went forward, currently, what is the projected timeframe for completion of all these projects. We're looking at another five years, 10 years? **Ms. Stubblefield** said all projects would be completed within five years. **Commissioner Townsend** said Okay? In five years **Ms. Stubblefield** said that is like the typical cycle when bonds like this occur.

Commissioner Townsend said okay, and with the need for these new facilities. I guess from the growth of students in USD 500, do you anticipate as we get new facilities what that might mean to the need for more educators, more teachers, or there's no relationship between the new buildings and the headcount you would need for teachers. **Ms. Stubblefield** said there is room for growth, but these facilities really are being built for the students that we currently serve. And currently, if our enrollment increases, we increase the staff, because we have a ratio from which we operate, so that would continue. **Commissioner Townsend** said so it would be the enrollment that would drive whether or not you need more teachers, not necessarily the new building itself. **Ms. Stubblefield** said correct. **Commissioner Townsend** said well, thank you. I'll continue to watch this with interest, and particularly the Aquatic Center, thank you.

Ms. Stubblefield said one thing I do just want to not clarify, but to share, is that we currently, and we continue with Parks and Rec and the YMCA, do have a Learn to Swim program. During the school years, primarily with our elementary students, but the last summers and we had middle and high school students. We have talked about and are working towards making sure, like during the school year that with that collaboration, that we are teaching swimming to more students. An aquatic center would make you know that to happen at a faster rate, but we have—we do right now have a ongoing relationship with the YMCA and Parks and Rec around teaching swimming to our students.

Commissioner Townsend said right, I appreciate that so much. Again. I hope that with the Aquatic Center and whatever pools are open, I guess Wyandotte has a pool and Washington. It's so essential, though, to have swimming available to those high school kids so you don't have to wait for the young kids at the Y, who may be about their grade school, middle school. so 10, years old or less, so you can overcome that gap, because you have to be at least 16 to be brought on board as a lifeguard. So, with that Aquatic Center I hope that as many high school age kids are put in these programs as part of the curriculum. Thank you, I'll be keeping an eye on it.

Commissioner Davis said Dr. Stubblefield, President Lopez, Vice President Drew, and to your staff, thank you so much for coming. I know we've had other school districts that have passed bond measures. They've not come, and we've not necessarily asked. So, for you all to take this step is, quite frankly, an act of professional bravery, because I know that you're still working out a lot of the details, and there's a lot of interesting questions, but thank you all for coming. I do want to ask some questions about the childhood capacity and kind of just what you all's vision is. I serve on the Raising WYCO Committee, which I know y'all have some representation on that, and childcare is a both local and national crisis. So is there a vision for what this would be and how it would impact our community?

Ms. Stubblefield said as I had shared earlier, currently, we have 10 early childhood sites. Four of them are independent. Others are within the school facilities. What we envision is adding more spaces whether we redo a standalone like we have, or as we build out the new elementaries creating wings because they are in different areas of the community to provide more access. Because we know there's not enough early childhood opportunities for students. We envision just providing more seats for families so that they can access it ideally within their neighborhoods or their home schools.

Commissioner Davis said awesome. And I want to talk about another kind of proposal for new facilities. The library, which I think is very exciting. If you look at other cities and other communities, their libraries are much, much more than just checking out books. They become, quite frankly, the first line of service along with our public safety departments for houselessness. They become kind of public squares. They become safe places for kids to do podcasts and gaming and learning, and so I'm excited. I know that for USD 500, we already pay kind of that percentage within our property taxes, and there's some money there. Would you explain kind of what the plan is to combine that money that’s being saved and what's proposed in this bond.

Ms. Stubblefield said yes, so currently, there are two mills assessed that goes towards the library capital improvement, for lack of a better word. Right now it's I think, like $21M there. So by including it in the bond 1.5 of that, because the other .5 would have to be there for maintenance and upkeep, would go away. And then up to $20M would go towards making the new main library happen. I know there the Library Foundation has committed to fundraising, but this would allow, like closing the gap between waiting on the mill to occur enough dollars for

them to move forward. And as you talked about the site, one of the things that as we've looked or as I've looked and fit in other places, both schools and libraries, as they build new ones do have that aspect of being more accessible to communities. So having access so that you don't have to go through the building, or that those components, those spaces, are not dependent upon, like the regular library hours and engaging with community partners, and not so that they would have access to address those things that you were saying. It is very common in lots of spaces and even in the greater metropolitan area. If you look at some of the new libraries that just have been built more recently. They all have like a wing or something that's accessible for a variety of reasons.

Commissioner Davis said awesome, I'm curious. I didn't see anything about Sumner on here, and I know I've already hit kind of really, really hot topic, but even saying that, but can you if there's any updates, particularly on the football field and kind of what is going on there. Could you just provide just some general updates regarding summer.

Ms. Stubblefield said so, Sumner, there is money set aside for the Sumner football field there. Sumner is a historic site, a historic building. There are some sewer lines and stuff that have to get taken care of before. Those things are in motion and in process. And once that's done, the new field will be installed. While Sumner and lots of schools are not mentioned specifically here, when you see like the technology, the FEE, all of those things, majority of our schools, when I say majority, we did—we do have some more—some newer schools. They probably won't be touched as much, but all the schools will see some upgrades and improvements, including Sumner.

Commissioner Davis said the last thing I'll say is, I know folks look at this and say, okay, you know, budget is tight, right? A lot of families are dealing with a lot of stress of what it means to make ends meet, which is completely right understood. At the same time, there are real, real needs. And from a government perspective, the way that I see this is, if you look at what is making some of these other communities thrive, it starts with schools. When I moved, you know, when I was a kid and parenting, and we were looking at, okay, where do we move. The first thing they said, where are the good schools. I'll find a job, I'll find a church, I'll find wherever, but we're going to anchor ourselves with good education system. And so, I see this as a proposal for economic growth, which will be an investment, but that's what it takes. Thank you for your work.

Commissioner Kane said I'm glad you guys brought up the library. It's tremendously important. I was working on getting the library in the Piper school district since 2008 and they killed it. And I think for every reason that you guys just talked about, is why Piper needs one. It's one of the most disappointing nights that I ever saw when people that I know got up and spoke against the library. And, you know, in '05 when I ran, I talked about multiple things. And back then, I wasn't a senior, but now I'm a senior citizen. So, the seniors brought us to our today's. The students bring us to our tomorrows and our futures in you guys' hands. And I appreciate what you do. I'm glad you are getting a library. Anytime you can get some help for me to get one out of west in Piper, I must appreciate it.

Mayor Garner said thank you commissioners and thank you Doctor, appreciate your presentation. Thank you President Lopez, and Vice President Drew as well as the executive staff with the USD 500. I know that this information is going to be really valuable and helpful to our residents as you are navigating through this process. Thank you.

Action: For information only.

Item No. 4- 212943…ORDINANCE: CLARIFYING RECOMMENDATIONS OF PLANNING DEPARTMENT STAFF (REMOVED PER UPDATE)

Synopsis: Adoption of an ordinance clarifying the recommendations of the Planning Department Staff in the review process, submitted by Tyrone A. Garner, Mayor/CEO.

Action: Item was previously removed per the blue sheet.

Item No. 5 – 212944…RESOLUTION: RESTATING THE AUTHORITY OF THE BOARD OF COMMISSIONERS TO SET OVERALL POLICY (ADDED PER UPDATE)

Synopsis: Adoption of a resolution restating the authority of the Board of Commissioners to set overall policy and clarifying the intent that the determination of meaning and implementation of such policy rests with the board, submitted by Tyrone A. Garner, Mayor/CEO.

Action: Item was removed and referred to the Committee for further action.

Mayor Garner said that takes us to the Regular Consent Agenda. Do any members of the Commission or County Administrator wish to set aside any items on the Regular Consent Agenda? If an item is not set aside, all items on the Regular Consent Agenda will be voted on by one vote.

Action: Commissioner Kane made a motion, seconded by Commissioner Davis, to approve.

Mayor Garner said I will accept the motion and the second. Is there any discussion? Seeing none, roll call.

Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs.

VII. REGULAR CONSENT AGENDA

Item No. 1 – 212904… NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

Advisory Committee on Human Relations & Disability Issues:

Reappointment of Ollie Carroll-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.
Appointment of Brandi Armstrong-Term 1/25/25 to 12/15/27, submitted by Commissioner Hill.
Appointment of Louise Lynch-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.

Wyandotte/Leavenworth Area Wide Advisory Council on Aging:

Reappointment of Denise Dias-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.
Appointment of Bette McGill-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Appointment of Kim Weaver-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.
Appointment of Barbara Ikerd-Term 1/25/24 to 12/15/25, submitted by Commissioner Kane.
Reappointment of Cindy Hopewell-Term 1/25/24 to 12/15/27, submitted by Commissioner

Ramirez.

Golf Advisory Board:

Reappointment of Mark Mohler-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.
Reappointment of Jake Miller-Term 1/25/24 to 12/15/27, submitted by Commissioner Ramirez.
Reappointment of Dennis McWilliams-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.
Reappointment of Jeff Manning-Term 1/25/24 to 12/15/25, submitted by Commissioner Kane.
Appointment of Mike Gerber-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.

Housing Authority:

Reappointment of Linda Warner-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.
Reappointment of John Rios-Term 1/25/24 to 12/15/27, submitted by Commissioner Ramirez.
Reappointment of Jacques Barber-Term 1/25/24 to 12/15/25, submitted by Commissioner Kane.
Reappoint of Chandra Ward-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Appointment of Dr. Chiquita Miller-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.

Landmarks Commission:

Reappointment of David Meditz-Term 1/25/24 to 12/15/25, submitted by Commissioner Kane.
Reappointment of Micki Welcome Hill-Term 1/25/24 to 12/15/27, submitted by Commissioner Ramirez.
Appointment of Linda Gerber-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Appointment of Mata Townsend-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.
Appointment of Steve Curtis-Term 2/1/24 to 12/15/27, submitted by Commissioner Burns.

Law Enforcement Advisory Board:

Reappointment of Michael Armstrong-Term 1/24/25 to 12/15/27, submitted by Commissioner Ramirez.
Appointment of Doug Hansen-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Appointment of Randy George-Term 1/25/24-12/15/27, submitted by Commissioner Hill.

Planning and Board of Zoning Appeals:

Reappointment of Jim Ernst-Term 1/25 to 12/15/27, submitted by Commissioner Lopez.
Reappointment of Brandie Nikole Armstrong-Term 1/25/24 to 12/15/27, submitted by Commissioner Ramirez.
Reappointment of Mark Mohler-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.
Reappointment of Jeff Carson-Term 1/25/24 to 12/15/27, submitted by Commissioner Kane.
Appointment of Beverly Easterwood-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.

Self-Supported Municipal Improvement District Advisory Board (SSMID):

Reappointment of Jerrell Royal-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Reappointment of Tim Ryan-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.

UG Park Board:

Reappointment of Jane Philbrook-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Reappointment of Ashley Williamson-Term 1/25/24 to 12/15/17, submitted by Commissioner Bynum.
Appointment of Amanda Devriese-Sabilla-Term 1/25/24 to 12/15/27, submitted by Commissioner Ramirez.

Wyandotte County Library Board:

Reappointment of Gregory Todd-Term 1/25/24 to 12/15/27, submitted by Commissioner Bynum.
Reappointment of Micki Welcome Hill-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.
Appointment of Stephanie Barton-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.
Appointment of Paul Hill-Term 1/25/24 to 12/15/27, submitted by Commissioner Ramirez.

Community Benefits Advisory Board:

Appointment of Bishop Bernard Crawford, Jr-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.

Appointment of Stephanie Pujol' Burch-Term 1/25/24-12/31/24, submitted by Commissioner Lopez.

Economic Redevelopment Advisory Committee:
Appointment of Rob Richardson-Term 1/25/24 to 12/15/27, submitted by Commissioner Hill.
Appointment of Janice Witt-Term 1/25/24 to 12/15/27, submitted by Commissioner Lopez.

Action: **Commissioner Kane made a motion, seconded by Commissioner Davis, to approve.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs.

Item No. 2 – MINUTES…MINUTES
Synopsis: Minutes from the Special Session meeting on December 14th, 2023, and January 4th, 2024.

Action: **Commissioner Kane made a motion, seconded by Commissioner Davis, to approve.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs.

VIII. PUBLIC HEARING AGENDA

No items.

IX. STANDING COMMITTEES' AGENDA

Item No. 1 – 212900… RESOLUTION: AUTOMATIC/MUTUAL AID AGREEMENT FOR FIRE AND OTHER EMERGENCIES
Synopsis: Approval of a resolution authorizing the Automatic/Mutual Aid Agreement with Kansas City, Kansas Fire Department, Edwardsville, and Bonner Springs Fire Departments to provide proper fire and emergency services to all of the Unified Government, submitted by Dennis Rubin, Fire Chief.

This item was scheduled to appear before the Public Works & Safety Standing Committee, chaired by Commissioner Burroughs, on January 22, 2024. It was requested, and approved by the Mayor, to fast-track this item to the January 25, 2024, full commission meeting.

Commissioner Burroughs said there was much discussion and the two chiefs from Bonner Springs, and it was signed on with the document. We're just waiting on this Commission's action this evening to advance this issue forward. And the mutual aid agreement is beneficial to all of Wyandotte County and the residents of the community.

Action: **RESOLUTION NO. R-3-24, Commissioner Kane made a motion, seconded by Commissioner Davis, to approve.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Sites, Davis, Bynum, Burroughs.

Dennis Rubin, Fire Chief said Mayor, Commission and staff, thank you so much.

Item No. 2 – 212851… RESOLUTION: CONSENT DECREE REQUIRED PROJECTS

Synopsis: Approval of a resolution declaring the necessity and authorizing a survey and description of lands to be acquired by the right and power of eminent domain for the location, laying out, reconstruction, expansion, repair, maintenance, operation, and use of sewer and stormwater projects for eight projects identified generally in the 2013 EPA Consent Decree and the 2020 Stormwater Seven Basin Deficiency Study, submitted by Jeff Fisher, Executive Director of Public Works.

This item was scheduled to appear before the Public Works & Safety Standing Committee, chaired by Commissioner Burroughs, on January 22, 2024. It was requested, and approved by the Mayor, to fast-track this item to the January 25, 2024, full commission meeting.

Commissioner Burroughs said this just allows staff to start with the proceedings to take imminent domain action, negotiation actions for the property. This is dealing with the Consent Decree, they come with heavy penalty should we not move forward.

Action: **RESOLUTION NO. R-4-24, Commissioner Burns made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Sites, Davis, Bynum, Burroughs.

Item No. 3 – 212852… RESOLUTION: STORMWATER PROGRAM PROJECTS

Synopsis: Approval of a resolution declaring the necessity and authorizing a survey and description of lands to be acquired by the right and power of eminent domain for the location, laying out, reconstruction, expansion, repair, maintenance, operation, and use of sewer and stormwater projects for six projects identified generally in the 2020 Stormwater Seven Basin Deficiency Study, submitted by Jeff Fisher, Executive Director of Public Works.

This item was scheduled to appear before the Public Works & Safety Standing Committee, chaired by Commissioner Burroughs, on January 22, 2024. It was requested, and approved by the Mayor, to fast-track this item to the January 25, 2024, full commission meeting.

Commissioner Burroughs said much like the one before us, this is authorizing staff to once again enter into survey and acquire the right and power of imminent domain for the location, laying out and reconstruction, expansion, repair and maintenance of the sewer and stormwater projects.

Action: **RESOLUTION NO. R-5-24, Commissioner Burns made a motion, seconded by Commissioner Kane, to approve.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Sites, Davis, Bynum, Burroughs.

Item No. 4 – 212942… GRANT: VACCINE HESITANCY

Synopsis: Approval to submit the grant Equipping Local Health Departments to Address Vaccine Hesitancy to the National Association of County and City Health Officials (NACCHO). The grant request is for $100,000, and no match is required, submitted by Wesley McKain, Policy & Development Manager, Health Department.

This item was scheduled to appear before the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, on January 22, 2024. It was requested, and approved by the Mayor, to fast-track this item to the January 25, 2024, full commission meeting.

Commissioner Bynum said our phenomenal Epidemiologist with the Health Department is here. I would introduce her, but I cannot pronounce her name, but she's great, and she brought this to us, along with the Health Department. A couple of really important components here. Number one, no match required. Those are always great grants to receive and addressing vaccine hesitancy, as she pointed out to us at the committee level, every school district is dealing with vaccine rates for our young people that are not quite high enough. Not high enough to the level we would like them to be. And so, this grant is going to assist the Health Department in working with those districts to address that and try to get our vaccine rates improved and increased. With that, I would make a motion.

Action: **RESOLUTION NO. R-6-24, Commissioner Bynum made a motion, seconded by Commissioner Davis, to approve.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Sites, Davis, Bynum, Burroughs.

X. ADMINISTRATOR'S AGENDA

No items.

XI. COMMISSIONERS' AGENDA

No items.

XII. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

No items.

XIII. PUBLIC ANNOUCEMENTS

No items.

XIV. ADJOURN

Mayor Garner said there's no further items on tonight's agenda to be discussed. I'll entertain a motion to adjourn.

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Davis, to adjourn.** Roll call was taken and there were ten "Ayes," Townsend, Burns, Ramirez, Hill, Kane, Lopez, Sites, Davis, Bynum, Burroughs.

MAYOR GARNER
ADJOURNED THE MEETING AT 7:58 PM
January 25, 2024

Monica L. Sparks
Unified Government Clerk

BM

CONSENT AGENDA ITEM NO. ____

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL MEETING, THURSDAY, MAY 15, 2025**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, May 15, 2025, with eight members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; and Garner, Mayor/CEO presiding. Townsend, Commissioner First District; Ramirez, Commissioner Third District; and Davis, Commissioner Eighth District; were absent. The following officials were also in attendance: David Johnston, County Administrator; Alan Howze, Assistant County Administrator; Angela Lawson, Interim Chief Counsel; Shelley Kneuvean, Chief Financial Officer; Reginald Lindsey, Budget Director; Michael Peterson, Deputy Budget Director; Mike Grimm, Research Manager; and Monica L. Sparks, Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we have individuals attending remotely as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General Office. Please be sure to speak directly into the microphone to ensure your comments are heard and an accurate record can be made of this meeting.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, May 15, 2025, at 5:00 p.m. in the fifth floor conference of the Municipal Office Building for an Executive Session relating to consultation with counsel on matters that would be deemed privileged attorney-client communications, such as conversations regarding litigation or claims against the city. Upon conclusion of the Executive Session, the governing body will reconvene into open session for a

Budget Workshop. The Executive Session portion of the meeting is closed to the public under the Kansas Open Meetings Act. Roll call was taken and there were eight "Ayes," Stites, Bynum, Burroughs, Burns, Hill, Kane, Lopez, Garner.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Garner said at this time the Commission is going to go into Executive Session for consultation with Attorney-Client privilege matters that would be deemed privileged under current state law. Do we have a motion?

Commissioner Burroughs made a motion, seconded by Commissioner Stites, to go into Executive Session until 5:30 p.m. in the 5th floor conference room to consult with our attorneys and to discuss confidential matters related to pending claims and litigation, as permitted under the Kansas Open Meetings Act; and that David Johnston, County Administrator, Angela Lawson, Acting Chief Counsel, Casey Meyer, Sheri Courtney, Ryan Denk, Karl Oakman, Chief of Police; Kent Anderson, Dave Wimberly and Amanda Mejia, Human Resources; be present as needed to participate in the discussion and that we reconvene in open session at 5:30 p.m. here in the 5th floor conference room. Roll call was taken and there were seven "Ayes," Stites, Bynum, Burroughs, Burns, Hill, Kane, Lopez.

Present for the Executive Session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; and Garner, Mayor/CEO; presiding. **Staff Present at 5:00 p.m.:** David Johnston, County Administrator; Angela Lawson, Acting Chief Counsel; Casey Meyer, Senior Counsel; Sheri Courtney, Senior Attorney. Chief Karl Oakman, Police Department; and Kent Anderson, Human Resources. **Others present at 5:00 p.m.:** Ryan

Denk, Outside Counsel. Chief Oakman, Anderson, and Denk left the meeting at 5:23 p.m. Entering the meeting at 5:23 p.m. were Dave Wimberly and Amanda Mejia, Human Resources.

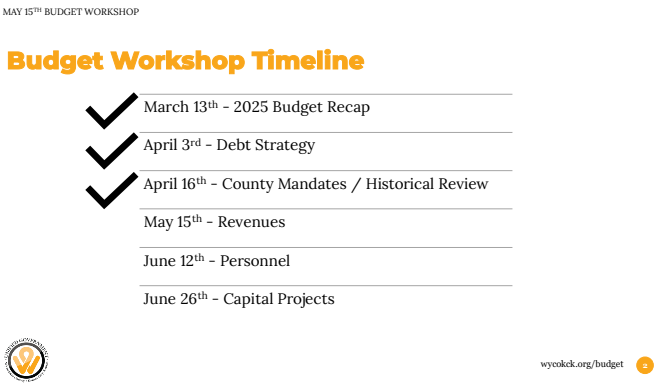
Mayor Garner reconvened into Special Meeting at 5:30 p.m.

Mayor Garner said tonight we are scheduled for the next presentation, which is our Budget Workshop. It's the ongoing progress to get us to a 2026 Budget. I'm going to turn it over to our County Administrator David Johnston, and he'll have the opening remarks.

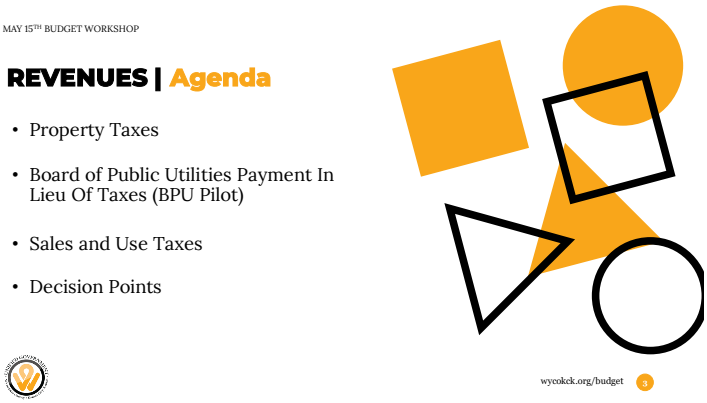
David Johnston, County Administrator, said tonight's session is going to be focusing on revenue and our Budget team led by Reggie Lindsey will take over.

Reginald Lindsey, Budget Director, said this evening I have with me Dr. Kneuvean, Chief Financial Officer; Michael Peterson, Deputy Budget Director; and Mike Grimm, Research Manager. Just to kind of let you all that Michael Peterson, Mike Grimm, and a young lady who works in Finance named Alyse Villarreal, I call them like the revenue crew because they dig through revenue databases internally. They dig through state databases to look at our revenues, so they are kind of like the revenue masters within the organization that bring us all these great revenues.

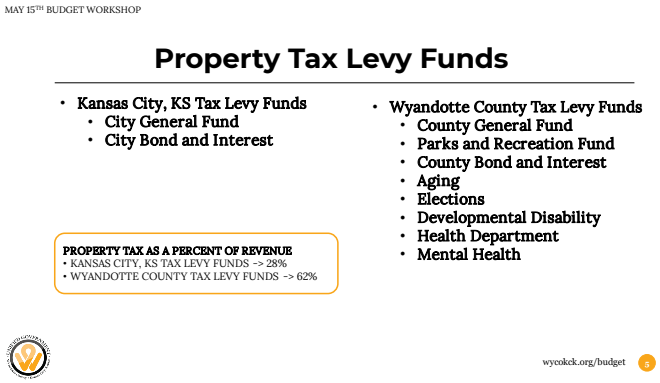
This evening we're here to discuss revenues which are a major favor of the budget process. Revenues provide resources. They craft a budget for the whole community annually. The way the revenue resources are allocated provides value to our great community.



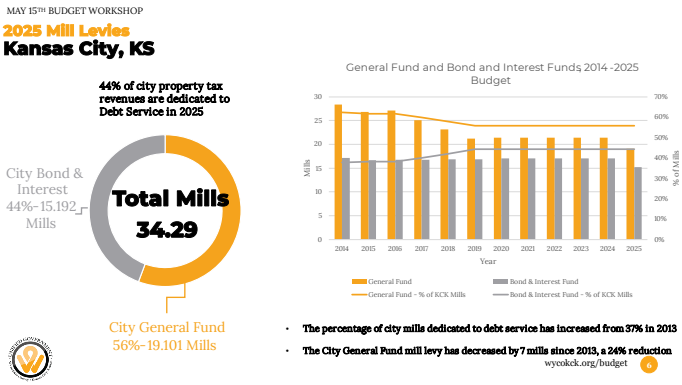
Thus far this budget season, we've already had three budget workshops. We're on our fourth budget workshop. Back on March 13th we gave a recap of the 2025 Budget. Then on April 3rd we did a Debt Strategy, which Dr. Kneuvean covered and then on April 16th we did County Mandates and also Dr. Kneuvean provided a historical review. Tonight, we're here to discuss revenues. On June 12th we're going to discuss Personnel, which is the largest portion of our budget on the expense side and then on June 26th we're going to talk about Capital Projects, which is the second largest expense in our budget and also, this is where debt comes into play.



Tonight we're going to dive into property tax. Mike Grimm is going to discuss those and then Dr. Kneuvean is going to discuss the BPU PILOT. Then we're going to examine Sales and Use Tax and Michael Peterson is going to cover those and then to top it off, we're going to wrap it up with discussing decisions on revenues and how adjusting revenues could look for us if we wanted to do that. I'll turn it over to Mike Grimm. He's going to discuss property taxes.



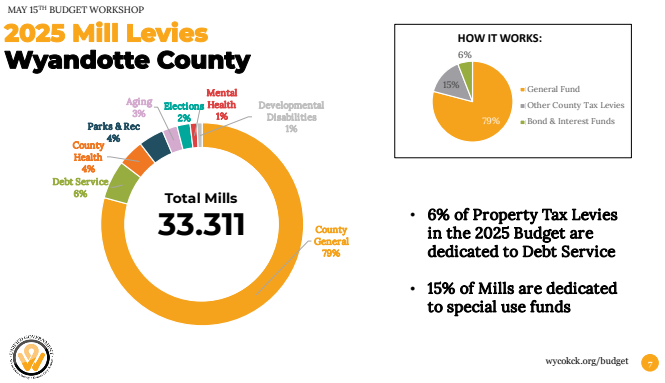
Mike Grimm, Research Manager, said this slide is just a recap of the Property Tax Levy Funds on the city and county side. On the left, Kansas City, Kansas City General Fund and City Bond & Interest and as a percent of total revenues on the city side, property taxes make up 28%. On the county side, Mill Levy Funds are the County General, Parks & Rec, Bond & Interest, Aging, Elections, Developmental Disability, Health, and Mental Health. On the county side, percent of total revenues, property taxes make up 62%.



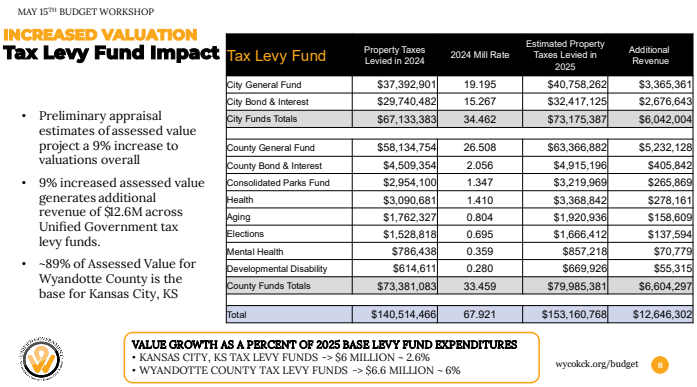
This slide looks primarily or solely at Kansas City, Kansas Mill Levy, so that little donut chart on the left shows a total mills of about 34 and I'll point out that mill and the mill for the county on the next slide are the mills that the Commission voted on and approved last budget season. I have a couple slides later that are the final assessed—or final certified mills in October, so they're a little different, but in terms of this presentation it's not going to be material.

On the city, the 34 mills, this Bond & Interest is 44% of that total mill levy, General Fund 56%. On the right, that bar chart and line chart, the orange represents General Fund and the gray the Bond & Interest and the City General Fund over the period of time on that chart has decreased

seven mills or about 24%. As we look, we see that—you know as the General Funds Mill Levy has been decreasing the Bond & Interest has been holding steady for the most part, but what that means then is as a percent of the total city mills the Bond & Interest is making up a larger portion, about 24% in 2014 and about 44% currently, so just making up a larger proportion.



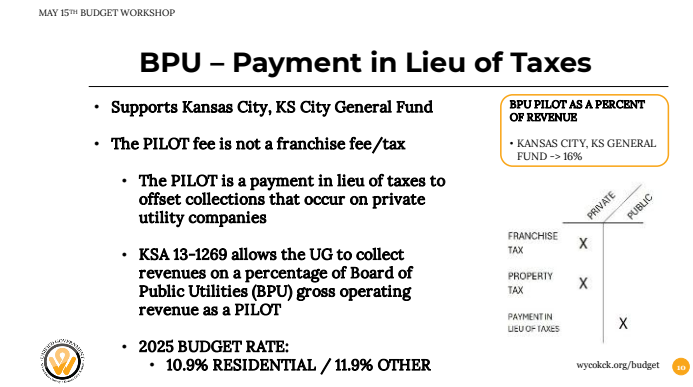
On the county side, 33.3 Mills. We see a majority of that goes to the General Fund 79%, Debt Service 6%, then all those other funds we're calling kind of the Special Use Funds make up 15% of the County Mill Levy.



Tax Levy Fund	Property Taxes Levied in 2024	2024 Mill Rate	Estimated Property Taxes Levied in 2025	Additional Revenue
City General Fund	$37,392,901	19.195	$40,758,262	$3,365,361
City Bond & Interest	$29,740,482	15.267	$32,417,125	$2,676,643
City Funds Totals	$67,133,383	34.462	$73,175,387	$6,042,004
County General Fund	$58,134,754	26.508	$63,366,882	$5,232,128
County Bond & Interest	$4,509,354	2.056	$4,915,196	$405,842
Consolidated Parks Fund	$2,954,100	1.347	$3,219,969	$265,869
Health	$3,090,681	1.410	$3,368,842	$278,161
Aging	$1,762,327	0.804	$1,920,936	$158,609
Elections	$1,528,818	0.695	$1,666,412	$137,594
Mental Health	$786,438	0.359	$857,218	$70,779
Developmental Disability	$614,611	0.280	$669,926	$55,315
County Funds Totals	$73,381,083	33.459	$79,985,381	$6,604,297
Total	$140,514,466	67.921	$153,160,768	$12,646,302

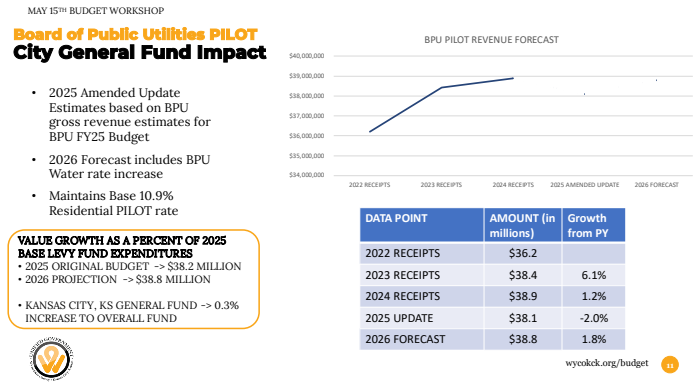
This table looks at property taxes broken down by the city funds—property tax funds in the county. We can see in the first column 2024, property taxes levied about 67M, then 2024 for the city, 73M for the county or about a little over 140M and that's applying the certified final 2024 mill levy rates. If we kind of grow that assessed valuation by about 9%, which we were told is about what that increase is going to be across all appraisal classifications, city funds get up to 73M, just under 80M, 79.9 for 153M, so that's a $12.6M increase across those funds. We don't work delinquencies

into these numbers. Kind of below on the bottom there, we're just stating that on the city side that 6M, we know we have other revenues on the city side. If we hold all those revenues constant, that 6M would increase the City Levy Funds by 2.6% and that 6.6M on the county side would be about a 6% increase if all other levies—property—or all the revenues were held the same. We've often said that the county side is more reliant on property taxes than on the city side.



Shelley Kneuvean, Chief Financial Officer, said I'm going to touch on the Payment in Lieu of Taxes, which we are all familiar with and that is charged on our water and on our electric bills as a percent of revenue. It is about 16% of the City General Fund to give you a perspective of how much of the revenue for the General Fund comes from the PILOT. To clarify, it's not a franchise fee. We do have franchise fees like on our gas companies and such, but it's a combination of because they don't pay a franchise tax and they are also tax-exempt. It's really a compensation to offset not paying a franchise tax and not paying a property tax and instead of that they're paying the Payment in lieu of Taxes. It's authorized by Kansas State Law 13-1269 which allows us to

collect the PILOT, and as you all know, you passed an ordinance that allowed you to set different rates for residential versus non-residential and this year our residential is at 10.9% and everything else is at 11.9%.



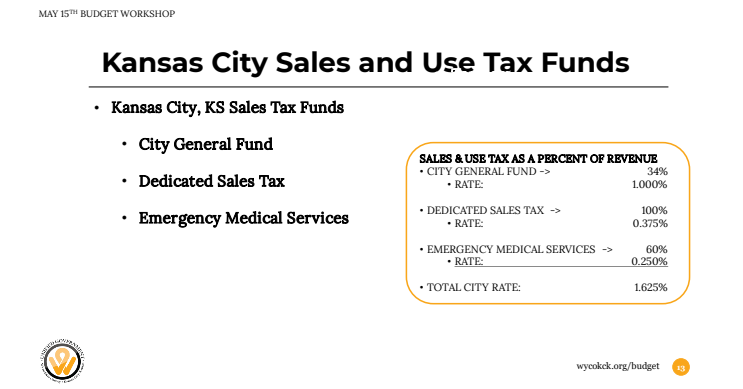
When you look at, like I said, the impact that the PILOT has on the City General Fund, you can see what the total amount receipts were. I will say if you notice on that chart on the right, originally we had budgeted the PILOT at 37.1M, but we're getting information from BPU that it's actually coming in higher, so we've updated that estimate, but it still was a reduction from the prior year. So, it's positive in that it's more than what we budgeted, but it's still a decline over prior year, which you can see at 38.9 and that was because the reduction in the PILOT payment on residential.

In terms of the PILOT rate for next year for 2026, depending on all the decisions that the Commission will make, the projection is $38.8M and I did want to note that's an estimate and we work very closely with BPU because they use it as a basis for their estimates as well for revenue. A couple of things that can really affect that are the fuel and purchase power, the ERC rate rider which you will see on your bill. It's kind of an extra charge that they are charged and it is passed on to consumers. If for some reason GM does not stick with their plan, I was getting a quick update them, as you know they were shut down for half the year and then after the summer we expect that they'll come back with one shift, not two and so we built that in the '25 Budget, we accounted for.

We knew there would be reduction because there's less energy use, so if for some reason—and they're anticipating coming back to two shifts in '26, so we've built in the projection that there will be two shifts and so they'll be back to using energy consumption as they had before. So, that's in essence, the '26 forecast as GM comes online fully. So again, if that does change, if

something happens, we would have to make adjustments and we'll keep tracking that and talking with BPU and to our friends that have contacts that can let us know what's going on with BPU.

If you look at what the increase would be on the projection, that is only .3% of an increase to the overall budget. So, although it's an increase, it's not a substantial increase. That's very important as we think about our revenues for the General Fund on the city side. It's like a three-legged stool. It's Property Taxes, it's Sales and Use Taxes, and the BPU PILOT and so if this is not going to contribute very much, that means not a lot of growth to the bottom line.

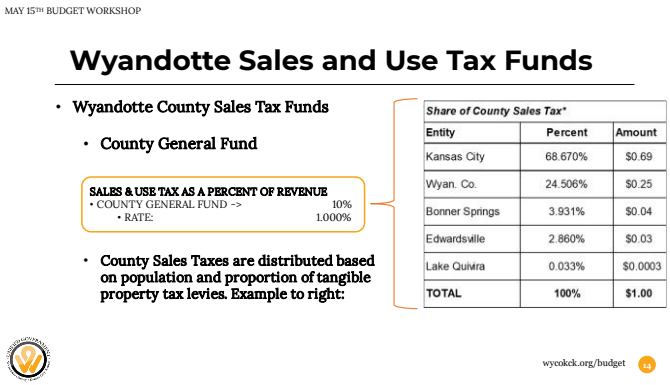


Michael Peterson, Deputy Budget Director, said I'm going to go through Sales and Use Tax for the city and county. So, a reminder of where we generate Sales and Use Taxes, so for Kansas City, Kansas we have three funds that receive Sales and Use Taxes. Those are the City General Fund, Dedicated Sales Tax, and EMS Fund. The City General Fund rate is 1%. Sales taxes make up 34% of City General Fund revenues. Dedicated Sales Tax is three-quarters—or 3/8 cents sales

tax, sorry. It makes up 100% of Dedicated Sales Tax revenues and EMS is a quarter cent sales tax and that's 60% of the EMS Fund.

Commissioner Bynum said just curious, the cap on the City Sales Tax, what's it capped at legally? Is it 2%? Just the city side or I mean both, city and county, but don't they have a cap? **Mr. Grimm** said, Commissioner, we need to check. I know on the—you're asking city, counties we're maxed out at one for General. I think City General's 2%. so we have wiggle room there, but then the specials is another cap and that might be 3%, but I'm not sure so there's room.

Mr. Peterson said Wyandotte County on the county side, like Mike said, I do know the cap on that one off the top of my head, it's 1% and we are at that cap. There is the ability to levy additional special taxes, but they have to be for specific uses, I think, Public Safety and Facility related if I remember correctly, but we do have that documentation.



The only fund that receives Wyandotte County Sales Tax is the County General Fund. We do want to point out that even though the tax is levied by Wyandotte County, it is distributed according to a state formula, so that state formula is distributed based on population and proportion of tangible property tax levies. Just as an example, if you were going to pay $1 of sales taxes for Wyandotte County, Kansas City, Kansas would get 69 cents of it, Wyandotte County would get 25 cents of it and on down. We distribute—when we levy County General Sales Tax, it goes to all the different entities within Wyandotte County and Wyandotte County gets 24.5% of that tax currently.

Mayor Garner said I've got a question and maybe you can answer it. I was with the Johnson County Mayors last night and they're looking at a Public Safety Tax on the county side according to Chairman Kelly and it was interesting that he was talking to all the city Mayors and just sharing them what you've just described that even though the county is trying to levy a sales tax to pay for Public Safety at the county level, each city gets a percentage, but they don't have to use it for actual Public Safety. They can use it for whatever they want. So, where I'm going with this, is there anything that we have at the county level within that cap that Commissioner Bynum has talked about. I know that we've brought our Sheriffs up to parity and that's put somewhat of a strain on our revenue streams and what we're putting out. I don't know, but the biggest question is do we have a Public Safety Sales Tax? I know we have one for Fire, EMS, and I believe Infrastructure, but is there one on the county side to pay to offset the cost of the increase for personnel costs on the Sheriff? If not, how much cap do we have and then what does that process look like to get us there at least? Just a thought.

Mr. Lindsey said on the city side we do have our Dedicated Sales Tax, but on the county side, there is not a tax like that and I'm not sure if we have the room. I think that's something we would have to check on what we could pass or send it out to vote to levy it on the county side.

Mr. Grimm said just for clarification, on the city side it's a 2% cap on the General. Specials is 1% so total of 3, so on the Specials on the city side we'd have another .375 I guess, so it's on the city side.

Mr. Peterson said and we do not have the Public Safety tax like you mentioned. We could do it. I believe it's eligible for us to do. I don't know what the process would be. I also don't know if it would be distributed the same way if we leveled the Special Tax as the General Tax, but those are things that we could definitely look into.

Mayor Garner said yeah, that came to mind because I know that in some of your other budget presentations, we were looking at the challenges of funding personnel, particularly the Sheriff's Department long-term. When Chairman Kelly was doing his presentation to myself and the other Mayors, most of them in Johnson County, trying to sell their county Public Safety Sales Tax initiative that's going to be on the November ballot. They did outline the same thing and the selling point that he gave them is that even though the county was going to use their portion to pay for Public Safety, the cities can use their portion for whatever they wanted. It's kind of interesting.

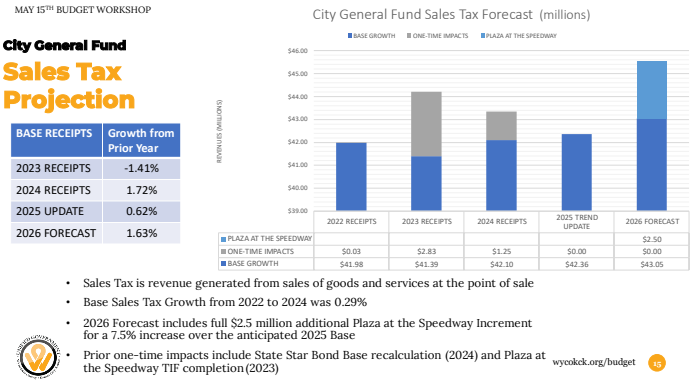
I didn't know if that dynamic plays out here, but I was curious if we had a Public Safety Sales Tax at the county level to offset some of our Public Safety obligations.

Commissioner Lopez said I was looking at your chart here. Lake Quivira on your sales tax, what are they selling that's in Wyandotte County? Like the only thing in Lake Quivira is I think just property, but it's not like they have—**Someone** was inaudible. **Commissioner Lopez** said oh, I didn't realize that was—I thought that was in the Johnson County side, but okay. **Someone** was inaudible. **Mr. Peterson** said and their county club.

Mr. Peterson said what it looks like it is, we did look at the formula before we came in here and it looks like it's assessed property tax valuation and population, so I don't believe it's actually us giving the sales taxes generated from these cities back to the cities. It's a combination of how much population is in each of these entities and the property taxes that are levied by each of these entities proportionally.

Mr. Johnston said so, gentlemen, the Mayor brought up a point check to see what options we have on a county sales tax. **Mr. Lindsey** said we'll definitely do that.

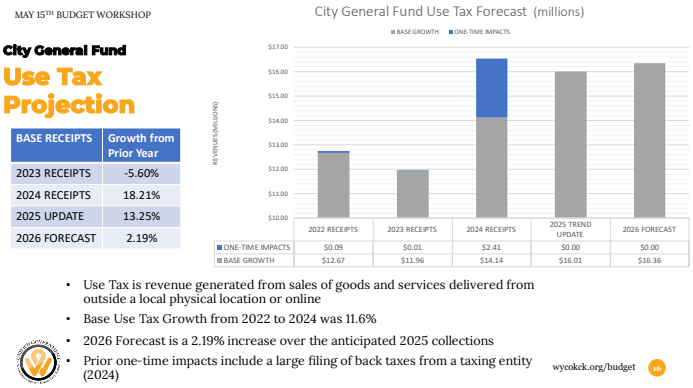
Mayor Garner said the only reason, commissioners, if you're asking why I brought that up, I just know that our sales tax revenues, well, help me out staff, I believe the sales tax revenues have increased on the city side or are on both the city and county side. **Mr. Lindsey** said it definitely has increased on the city side. So years ago, property tax was the biggest portion on the city side and it has grown where city sales tax is the largest portion of revenue coming in on the—**Mayor Garner** said but that was kind of the question, have we seen an increase on the—**Mr. Lindsey** said I think there has been a slight increase on the county side, not as much as the city, but there has been an increase **Mayor Garner** said the reason I asked, I know our Sheriff has come before this body asking for financial support with some of his needs and if there was that window of additional sales tax, that could be an option for voters to consider, so that's why I brought it.



Mr. Peterson said this is just looking—I'm going to split the Sales and Use Taxes for the city and the county out separately because they do behave differently just to give you a glimpse. So sales taxes are basically what's generated from sales of goods and services at a point of sale. So if you walk into an establishment and you buy something, that's a Sales Tax. Sales Taxes we've seen are fairly consistent. They've been fairly level for the city, so you can see the blue on this chart, the dark blue is our base level of sales collections. You can actually see on the left '23 was actually down from '22, '24 was 1.7% increase, '25 .62%, our '26 forecast is 1.63%, so we did grow that at about a 2% escalator for the future just because we aren't entirely sure what the market is going to do and historically from 2022 to 2024 we've only seen a .29% growth on our base Sales Taxes on the city side.

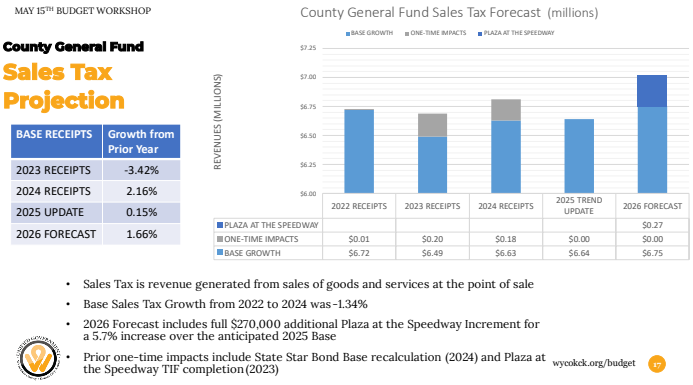
If you look at the light blue there, it does have the 2.5M additional fully built in for Plaza at the Speedway. Of course, that's dependent on if we want to use some of it for the resolution on property tax or debt relief and that's something we're going to talk about later in the presentation and that overall would be a 7.5% increase above our anticipated 2025 Budget for 2026 on Sales Taxes adding in the Plaza at the Speedway funding.

We did level out some one-time payments that we received, so there have been some lump sums that have kind of thrown off our trends and that's the gray there where we received a state STAR Bond based recalculation and some excess payments for Plaza at the Speedway paying off in 2023.

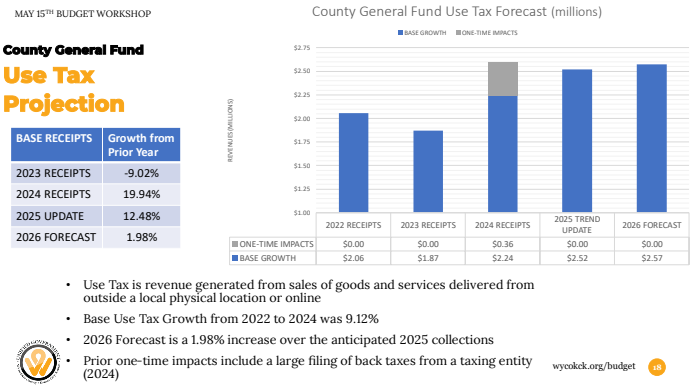


Use Taxes are much more challenging to forecast. These are revenue that's generated from somebody getting a delivery. If you shop online or, for instance, somebody buys a car and they pay for that car at our Motor Vehicle or if they have something delivered from a furniture store, that would be a Use Tax, so that's what the Use Taxes are. They jump around quite a bit. They're not easy to forecast. As you can see, '23 was almost a 6% drop from '22 and then it went up to 18%, back down to 13%. We have it forecast for 2% growth in '26. There is not Plaza at the Speedway impact on this because that is a Sales Tax and not a Use Tax.

The base Use Tax growth from 2022 to 2024 was 11.6% and we did have a large one-time impact in '24 to the base. So over time, just for some information, in 2022 Sales Taxes used to be about 78—77% of our city Sales Taxes. Now they're 72, so it's went down. There's been a shift of about 4% from Sales to Use Taxes over that time. People seem to be purchasing more online. Then overall, there's about a 2.2% annual growth that we've received from 2022 to 2025 on our Sales Taxes on the city side.



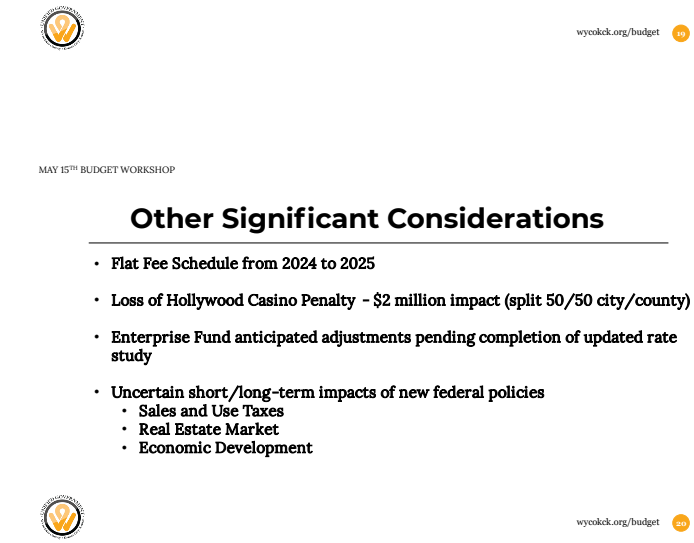
County side of the budget, again, this is Sales Taxes. Sales Taxes is about in the $6.6M range on the county side. Again, it's relatively flat. The base went down by 3% in '23, up by two, stayed about the same for '24—we're anticipating it being the same for '25 and then we forecasted a 2% increase for 2026. Base Sales Tax growth from 2022 to 2024 on the county side was -1.34%. We do include the full $270,000 additional expected for Plaza at the Speedway and that would be a 5.7% overall tax increase over the 2025 anticipated base level for '26.



Again, we've seen Use Tax on the county side to be more volatile than the city. The Sales Taxes, normal Sales Taxes, so our growth from 2022 to 2024 on the county side was roughly 9%. It's jumped from a 9% decrease to close to 20% increase in '24, a 12% increase and anticipated for '25 and 2% budgeted for '26. So overall it's roughly the same. Over the course of 2022 to 2026 we've seen about a 3% shift from Sales Taxes to Use Taxes, so we can see that more people are buying stuff online. Then overall from 2022 to 2025, we've seen about a 1.5% increase annually in our Sales and Use Taxes on the county side, so that's one of the reasons why we went with the 2% for 2026.

Mayor Garner said I'd just like to know real quick, Commission, the only reason I brought up Sales Taxes, I know I brought it up when I first became Mayor, but I was really intrigued listening to Chairman Kelly from Johnson County, his sales pitch as well as when I went to a Senate Committee and spoke about using Sales Tax to reduce property taxes. The big selling point that they're using is that individuals that come to visit our city pay into this tax, so it's not just a tax from property taxes, it just solely impacts our residents. It's like a shared tax for those folks that don't live here, but still utilize our infrastructure, our Police, Fire, EMS services as well. I know

the Lenexa Mayor said that her community passed overwhelming 80% for a Sales Tax and they're using that for infrastructure. So, you talk about—I know Bonner and Edwardsville have talked about their infrastructure—help me out Commissioner Stites, the CIFI, to help for infrastructure. When you talk about Public Safety, our courts that have complained that they haven't seen an increase as well and some other items. It's just something for this Commission either now or later to think about staff, about being a viable option as opposed to increasing property taxes on our residences.



Ms. Kneuvean said I'm going to touch on a couple of key revenue items that outside of Property Tax and Sales and Use Tax. We do have fees that we collect and we have a fee schedule. In the spirit of revenue neutral, we left almost all of those the same. There was only a very few number that changed. There were several that went down. We had some that there was a gap. There didn't exist a fee and so we put a fee in place to be comparable to the other fees that are like in similar ways. We anticipate in 2026 that we will leave it flat as well, so we're not looking at a big

increase for fees. The thing that will be a bit challenging for us to forecast is going to be on like building permit fees and with a lot of the uncertainty in the marketplace generally, we don't know exactly what's going to happen. We right now have a pretty large number and as fees and most of that is on building permits and it's things like all the apartment complexes that we've had, commercial businesses and so forth, that's where that money has come from. So, we'll be watching that really carefully to see how that looks to trend.

The Hollywood Casino penalty actually for 2024 it was $1.7M, but it's been roughly about $2M each year. Half of that goes to the city, half of it goes to the county and as you know, with the renegotiated agreement, that penalty will start once they start construction. They haven't started construction yet and so we had quarter one, we did get about $444K that we got from them in the penalty. I talk to the Neighborhood Resource Center pretty often to find out, hey, have they pulled a permit yet and they're still in the planning process, but they have filed papers, so they're making forward progress. We are not forecasting in a penalty in 2026. As you might recall that agreement says that they have to simply start construction by December 31, 2026, not be done, not be open, just start and so we'll have a gap in time there.

Commissioner Bynum said are you saying that in 2026 up until they start they will continue to pay the penalty? **Ms. Kneuvean** said they will, but we anticipate in 2025 they're going to start construction. We're seeing the forward movement on their plans and such. Once they start construction, that's when the penalty stops. So at this point, it could go for a year and nine months because all the trigger is that they have to start by December 31 of '26 and then—**Commissioner Bynum** said then next year—**Ms. Kneuvean** said that's right. So in the revenue projections, we're not projecting we'll get any penalty. We believe in '25 they will start, so there will be no penalty and then even if they—but you're right, if they didn't start until '26, they would keep paying the penalty until they start. That's how the agreement reads. **Commissioner Bynum** said the way we're going to know is because the permitting is going to trigger that we know they're going to start. **Ms. Kneuvean** said yeah, there's actually a little bit more robust language in there. I reread it today. It's the permit, but it's also forward movement. It's not like just pull the permit and do nothing. They have to be doing stuff, mobilizing, turning dirt, doing stuff. So, whatever time that is between now and December 31 of next year, we will collect the penalty. **Ms. Kneuvean** said

that's correct, but for budget purposes, we're not anticipating collecting it for '26. We want to be conservative on the penalty side of it.

Commissioner Burroughs said if I remember correctly, there was a word called substantial construction so they can't just go in and pull a permit, put a shovel in the ground. They have to start really moving earth and doing the engineering work. It's not going to be just pull the permit and put a bulldozer on site. We wanted to make sure that they substantially started. Plus, in lieu of the penalty, we'll start seeing property tax being put out there on that property because the ground now has no value, only what's tied to the casino. Once they start the hotel project, there will be a property tax value goes on that and then as they move forward and grow larger in '26, there will be a bigger property tax value on the hotel. So, we'll see revenue coming in from the development plus the local labor market, we'll see earnings tax and stuff like that. So, I just wanted to share that with everybody. Just don't think we're losing on one side, we'll be gaining on the other. **Ms. Kneuvean** said right. I think it's a timing issue. It's just a matter of the penalty ends and when that property tax starts and it starts coming in. For a budget perspective that we do year-to-year that's why we're highlighting that.

Commissioner Stites said to be clear though, if they start construction in '25, which meets the language of substantial, not just mobilization and I follow the permitting process pretty close. As a matter of fact I was on there today and they have not made very significant strides towards acquiring a land disturbance permit. Are we saying that the property tax would change the minute that penalty phase goes away? Because if they're saying if they start in '25 the first of the year, does that property tax change? **Ms. Kneuvean** said we don't—we'll confirm, okay and I was comparing my knowledge of Missouri to Kansas, but I don't think actually during the construction the property tax changes, but we will confirm that, Commissioner Stites, to make sure that we're right about that. **Commissioner Stites** said because that was one of the reasons that I was very opposed to this penalty going away because I too thought that property tax period is after construction is finished, not the start. But if I was wrong, I mean fine.

Angela Lawson, Interim Chief Counsel, said they don't during a year they don't re-evaluate as the activity increases, so it's like once a year this is the valuation. **Commissioner Stites** said right. I'm saying if they started, that's what I said in the beginning, if they started in

‘25, which that’s what has been kind of suggested that that’ll go—that’ll start, our penalty phase then goes away, we collect no more penalty and ‘25 is almost over, not very long, it’s going fast, not fast enough for some of us, but then the property tax would be evaluated January of ‘26 if they started in ‘25. Is that right? **Ms. Kneuvean** said and it would be based on the condition of the property at that time. It wouldn’t be the ultimate and that’s why Commissioner Burroughs was saying as they finish out the project in ‘26, it’ll go up even more. But you wouldn’t see those revenues for—let’s just say they start in ‘25, they complete in ‘26, you’re not going to see the full revenues till budget year ‘27. I just share that so that we think about like when we’re forecasting revenues and we talk about these things in the future, why it might be a little less than what you thought. It’s just timing. **Commissioner Stites** said yeah and I guess—I’m sorry. That’s why I was—again this penalty should have never went away in my opinion and I’m just one person. I get that, in my opinion, until this project was over. I’ll leave it at that.

Commissioner Burroughs said we went through this with the American Royal project with people saying they were going to get a tax abatement. Right now they have to pay taxes on the facilities that are out there. They’re paying property tax on what was there January 1st and it will not change throughout the year until the next valuation period starts and that’ll go on the books the 1st of 2026 and we will see that growth. We call that incremental growth during construction, so it’s the same way with the casino. If they start in ‘26 and the minute they break ground it’s going to be considered an increase in value because they’re putting infrastructure in and that increase may not be a whole lot this first year, but when it gets to the second year in ‘26 it should be almost completed which will jump the property tax up considerably. We just went through that with the American Royal on how we looked at the property tax on that.

Ms. Kneuvean said the third bullet up there is to talk about our Enterprise Funds. That’s our sanitary sewer and our stormwater. The Commission has already made decisions with a multi-year rate structure. So, what we are budgeting on is based on the 4% for the wastewater and then it’s the calculated formula. The base doesn’t change, but the table does for the storm sewer and we are looking at—we’re updating all of our rate studies, using those approvals and then part of what you will see is what we propose using those funds for when we bring forward primarily the Capital Improvements. The rates pay for Capital Improvements, Personnel, and Operations. It’s

all captured by the rates and as you know, we have some pretty aggressive demands for dollars on Capital Projects because of the consent decree. That will be coming forward, but the total amount of the budgets will be based on those rate increases.

The last thing is we all know how uncertain the economy is right now and we don't know what's going to happen with Sales and Use Tax, so even though a caution that I'd give we did almost a 2% increase in Sales Tax, but remember, that's an increase over what has already increased. And so it's presuming that past pattern of those couple of two years of really big increases, double digit increases, continues and goes up a little bit. To give you a better picture flavor it shows that we expect people's spending patterns to essentially stay the same. Products obviously are costing more right now. That's obviously a topic of discussion just about in every home, in every grocery store. So, what we are seeing is our revenues on sales tax are roughly the same, a little tiny growth, but that means that they're probably buying less because we know products cost more. So, just a food for thought, things to think about.

I know we always have discussions about what's the state doing and how are they growing and the state has the advantage of having sales taxes they get to collect from the entire state and there's some counties, like Johnson County, that might have much more robust growth than we have and so their pool is so much bigger. We've been looking at that, looking at what's happening in other counties just to assess and we are tracking Sales Tax and Use Tax every single month just to see if we get any indication of a trend change.

The real estate market, also we don't know what's going to happen. That is driven so much by interest rates for mortgages and so we don't know—we've not seen much relief in interest rates for mortgages nationwide, but we are seeing a little bit more activity in terms of houses. Of course, it's seasonal as well, but there are houses that are under construction that are going in. Those are good indicators, but we don't think that we're going to have some great real estate boom unless we were to see a major change in interest rates. That would change the picture a bit.

Then, economic development, again it's anecdotal. It's interesting and the whole discussion with tariffs and maybe you've seen this on the news, when tariffs are on—like they're going to happen, sales slowdown. Economic development slows down. They're on pause all of a sudden. There is a flurry of activity. It is very interesting and I can share anecdotal personal stories for businessowners that are seeing that and then they get a rush of orders because tariffs are on pause. They can't fill all those orders, so then they're like, you know, they need it to be more

leveled out, but we don't know what that's going to do and we just caution that so that we manage expectations. We're trying to be reasonable with what we're projecting, but we're also being a bit conservative in terms of the bigger picture.

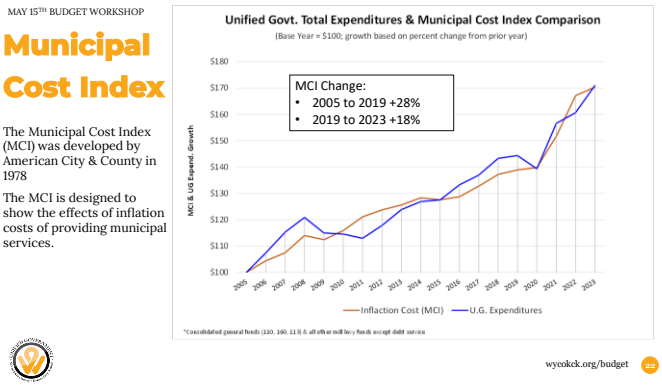
Commissioner Burroughs said is there a way to calculate the sales tax revenue we may be missing out on, on the IRBs requests that we have come before us in economic development? I know some developers have gotten very creative on the IRBs . They use it for not only the building materials, but they also use it for furnishings, painting, those kinds of things that I don't believe the IRBs were originally set up to do. It might help us to understand when a request for an IRB how much we are giving up in sales tax on maybe a $40M project to $50M project to that we have an idea. I know not all the things they purchase are coming out of our community; however, those that are being imported in is a Use Tax and those that are being bought in our community, our local sales tax that we're giving up. I know we want to encourage economic development, but I also think it would be prudent to understand how much of that sales tax we are giving up when developers come before us wanting an IRB.

Ms. Kneuvean said yeah, absolutely. Every agreement with an IRB will give a cap of what's the total investment that they could get the sales tax exemption on and so we can calculate that and then when the project's done, we actually reconcile that. They have to submit paperwork on that and then we could tell you what it really was, but we can say here's the maximum when you're making a decision and then we could also report back on here. Okay, here was the actual. They fully took advantage of the total or they didn't.

Commissioner Stites said I do think and I agree with you that on the IRBs that they've been really creative, but how does that get policed, who's watching to see that the things that we're approving an IRB that is actually meeting the criteria of an IRB? **Ms. Kneuvean** said when an IRB is concluding and they're going to dissolve the bonds, it's essentially almost a paperwork transaction. It's where the developer buys their own bonds and I can speak from the community college standpoint because we did it for student housing even though we were tax-exempt there was a state law that said we are not tax-exempt for residential buildings. So the Commission supported that and we had to go through a process where we submitted all the documentation of all of the sales

and it was like from the contractors and all the furniture and fixtures, all that stuff. We had to submit the real paperwork and then that's how it is reconciled. It's based on the actuals at the end.

Then also it's—because it's a sales tax exemption just like any sales tax exemption, the state is also policing that, not just for IRBs, but just in general if you're getting an exemption. You're a church, you're a government, they're policing that as well to make sure they don't get abused.



Mr. Grimm said we're going to switch gears and talk about some decision points. I'm going to focus on this Municipal Cost Index and then a recap of revenue neutral. This slide looks at the Municipal Cost Index over that period of years. This is an index developed by American City & County in 1978. It was designed to show the effects of inflation cost of providing municipal services and includes consumer price index, construction cost index, producer price index and others. We kind of set this graph to equal $100 kind of a base value of UG expenditures and then the cost of that inflation at $100 and then over the period of years in 2023 you see it's grown from $100 to $170. If we look at the index just by itself, that measure from 2005 that 15-year period it grew 28% and the last five years on the graph it grew 18%. And so the cost of running a government is becoming more expensive.

To state it another way, that last five years has seen 80% of the growth already in the last five years as the previous 15 years.

Mayor Garner said on that last slide, what does that represent in real actuals. I mean when you talk—I mean we can say that it goes up, but I mean what are we talking about. Are we talking about personnel cost, materials, are we talking about—I see these charts every year, but do we

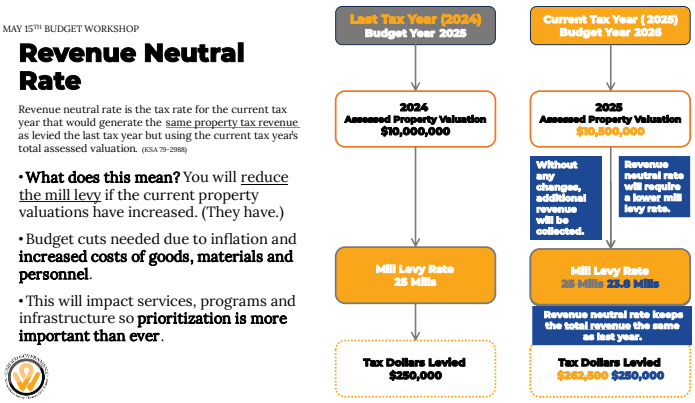
actually break it down to actually show our cost, not the national consumer. But how does that reflect the cost increases for the Unified Government. When we look at our vendors, when we look at our personnel costs, how do we compare our actuals to what this consumer index may be and see if there's a variance there? Are we in line with that, are we lower, are we higher. It's just a question. I'm not really clear about how—because I know different parts of the country may have different costs based on a variety of factors. Cost of living, you know what I'm saying, when you talk about personnel costs, so I'm just saying for where we're at, when we're going off, I think that's a national formula, but I'm just curious, does one size actually fit all when you talk about that? **Mr. Grimm** said yeah, right. So, there's a lot of detail and you're right, when we look at the consumer price index, it's a national measure. I would assume this is more of a national measure, but as far as how that ties to our expenditures just to point out the blue line are Unified Government expenditures. Consolidated Funds, the one you know City General, County General, Parks and then all the other Mill Levy Funds. I mean that's a strong correlation on those two lines. There's dips and it grows at different rates at different times, but the correlation's there. You know we have to think about an index. They don't provide it at a Midwest level or a KC metro level if you're buying steel and concrete. So, I don't have that answer.

Commissioner Bynum said I was just going to point out it does kind of vary and flow, but at the end of the day, we kind of hit right where the MCI is landing with the UG blue line and it's really striking to me that 2005 to 2019 is much more gradual and then just these last—the four years or from '19 to '23 are quite dramatic and I guess that's because of the inflation rate. **Someone** was inaudible. **Commissioner Bynum** said okay.

Mr. Lindsey said one of the things is during COVID, that's where that jump really happened. One of the things like during COVID we experienced inflation rates jumping for a lifetime. Like us in this room we'll never ever see again hopefully.

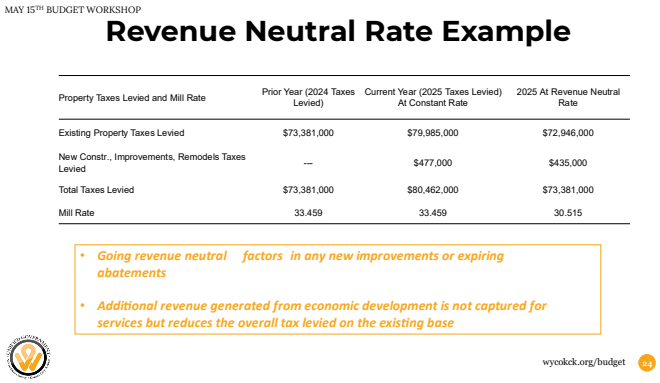
Mayor Garner said I guess my question was more so—and I know you don't have was more just comparing, what are we comparing apples to oranges or how does our line coincide with actuals. I mean what are we gauging that on when you talk about the empirical data that comes with that consumer index? **Mr. Grimm** said I think it's a strong correlation on the lines, but then also just

the measures that they use and we can dig more into methodology. I don't think they put it like you know the different cost of inflation, that gallon of milk maybe or your price of gas in different parts of the country is different. This is more of a broader look. I think personally there would be less fluctuation in those material costs nationwide than some other items that we go to the store and purchase, my personal opinion.



To review revenue neutral rate by definition in State Statute, it's a tax rate for the current tax year, which would be the 2025 tax year, '26 Budget we're working on, that would generate the same property tax revenues as levied last year using this year's assessed valuation, which will come out the middle of June. So, what does that mean? If revenues are going to go up—excuse me, appraisals are going to go up about that 9% we've talked about, we'll have to reduce the mill levy rate. I'm looking from the budget side of things if that occurs, you know, due to inflation, increase cost of goods and services and materials we'll have to—the governing body will have to think about prioritizing services and programs and infrastructure.

By way of example, last year taxes levy and this is just an example, say assessed valuation is $10M, if we apply a '25 mill levy rate that would give us revenues, property tax revenues of 250K. So, let's assume the next year it grew, assessed value by just 5% in this example $10,500,000. If we kept the mill levy constant, we'd have more tax dollars and we would not be revenue neutral, so we would have to do an adjustment to the mill levy rate and in this example bring it down to 23.8 to give us the same revenues this current year as last year.



One more example. This is kind of focusing on the county side of things. If we look at the prior year 2024, about 73M in property taxes levied on existing property. That's using the mill levy rate 33.459. If we look at the current tax year with that growth of 9% on existing property, we'd be about 80M and we do know we have new construction improvements, remodels, etc. that come online, come onto the tax rolls and that would be in this example just shy of 500K. So, property tax revenues, current year, would be about 80M and that's keeping the mill levy constant at 33.459. That last column looks at if revenue neutral were to occur to get to that total taxes levied of 73.3M we'd have to drop the mills to 30.515. On the bottom we're just saying and pointing out that although we're talking about revenue neutral, any new improvements do go onto the tax rolls but we just don't realize that growth in taxes and that can affect the overall taxes levied in the tax base.

Commissioner Stites said so the 9% anticipated and I think it's important—if you remember that at the state level, they were looking for a 4% cap is what they were looking at so that people could project an increase at 4%. I think it seems, you know, as we approach and we still see these near double digit increases, that's where people can't budget that or absorb that into their daily budget because there's no planning for 10%. Last year was what—what was the number last year? Do we have it right off? **Someone** said 11. **Commissioner Stites** said 11, so if you take—that's 10% over two years and you know consistent, I mean 20, so I was really disappointed that our local delegation primarily—most of them voted against that to give tax relief to the people in Wyandotte County that have been crying for tax relief. I think if we would have been able to cap that at that 4%, which is more than half of what we were looking at, I think people are able to, like I said, absorb that and budget that in and continue to live. But these substantial nearly double digit increases are not sustainable.

Mayor Garner said I have a question kind of in line with Commissioner Stites and I apologize if I missed that. What are we projected as far as the percentage, the mill levy. You know, equivalent of from what we would get from assessments. I mean what are we projecting and then how does that compare to what we would need to operate as far as a percentagewise our budget in comparison if that makes sense. **Mr. Lindsey** said we are projected to have a 9% increase. **Mayor Garner** said okay, and then how much out of that 9% increase in revenues, how much out of that 9%--how much you all are projecting to basically run this government. I mean, if you put it in a percentagewise. I mean are we going to need all of that 9% or just a portion of it? **Mr. Lindsey** said it would definitely depend on our service levels, what we would want those at. That's what it definitely would depend on. As part of the upcoming budget workshops, we will be bringing you all information on like what our total personnel cost, which is our largest cost on the expenditure side of the budget and then we also will be bringing a Capital to you and that's the second largest where we will be able to make decisions based on how much revenue we'll need.

Mr. Johnston said I think going into our budget process internally, my message to the department heads is we're not going to go to 9%. Our intention is not to ask for all of it, so we're going to be conservative in our budget process. We're not going to go back to our '22 and '23 habit of maximizing our General Fund request. Even though 9% is what our Appraiser has indicated in our workshop was going to be our max, our intent was not to ask you to do 9% in our General Fund ask. **Mayor Garner** said that's where I was going with that is just when we budget, if we could give the Commission an option of just budgeting what we need as opposed to what we want, what to operate our government and hopefully not at the full 9% like the Administrator—you know, if it's 4%, okay, we only budget 4% and we operate that. That way even if we don't go revenue neutral is where I'm going with this Commission, I think the selling point for me is that we could have took nine, but maybe we're only taking two or three. You follow me? And that's just to keep up with that index. That's where I was that you talked about, that index on inflation and how that breaks down and to basically run our government responsibly while still trying to maintain the level of services our residents have come to expect from their government.

And that's if, that's another thing I was talking to one of the commissioners. I think it was Commissioner Stites or I believe it was, but I don't know if you all are looking at ways to cut costs. For example, we own the ballfield out there. I don't know if this Commission wants to stay

in the business of owning a ballfield and if we put the for sale sign up, how much money could we make and generate by having someone buy that property and other properties. I don't know if staff is looking at that as an option to unload some of our obligations as a way to cut cost and provide additional savings that could tie into just mitigating that inflation rate that you all just talked about.

Mr. Lindsey said as part of our Operating Budget process that we kicked off about a month ago, departments are submitting Operating Budgets where they will be cutting 5%, but then there's also where they have a scenario where they can ask for new initiatives. Also, there's a scenario where they can keep their budget neutral and ask for requests, but reduce to get those new requests. We are definitely looking at ways to reduce the budget and then we also are coinciding running the Capital process where we are looking at the possibility of trying to do something with different buildings like if we need to offload some buildings if that is a possibility.

Commissioner Stites said when will we see that? I remember the meeting that you're talking about, Mayor, that we had and that was brought up and there were several locations that we had spoken about and what that might look like, the pros and cons of selling locations. When will we have that presented to us? I know then, Mayor, you had said that you had directed someone in that meeting to work on getting that list to us. Is that something that you guys are working with? I think it was Mr. Kelly who was asked and I'm not putting him on the spot, I'm just asking. **Mr. Lindsey** said I do know that data is being pulled together and we also will have a Capital budgeting process that we will have for budget workshop on June 26th. **Commissioner Stites** said my fear is that's way late to look at maybe trying to offload something that might impact this budget. If we're first laying eyes on it June 26th and we're to have a budget approved by—what's the date? I'm just saying if we were revenue neutral, worst case scenario, if we were revenue neutral, what would that date be?

Mr. Lindsey said we're looking at approving a budget on August 28th. **Commissioner Stites** said is that for the revenue neutral rate date? **Mr. Lindsey** said yes. **Commissioner Stites** said so that's not a long time for us to work on that. I don't know if there's somehow—I mean I know you guys are worked to death and you've got a lot to do, but that we are able to see that maybe a little quicker. I don't know that there's that many locations that were brought up that day that we might be able to have a discussion about.

Ms. Kneuvean said one thought about that is any kind of disposition that we do is going to gain one-time money and so even if it's not something that we get in front of you with a decision by August 28th or before that, it's not that it would have to wait for an exhaustive amount of time. You could make a decision as that comes forward to you and say, okay, we want to move forward. We would do—if it's real property, there's a state law that governs that and they'd have to put it out for public bid. You'd see what you get for it, see if you want to take the bid, the best bid, and then how do you want to use the money. So, it doesn't forgo that opportunity. That's all I want to say is not to put it off, it's an important thing, but just to say you have a little bit of time and it doesn't have to wait like a year.

Commissioner Stites said I appreciate that. That's one way of looking at it, but some of these locations have ongoing costs associated with them that reoccur year after year after year.

Mayor Garner said I believe that came up, Commissioner Stites, I believe there was just—the reason of the ballpark. We keep talking about the Monarch Stadium that we own and I'm not sure how much we paid for it. I can't remember, I remember when we bought it, but I think there's a $12M maintenance cost that this Commission might see here pretty sone and so just talking to Commissioner Stites—I mean when you talk about those types of maintenance costs, that's huge and if you don't pay that to maintain it, it continues to deteriorate and if it deteriorates, it's going to lose its value. So, you might want to defer some of these ongoing operation and maintenance costs by selling these properties and there's several that exist that this Commission could probably look at and make an informed decision on.

Commissioner Lopez said when we're talking about property, I don't think Matt Willard is here, the County Appraiser, but I gave him—we were talking about property, there's the Cold Start was the old Americold, but it's Cold Start property, the (inaudible) ground, it's 937 deeded acres that breaks into 33 parcels. They are almost 500K in the arrears, haven't paid a cent since they bought it in '22 or '21, but I'm trying to figure out why their parcels, their property tax dropped significantly and everybody around them went up. He was supposed to be working on it because I know he was dealing with protests, and I don't know, maybe somebody here knows, if you're in the arrears that much, can you still protest your taxes?

Ms. Kneuvean said I believe you can and we wait three years to be in the arrears, three years consecutively before we put it up for sale. So, one of the things, just anecdotally, and we talked about this a while ago, but we are looking at and I've talked with Legal about if you pull all of the taxes that haven't been paid over the last 30 years, there are a lot of situations where maybe one year wasn't paid, but the next year was. But there's still the outstanding debt from that one year, but it never went to the tax sale. Sometimes, frankly, it's because the property owners have passed away. It's one of the things that Wendy and I have talked about looking at to clear those one way or the other, either to get back taxes, clear them, whatever because we're carrying all this what's considered a receivable on the books that we're not probably ever going to receive. Some of this goes back decades. So, just anecdotally, a little something else and Commissioner Lopez, we'll pass that on. Matt's probably the only one that can answer the questions. **Commissioner Lopez** said right.

Alan Howze, Assistant County Administrator, said I can't speak to that specific case, but oftentimes when you see that kind of drop in value it means that something shifted from commercial to agriculture and Kansas is very lenient in how it identifies agriculture and the Board of Tax Appeals at the state level has also been generous in its rulings about what is and is not agricultural land. So, in Kansas agricultural land is taxed at a much, much lower rate than any other type. **Commissioner Lopez** said I understand that and it is not Ag, it's still residential, it's still R1. It has not changed there.

I understand, Shelley, what you're saying about—now can we get some boys on that or just some people on that where they just focus, all right, this is what you guys are going to do, we're going to put this together and we're going to squeeze what we can squeeze out of it as far as, you know, just put a little team together and say, okay, this is what you're doing. **Ms. Kneuvean** said absolutely and another thing I would add to supplement to what Alan just shared is that and this becomes important, you're not taxed based on the zoning, you're taxed based on the usage and that becomes important when you think about lots of different situations and that's why a lot of times non-profits are looking for are they really doing the non-profit or are they doing a commercial business out of there. It used to be a church, now it's a restaurant, whatever. Your taxed based on your use even though you couldn't really take a church and make it a restaurant

without rezoning it, but there are distinct issues. In the situation that he's commenting on, who knows, we can find out how they have classified it at the state level will be important.

Commissioner Lopez said it's been doing nothing, absolutely nothing for a decade for a solid decade and every year when taxes—the property tax goes up, it goes up, but then 2024 it drops over 100 grand on one parcel. **Ms. Kneuvean** said it's probably an appeal, but we'll find out. We'll definitely find out.

Commissioner Burroughs said I think the state redid how we went after delinquency. It used to be if you paid the year delinquent, it went back to the year that you were in and not go all the way back to the first. Now it goes all the way back to the first year so that you keep delinquent until you get caught up.

The question I have and it's we have a delinquency issue here. Is there a way instead of calling it a percentage, could we get the number, the fiscal impact that it has. I know you said resources that we probably never—revenue we never received because it's on the book. Can we get an idea what that is so that we know it's not a percentage of the budget, it's a dollar amount because I think it has a better impact when you see the dollar amount versus a percentage. In reference to getting those off of our books, there's private markets out there that will buy those for something on the dollar and will take upon themselves to retrieve that skipping or whatever they choose to do, collection companies and that we can get some money instead of losing it all. Putting out on a private market and having people bid on those delinquencies and let them—we get something and move on from it so it's not impacting our financials moving on into the future and carrying it forward.

Ms. Kneuvean said absolutely and in fact, one of the things if I would have made my way up to the law department today, I've got a thumb drive waiting for me, which is all of the delinquent properties that we've had over the last 10 years because I first want to look at like when the tax sale started, what was the dollar amount. We talk a lot about the number of properties, we don't talk about dollar amount. Then I want to look at, okay, by the time the sale happens, we know people come in and they redeem or they get a payment plan and then I want to see how much wasn't collected and then we moved it over to the Land Bank.

I'm actually working on a 10-year report because that will also help us know if our delinquency rate that we use is accurate. We need to do an assessment to make sure we use about

a 6% and that seems to be right. All of the taxing districts use that, but it'll be a good check. Actually the data will provide a couple of things for us and then I've got this other report with this decades long of these hit, you know, spot situations and that's something we'll need to bring to you though because that can be—you know a constituent issue is that we've got property that's now in the family's hands generations later. We come out and say, hey, back in whatever, you know, 1972 and we literally have examples like this, your mom didn't pay her taxes one year. You need to pay them now. We'll bring all that information forward before we ever act upon it because it may be something that you want to do or maybe something that you want to kind of shape in some way to be more reasonable to help property owners and to help us as taxing districts to get those tax dollars that we haven't gotten for so long. We haven't gotten them because they weren't three years consecutive and so it's just a matter of taking a look at that.

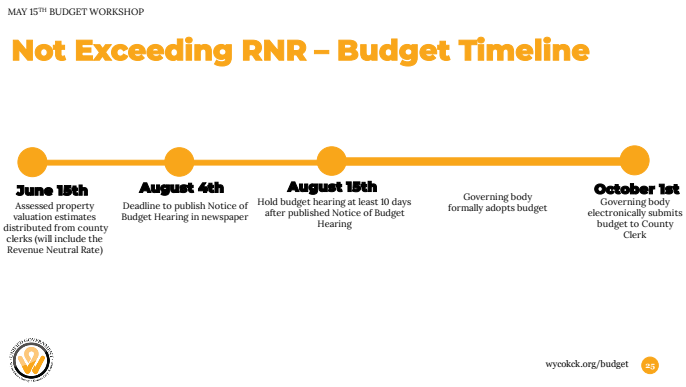
You're right, putting the taxes back to the first year that they were due for the three consecutive as opposed to the current year, it has been a way that we've been able to keep people moving forward on getting caught up on their taxes.

Ms. Lawson said state law does control part of what, and I only know a little bit of this to be dangerous, does control a lot of what you can and can't forgive on those because it's not just the city/county taxes, it's the other taxing entities as well, so state law does prescribe what we can and can't do with the back taxes.

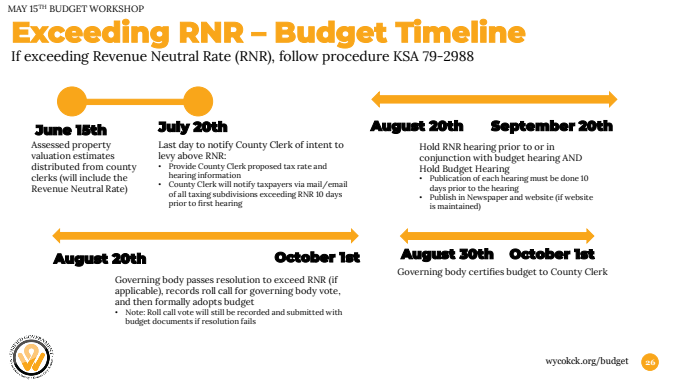
Mayor Garner said I have a question in that regard. I'm not an expert, but I know that we have some physical structures that's in the Land Bank and I know we have the tax sale and I don't know if anybody can—are we constantly putting these properties like, you know, on the MLS so I can go to Zillow and see that the Unified Government has 10 houses for sale and maybe because there's a housing shortage maybe we don't sell it at its value, maybe undervalue to just unload those properties. I just don't know.

Commissioner Bynum said the number of Land Bank parcels that we currently own that actually have structures on them is probably less than 10 because we have had great success with the Land Bank Rehab Program that we ran for multiple years such that people were buying those and rehabbing them. Basically flipping them and so that was extremely successful and if we did have

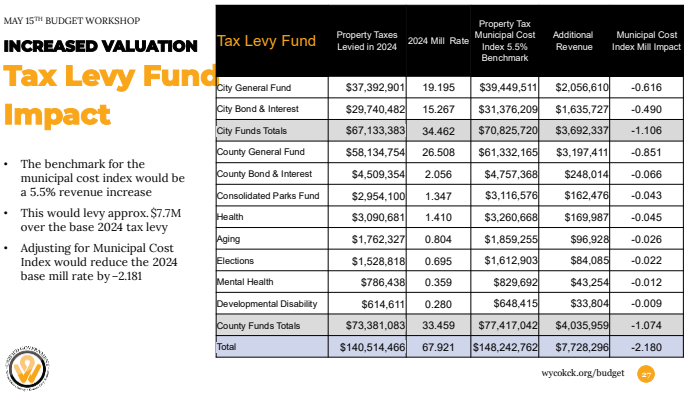
parcels that had structures, I think we would continue to see that level of success, especially with this tight housing market. But, Mr. Howze, I'm pretty sure that number now sits less than 10. **Mr. Howze** said you're exactly right and in fact that has spurred a market so that any property that has a structure on it doesn't make it to the courthouse steps. It gets bought by a rehabber and pulled or, you know, and they are the ones who are actually taking it and rehabbing it, so those aren't making it into the Land Bank. Most of what's making it to the Land Bank now are land parcels that don't have anything on them.



Mr. Lindsey said as part of the revenue neutral process that the state put out a few years ago, there are two timelines. There's a not exceeding revenue neutral budget timeline and then there's the exceeding revenue neutral budget timeline. This year there is a change where the exceeding revenue—the not exceeding revenue neutral has the same time frame as the exceeding revenue neutral. Last year when we did go revenue neutral, the budget had to be submitted to the Clerk by the end of August. This year it's October 1st and that's the same for if you exceed revenue neutral.



This is a breakdown of the exceeding revenue neutral timeline. Some of the things that are different there is by July 20th we would have to let the Clerk know if we were exceeding revenue neutral. Then from the timeline from August 20th to September 20th we would have to hold a revenue neutral hearing and also pass a resolution to exceed revenue neutral and we would have to have our budget done and completed and to the Clerk by October 1st.



MAY 15TH BUDGET WORKSHOP

INCREASED VALUATION

Tax Levy Fund Impact

- The benchmark for the municipal cost index would be a 5.5% revenue increase
- This would levy approx. $7.7M over the base 2024 tax levy
- Adjusting for Municipal Cost Index would reduce the 2024 base mill rate by -2.181

Tax Levy Fund	Property Taxes Levied in 2024	2024 Mill Rate	Property Tax Municipal Cost Index 5.5% Benchmark	Additional Revenue	Municipal Cost Index Mill Impact
City General Fund	$37,392,901	19.195	$39,449,511	$2,056,610	-0.616
City Bond & Interest	$29,740,482	15.267	$31,376,209	$1,635,727	-0.490
City Funds Totals	$67,133,383	34.462	$70,825,720	$3,692,337	-1.106
County General Fund	$58,134,754	26.508	$61,332,165	$3,197,411	-0.851
County Bond & Interest	$4,509,354	2.056	$4,757,368	$248,014	-0.066
Consolidated Parks Fund	$2,954,100	1.347	$3,116,576	$162,476	-0.043
Health	$3,090,681	1.410	$3,260,668	$169,987	-0.045
Aging	$1,762,327	0.804	$1,859,255	$96,928	-0.026
Elections	$1,528,818	0.695	$1,612,903	$84,085	-0.022
Mental Health	$786,438	0.359	$829,692	$43,254	-0.012
Developmental Disability	$614,611	0.280	$648,415	$33,804	-0.009
County Funds Totals	$73,381,083	33.459	$77,417,042	$4,035,959	-1.074
Total	$140,514,466	67.921	$148,242,762	$7,728,296	-2.180

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As part of the decision points as far as like working with the revenue that we would be bringing in from property tax, we had two slides coming up here kind of as advisory role. Mike Grimm talked about the Municipal Cost Index a little bit earlier and so what we did was set up here as if we did increase our revenue by the 5.5% and this is just to give you all a view. We're not saying set it at 5.5%, but just giving strictly a view of what accepting 5.5% more revenue of property tax would look like. So, what we would have is we'd have a total of $7.7M coming both to the city and the county side. It would be like $3.6M more in property tax revenue going to the city and then $4M more going to the county and what that would do is decrease the mills, about one mill on each side for a total of two mills.

MAY 15TH BUDGET WORKSHOP

INCREASED VALUATION

Tax Levy Fund Impact

Tax Levy Fund	Property Taxes Levied in 2024	2024 Mill Rate	Estimated Property Taxes Levied in 2025	Additional Revenue	Base Assessed Value Mill Impact
City General Fund	$37,392,901	19.195	$40,758,262	$3,365,361	-1.58
City Bond & Interest	$29,740,482	15.267	$32,417,125	$2,676,643	-1.26
City Funds Totals	$67,133,383	34.462	$73,175,387	$6,042,004	-2.85
County General Fund	$58,134,754	26.508	$63,366,882	$5,232,128	-2.19
County Bond & Interest	$4,509,354	2.056	$4,915,196	$405,842	-0.17
Consolidated Parks Fund	$2,954,100	1.347	$3,219,969	$265,869	-0.11
Health	$3,090,681	1.410	$3,368,842	$278,161	-0.12
Aging	$1,762,327	0.804	$1,920,936	$158,609	-0.07
Elections	$1,528,818	0.695	$1,666,412	$137,594	-0.06
Mental Health	$786,438	0.359	$857,218	$70,779	-0.03
Developmental Disability	$614,611	0.280	$669,926	$55,315	-0.02
County Funds Totals	$73,381,083	33.459	$79,985,381	$6,604,297	-2.76
Total	$140,514,466	67.921	$153,160,768	$12,646,302	-5.61

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This next slide is kind of advisory role of if we did accept all 9%, what that would look like and so basically it would be $6M that we receive on the city side and $6M that we receive on the county side. But if we did not, that would be $12M that we'd be foregoing in revenues and then we would be decreasing the mills by five mills, almost six mills on both sides.

MAY 15TH BUDGET WORKSHOP

PROPERTY TAX RATES

- ESTIMATED BASE TOTAL ASSESSED VALUE GROWTH FOR 2025-> 9%
  - 6% RESIDENTIAL
- ESTIMATED 2026 IMPACT OF ASSESSED VALUE GROWTH ON FINAL REVENUES*
  - FULL VALUE GROWTH
    - KANSAS CITY, KS - $6.41 MILLION
    - WYANDOTTE COUNTY - $5.85 MILLION
  - PER 1% INCREASE IN VALUE GROWTH
    - KANSAS CITY, KS - $710,000
    - WYANDOTTE COUNTY - $650,000
- LEVIED FUNDS GROWTH TARGETS CAN BE SET INDEPENDENTLY

*AFTER FACTORING CURRENT BUDGETED 6% DELINQUENCY RATE

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Commissioner Lopez said this is a question for you guys and maybe the County Administrator too, but if we accepted the 9%, can we use what we need, but how do we put the rest for tax relief? Can we put in there for tax relief to—our residents have been screaming for it forever. Can we look into that? That's a major, you know, we have neighborhood groups that want this and want that. What about the residents that are paying—how can we give them tax relief from where we're at today? That's the main focus. That's a million dollar question, but if you've got to get back with me, that's fine too, but I just want to put that on the table right now.

Mr. Lindsey said there is the option with this 5.5% where we only take 5.5% growth, and we don't have to go with this option, but this kind of gives you a view of like this would

provide property tax relief to our citizens. This doesn't have to be the number. I mean it definitely can be a discussion point.

Commissioner Stites said I'm confused as to how this provides tax relief. If you're increasing it, it's costing the taxpayer more money next year. How did we just give them relief? **Mr. Lindsey** said what we would be doing is reducing the tax mill levy and that's where the relief comes in at. So, we would be reducing the property tax levy. **Commissioner Stites** said we're still raising taxes. **Mr. Lindsey** said yeah, and that would be based on—because their property values went up. We would be cutting our property tax. **Commissioner Stites** said I'm paying more in property tax than I paid the previous year, so we're not reducing taxes, we're increasing taxes.

Mayor Garner said can you guys expound on that because I'm kind of confused and maybe just for clarity, because I agree with Commissioner Stites right now and Commissioner Lopez. I don't understand if you're increasing taxes, you're capturing that extra money, I'm paying more, how are you saving me money if I'm paying more? Here's where I'm going with this because I know in years past I heard those same messages that, oh, your taxes went down. Same thing because the appraised values went up—I'll just say 10% is what it reflected in what the increase would be. Oh, but we didn't take all the 10%, we only took 6% so we're saving you 4%. You really didn't save me 4% because my taxes still went up. You just didn't capture that extra 4%. It's still a tax increase based on the appraised values that caused that. That messaging, I'd like that to be clear for our residents and for our commissioners that's watching. If we capture $1.00 or 1% of any of the appraised value increase, that's a tax increase, period, there's no way around that.

Ms. Kneuvean said I think it comes down to the words that we use that depends on what happened to your property. If your property—assume it appraised, it went up, the mill rate would be the same and so it comes down to when you say your tax rate, well the tax rate didn't change, but my assessed value did and so my bill is more. So, it comes down to the words. What I'm paying is more and the bottom line is that citizens are asking to get relief from paying more and so it's balancing all that. **Mayor Garner** said the key word you said is balance because I am going to pay more because of my appraised values went up which means the Unified Government is taking more. That's the concept of revenue neutral, so even though the appraised value goes up, this Commission has the option, revenue neutral or not, it doesn't matter, you don't have to go

revenue neutral. But what you can do is if the appraised value, let's say, goes up 10% and then this Commission can say we're going to budget zero, we're not going to take any of that 10% or maybe we only need—you see what I'm saying?

Maybe you can't give a tax decrease, but what you can do is prevent a tax increase and that's what our residents are saying because the messaging has been off for me even before I became Mayor. I kept hearing, oh, the mill levy has gone down. We've got the mill levies dropped and in all actuality—but people keep showing their tax bill and they're saying but my taxes have gone up substantially over the years and I think our messaging is somewhat off and I just think we need to be honest with people that if we take whatever percent of the appraised value increase on their house, if we vote to take that or this Commission votes it, that is a tax increase. We're capturing those added revenues and I think that's what people—they want us to be honest and not play with words like that because I mean these people are smart. Some of them have PhDs and when they show me their bill and I say well, you know, the mill levy—no the mill levy did not go down. The appraised values went up. I'm paying more. Maybe you kept the mill levy the same, you didn't raise my mill levy, but you're capturing more because the appraised value has gone up, which is a property tax increase.

I just think people need to know that and our government needs to really message that in a point. I like what Mr. Grimm said when you talk about the inflation rate, I mean the cost of doing business goes up, but in line with our Administrator said, my recommendation to the Commission is we only take in and utilize what we need to operate this government responsibly based on what these essential services are. And then what Commissioners Stites and Lopez has talked about, let's find those cost-cutting measures, be it unloading properties, cutting the fat wherever it is, tightening our belt however we can to offset best we can if we don't go revenue neutral, those appraised values increase so our residents don't see these crazy fluctuations in property tax increases.

It's really—when you talk about comparing us to Johnson County, I don't know if you all seen the article that was out in the Star, but it kind of compared. Their per capita income is a little bit more there. I mean our residents don't have that per capita income to make up the difference. That's why we have over 4,500 Land Bank properties. People are losing their properties at a rate that's unheard of probably anywhere in the metro. So, I just challenge staff to bring this Commission recommendations to mitigate. Even if we can't actually reduce the mill, I

know what that—but really real time reduce the mill and reduce property tax. If we can't do that, at least do what we can to prevent an influx of raising people's property taxes to the point that it's unbearable. If we keep doing that, and I've said it before, what's going to happen is I went to Detroit, there's other cities out there, and I know people don't like the word bankrupt, maybe we can't go bankrupt in Kansas and all that, but a city can file bankruptcy at the federal level if they wanted to. I mean that going in the red—and I appreciate our Administrator and you all, our staff, of pushing that red out to about 2030, but it's still there. We have a good window of opportunity to really bring in a robust balanced budget in a way by just operating within our means and being a little bit more fiscal responsible and I think that's what our residents are asking us to do.

Mr. Johnston said I'm just going to be honest with you. This is the first city—local government that I've managed that is fixated on the mill rate. Everywhere else I've worked we always looked at the levy. How much do you generate every year. We never really worked at the mill rate. How much do you need to operate your government. That's the levy. How much money do you need to generate every year to pay your bills and, therefore, to focus on the mill rate and the levy and all that, it's a game. I want to get out of this. Let's do truth and advertising and all this, how much money do we need to generate to pay our bills to operate this government.

So, I don't want to get into this debate about mill rate and levy and all this. How much money do we need. How much levy do we need to generate to pay our bills. Let's get back—and I think that's what the Mayor is talking about. We need to be honest with our taxpayers and stop doing this—because I'll tell you the mill rate of 2022 may be—is not the same as a mill rate in 2025 and that's the games that this government has been playing every year. The mill rate is not the same every fiscal year and that's a game that we got to stop playing with our taxpayers.

How much money do we need in the levy to pay our bills, that's what we need to talk about with our taxpayers and stop fixating on the mill rate. How much money do we need to pay—yes, it's an algebra equation, assessed valuation against—times a tax rate equals the levy. That's all this is and that's what we need to just continually just focus on is how much money does this government—and we have two that we're responsible for, do we need to function to pay for services for our citizens.

So we have the responsibility, 11 people elected, I'm hired with a staff of 2,300 people to be responsible stewards of tax dollars that people pay in every year and that's what we're

supposed to be responsible for. And how we do that is how we build public trust. Right now the trust from our public is not very good. We've heard that in the two years of two budgets that I've built already. We've had people come to our meetings yelling at us. You know, that's been an experience I never experienced in other communities I've managed because the trust is low. How do we build that up. We be responsible with our resources, we show value for our—of the resources. Our people see the value of our services every day, every year.

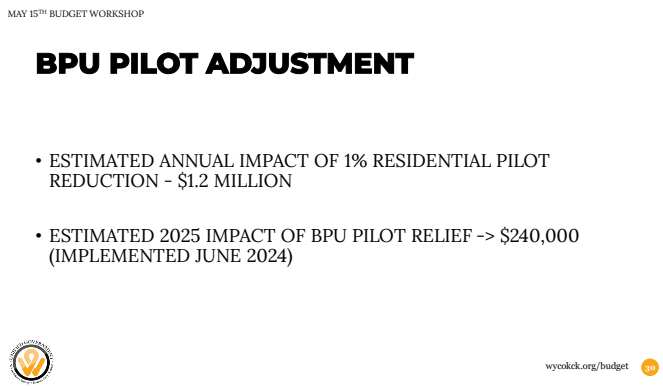
We've got to quit doing games. So, right now we're just going to be focusing on how much money do we need to pay for the services to provide our citizens. What levy do we need in our two governments and I'm not going to fixate on the mill rate anymore. It's the amount of money we need from our citizens to pay for services and levels of services to provide our citizens. No more debates, no more games, just how much money do I need from our citizens to pay for services that they want, that they're asking us to provide them to put in our budget. I'm sorry if it sounds like a discourse.

Mayor Garner said it's a good discourse, Administrator, but also I challenge the commissioners, just to circle back on what are the wants and the needs and how do we drill down to give our Administrator and our staff an idea to do what the Administrator talked about. What are the essential services that our constituents are telling us they want from this government and cut out the fat of what we want and really just focus on the needs and that gives our staff and our Administrator a little more clear direction on what this body will want and what you all will feel comfortable once you make an informed decision as far as the next budget.

Commissioner Lopez said that's kind of what I was trying to get at was how do we implement more sales tax revenue to take the place for tax relief to bring that way down like a lot, but how can we fill that gap with sales tax revenue? That's the formula that I'm looking for. **Ms. Kneuvean** said a couple to-dos that we have is to figure out what those gaps are and if we were going to have another sales tax, then to figure out what that would be used for and that would require a public vote. That's one of the taxes that requires a public election vote, but we'll get the numbers for everybody on what is the possible and what it would generate and that can give you good information to make some decisions.

Mayor Garner said I like that. I encourage this body to consider that and give it to the voters. I talked about they want pools, they want parks, they want infrastructure, they want enhanced services. I mean everything that a sales tax could potentially pay for that's not just being paid for on the backs of our residents, but also people that come in our town to either work here or do business here, they're going to pay into that as well. It's another option for this Commission to consider when you talk about the residents that actually chose to live in Wyandotte County want property tax relief and that's one way to spread it as well as provide some of the good services, resources and amenities that our residents in certain areas have come to. They're actually demanding because it's just not there especially when you talk about our crumbling infrastructure and some of the other improvements and then the needs of our courts, our Sheriff, our DA, just administratively some of those needs. A sales tax option might be something that you throw in the laps of the residents and say you want all these things, then you decide and give this government some direction on what you're willing to pay for or not.

Ms. Kneuvean said we wanted to spend a couple of minutes, real quick though, back on those timelines. You've got the packet, but you have to make the decision by July 20th. We have to certify whether or not we're going revenue neutral or not, so it's not an urgent decision, but did want to kind of help you frame a timeframe in your decision-making and when that part would be done. That would happen—when is the County Administrator's budget? **Mr. Lindsey** said August 7th. **Ms. Kneuvean** said August 7th, so it would happen—you'd need to make that decision. I guess the timing would be before the County Administrator's budget is presented, but maybe there can be some timing on discussions about that.



As far as other things that have been a priority to the citizens, we've talked a lot about looking at how do we reduce the PILOT that we're charging on the water and electric and a 1% additional reduction on just residential is about 1.2M. We also wanted to point out that for the senior, disabled, and low-income BPU PILOT Waiver Program, that's a cost of about $240K and so we've already built that in continuing that program. If we wanted to reduce our right now 10.9% maybe to a 9.9%, then that would be the cost, but it's a bit like what we were just talking about when it comes to property taxes actually in a different way. To the resident, they're going to see a real reduction, a calculation of a reduction. One way for us to look at this is because BPU is doing some rate increases, we're projecting that we're going to have more revenue. That was one of the earlier slides and that is just because based on their total charges.

If we were to reduce that or compare that rather to the prior budgeted number, not the actual number, but when we put the budget together and we said this is what we had to live within, when you compare that and do a 1% reduction, it's only about $200K less. In other words, a choice that you would have and that the Administrator will have to make a recommendation to you all is do we take full advantage of the fact that the gross sales are going up and so our PILOT revenue goes up. But maybe that's a way that we could have some property tax relief or whatever or do we reduce another percent for residential and then we know that overall that's going to take about a $200K budget-to-budget reduction. So, it's just thinking about it kind of two different ways, if you will in the decisions that ultimately you all will make.

Commissioner Bynum said just a reminder that in '23 when Commissioner Hill and I and BPU Board Member Henry brought the presentation that began the PILOT Relief, our recommendation at that time did include the stairstep lowering of the PILOT. So I would be in support of looking at another percent for the residential and what that impact would be. **Mayor Garner** said and that's what I'd given direction to the Administrator to look at. Along with that, I have to commend this Commission for working with me through the process of separating the PILOT between commercial and residential because that's what really gave this body that option to be able to be impactful for our residents.

Commissioner Stites said a 1%, what does that mean to the resident in dollar amount? **Ms. Kneuvean** said we have that calculation. I don't have it right handy, but I'm not going to guess,

why don't we get that for you. In terms of—it's not a substantial—it's only a few dollars, but it's cumulative over time that they're paying less than they otherwise would. **Commissioner Stites** said so like a few dollars a year? **Ms. Kneuvean** said no, a month. **Commissioner Stites** said a few dollars a month, so $20 a year. **Ms. Kneuvean** said yeah.

Commissioner Lopez said I meant to ask this earlier. So, way in the front, with the City General Fund impact on the PILOT—the City General Fund, the impact on the PILOT which kind of talked about where there is now, but I see the forecast is like—2026, 1.8%. Then the update in 2025, it's kind of going backwards here to negative 2% and then we're looking at 2026 is 38.8M, 2025 is 38.1M and then 2024, 38.9M at 1.2%. In 2023, 38.4% is 6.1%. That's a huge jump when we're only talking 100K, a few hundred thousand like 500K, how is that at 6.1% when the other ones are a couple hundred thousand and now we're at 1.2%. That huge jump is just kind of throwing me, the 6.1%. **Mr. Peterson** said that 6.1% is from the 2022 to the 2023, so it's from the 36.2M to the 38—**Commissioner Lopez** said so that percentage isn't in the square there, so I don't—because I was kind of thinking, but it's not there. **Mr. Peterson** said it's the growth from the prior year, so it's the—whatever year it's on, it's the growth from the year before it. **Commissioner Lopez** said now we're making sense because now that's a little over 2M. **Mr. Peterson** said I can tell you that the '25 is primarily due to GM shutting down and us reducing the PILOT rate. **Commissioner Lopez** said say that again. **Mr. Peterson** said the '25 reduction is primarily due to GM shutting down and us reducing the PILOT rate. That's why it went—**Commissioner Lopez** said and then where are we at with—I don't know if we can go there about the Quindaro—disregard.

Commissioner Kane said it's not just GM, it's the suppliers that are down there and also the suppliers that are across the river. It's a lot larger than just GM.

Commissioner Hill said thank you for the report that we've heard with this budget session tonight. I just have one question which I believe every resident wants to know. If we do revenue neutral or if we don't do revenue neutral, either way, will the taxpayers taxes go up? Will the residents taxes go up, either way? **Mr. Lindsey** said that kind of depends on what the other taxing entities also do. So their portion of the—if we were to go revenue neutral, their portion of the Unified

Government property tax bill wouldn't go up, but if other taxing entities did not decide to go revenue neutral, that will impact their tax bill and it would go up. **Commissioner Hill** said so the answer is yes. **Mr. Lindsey** said yes, there is that possibility.

Commissioner Hill said what could we do as a Commission so that the taxes would not increase. So, property taxes are up, goods and services, everything went up, so at this point what could we do. This might not be the night to answer that question, but what are some ideas, what are some suggestions that could take place where the property owners could see that the taxes are going down. Right now when I talk to different ones, both in the community and here, with the property taxes going up we always say well that's the state. You know it's affiliated with the state requirements and then they say no, Wyandotte County is the one who does the appraisal assessments, so I'm just trying to understand what can we do.

Mayor Garner said I'm going to expound on her question just a little bit better because I know you made the answer a little broader, so I'm going to narrow it for you, Commissioner Hill. Take the school districts, the other Drainage Districts, and all those other taxing entities out of it, and just the Unified Government portion—if we're just talking about the Unified Government, what are the options to not raise taxes. I can think of two. Either we go revenue neutral, which kind of boxes us in in a variety of ways. I understand that, but then also, we'll go back let's say we're at a 9% projected increase in appraised values, which you know, I think her question is what would that look like even if we don't go revenue neutral, but we'll still—this body votes because they want to and they can to say we're not going to take any of that 9% and we're not going to go revenue neutral.

My understanding and correct me if I'm wrong, that would equate little to no property tax increase on residents, if I'm correct. To me, those are the only two paths I see to do what the commissioner I think she's asking, I don't want to speak for her, when we're talking about just the Unified Government's portion of the taxes.

Mr. Johnston said it's going to be very difficult to meet your four priorities that you outlined in your January retreat to meet the desired service levels and services that you outlined to us. It was difficult you know to even deal with some of the challenges in this year's budget on revenue neutral because we had to carve out to meet inflation and raises to our employees off the top to deal with

that. We're going to have that same pressure this year to deal with that, but to meet some of the challenges for infrastructure, some of the challenges that you had outlined with one department, we had Fire Department that had some demands. We're not going to meet those—any of those if we don't have flexibility to raise revenue. We're talking with other departments that have needs that we're going to have to bring to the table with you, so there's going to have to be some flexibility to meet needs of some of our departments that had been held flat for a whole year. Being held flat for another year is going to be extremely difficult to meet the needs of our citizens.

It's not meeting the needs of our departments, it's the needs of our citizens that are going to be met by our departments and I think that's things not be—that's one thing I want you to keep in mind is that's what our departments do. The needs of our citizens are what we do and we've had to not meet certain levels of needs basically because of our revenue neutral decision for this fiscal year. But the demands of our citizens didn't stay put and I think we recognized that when we discussed those during our retreat. We're still getting those calls from our citizens today and sometimes we have to say we can't meet them yet this year, but we'll have that as part of our budget discussion, so we still see the needs and we'll have those as part of our budget discussions with their Capital. You'll hear about those in a couple of weeks.

We also need to keep in front of you we have a World Cup next year and we have a need to be the best that we can be to foreign visitors next year and we don't want to—we want to look the best that we can next year to a level that maybe we're not used to being looked at. We have to look our best that year or next year, so there's going to be a demand for services and improvements that we have to meet. There's going to have to be resources available for us. It's going to be very difficult for us not to do more in '26 which will necessitate the need for us to have access to resources to do that work in '26.

Commissioner Burroughs said the increase in valuation is a double-edged sword for this community. With the mill levies that we have, that increase in valuation causes our taxes to go up. We can only control what we can control and we did that by going revenue neutral. However, other organizations, other taxing entities chose to increase their taxes. We've heard outcries to lower our taxes, lower the PILOT or eliminate the PILOT. If we do both, plus, we just—we didn't get to the very end here in the book. We made a commitment that all new property tax revenue and new revenue would go 50% into property tax relief and/or debt relief and we can't continue to

bond our way out of this. But the double-edged sword with increased valuation is going to be a challenge for us because it does impact how much money we get from the BPU in the PILOT, so if we lower the PILOT just enough to take away that 1%, that's money that we can't really allocate to property tax relief or address the services that we're talking about. So, we have to talk about this in one big fishbowl, so what we do over here impacts what we do over here.

If we're going to piecemeal at it, it's going to be very difficult to communicate to the taxpayer, you see what we did over here, we lowered your BPU bill $2 a month. See what we did over here, we lowered your tax bill $12 a year. That's not a significant savings that taxpayers see. They need to see something that they are getting a return on their pleas to lower their cost of living here in Wyandotte County whether it be the taxes on property or whether it be the taxes they pay on the PILOT and/or the PILOT fees themselves. I would just as soon drop the PILOT altogether, but that impacts us—on the residential, that impacts us significantly to a tune of about $12M-$14M. How do we make that up, through economic growth or we increase the—we start looking at how we're going to have to increase our property tax to get back to the monies that we gave away on the PILOT.

We have to be innovative. We can do across the board cuts, we can redo contracts with vendors, there's elimination of property that we've talked about tonight, selling off property. There's a number of ways to do it. We talked about the delinquency issues. We haven't touched on a whole lot of those yet. We've just barely touched on how can we lower the BPU PILOT and I think we had that discussion of just a couple of dollars a month. Now, that may mean a lot to people, a couple dollars a month, but it's really not addressing the issue. We are still taxing our residents at too high of a rate and that is on the property tax and that is also on the PILOT.

We need to be mindful that the ordinances that we put through to put 50% of new money towards that, debt reduction, that is the third piece of the pie and we have to find another way to increase our revenue. It's been mentioned maybe a sales tax increase. It's a very regressive tax, but we are a community now that people want to come to and spend money and so it's a little bit different approach. I do like the fact that by having gone revenue neutral last year, for the first time that I can think of in probably three decades, our sales tax exceeded our property tax and that would not have happened had we not sincerely taken that deep dive into the budget that many of us have requested on behalf of the citizens of Wyandotte County.

Mayor, County Administrator staff, I really appreciate the information shared here tonight. We've got some heavy lifting to do. I'm ready to do my part and continue to find ways to lower the tax burden and lower the PILOT and continue to meet the services our citizens deserve, but it won't be easy.

Mayor Garner said I'll follow up real quick. The key word that Commissioner Burroughs said to me was innovative. I mean, we've got to change business as usual here at the Unified Government, how we do things. Hard decisions are going to have to be made. I keep stressing our staff is going to follow the direction of this body, but we have to be realistic when you talk about what are the essential services. I keep saying it, that we're trying to budget with what we have, but we really got to look at economic development and expanding economic development. We've got to anchor residential folks, build more houses and anchor them in our community. You broaden the tax base that way. You've got to bring in more economic development, but you can't keep giving away the farm, or I like to call it corporate welfare, to these big corporates that come in here.

We want them here, but they've got to be good neighbors because when they build their big Taj Mahal building and we give them these huge tax incentives, the hardworking folks and these people end up paying for it. And they talk about jobs, well, if you look at the jobs, 70% of the high wage earners don't even live here because they don't want to live here, so we've got to do a better job and have good clawbacks in these contracts that we have in incentive programs. If you want to come here, you've got to stay here. You don't come here and shake our taxpayers down and then 10 years later you move to Riverside or somewhere else like that if we don't renew. I mean, there's got to be clawbacks that say we'll give you some incentives on the front end, but you've got to be committed to being a good neighbor on the backend and pay your fair share because if we don't have that type of model, it's going to be hard digging out of this, but economic development is key.

I know that Commissioner Stites and Commissioner Burroughs are working hard with staff and our Administrator to look at our policies. We have some policies that have been brought to my attention from developers all over the metro and beyond that say it's really hard to do business in Wyandotte County. If we're serious about expanding economic development, I just challenge this body to support the work of Commissioners Burroughs and Stites and our

Administrator that they're going to be bringing forward to you here in the next few months with our new Economic Development Director, Ms. Chism, to really hone in on making Kansas City, Kansas and Wyandotte County the most business friendly place anywhere you would find in the metro to do business. There's ways to do that. Just little things that I've seen some of our neighbors to the south are doing to garner business and it hurts me as the Mayor when I see business and growth all over the metro and I ask people why don't you want to build here and they say because you make it too hard for me to do business there. The bureaucracy, some of the BS people have to put up with, to me it's shameful when I talk to some of these developers how they've been treated by this Unified Government through our policies. So, those are things that we can change if we're serious about expanding economic development.

To me that has to be the key for those of you that will be here long after I'm gone to consider hard decisions got to be made, but economic development is the key to really pull us out.

Mayor Garner said how much more do we have staff? **Ms. Kneuvean** said that's it.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Stites, to adjourn.

Commissioner Lopez said I'll be real quick. I want to read an email just really fast. I got an email from a resident and it's a good email and I sent it off, but I'm just going to say his name is one of our employees over at NRC in the building permits. He wanted me to pass this on and I did and it says, Marcus, I want to say thank you. You're awesome, doing a phenomenal job. Ran into a resident, and this is my email to his bosses, ran into a resident the other day who's very complimentary on the complete staff at the Neighborhood Resource Center. Marcus Bass and staff made the process easy, straightforward, and were extremely responsive during the process. I wanted to definitely get this message to you all. He was telling me too, when I was talking to the business or the building permits, permits are being pulled, the construction's going and we're moving forward. So, we're making some headway, that's for sure.

Mayor Garner said thank you, Commissioner. I appreciate that. I have a motion and a second to adjourn. Clerk, roll call.

Roll call was taken and there were seven "Ayes," Stites, Bynum, Burroughs, Burns, Hill, Kane, Lopez.

MAYOR GARNER ADJOURNED
THE MEETING AT 7:35 p.m.

_____
Monica L. Sparks
Unified Government Clerk

dt

CONSENT AGENDA ITEM NO. ____

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL MEETING, THURSDAY, MAY 29, 2025**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, May 29, 2025, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. Ramirez, Commissioner Third District; was absent. The following officials were also in attendance: Alan Howze, Acting County Administrator; Angela Lawson, Interim Chief Counsel; Angel Ferrara, Director of Parks & Recreation; and Monica L. Sparks, Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we have individuals attending remotely as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General Office. Please be sure to speak directly into the microphone to ensure your comments are heard and an accurate record can be made of this meeting.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, May 29, 2025, at 5:00 p.m. in the Commission Chambers of the Municipal Office Building for a presentation of the Wyandotte Economic Development Council Incentives Report followed by the Parkwood Pool Update and Discussion. Roll call was taken and there were ten "Ayes," Stites, Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez, Garner.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

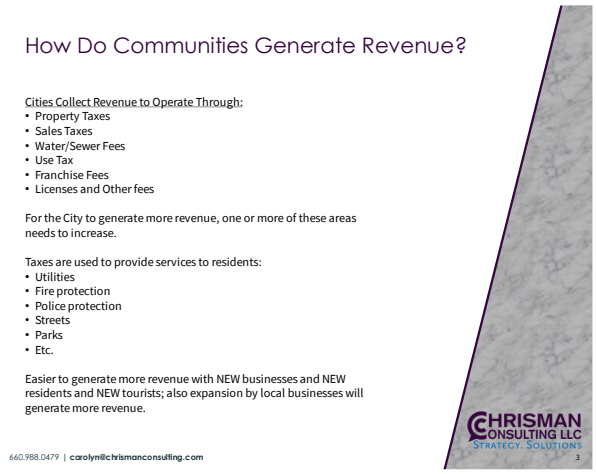
Mayor Garner said tonight a Special Session is scheduled for a presentation from the Wyandotte County Economic Development Council regarding Economic Development Incentives followed by a presentation from our Parks Director, Angel Ferrara, regarding Parkwood Pool and some other pool options. I'll turn the meeting over to our Acting County Administrator, Alan Howze, and he will proceed from there.

Alan Howze, Acting County Administrator, said with that, we'll just jump in and I'll ask Mr. Kindle to come up and kick us off for the WYEDC presentation.

Greg Kindle, President of the Wyandotte County Economic Council, thank you all for having us this evening. I'm a resident here in Kansas City, Kansas. We commissioned an Economic Development Incentives Analysis in conjunction originally with the PlanKCK efforts, but at the time the PlanKCK was being done, it did not include any kind of review of the incentives. We believed at that time that it would be important to do a review of those so that we could have a complete baseline of where we were with economic development and where we were headed with economic development so we could take and give you all a more holistic perspective of how we move forward. So as we review incentives, review policies that was a part of PlanKCK that had not been completed so the EDC took that on as an expense.

In October of 2023, that study was commissioned. We ended up selecting Dr. Carolyn Chrisman with Chrisman Consulting. She's here and is going to actually do the presentation here in a few minutes. That report was finished in March of 2024. Dr. Chrisman is a former City Council member. She's kind of sat in some of your type seats. She has been involved in Planning & Zoning. She's been an economic developer and she's a former educator. And as a part of this study, we also asked that she look at not only their findings, but also potential recommendations to make them stronger based on the information that we had at that time. I'm going to turn it over

to Dr. Chrisman so she can jump right into it and then hopefully she'll be able to stand for any questions you might have if that works for you guys.



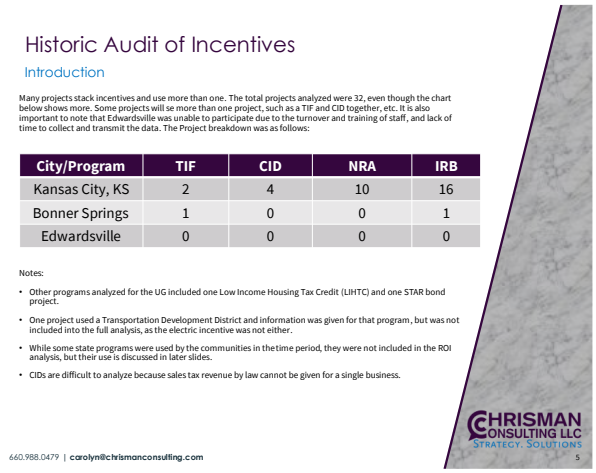
Dr. Carolyn Chrisman, Chrisman Consulting LLC, said thank you for having me tonight and thank you, Greg, for that introduction and so I'm just excited to hop right in. Just to give you a little bit of background information, one of the things just to set a baseline is we need to talk about and just understand how communities generate revenue. There are really a small number of ways that can happen. You have property taxes, sales taxes, fees, licenses, some of those things, and if a city or if a municipality wants to generate more revenue, one or more of those things are going to have to increase.

Looking at, for example, the county. Looking at the 2025 Budget presentation that was available, I saw that the county generates 62% of its revenue from property taxes. It generates 8% from sales taxes, 11% from other taxes, and then there are some other fees in there. When we look at the city revenue, it's a little bit more diverse and how they generate revenue, 23% is from sales taxes, 18% from real estate, 22% charges for services, and then 10% from PILOTS or Payments in Lieu of Taxes. So, anytime more revenue needs to be generated, you have to increase one or more of those items and a lot of times it's easier when you have new, new businesses, new residents, new tourists, all of those new things are easier to track when you generate revenue; however, local businesses expanding can also generate more revenue from those areas. Of course, then all the wonderful revenue is then spent to provide services for residents, utilities, fire and police protection, streets, parks, pools, all kinds of infrastructure.

Also, a note about incentives. You know there's a lot of bad press about incentives. They've been seen as corporate welfare and some of those types of things, but incentives really are investments and if done properly, they're strategic investments that communities make on behalf of stakeholders. So, incentives can do a lot of things. They can bring in new jobs, you can increase local spending that takes place, but incentives really should be driven by what your goals are. Your goals for your community, your goals for taxes, a strategic plan on what you want to incentivize.

You should hopefully be tied to target industries that have been identified for your community and when you look at what incentives can help generate, you can see that they usually affect one or more of the following. Usually, they will increase the local property tax base, they'll increase sales taxes that are generated, they can increase the appraised value of property, they can increase the number of jobs or wages that are paid and many times they put needed infrastructure into the ground that's already needed in the community.

Because incentives are a lot of times very complex, it's important that the local government, the EDC, someone does some due diligence on the incentives on projects wanting incentives to make sure that it is a win for the community and that there is a return on that investment that gets made.



Historic Audit of Incentives

Introduction

Many projects stack incentives and use more than one. The total projects analyzed were 32, even though the chart below shows more. Some projects will se more than one project, such as a TIF and CID together, etc. It is also important to note that Edwardsville was unable to participate due to the turnover and training of staff, and lack of time to collect and transmit the data. The Project breakdown was as follows:

City/Program	TIF	CID	NRA	IRB
Kansas City, KS	2	4	10	16
Bonner Springs	1	0	0	1
Edwardsville	0	0	0	0

Notes:

- Other programs analyzed for the UG included one Low Income Housing Tax Credit (LIHTC) and one STAR bond project.
- One project used a Transportation Development District and information was given for that program, but was not included into the full analysis, as the electric incentive was not either.
- While some state programs were used by the communities in the time period, they were not included in the ROI analysis, but their use is discussed in later slides.
- CIDs are difficult to analyze because sales tax revenue by law cannot be given for a single business.

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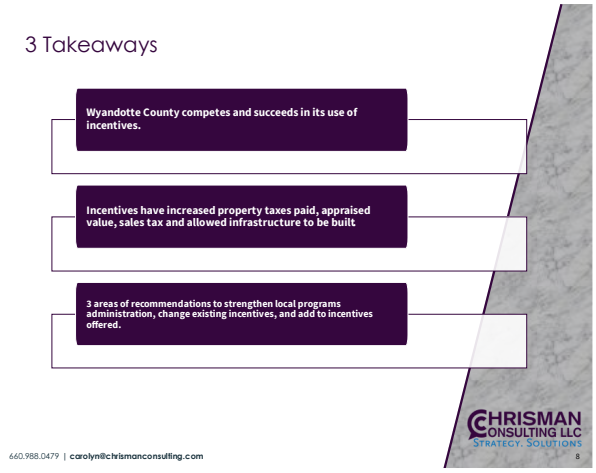
When we looked at the historic use of audits in this particular project, we looked back 20 years and there were 400 projects we could choose from and that's a lot to analyze. Some of the data was incomplete and so when we took 400 projects over 20 years, we really narrowed it down to 32 projects and we also had it in specific incentive areas. We look at TIFs, CIDs, NRA, and then IRBs and we're going to go into those a little bit more.

We were unable to analyze any incentives for Edwardsville. They, at the time that this study was commissioned, they were going through—they had an Interim City Manager, they were going through a Finance Department change and they said, hey, you do this again, we'd love to take part. We're just not able to get the information needed in a timely manner. So you can see that these 32 projects were selected. Now, I know you can do math and you can say those numbers add up to more than 32. Well, a lot of times projects use more than one incentive and so one project might have used more than one and so that's how we end up with more up there than what you would think.

Some of the projects analyzed did, so they used more than one project. Some of them that we looked at we do have one LIHTC Program, Low-Income Housing Tax Credit. We do have one STAR Bond that was analyzed. We did have a project that was in a Transportation Development District and we did not have the information from that, so that was not included. A lot of the projects also received state incentives. Well, we didn't collect information from the state on those, so none of the state incentives were also included in that. Also, some received an electric utility incentive. Those also were not analyzed, so we very much are narrow focused on what was analyzed.

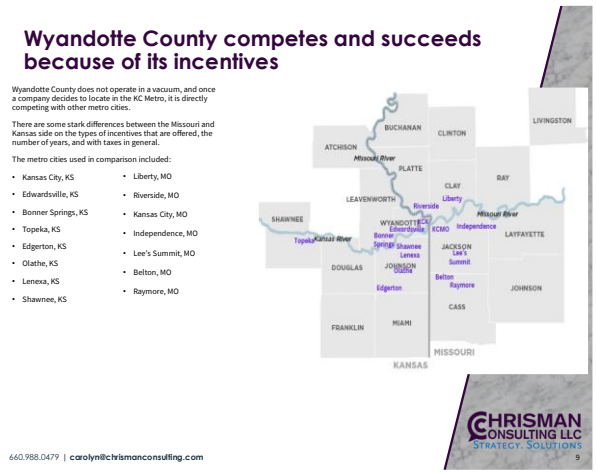
Some of the CID projects we would like to have analyzed we couldn't because the CID was so narrow or only had one business or one or two businesses and it's against state law to reveal sales tax for one business in reports and things like that.

Before I hop in, just a Disclaimer for you. First of all, this is a snapshot in time and so it definitely is a year old from when we did the project. We simply looked at some main tools that are used often with TIFs, CIDs, NRAs, and IRBs. We do note that a lot of projects do capital stack. They utilize more than one program depending on what they're trying to do and simply, this is a high level overview. I don't go into any explanation of the projects or of what the programs are and get into the weeds on that. I simply give a high level overview. So, just a quick disclaimer before we hop in.

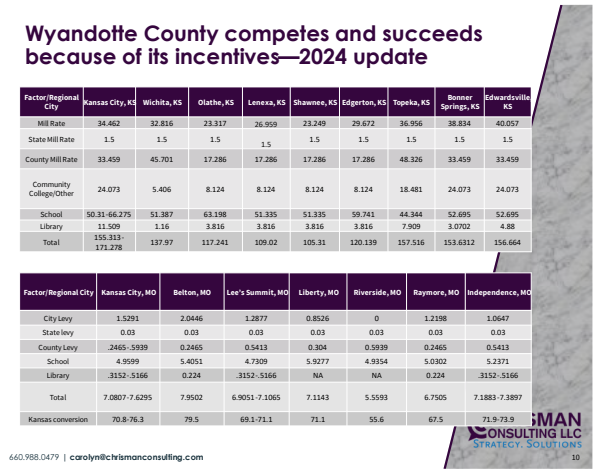


As Greg had mentioned, as a former educator, you know that in me if you take anything away from what I say in the 30 minute presentation, I hope you take away three things that I found from this incentive that was done. And that is that Wyandotte County does compete and it does succeed in its use of incentives. Also, the incentives that were analyzed for this analysis did show that increased property taxes were paid, the appraised value on property increased, additional sales taxes were paid, and a lot of infrastructure was built from the use of these incentives.

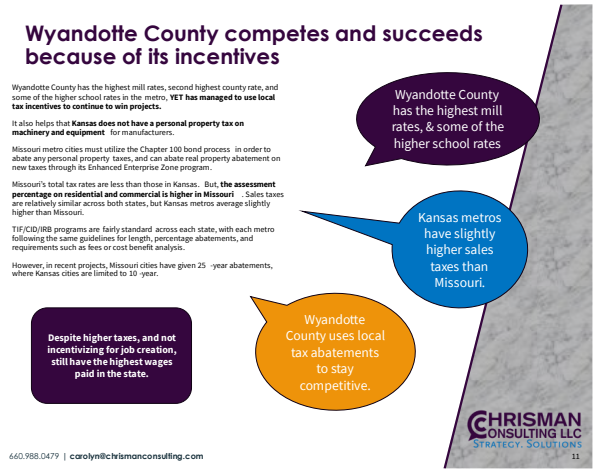
Then finally, I do have three areas of recommendations that I will go into to help strengthen existing incentives, to strengthen local administration of them, and then if you desire to ever add incentives in the future. So, those are the three takeaways.



Let's talk about the first one. I believe based on this analysis that Wyandotte County does compete and they do succeed with their incentives. This map shows you that when we did this analysis, Wyandotte County doesn't live in a vacuum. It's not all be itself. It has to compete and a lot of times it has to compete with other communities within the metro region. So, when we look at this analysis, we looked at eight communities on the Kansas side, seven communities on the Missouri side and you see those there on the screen that we looked at.



One of the things that we compared is mill or levies for that and this has been updated, but with a 2024 update based on what was in the report. So, across the eight Kansas counties that—or Kansas communities that you can see, on the low side you have some with a mill rate of 105, on the high side you have 171. However, the four out of the eight, the majority of counties sit somewhere in the 150s for their mill rate. When you look at the seven communities on the Missouri side, you see a difference. The lowest is 55 and then the highest is 79 with the majority of those being in the 70s and so those are some of—that is some of the competition that Wyandotte County has when they are competing on projects within the metro area.

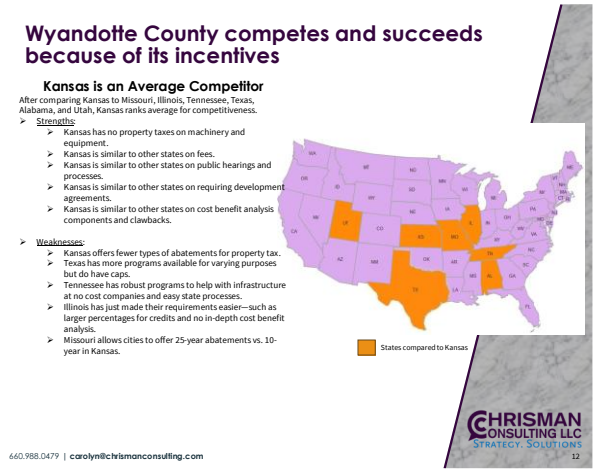


However, that's not the end of the story. Wyandotte County does have the highest mill rate and they have some of the higher school rates from the area. However, what you didn't see on there is that they actually—Kansas does not have personal property on machinery and equipment that Missouri does. If Missouri wants to abate personal property, companies have to go through a

lengthy Chapter 100 Bond process that is also expensive and cumbersome for the company and so Kansas does not have that.

When comparing sales tax rates across the metro region, they were fairly similar. The Missouri side was slightly lower than the Kansas side, but no significant difference. When you looked at how property was assessed and the percentages that were assessed, Missouri actually assesses residential and commercial property at a higher rate than what Kansas does. And finally, when you look at the programs where we analyze, the TIFs, the CIDs, the IRBs, for the most part that's fairly similar across state lines. The fees that are required, the process, public hearings, the percentage of abatement, a lot of those are very common across the board.

I will say the one outlier is that for your Industrial Revenue Bonds Missouri can offer, and often time does, offer 20 and 25 year abatements where in Kansas you can only offer 10-year abatements. So, those are just some of the differences between the two.

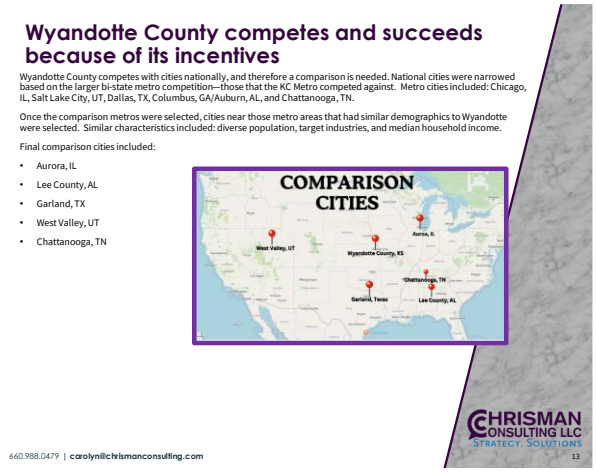


We looked at the metro area again, some of the communities that you compete against on a regular basis. Bu then we also said all right, what about nationally. What about in the bigger scope of things and so we did identify some cities, but first we looked at the states and with those states we said what are the strengths of Kansas because you can only do what your state law allows you to do and so we found that Kansas is an average competitor with those states that you see in the orange.

Some of the strengths, Kansas again, as I said before, they have no property taxes on machinery & equipment for businesses, but across the board for other things, they're just very similar. The fees that gets charged, the public hearings that are required before an incentive is

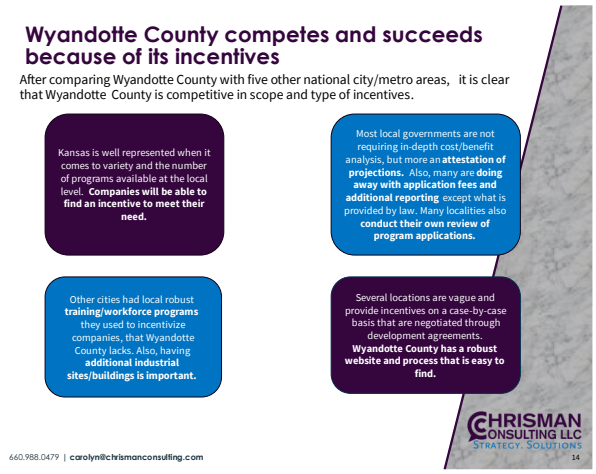
approved, the required development agreements having a cost-benefit analysis done, those are fairly straightforward across the board. Some of the states and how they make Kansas have some weaknesses or their strengths, Kansas actually offers very few types of abatements for property taxes.

Texas, they have a multitude of programs for their property taxes; however, their taxes are capped, so I'm sure they just created a new program rather than increasing their cap sometimes. Tennessee actually has a very robust infrastructure program that they can put in place when infrastructure is needed at the local level. That's at no cost to the company. Surprisingly, Illinois is becoming more competitive. They are really trying to do away with those in-depth cost-benefit analysis for projects and really going to an attestation model. Then, again, Missouri does offer 25-year abatements when Kansas cannot offer more than ten.



When we looked at those national cities, we didn't just want to pull them out of a hat. Oh, gee, you know, we have similar populations, the population size. We really wanted to dive in and compare apples to apples and so some of the things we looked at is are they in a bi-state region. That makes a difference. When you're on the border with another state who have different laws and different ways of doing things, how does Wyandotte compete. We looked at the diverse population. Do the communities we compared them to have diverse populations, do they have a similar median household income, and do they have similar target industry analysis. You're going after the same projects. And so with that, we had five cities nationally that we looked at that were in the states that I just talked about. So, we looked outside of Chicago and found Aurora. Lee County, Alabama is on the border with Auburn in Georgia. Garland, Texas is right outside of

Dallas to the north, fairly close to Oklahoma. West Valley is a little anomaly on the bi-state region, but it's in the Salt Lake City, Utah metro area, and then Chattanooga, Tennessee.



From the analysis of these five metro cities, one of the things that I will tell you is that Kansas is very well represented when it comes on the incentives needed from companies. Companies who look at Wyandotte County will find an incentive that they can use that will meet their needs. When some of the local governments though that were looked at, they are really trying to move away from a cost-benefit analysis being done with numbers that are given by the developers and moving to attesting the projections that they have given.

They also are trying to do away with application fees, trying to streamline the process, eliminate additional reporting. Whatever is an ordinance, that's what they do. They don't try to add in additional things. And then, finally, many localities rather than having the analysis on the applications being done by a third party or a financial group that oversees funds, they are having multiple staff review those applications making sure that some of the assumptions that are getting made actually fit what you see locally and it's not just using a national average.

Other cities also have some pretty robust training and workforce programs that are seen as really good with incentives that we saw that Wyandotte did lack. We also saw that a lot of those communities are continuing to, on a regular basis, invest in getting new sites, new buildings ready to be able to attract new projects.

One of the frustrating parts in doing the analysis of some of those locations is that they don't have information readily available that you can find online—that you can just go in and learn about programs and do companies qualify. You have to call up the local person and they like to

give incentives on a case-by-case basis, which here in a minute, I will tell you site selectors that I interviewed for this project absolutely detest. This is where Wyandotte County and the EDC really do a nice job. They have all of the incentives spelled out on their website. Here's how you qualify, here's what the process is and what you need to do and it's just seen as extremely user-friendly for what can also—for what a lot of times can be a long arduous process.

And so with those site selectors for this project, five national leading site selectors in the target industries that Wyandotte County goes after were interviewed for this project and just to get their feelings on what they like, what they don't like about incentives, what they're hearing about things, one of the questions I asked was, hey, who's rising up. Like who's really kind of been a sleeper community state before that's really kind of coming into its own and might be kind of the next place where you see more and more investment. They said all of the Midwest is really doing well when it comes to that, but then they noted Michigan, West Virginia, New Mexico, and then they said in some cases California is starting to get it together a little bit more. All of them seem to denounce Texas. That Texas is no longer aggressive, they're very cumbersome, they're just not easy to deal with and so a lot fewer projects going there.

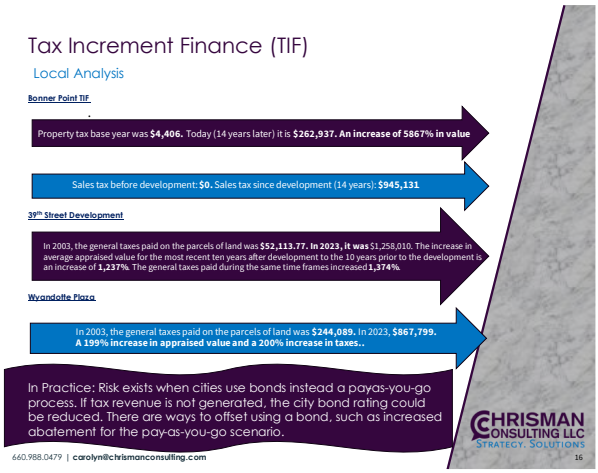
When asked with site selectors what's important for local communities to know when it comes to their incentives, when it comes to working with companies trying to get projects to locate there, they really hit on a few things. Flexibility is key. It's a must because as timelines change, as financing changes, they really need local communities to be flexible about their incentives. When local tax abatement is really important for high intensive capital projects, when they're

putting a lot of money into a project, local incentives do matter on whether you're on the list or not for a location.

They said their companies, any incentive that will reduce upfront cost, they tend to like better and finally, they said that training programs and really helping with the workforce, that is still a key element in projects locating is really important and is seen as an equal as to other types of incentives.

Some of the things that they really didn't like, they seem to have a negative connotation with Community Benefit Agreements. They saw them as intrusive. There are some places around the country that are forcing a lot of companies using them, they thought, in not equitable ways. So, one of the things that they did point out, Indianapolis has a really good Community Benefit Program, but my thought is the branding on that's off, probably just need to change the name of it, if that's something that continues moving forward if it's such a red flag initially by the name.

Few communities have agreements on their website. Again, that transparency is not there that they like to see, and again, few communities explain their incentives. Nice one pagers are easy. It keeps a community on the list through desktop research without having to call and have a long lengthy conversation with local folks when you're in those initial stages.

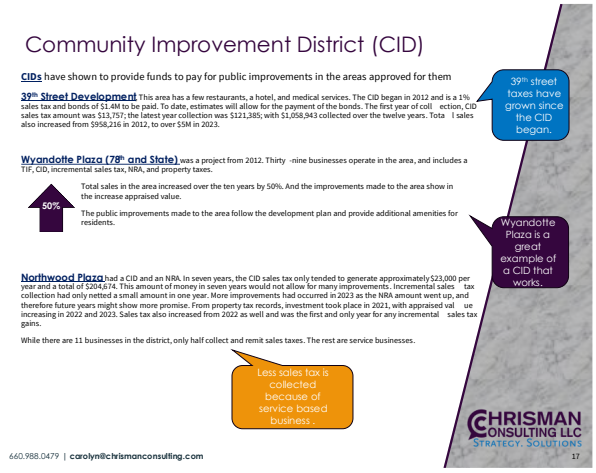


Next, I'm just going to hop into—here are the programs that we looked at. Here are what some of the findings are. When we looked at the Tax Increment Financing, we did have a Bonner Springs project and then we had multiple Kansas City, Kansas projects. When we looked at the Bonner Point TIF, the property tax base year for that TIF, we saw that property tax revenues were $4,406. Today, when we're at the time—when we were 14 years later, the property taxes being paid on

that property were almost $263,000 showing a significant increase and a significant value. Also, in that area prior to development, sales taxes were zero. There had been nothing there and since that development four years later, they're nearly at a million dollars and so seeing that over the course of time, it is seen that it did exactly as it was supposed to do, which was grow property tax revenue and to grow sales tax revenue.

When we look more inside, we look at the 39th Street Development and the Wyandotte Plaza Development, both of those projects were from 2003. We looked at what was paid on those projects before development in the pre-stages. On the 39th Street Development, that was a little over $52,000. When we looked 20 years later, it was over $1.2M that were being paid on those property taxes and very similar for the Wyandotte Plaza Project. Initially $244,000 were being paid and 20 years later, it was over $867,000 being paid, a significant increase.

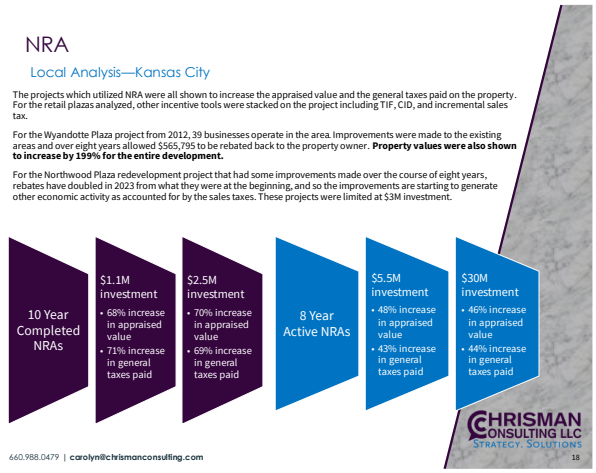
One of the notes that I just put on here when it comes to TIFs is something to be aware of is that there are really two ways as projects are being developed that can take place and that is do you use bonds to prepay for things or do you use a pay-as-you-go scenario. Risk can definitely exists for cities or for the governments that take on the bond aspect simply because you have to be generating those sales taxes. You have to have a way to generate revenue to make sure those bonds are paid off or the city's rating could go down whereas a pay-as-you-go is a much better scenario for the government even though developers, as you can imagine, would prefer the bond method. There are ways that you can offset if you do use a bond that will protect and that can increase abatement for the pay-as-you-go scenario if you choose not to do a bond instead.



When we looked at the Community Improvement District, again, this is an additional up to 1% sales tax on a district. We looked at again, you've got the 39th Street Development example of a capital stack, more than one project is being used. This area, as you all know better than I do, it's got a few restaurants, it's got a hotel, it's got medical services, and the CID actually began in that area in 2012. Again, it's a 1% additional sales tax on top of sales tax that's already collected. In the first year of collection, the collection of the additional 1% was $13,757 and then in the last year, in one year, that additional 1% netted $121,000. So, over the course of time, since 2012, over a million dollars has been collected in just the CID. When you look at sales tax overall, all of the sales tax being collected, it went from about a million dollars in 2012 to over $5M in 2023 when we did this analysis. So, a definite improvement, definite increase in the amount of sales tax collected.

When we looked at the Wyandotte Plaza also for the CID, we saw a 50% sales increase from the start of that to when this analysis was conducted and we also noted that multiple public improvements were also conducted during this time on public infrastructure. Those are great examples of how CIDs should be operating and giving a return for the local community.

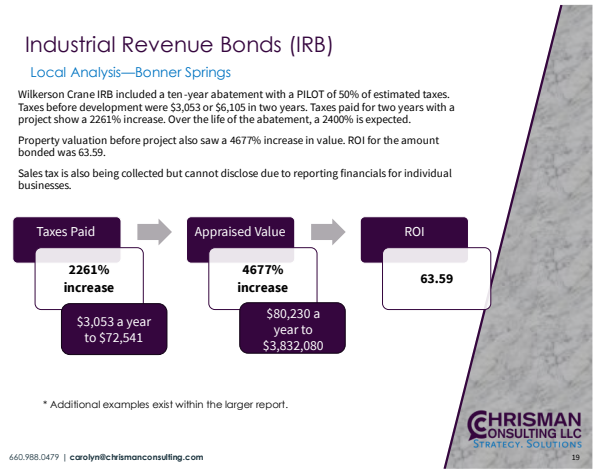
The Northwood Plaza is a little bit different. It's not only a CID, it also has an NRA, but the CID sales tax has really generated a minimal amount of money over the time, $23,000 per year. So far it's collected around $204,000 which doesn't necessarily allow for a lot of improvements and so it kind of wondered why. You know, there are 11 businesses in that Plaza and what we looked at and saw is that about half of them don't collect sales taxes. They're service-based businesses. So, when working with developers and talking about what kind of businesses they're going to put in some of these developments, if sales tax generation is something that's important and is needed to pay off bonds or do something else, it needs to be worked with the developers that they put sales tax for many businesses in those developments or understand that if they really just want the rent and not vacancy, then they just need to be aware that less sales tax is generated, which usually means less—there's a longer payoff for any public improvements that take place.



We also looked at the NRAs, the Neighborhood Revitalization, only in the Kansas City area. Again, these were lapped over multiple projects. What we saw for the Wyandotte Plaza in 2012, which again, we've talked about 39 businesses located there. A lot of improvements were made to the area and over the course of eight years nearly $566,000 were given back to the property owners, rebated back through this program and through the improvements that had been made.

The Northwood Plaza Project, also over the course of eight years, rebates have been given back as well for the improvements made. We saw 10-year completed NRAs and so those were of lesser value, so with the NRAs you had a maximum amount allowed of $3M and so you can definitely see appraised value did go up, which is what they were hoping for as well as an increase in taxes being paid.

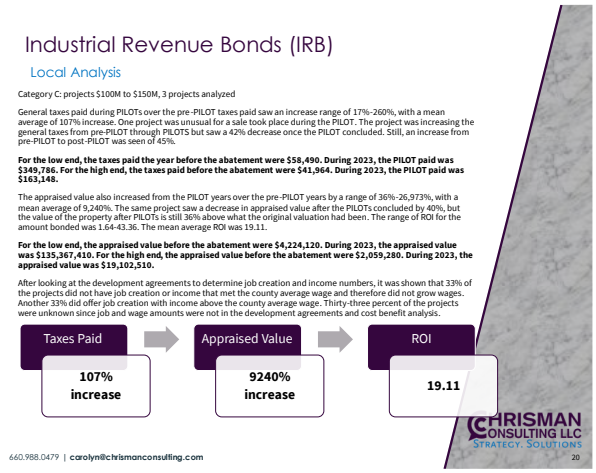
On the 8-year active NRAs that we looked at, clearly larger investments were made in those even though again the $3M cap existed for those and we saw the same, that there was an increase in appraised value and with the general taxes being paid on all eight of those.



The last thing is the Industrial Revenue Bonds for the four main areas and scope that we looked at. One of those is in Bonner Springs and that's the Wilkerson Crane IRB Project. This was a 10-year abatement and a PILOT was given a 50% on the project. So, in the course of time, initially in the first year or two before development, the taxes being paid on the property was $3,000 and $6,000. Then after the development of the project and 10 years later, we see that the property taxes being paid increased to $80,000 and then up to $3.8M.

One of the things I know a lot of times that we see in the media and criticism about incentives is we're missing out on money. We're not getting the money from projects. Well, during the incentive, you're not getting all of the money, but you do see from these that there is an increase over what the base year—or over what was initially being received before development. So, having development take place, giving an incentive for a period of years, and then turning over and collecting more. The only way to not have collected anything is if the project did not go through.

One of the things that we also saw that on some of these within the Bonner Springs area, sales tax was being collected there, but we had no record and no way of actually being able to track that for this project.

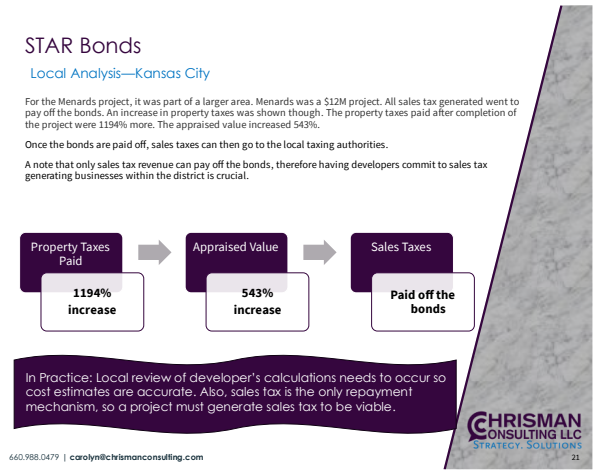


We looked at 16 different ones for the KCK area and so that was a lot of projects and there were varying amounts on those projects. So, we actually broke them up into four areas based on the investment and so I just pulled out this slide that shows Category C, which are any projects that invested $100M to $150M and so we analyzed three different projects. We looked at the PILOTS on the taxes being paid and on the low end of those three projects, taxes being paid the year before there was any abatement, was $58,490. During 2023, the PILOT that was paid on that low-end project was nearly $350,000 that was being paid and so we definitely saw the taxes paid being increased in this category, but across all the categories in general, the appraised value also can continue to go up on these projects.

One of the things that I do want to mention, in some of the performance agreements for Industrial Revenue Bonds do state the creation of jobs, creation of jobs and payment of certain wages. However, a lot of these programs we're talking about, those aren't incentivizing on job creation, that's done at a state level and so there's no tracking of the jobs that are created at this level for these programs because that's really not what's driving the incentive. I've got a suggestion for that as a recommendation that if you want to track that, that is something you can do because a lot of times, again, mentioned in the performance agreement, but not tracked along the way. The state does track all of that information for the projects that they administer.

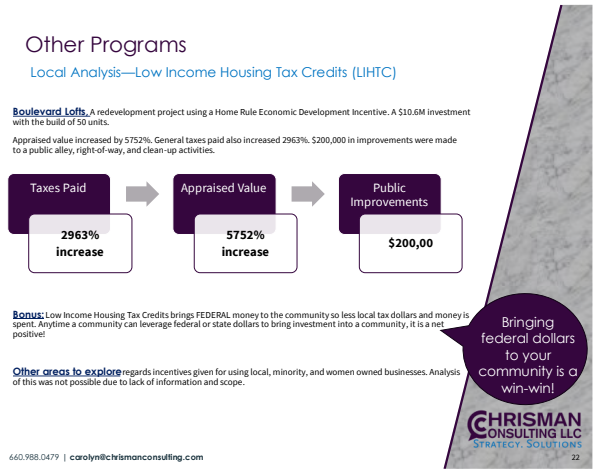
Also, during the course of those projects, we did see one STAR Bond project and that was the Menard's project, $12M. All the sales taxes generated, of course, go to pay off the STAR Bond. So, in the course of time, we did see that the property taxes paid did increase on that and those bonds were paid off. One of the nice things to note is that once the bonds are paid off, then

sales taxes continue to generate and then those go to the local government and the local taxing authorities rather than back to the state to pay off those bonds.



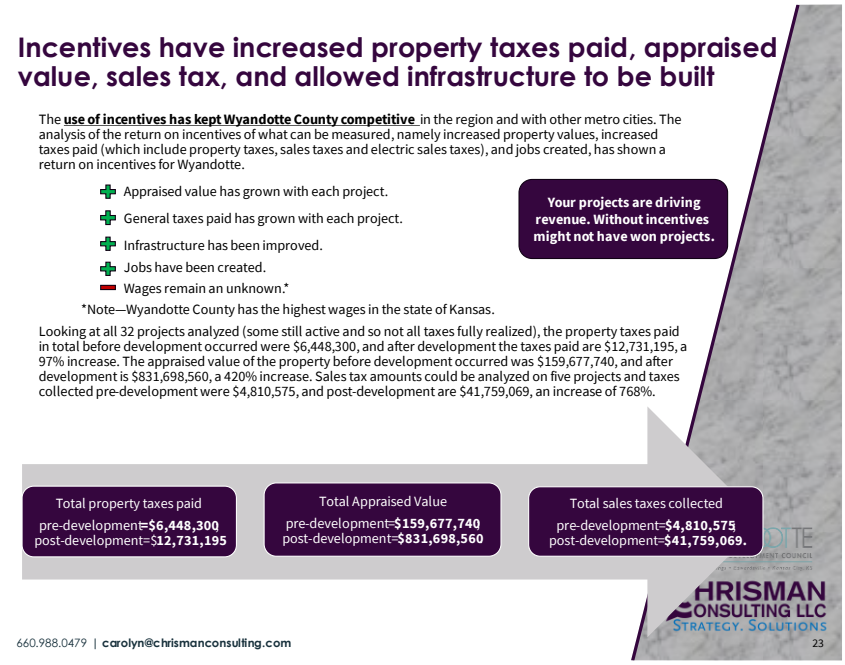
Again, one of the things having your developers commit to sales tax generating businesses is what pays off those bonds and not service-based businesses. Just something to keep in mind with developers and when talking about those bonds.

Another thing that I would encourage is that a lot of times in performance agreements or in cost-benefit analysis, a developer will give their numbers to a third party who runs a cost-benefit analysis. I really encourage the local government, the local EDC organization to really go through those numbers because, again, sometimes they just use this national average or they use these very optimistic numbers. And you know someone local is going to know if those numbers are kind of out there or if they're very commonsensible and very doable for the community, so always keeping local eyes on that is something that I would highly encourage.



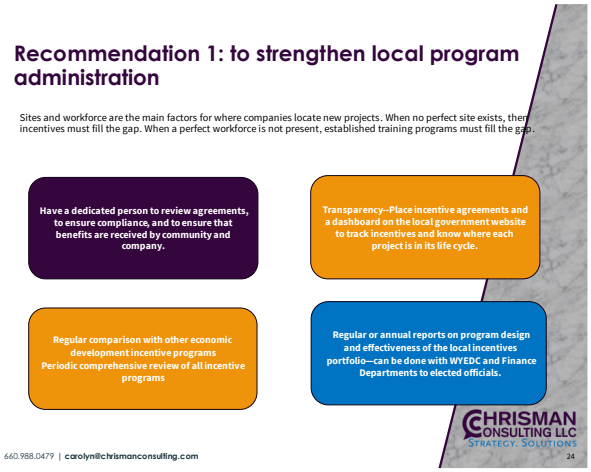
Another program that we did is just the one LIHTC program, Low-Income Housing Tax Credit, and that was the Boulevard Lofts, a $10.6M project that resulted in 50 units being built. What we can see is that the amount of taxes being paid over time did increase and $200,000 in public improvements were also made during this time.

Then, one of the items when I talk with communities that anytime you can bring outside money into your community, it's a win-win, be it federal money, state money, anything that comes in that the local community isn't responsible for is a bonus. So, LIHTC housing is one of those or the Boulevard Lofts in this case.



The three things I want you to take away that Wyandotte County does succeed in, its use of incentives, but the incentives that were analyzed of the 32, they did their job. They increased the property taxes being paid, they increased the amount of sales taxes being paid, and the property values did go up on all of those projects. We do know that jobs were created. When you go from nothing to something, jobs were created. We just don't know what the—the wages remain unknown because that is something that was not being tracked.

At the end I took all 32 projects and I said okay, before development on all 32 projects what were the property taxes being paid. Pre-development, $6.4M, post-development on all 32 added together, it doubled $12.7M. When you look at the sales taxes being paid pre-development, pre any of these things being put into place, it was $4.8M, post-development $41.7M being collected. Again, just looking at that shows the success of those 32 programs during this analysis.



What are some recommendations that I have for you. Natural recommendations that just came out of doing this analysis over several months, one of those I would tell you is that I would encourage you to strengthen local program administration of these programs. So, a dedicated person who reviews agreements, who ensures compliance, who makes sure that the numbers make sense for your community is a good idea. So, making sure the community receives the benefits that are in those agreements, making sure that the company receives the benefits that are in those agreements.

Transparency is always good. A lot of times, people, their time seems to mesh together. The older I get, it does for me anyway and so sometimes when people look at, well, those incentives have been going on for 20 years. Well, if it's an IRB, we know it's only 10, you know, but things can seem longer and so the transparency of having some of those agreements, having a

tracker in place, that's public facing is just going to, I think, help citizens, residents, people of interest understand where some of these incentives are at in the life of the project.

I would also encourage regular or annual reports to you all. The Finance Department, the EDC can work together. If you had every year a sheet knowing here are the incentives that we have going on, we have 10 people taking part in the NRA, we have two IRBs left to go before they're up, just to give you an idea that if all of a sudden you have 20 NRA applications, what is that going to look like. How many are rolling off to give you a good idea of what incentives are out there and what's coming off the rolls.

Finally, I think a regular comparison as we did with others in the metro and others across the country is just going to keep your sword sharp as you are wanting to stay competitive, stay winning projects that regularly be analyzing and having that information done will only help you to keep your sword sharp.

A second recommendation is on existing incentives looking at the NRA construction allowance. It's been $3M, I think, since its inception for over a decade now and as the construction costs rise, some of those active NRAs that I examined—well spent $5.5--$30M. I think taking a look at that and is there a benefit. Are you going to see more people see it worthwhile to improve their properties if that is slowly ticked up. If it's ticked up to $5M for a few years or you look at a CPI, does it go a little bit higher in order to see more benefit across the board. I would encourage you to be flexible.

A lot of companies, the site selectors I talked to, when they do a 10-year abatement, they would love 100% or 75% or something in those early years, wean them off over time. So, that

again, will just take some great analysis by your local EDC folks to say, well, what is the cost benefit for our community versus the company and can we make a project work by doing that. Does that make us a little more competitive than the community down the road.

I think regular collection of job information—right now, again, that's only being done at the state level, but if that's something that you care about, are these companies we're incentivizing, are they creating jobs locally, are they hiring Wyandotte County residents for those jobs. Building in some kind of compliance mechanism to check for that is the only way to know if they do it and so encouragement that if you—if that's what you want to do and that is important to you, then make sure you build that in to those agreements and then it's someone's job to collect that information.

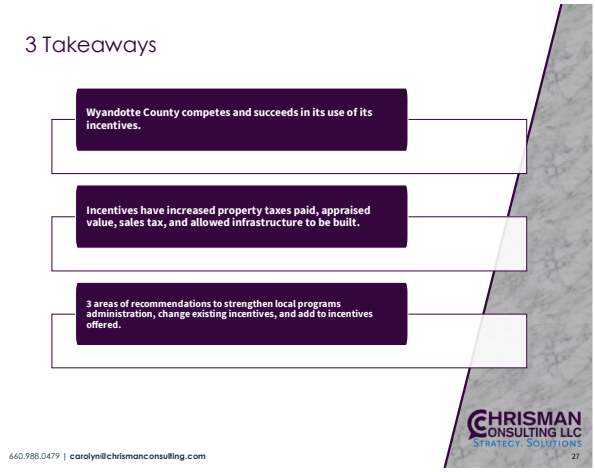
Finally, I would tell you that projects a lot of times take a long time. You know they're not done in a year and sometimes projects start and then they stop because of financing, because of construction, because of something, then they start again, and so I would also build into your agreements that if there is any length of time in between your initial run those incentives and those PILOTS and things dramatically change that you rerun those incentives. You rerun those PILOTS just to make sure that the local community is not missing out on something that is fairly for them.

Then, finally, if you are looking at additional incentives, I would encourage you to look at some of the training programs that exists in other communities, some robust ones to help maybe have lower skilled folks move into higher skilled jobs. There are several examples out there for that. The Community Benefit Agreement, hey, sometimes branding is needed, you know, changing the name of that. Making sure that anything you have goes more towards something like Indianapolis

has, which was seen as a positive from site selectors rather than something negative from some other communities.

I would also explore maybe some self-scoring sheets. There are some ways that you can put out there that if you do these things, if you will commit to hiring a certain percentage of Wyandotte County residents, you commit to using local contractors or you commit to something, your abatement can either go up or it can go out in years, something along those lines.

If you have a self-scoring sheet out there, people can score it themselves and know what they're wanting to ask for, know what you're willing to do based upon policy that you set. And then, finally, if you want any new incentive programs, the International Economic Development Council has those available and have a seven step program for that.



Just to wrap it up, the three takeaways I would ask that you take away with you is that the analysis I found that Wyandotte County does compete and it does succeed in its use of incentives and that the incentives that I analyzed did increase the property taxes paid, the appraised value and the sales taxes being paid to this community. Then, finally, there are some areas to strengthen these programs, some local recommendations on program administration, changing any existing incentives, and then if you want to add to your incentives offered.

It was a pleasure to speak with you and I'm open to any questions.

Mayor Garner said thank you. Any questions, comments?

Commissioner Townsend said thank you for the presentation. Improvement, you mentioned that we are being successful, which is great to have to go from nothing to something. There was a slide, I didn't catch the number, that showed I think in three categories how we had improved. I don't remember what that slide was. I guess my question is, is there a particular percentage of improvement or is there a standard by which you would say the improvement was where it should have been or it should have been a little higher or lower? **Ms. Chrisman** asked, was that on the IRB slide, what slide was that? **Commissioner Townsend** said there were three categories of improvement or evaluation. It might have been property taxes. **Ms. Chrisman** said oh, is that the plus and minuses? **Commissioner Townsend** said it had numbers before and after. **Ms. Chrisman** said well, let's just go through until we see it. **Commissioner Townsend** said let's stop there. For instance, the total property taxes paid pre-development 6.4, post-development 12.7, almost 50% increase. Is there some kind of guide or on average that says—**Ms. Chrisman** said like a national average on what's good? **Commissioner Townsend** said yeah. **Ms. Chrisman** said I will tell you that I have not seen one. I will tell you though that some projects, be it bonds or TIFs or CIDs, don't always have any kind of an increase especially the more they're lengthened out, they don't. So, I would say I have not seen a national number with that. Now, someone could type into ChatGPT and prove me wrong in about five seconds, but I have not seen where that is the case.

A lot of times it's up to the local community on what they feel that if more public infrastructure is developed and built and that's not strapped to the local taxpayers, they see that as a win and you wouldn't necessarily have the property taxes increasing to a certain extent. So, for the most part, I think that's going to be at the local level where that decision is determined, but not all projects see a positive return. **Commissioner Townsend** said okay, and here we did. Thank you for this comparison and analysis and it was clear in the beginning of your presentation that you answered a question that I asked the Administrator when I first came in office, why are we doing this and we are in competition with other municipalities around us. This was a great comparison to show that.

Commissioner Davis said thank you so much for the presentation. I did just want to ask some questions. First, I know you had said that we do have the highest effective property tax rate. We also have pretty low property value that is kind of corresponding to that. Within your analysis, did you also consider the increase in property value because of the success of economic development incentives? **Ms. Chrisman** said yeah, and so when we looked at—when I did the appraised value of the property, we did look at what the appraised value was pre-development and then post-development and we did see an increase in that appraised value, yes. **Commissioner Davis** said I just wanted to reiterate that.

You also mentioned for Missouri and Kansas that a lot of the jurisdictions in Missouri have much higher—or much lower, excuse me, property tax rates. Can you expound upon why that might be the case because I know they have different jurisdictions and they have other taxing—**Ms. Chrisman** said sometimes they have income tax and so especially in the metro area and so for the most part they try to find other ways to increase rather than just—or property taxes and so I would say personal property taxes is one of those. They tend to try to keep property taxes and sales tax lower, but then they add on an earnings tax and so those are some of the reasons why.

Commissioner Davis said and we don't have an earnings tax here, which kind of limits the amount of tools that we have available to levy. They also have a considerable amount of sales tax options that they can put on the ballot for different priorities for voters.

My last question, small businesses, local businesses is something I'm sure a lot of us care about. Are there any recommendations that you have on how we support our local trades and our local businesses here? **Ms. Chrisman** said I think there could be a couple of ways. One, if you're

really looking at how do we support small businesses with programs or potential incentives, I think that there are locations out there that do that and I could get you a list, but I don't have those off the top of my head right now. **Commissioner Davis** said I would love that list.

Ms. Chrisman said I think the other thing is that depending on—again, what you want to incentivize that with the incentives that you currently do have. When you have a performance agreement and if they're going to be building a large facility, do you put in there that we want local trades to be used. We want as many local business or a certain percentage of money you're going to spend on something used locally or shown where you have tried to use local and couldn't for some reason. That is probably one of the better ways to help your small businesses is by utilizing the money that is here and we know that as money turns over in the community that just gives an added benefit to everybody. A local dollar spent can turn over up to two, five, seven times depending on the industry. I think having something along those lines would probably be more helpful and could be done immediate without the research and creating a new policy. **Commissioner Davis** said thank you.

Commissioner Burroughs said you gave two scenarios that communities find—I'm going to your plus-minus sheet. You talk about community benefit. I think agreements are intrusive. They can be cumbersome because—do you want to explain why the company thinks they're cumbersome. **Ms. Chrisman** said a lot of the times when they're cumbersome, those were direct from site selectors who use them and so a lot of times they feel that depending on how those Community Benefit Agreements are set up, where a requirement is being made on how much a business is expected to give. A lot of site selectors feel that companies themselves are usually philanthropic and they want to get involved in the community and they want to join the Chamber and they want to support the baseball team and they want to do those things and then they're being forced into some areas.

One community in particular that's in the full report is Austin, Texas. They see those as completely—they have Community Benefit Agreements that seem very arbitrary and they're not well established, whereas Indianapolis, the Community Benefit Agreements that they do have in place are put towards three things; child care, transportation, and training. Companies see that as well. That's going to help my employees, that's going to help the people I hire, that's going to

help—like I will see benefits from those programs benefit me as a business. They saw those as, I guess, more palatable than some of the ones from Austin, Oregon, and some of the other places.

Commissioner Burroughs said the other question I would have is clawbacks. Some companies don't like to see clawbacks in their contract because they may not be able to achieve the guidelines put in place or the mandates put in place and, therefore, they don't want to have that punitive step taken. How do you feel about the clawbacks and how business feels about clawbacks in general? **Ms. Chrisman** said I specifically—when I talked with the site selectors about that, they said the companies that they deal with—of course, again, I talked to five, they said the companies they deal with are totally fine with clawbacks because they, as a company, should meet the performance agreement as is stated as they agreed to. So they don't see a problem with that.

I will say unless, unless there's a COVID 19 pandemic that shuts things down and all of a sudden this natural national act that no one could have predicted upends them in some way and then they would like the flexibility or the ability to go in and maybe renegotiate a clawback just because of some something they couldn't anticipate of that magnitude. For the most part, when developers and when site selectors come in with a project, they have very accurate projections on what can be and it's developers, I think, that have pie in the sky or way too optimistic things that they're the ones who see clawbacks as harsh or they don't want to sign them for those reasons. But the ones I talked to, they believe a community needs to do that to protect their investment as well. **Commissioner Burroughs** said sure. I think those that oversell and underperform. **Ms. Chrisman** said I would agree.

Commissioner Bynum said just to circle back to the Community Benefit Agreements and I'll look at you and our staff to make sure that I'm not stating something incorrectly, but when we talk about maybe other communities, Community Benefit Agreements, are we talking about something extra that a developer would pay? **Ms. Chrisman** said correct. **Commissioner Bynum** said I feel like the Community Benefits Ordinance that we passed here about a year and a half ago, isn't about extra money, it's about money they were going to pay to us anyway—**Ms. Chrisman** said as a fee for doing business or something—**Commissioner Bynum** said fees that they pay to us for doing business here we have directed some of those funds to three specific categories. So, it seems like it's a bit different and I mean maybe we could still—maybe it's a deterrent in that a developer may

think that we're saying not only will you pay all this, but we're asking you for this additional financial obligation when that is not the case.

Ms. Chrisman said the site selectors I talked to, it was the Community Benefit Agreements that had in addition to regular fees that were paid. So, if you have proposed fees, which most have across the country, and you have just delineated, these fees will go to these areas, that is different than some of these other communities that have Community Benefit Agreements on top of those fees. And so then my encouragement would be just rename them because they're a fee that they would pay anywhere. I would rename them and that way it just eliminates the initial bad taste people have when they don't understand the local definition.

Commissioner Hill said thank you very much for this presentation. I have a comment and then a question. I really appreciated the page, the slide that said other programs and you mentioned Boulevard Lofts and how the taxes paid was a 2,963% increase as well as the appraised value being 5,752% increase. Then, off to the side of that slide, you have, I'll call it a balloon bubble, that says bringing federal dollars to your community is a win-win. I really appreciated that slide. That happens to be in an area that was very distressed and still has some distress areas, but it looks a lot better at this point, so thank you for bringing that out.

My question stems from your recommendations and your Recommendation 2 was to change existing incentives. We get different developers coming in with different ideas of what we should do as incentives, but I just thought this slide was just good in that it offers us an opportunity to look at how we can change. By the same token, we're also challenged because we need staff to be able to do a lot of these changes, but it was just real informative for me to see it kind of put out there like that.

So, my question is on the next slide under Recommendation 3 at the very bottom. It says design incentive programs according to IEDC's seven steps. What is IEDC? **Ms. Chrisman** said that is the International Economic Development Council. They're the worldwide organization for economic development and they have white papers and they have studies on if you're going to develop something, here are seven steps to follow or keep in mind to make sure that you see a whole perspective on incentives. **Commissioner Hill** said okay, thank you.

Commissioner Stites said I just want to piggyback a little bit on what Commissioner Davis about Kansas City, Missouri versus Kansas City, Kansas—or Kansas versus Missouri, I guess I should say. The machinery tax that they have, that's a huge number that was taken away. I don't know what it is. I asked Commissioner Kane. I think he was here when that occurred and it was to the tune of maybe like $12M year one, so you take that out of your general budget, that's a huge impact. So, what you see is that offset when Missouri has that machinery tax and then you pull that out from us, so I just wanted to piggyback on that.

Commissioner Davis said are you seeing any federal trends that are—okay, well—**Ms. Chrisman** said what day is it. **Commissioner Davis** said I know, but I'm curious just in regards to the incentives conversation as well because we want to utilize every resource. So, are you seeing any trends or anything that would be helpful for us to know in regards to the federal government's direction and appetite? **Ms. Chrisman** said if you had asked me before the beginning of this year, I would have said yes, we are seeing some trends and part of those trends extended from the COVID 19 and remote work. A lot of time states—okay, so state incentives can be tied when they're tied to job creation, they're tied to an address on where those jobs are created and so many times with remote work people can be anywhere, so do you incentivize an office that might hire people from every other state, but maybe their headquarters are here. So, there was a lot of conversation about how do we adapt our incentives to that remote, that hybrid, some of those types of things. I don't have good trends, and I do extensive research, I have emails daily where I have Google searches on economic development incentives that come into my inbox that I track from across the country. If it hits Google, I get the link to that story and read those.

I will say that right now it is influx on everyone's talking about how to change them, but there hasn't been any best practice or there hasn't been any trend evolved yet. **Commissioner Davis** said sure, that's fair.

Mayor Garner said I'll just make some brief comments and this is just general. At the end of your presentation you talk about the takeaways. One thing that I would just like to point out that's missing from the takeaways that I've continued to promote is, I do support incentives. I just want to make sure that I advocate that they're responsible, that they provide the necessary good services and resources as well as expanding our tax base, those things that you talked about.

But when we look at incentives, I just challenge Commission and staff as well as WYDEC to really look at these areas that have been underinvested, disinvested, disenfranchised and redlined. When we about IRBs, NRAs, CIDs, TIFs, STAR Bonds, right now when I look at our community, it's really the tale of two cities and I call it economic segregation east to west and we have pockets of our community that have been left behind and people that don't have basic goods, services, and resources. So when you talk about incentives, I believe that we need to be intentional about our incentives and responsible, but also aggressive in areas where the investments are needed most. Probably not so much in certain areas of our community, but there are certain areas of our community where we might have to really consider aggressive economic incentives. Like you showed with one project, the return on that investment could be huge while also providing the housing, the goods, services, resources, and jobs that really our residents have come to expect, and in my opinion, that they deserve because when we look at one part of town, I share this sentiment with a lot of our residents and you look at other parts of our town, it's shameful how we've disinvested in some areas.

I challenge staff, elected officials as well as WYDEC to really be aggressive on trying to get into these areas where the investments are needed the most because we're talking about people's lives. I know there was a H.E.A.T. Report that I had a presentation done, what really stood out to me is if you look at the folks, the life expectancy of the folks that live on the east side of our community as opposed to the west side, there's a 20-year gap. So, because of the disinvestment, the redlining, the disenfranchisement over decades, there's a human cost involved in that when you talk about the quality of life and making sure that these investments are not only actionable, but responsible.

I'm not one big on corporate welfare especially in areas where you have a lot of big box billionaires that want to come to this town and really don't want to pay their fair share. I have a problem with that. I've always advocated that incentives should always be responsible because what happens is they'll come in and they sell us on these jobs, which you admitted today, you can't quantify. What I know when talking to a lot of folks, and I believe that there is data to show, we have some of the highest wages here, but 70% of those high wage earners don't live here and so what is the real benefit when you build a big box business, you give incentives, the jobs that are created here, most of those folks don't choose to live here. Then, on top of that, appraised values

go up and then the taxpayers here in the poorest county in the state of Kansas is left holding the bag.

What I would like to see also is when we do these development agreements, making sure that they're responsible, but also looking at clawbacks. So, if Tyrone Garner LLC comes into town and you give me a huge incentive to be here because I'm selling this community on the virtues and the values of all the great and wonderful things that I can bring this community, after my 10, 15, whatever year abatements up, there should be a clawback to say, okay, you owe this community at least five years' commitment to pay full sales and property taxes in this community. If you don't, whatever you paid, you're going to owe us back and our Legal team is going to hold you to it and we're going to come after you because what I see a lot historically is a lot of these folks are coming to town and as soon as their abatement's up, they're either going to want to renew them or they're going to jump ship. They're going to go and play the game of who's going to give me the best value for my business. To me, that's unfair to our taxpayers when we do that.

So, just making sure that it's responsible with these incentives. I've always said that because some of these—the perception is that we've given away the farm to a lot of businesses. Whether that's real or perceived, it's out there here in Wyandotte County and I know a lot of our residents have a problem with that. So, making sure that the transparency is there to ensure our residents that when we are doing these incentives, that they are responsible. But then also, people in these other parts of town, they know that we're going to be just as aggressive with bringing in good services and resources and amenities, using these incentives and these different types of funding mechanisms to ensure that nobody is left behind in our community. And pockets of poverty and disinvestment and disenfranchisement, hopefully, at some point could be mitigated so everybody can enjoy in the success that you talked about because the success is there. It's realized but everybody needs to be able to feel that and know that success doesn't exist in one part of our community, it exists in every part of our community and all of Wyandotte County can enjoy that success and everything that comes with these incentives.

That's a call to action that I'm going to continue to advocate for and I challenge all of our stakeholders to make that a priority so all of Wyandotte County—I'd like to see, I know we talk about Village West a lot, which is great. We're going to continue to support Village West, at least I am, it's the number one tourist destination in the great state of Kansas, but I'd like to see all of Wyandotte County become the number one tourist destination in the great state of Kansas and

not just one part. I think that's something that's doable. We have a gold mine of opportunity when you talk about our Missouri, our Kansas River, when you talk about our national iconic sites is the Quindaro Ruins, you've got Strawberry Hill historic, there's a lot of stuff there that we can build upon especially east of 635 and you're talking about the northeast, our downtown, the hills, the bottoms, Argentine, Armourdale and Rosedale.

So, I just challenge, again, that stakeholders moving forward really pay attention and really put an emphasis on these areas because the longer we allow them to deteriorate, we can never truly be a great community. We're only as strong as our weakest part and if one part of our community is hurting, that should be a concern for all of us because we can never really fully realize the greatness of Wyandotte County and Kansas City, Kansas until we make sure that every area of our town is touched especially when you have food deserts. You have extreme poverty and blight and a lot of resources aren't there. You've got areas in the northeast that don't have a grocery store for healthy food items. We might be losing another grocery store. That should be a concern to all of us and how do we continue to provide those resources in a manner that's equitable, so that's the challenge. That's all I have, but thank you. I enjoyed the presentation.

Mayor Garner said is there any closing remarks from Mr. Kindle? Okay, thank you for that presentation. I believe we're going to transition over to the Parks presentation on Parkwood Pool. I'll turn it over to our Acting County Administrator and he'll lead us into that conversation.

Alan Howze, Acting County Administrator, said part two of this Special Session tonight is the facility condition report on Parkwood Pool. As you all know, Parkwood is the only swimming pool managed by the Unified Government. I'll note, this is good timing for this presentation. The pool just opened this past Saturday. We had a little window of sunshine on Saturday that Commissioner Townsend and staff were out there and watched an enthusiastic group of youngsters that were in the pool and enjoying the swim.

I'll note that under the leadership of Director Ferrara that Parks has been making a concerted effort to identify and prioritize maintenance and replacement of existing assets across the park system. The Parkwood Study will shed some light on the condition of the pool and also note that the Commission has authorized investments over the past several years, which have seen a number of investments in existing facilities, replacements of sport courts, putting in ACs in

community centers, those sorts of things, replacing spray parks. I think we just had one open last week. We have another one that's opening next week.

That's sort of a reinvestment in existing assets and this department is implementing a new system to track the condition of all their assets across the park system to be able to take this type of information and turn that into actionable insights that they can bring forward to the Commission on how to make those investments wisely with the limited resources that are available. You'll see this kind of approach utilized in the report here tonight on the pool and so with that, I'll turn it over to Director Ferrera and her team for tonight's presentation.

Angel Ferrera, Director of Parks & Recreation, said thank you for giving us this opportunity. We are very excited to bring this item forward and the conditions assessment. Like Alan said, we were able to get the pool open. If you haven't been by there, it looks amazing. Our staff has done a really great job of maintaining the pool over the years. If you've had a chance to read the full report, that has definitely come through, so really proud of our team, our maintenance team specifically on being able to maintain it at a high level.

A little bit of context about the process and this conditions assessment as we did start this process in 2023 and at that time we partnered with Waters Edge, an Aquatics Consulting Group located here in Kansas City, Kansas on Southwest Boulevard. They've been assisting us in this process over the last year or so and really excited to share that information.

So, this assessment it's a critical step in understanding the current state of the facility and identifying necessary repairs and also planning for long-term viability. I will also say as we all know that Parkwood Pool has served the community for many years and it's a great asset and just like any aging infrastructure, it does require careful evaluation to ensure it remains safe, functional, and inviting. This assessment also serves as a foundation for informed decision-making, helping us prioritize investments, hopefully avoid unexpected failures, and also ensure that this community treasure remains just that and can serve the community for years to come.

So, with us tonight we have Lauren Osborne. She is the Project Manager and Operations Manager with Waters Edge Consulting who has been helping us through this process. She will lead us through the presentation that will cover some key highlights from the report and then also some key takeaways and then looking forward, at the end of the presentation, for questions and discussion. I'll turn it over to Lauren to take us through the slides.

Lauren Osborne, Project Manager and Operations Manager with Water Edge Consulting, said it's a pleasure to be here. We have been working with staff over the last several years, so this is going to be a summary of those efforts. Big picture, like Angel referenced, we are an aquatics engineering and design group. Aquatics and water recreation is all we do. We are a team of Civil Engineers, Designers, and other disciplines solely focusing on this and we are happy to be within your community and it's been a little over two years now.

Agenda

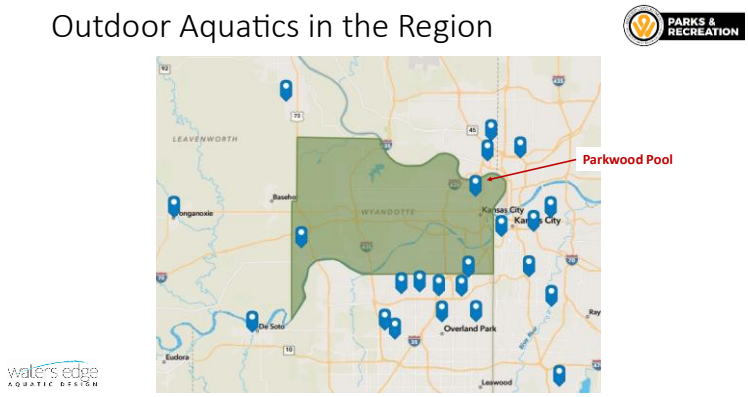
- Conditions Overview
- Magnitude of Cost
- Discussion of Options

Tonight we're going to do a quick overview of the conditions. We could sit here for three hours talking about conditions, not looking to do that. I'm going to give you a general synopsis and we can dig in a bit more detail during Q&A. I do want to review some magnitudes of costs of some of the findings throughout the assessment and I do want to start the dialogue of options moving forward.

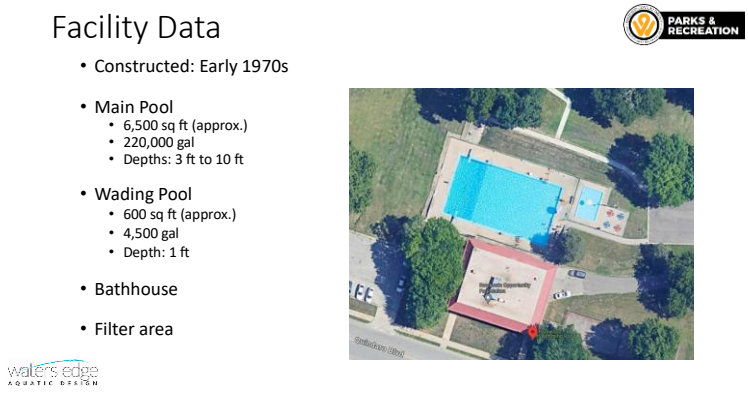
Project Goals

1. Document current conditions and issues
2. Explore repair and modifications
3. Develop probable costs
4. Analyze the service areas and demographics of the neighborhood.
5. Identify priorities and strategies for the implementation of potential improvements

Project goals for the assessment. It's was very specific and very clear. Document the current conditions, so what's going on today, what is the status of these systems, explore any recommended repairs and modifications, develop probable cost to address those recommended repairs and modifications. We did take a very high level look at a service area of approximately one mile radius around the swimming pool, which helped to inform a little piece of this. I'll talk about it in a bit and identify the priorities and strategies for implementing these recommended improvements.



So, to give us all perspective and in the previous conversation we talked a little bit about your community and the division of assets throughout it. Parkwood Pool there is located there, which you all know, in the northeast corner of the community.



The facility is made up of two bodies of water. The larger one is your main pool. It goes from 3 to 10 feet of water, so there is no shallow water included in this body and it's approximately 6,500

square feet. Your second pool is the wading pool meant for little ones and it is one foot depth all the way around and it's a pretty small little guy at 600 square feet. Adjacent to it is going to be a building that houses actually several uses. One being, I'm going to call it the community center, on the first floor. We have the restroom or bathroom spaces on the second floor of the building and the third floor or the deck level of this building is going to be how your guests enter and exit the swimming pool. So the building is actually made up of three areas.

Just for the sake of this conversation and to be clear, we only looked at levels one and two. We did not do a full assessment of the entire building. We cannot report on the conditions going on the first floor or the community center level.

Condition Assessment

PARKS & RECREATION

Leaking main pool	Wading pool non-ADA compliant	Previous basin repairs
Rating: 1 out of 5	Rating: 1 out of 5	Rating: 3 out of 5

walters edge AQUATIC DESIGN

As I walk through this, again, there's many systems that kind of go into a swimming pool. I'm going to break them down into kind of three easy chunks. The first is going to be the swimming pools themselves. The second piece is going to be your filter and mechanical space, which is think of it as the lungs and heart of the facility that really makes it operate. The third piece is going to be the building spaces.

Overall, when we think of the conditions of the swimming pool and before we get too specific, overall the facility is in fair condition. This pool was built in the 1970s, so we are pushing over 50 years old. Any findings we talk about tonight are consistent with the age. It's like anything else, the older it gets, the more maintenance we all have to have. Swimming pools are the same case. I do want to speak and reiterate that the only reason this facility is in the condition it is, which is a good condition for the age, is because of the efforts, attention, resources that are being diverted to continue to operate this. As the consultant, seeing facilities across the country, we do give kudos to the staff because they've done an amazing job on it.

With that, we want to break it down a little bit. Overall facilities in fair condition. Certain elements are in better condition than others, so let's dive into it. At the time of the report, which was in 2023, the facility had a significant level of water loss. When we hear that, we really need to be attuned to how much water are we thinking, where might it be coming from. At the time of the report, we ranked that in poor condition. We had some leak happening somewhere. I can report that since then, there has been a repair made on one of the valves. I will show you here in a minute that has actually helped that condition. There is still a water leak in the swimming pool. It is significantly less from our understanding and from the information that is known, so it is still present, but it is not as significant as what was being reported in 2023.

Both the wading pool and the main pool, there is a little bit of recommended modifications to meet ADA requirement. As of the time of the report, the wading pool and the main pool were not ADA compliant. Your main pool needs two methods of ADA. Methods of access, a lift or chair is one and there's opportunities for a second one. It was that second one that was not present at the time. The wading pool, you may notice here, you see that blue wall that goes around it, that's a curb. That in and of itself is going to restrict ADA access and meet ADA compliance.

The other thing is for that wading pool to be compliant, it does need to have a sloped entry at a particular slope to meet requirement. At the time of the report, both bodies of water were needing some improvements to meet ADA requirements. The pool basin, so that is going to be the structure of the swimming pools themselves. There were signs of past repair. We do not have accounting for exactly what happened to cause the repair. In the image on the far right, you can see a long linear piece of concrete that had been removed and repaired. Typically, that is consistent with a water leak or some sort of pipe repair and so that is what we anticipate happened whenever that repair was made.

Condition Assessment

Basin repairs	Deck movement	Basin repairs
Rating: 3 out of 5	Rating: 3 out of 5	Rating: 3 out of 5

There's also various repairs in the walls. Again, consistent with the age, we're not saying it is something to be highly concerned about, but we would need to be attuned to it and start watching it. Typically, at about 30 years of age a swimming pool structure like this, we start to see some repairs need to be made in the pool basins themselves. You're at over 50 years. We can anticipate that we're going to continue to see ongoing repairs necessary within the pool basins. Pool basins maintaining structural integrity is important to maintain a watertight seal and not lose any water coming out of the swimming pool from the basin.

Moving forward from that, there is some deck settling throughout this space. You can see here the middle and right image. Those are examples of deck that has moved and has been shaved down to limit tripping hazards. Once again, we would expect this level of movement for the age of the facility.

Condition Assessment

Pipe corrosion	Filter area	Disinfection system – No control
Rating: 2 out of 5	Rating: 3 out of 5	Rating: 2 out of 5

Let's move over to the filter area. If you have not seen this, and you may not, this is actually sitting under the pool deck over on the north—I think it's the northeast side. You wouldn't see it just

standing on the deck. You would actually have to climb around onto the hill and come up. So, there's a few things to report here. One, within the space, the filter room is not ventilated. You have pipes, you have pumps, you have filter all in this space and it's not ventilated. Because of the humidity in there, because of the lack of ventilation, and also because the materials utilized to develop the facility way back in the 1970s we're seeing corrosion in those original pipes. Once again, we're not indicating that this is something to be alarmed about today. It's something to know. Corrosion that is untreated will continue to corrode and the pipe will continue to degrade. So, big picture, it's something to watch in this space are these pipes and other systems corroding.

The filter area, fair condition. There are items within it that we would recommend to pay attention to. The pipes is one. The pump and motor in that space has recently been rebuilt, but at the time of the report, it was original and there's also some recommended valve maintenance items to occur in this space as well.

Moving over to the chemical treatment, so right now the pool is not being operated via a chemical control system. It's electronic system. Right now chemicals are being monitored manually, being added manually. This does not meet health code requirements and I'm going to circle back around, so don't be too worried yet, but it does not meet health code requirements. Health code and best practice is to have all chemical filtration, sorry, chemical systems tied to a chemical controller so that computer is monitoring chemicals at all times and adjusting chemical treatment given the data that it is receiving. So, that is something to keep in mind, that there is no disinfection system via a chemical controller.

Condition Assessment

PARKS & RECREATION

Original filter	Pipe valve corrosion	Pipe corrosion
Rating: 2 out of 5	Rating: 2 out of 5	Rating: 1 out of 5

walter's edge AQUATIC DESIGN

The filter that is in there, the filter is what strains out all the yucky stuff. The filter is original. This is an outdated filter system. The reason that is important is, one, it is highly labor intensive

to maintain it, operate it, service it. In addition, because of the age and type of filter it is, it can be more difficult to service and over time the more this ages, it's going to continue to be difficult to service. As parts and pieces are needed to be replaced, that's where we, over time, may start to see additional challenge of actually acquiring the pieces and parts to put it together to operate. Pumps, filters, chemical treatment, all of that is 100% required to continue to operate. If any of those things go down, the facility is going to go down and will not be operational.

Throughout the space there is some corrosion in valves, miscellaneous valves and equipment similar to that. The valve that you see here in the center, there has been repair and replacement of this particular valve. When part of that was replaced recently, it did help correct some of the leaks that were occurring in the swimming pool. That's great news to hear that that was identified. So, just something to be aware of. That is an example of something staff took care of and helped another problem. We talked about the pipe corrosion. That is just a different example.

Condition Assessment

PARKS & RECREATION

Non-compliant ADA	Non-compliant ADA	Non-compliant ADA
Rating: 1 out of 5	Rating: 1 out of 5	Rating: 1 out of 5

walter's edge AQUATIC DESIGN

Within the building, there's two things I really want to point out. One, the restroom spaces and the entrance into the swimming pool is on floor two. You have to go through the entire restroom space, walk down a set of stairs either for the men's or women's restrooms, and that is how you access the deck. That's really important when we think about ADA compliance and I imagine we may talk a little bit about this during Q&A, but let me just give you the synopsis before we get there. Overall, the bathroom spaces are not ADA compliant. You cannot access them from the deck and not be ADA compliant and vice versa. Within the bathrooms themselves, there are a few things to keep in mind. One, all of the controls for anything within the bathrooms, toilets, sinks, showers, etc., they are not ADA compliant both in the mechanism to make it operate and in their

heights. So, all fixtures need to be included in the list of being not ADA compliant. The stalls within the restroom spaces, so when you have, let's say, a toilet within a stall, there is no ADA compliant stall meaning, and I'm just going to use this for the sake of conversation, a wheelchair cannot enter into that space, have the proper turn radiuses for that to meet compliance.

Also, interestingly, this shower here you see in the far left, in addition to all of that, there is a curb that exists between the walkway and entering into the shower space. That curb in and of itself is going to cause this to be a non-ADA compliant space and then you can see here the staircase that a guest is required to traverse before getting to or from the pool deck.

Condition Assessment

PARKS & RECREATION

Non-compliant ADA	Non-compliant ADA
Rating: 1 out of 5	Rating: 1 out of 5

waters edge AQUATIC DESIGN

We talked about the stalls there, and overall these bathrooms, there really is not a lot ADA compliant to them. When we talk about fixtures, we talk about the spaces, that all looks fine. Really, the primary concern coming out of the bathrooms is ADA compliance.

Magnitude of Cost

PARKS & RECREATION

Repairs & Improvements

Immediate Improvements	Unit	Qty	Unit Cost	Low	High
Repair water loss leak	ls	1	$ 100,000	$ 100,000	$ 150,000
Install a new pump, motor and strainer	ea	1	$ 10,000	$ 10,000	$ 12,500
Install a chemical controller	ls	1	$ 5,000	$ 5,000	$ 6,250
			Subtotal	$ 115,000	$ 168,750
			Contingency (15%)	$ 17,250	$ 25,313
			Contractor Fees (10%)	$ 11,500	$ 16,875
			Total Project Estimate	***$ 143,750***	***$ 210,938***
			Roundup	***$ 144,000***	***$ 211,000***

Basic Improvements	Unit	Qty	Unit Cost	Low	High
Replace valves that are hard to operate	ls	5	$ 1,500	$ 7,500	$ 9,375
Sandblast main and wading pool basins and apply epoxy paint	sf	7100	$ 8.00	$ 56,800	$ 73,840
Replace pool filtration system	ls	1	$ 75,000	$ 75,000	$ 97,500
			Subtotal	$ 139,300	$ 180,715
			Contingency (15%)	$ 20,895	$ 27,107
			Contractor Fees (10%)	$ 13,930	$ 18,072
			Total Project Estimate	***$ 174,125***	***$ 225,894***
			Roundup	***$ 175,000***	***$ 226,000***

waters edge AQUATIC DESIGN

Estimates Generated 2023

When we break this down, I'm going to give an overview here. We want to give you recommendations that are immediate. Typically, they are critical to operation and life safety. That's how we really define immediate improvements. Basic improvements are going to continue. The life of the facility kind of as is, but will help it continue to operate and enhanced improvements are going to be those things that increase cost recovery, increase guest experience, etc.

There are a few things that were identified in immediate repairs. One, identify and repair any water loss that is coming out of the swimming pool. There's various reasons for that. We can talk about it if you're interested in Q&A. Install a new pump, motor, and strainer. One thing I did not mention is that at the pump and filter, typically in best practice is that before water hits a pump, we want to strain all the stuff out of it. Hair, band-aids, etc., we don't like that stuff going through the pump. It clogs it up and can lock it up. You do not have a strainer on the system, so all that stuff that is received from the swimming pool goes through the pump and the filter, so that's why you're seeing new pump and motor because those were original at the time and then there is no strainer. So, if we're replacing a pump, let's go ahead and get the strainer in there, it's best practice. From my understanding, there has been improvements and—excuse me, modifications made to the pump recently and, of course, install the chemical controller. That is going to be a health code item.

Moving on from that, the basic improvements, things that are just going to help you continue to operate over time would be replace any valves within the system that are corroded, sand blast both of the pool basins and epoxy paint. That is an ongoing maintenance item. That is nothing to be concerned about. We see that on all swimming pools everywhere, but we added it to basic improvements and then replace the filtration system due to the age and type of filter that is.

Magnitude of Cost

Repairs & Improvements

ADA Improvements	Unit	Qty	Unit Cost	Low	High
ADA Compliance - Bathhouse	sf	4000	$ 150	$ 600,000	$ 750,000
ADA Compliance - Pools	ls	2	$ 7,500	$ 15,000	$ 18,750
			Subtotal	$ 615,000	$ 768,750
			Contingency (15%)	$ 92,250	$ 115,313
			Contractor Fees (10%)	$ 61,500	$ 76,875
			Total Project Estimate	***$ 768,750***	***$ 960,938***
			Roundup	***$ 769,000***	***$ 961,000***

Estimates Generated 2023

We did separate out ADA compliant items both for the bath house and the swimming pools. I want to point this out because when we see this level of possible improvement, it starts to open up the door to a larger conversation about is this the solution or might there be other solutions when it comes to Parkwood Pool. You can see here that we're really looking at up to a million dollars for ADA improvements with the facility as is. The bulk of that is coming to make the building ADA compliant.

Magnitude of Cost

Enhanced Improvements

Enhanced Improvements	Unit	Qty	Unit Cost	Low	High
Enhance parking with new signage, parking blocks, and landscaping	ls	1	$ 10,000	$ 10,000	$ 12,500
Enhance the entrance of building	ls	1	$ 10,000	$ 10,000	$ 15,000
Add more kid-friendly play features	ls	1	$ 25,000	$ 25,000	$ 31,250
Add a splashpad that can operate independent from the pool	ls	1	$ 125,000	$ 125,000	$ 156,250
Add zero depth entry into the pool with shallow play features	sf	750	$ 500	$ 375,000	$ 468,750
Add a slide or other requested recreational feature	ls	1	$ 100,000	$ 100,000	$ 125,000
Add additional deck space	sf	1000	$ 20	$ 20,000	$ 25,000
Add universal restrooms	ls	1	$ 20,000	$ 20,000	$ 25,000
Add shade structures and seating areas	ea	3	$ 5,000	$ 15,000	$ 18,750
Opportunity to add an indoor party space	sf	500	$ 200	$ 100,000	$ 125,000
Opportunity to add a dry recreational component	ea	1	$ 50,000	$ 50,000	$ 62,500
			Subtotal	$ 850,000	$ 1,065,000
			Contingency (15%)	$ 127,500	$ 159,750
			Contractor Fees (10%)	$ 85,000	$ 106,500
			Total Project Estimate	***$ 1,062,500***	***$ 1,331,250***
			Roundup	***$ 1,070,000***	***$ 1,340,000***

Estimates Generated 2023

From there, we went ahead and developed a list of possible enhanced improvements if you're going to continue to offer swimming at Parkwood Pool. Here are some ideas based off of best practice, based off of working with staff, understanding your community and what your community may be looking for here. We wanted to provide you some options for improvements that are a bit above and beyond.

Current Efforts

UGPRD is requesting $174,732.50 in funding support from Land Water Conservation Fund (LWCF)
(50% of the estimated total project cost for scope of work below)

The Department is focusing this request on the recommended Immediate and Basic Improvements as follows:

- Repair water loss leak
- Install a new pump, motor and strainer
- Install a chemical controller
- Replace valves that are hard to operate
- Sandblast main and wading pool basins and apply epoxy paint
- Replace pool filtration system

Total estimated amount for repairs: $349,465

I do also want to report that from the immediate and basic improvements, staff took that information and has submitted an application for the Land Water Conservation Fund, LWCF, and is awaiting response on that. From my understanding, things are looking pretty positive, but a final decision is not going to be coming on this request until August of 2025. If you look at this list, this is coming from those immediate and basic repairs to allow Parkwood to continue to operate as is.

Future Options

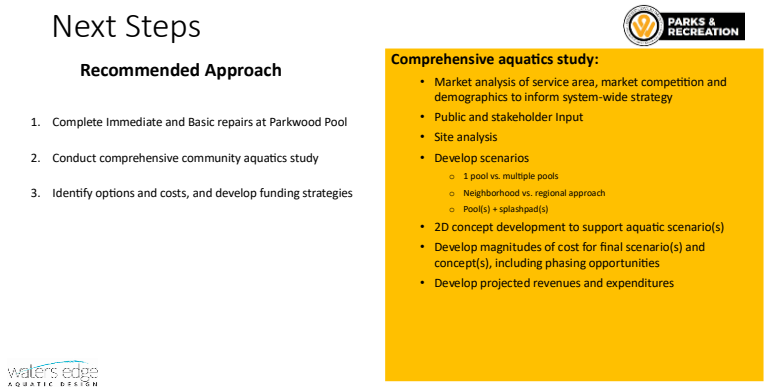
	Repair	Replacement: Neighborhood	Replacement: Regional
Representative Imagine			
Considerations	All deficient items would be addressed. No additional amenities or upgrades would be incorporated.	New outdoor facility that serves the local community is typically moderate in size with one (1) or multiple bodies of water.	A new outdoor facility with multiple bodies of water in this type of facility to accommodate the various spaces and activities.
Opinion of Cost	$913,000 to $1,172,000	$4.0 to $7.0 Million	$8.0 to $15.0 Million
Life Expectancy	10 to 15 years	30 to 40 years	30 to 40 years

Estimates Generated 2023

As part of the process, we did want to understand and provide information to staff and to Commission what it may look like to develop a new swimming pool. Waters Edge does not know what the right solution is. We did not study that. All we wanted to provide to you is what are some magnitudes of cost if the community did want to explore various options here at Parkwood Pool. You can see we put together an opinion of cost just to repair what you have and that's what we've been talking about. If you were to replace Parkwood Pool with something of similar character and size, a bit more modernized, what might that magnitude of cost be. You can see here

$4M to $7M for that type of facility and if you wanted to explore something a little bit larger, we're in that kind of $8M to $15M range and is just a high ballpark number for you to use in discussions.

Something to really keep in mind is this facility at over 50 years old, we can expect and anticipate that ongoing maintenance challenges are going to occur and they are going to add up over time. So, the ADA compliance line item, that is one thing. We also need to be watching for the pool basin concrete and that integrity remaining in place along with the pool piping maintaining its integrity as well. It's just something to know that things typically do not get better with age. We start to pay more attention to them. So, as we start to look at the level of resources needed to continue operation, it does open the door to the future of Parkwood Pool, including reinvestment into it or other options. So, because of all that and the sums of money we're looking at, we wanted to provide you these magnitudes of costs just for discussion.



What now? First step, complete those immediate and basic repairs so you can continue to operate as is. Second step would be to determine, you know, does the community have an appetite for understanding aquatics more holistically in the system. That is something to talk about. Typically we see that come by way of a feasibility study or a larger systemwide aquatic study. This was only about Parkwood's condition, what we just talked about today. And from there, based off of findings coming out of maybe a larger study or process, then we start to identify costs and possible funding strategies to fund those costs.

I did want to provide if there was an appetite or interest to look at aquatics more holistically or any level of modification from what you have today, what might be included in that

scope, that is what is here in yellow. That may or may not be right for your community, but I at least wanted to provide it to you as we open up for discussion.

Commissioner Townsend said thank you to our staff and to Ms. Osborne, to the Administrator in his absence. This is something that I asked for some time ago as we looked at the continuation of Parkwood Pool or possibly establishing another aquatic center somewhere and staff thought, and I think this was indeed a good idea, to look at where are we right now so we know what the situation of Parkwood Pool is and we would not get caught off guard. The timing is great because we're about to go into the budget cycle.

One of the things that I wanted to mention right off is that even though there were deficiencies identified, and I'll let staff talk about this in more detail or Ms. Osborne, that I didn't want anyone coming away thinking that we are having kids or anyone else who want to partake in Parkwood Pool swimming in a situation that was not healthy. There are certain standards not being met and that's why we need this discussion because that's about money. All of this can be fixed with money and that's why I wanted this presented today whether we continue to use Parkwood and transition to something else, somewhere else, the same location yet to be determined.

This is kind of a ground zero, here's where we are presentation today. So, I would like for either of you ladies to talk about the safety aspects because I don't want someone going away from what they've heard thinking that it's not healthy. There are things that need to be changed, so if you could address those things.

Ms. Osborne said that's a great point. Thank you for bringing that up. The facility is not being operated in an unsafe manner. In fact, it is a safe facility. There are deficiencies to take a look at, but community members are not being put into an unsafe space. So whether we're talking about water quality or we're talking about clearances or we're talking about failure of something, none of those were triggered throughout the process and we would report that honestly to you. So, no, this is not an unsafe facility and staff and your third party operator are doing what they need to do to keep the water and the facility safe for the kids and guests at Parkwood.

Ms. Ferrera said I'll just add to that too, the pool and staff works with the Health Department every year to go through the local permitting process and so we do meet all of those

requirements as well from the local Health Department. **Commissioner Townsend** said okay, thank you. I thought that was very important to get that out.

When we talk about the water loss, I guess kids diving and splashing don't know the difference in that, but what does that mean to the viability of the structure and what other immediate impacts arise from that? **Ms. Osborne** said that's a great question. Depending on the amount of water loss, the first thing we think of is the integrity of the subgrade beneath the structure and around those pool structures and I'm going to come back to that and explain it here in just a moment. Water loss can impact what's going on below, but it also is impacting the budget. It's impacting how it is operating, so the more water you lose, the more you're treating that typically with chemicals and just the more water in general you're utilizing. However, the primary concern is when we're losing water, typically in a pipe that could be coming from any location, we're not sure where that is right now, is eroding away the subgrade. When the subgrade starts to erode, that means the pipes in the pool basin are not being supported as designed. When a structure, like a pool basin or a pipe is not supported, that's when we are prone to—because the additional stress breaks. When we start to have either a break in the pipe or we have shifting of the pool basin, that can also cause cracks and that's a method for water to also leak out of there and that continues to occur over time.

So, big picture, water loss can impact. We're not suggesting it is today, but over time it's impacting subgrade conditions and it's also impacting your operations via chemical treatment and the amount of water usage you are utilizing in the facility.

Commissioner Townsend said in your summary in the basic improvements that you recommend that deficiency was accounted for in about the $1.3-$1.5M that you said are part of the basic improvements, the immediate improvements needed, correct? **Ms. Osborne** said yes, that is correct.

Commissioner Townsend said the Assistant Administrator already made mention of this, but I did want to talk about the condition of the pool Saturday and the fact that Parkwood was only one of two, I think, municipal pools open. The forecast had been horrible, but the good Lord decides ultimately what the weather's going to be, so at 12:00, the sun was out, the pool was clear. I would like to thank all of the staff who worked on that, Ryan Teel, and his staff. Some of the requested changes that we made from last year, the old cinder block sitting areas had been removed and replaced with brand new seating. The composite looked great, sanding of the chairs, the tree

that had been there and putting more leaves and refuse into the pool had been removed. Staff is doing what they can to make this a safe and attractive environment and the kids who were there, they were a bit chilly, but they certainly appreciate it.

I am appreciative to all the staff that were there on time. I'm appreciative of our partners. Someone asked how we staff the pool. We do have a contractor. In the past, lifeguards were actually part-time workers of the Unified Government, but several years ago we transitioned, as a lot of the area pools had, to a contracting situation, so we have not had any problems with unfilled lifeguard seats thus far. That needs to be said and I appreciate that.

I guess the biggest issue is keeping this viable, healthy, open, healthy circumstance, and addressing some of these immediate basic improvements and it comes down to about, I'm just going to round it up, $1.5M that we need to find somewhere in the budget, grant—I recall there was with Homefield an opportunity for improvements. In the northeast area we need to look at that because this is something that needs to be handled immediately in my opinion.

I thank the staff and the administration for moving forward with this to give us an idea of where we are just with Parkwood Pool. I think the pool was actually opened in about '68 or '69. As Ms. Osborne has already said, for its age it's in relatively good condition, but clearly we need to move forward with making it better and keeping it a viable summer option as long as we can until we decide to do something different with an aquatic situation. Thank you ladies and to all the staff.

Commissioner Bynum said first to Angel and your staff, a lot of sincere thanks for all of the efforts that have gone into keeping Parkwood Pool open, operating, safe, well utilized, and well enjoyed in this community. I know it's not been a small thing and I'm remembering going all the way back to COVID when we were trying to decide, you know, open the pool, don't open the pool, and then how will we staff the pool and you've led us through all of that, you and your staff, and your team and it's been impressive.

I want to publicly thank Commissioner Townsend because there is no greater advocate for Parkwood Pool in this entire community than Commissioner Gayle Townsend. It's in her district. She's a frequent user of the pool. She cares about the pool and I will say I have not encountered a single person more caring about Parkwood Pool than Commissioner Townsend, so

I want to say thank you to her because I think without her, maybe some of this doesn't get pushed forward in the way that it has been.

The last thing is you referenced a request of $174K in funding from Land Water Conservation Fund. If you were to get that and we were to match that, I heard you say that there might be a notification in August of this year. If we match that, because it looks like we have to match it, would these things that are listed that that could be paid for be able to be complete between pool seasons '25 to '26? **Ms. Ferrera** said great question. If you remember, we did take that grant request before Standing Committee and unanimously supported with full commission and so we do have the match in our budget, the 50% for that. So, if we do, yes. If we do get that, then hopefully we would be looking to do those items listed there. Again, the information from the presentation was from 2023, but we did err on the side of the high budget numbers, so we feel pretty good about that. We would have to be working very quickly if we did get the grant funds and got the green light to be able to do those plans ahead of next pool season, but I'm hopeful we would be able to do that. I don't know if Lauren can share a little bit more on that side of things, but we feel if we were able to get started, I'm comfortable being able to execute those items.

Ms. Osborne said that's a great question and if I were you, I'd be asking the same thing. The bulk of it yes. What I'm eyeing and what we would need to check into are those pool filters. Typically we're seeing a bit longer lead time on some items and pool filters are one of them, so we would have to enter into a process to get them designed, get them sized, get them ordered very rapidly so we can get that going. I wish I could stand up here and say definitively absolutely they could be done for the 2026 season. I don't want to over commit on an item that we know has a bit longer lead time.

Then the pool, I'm sorry, the repair water loss, I would also like to put that in the category of first step is let's get those inspections done before we over commit because we don't necessarily know what that is. We'd like to find out what it is before we make a definitive answer or give a definitive answer on when and how that repair may occur.

Commissioner Hill said thank you for the report. This is very exciting to me. I do have just one question. On one of your slides it says magnitude of cost and it's ADA compliance with the bathhouse and the pools and it has those amounts. Is that amount also included with the enhanced improvements or is it an addition? Are these two pieces added together for a complete total and

what is that complete total? **Ms. Osborne** said yeah, great question. They are separate. I don't know if you're looking at a copy of the report. One of the final pages, we summarize that, so they are going to be added together. If you were to take all things listed in the report, immediate, basic, ADA, and enhanced, I'm trying to find that page quickly. I believe that's in that $2.2 to $2.4M total. ADA is going to be taking up—rounding about a million of that. **Commissioner Hill** said okay. Have we had to pay any penalties for not being ADA compliant? **Ms. Ferrera** said no, not that I'm aware of.

Commissioner Townsend said I'd like to thank Commissioner Bynum for her kind words. I can think of another person, not in the room, but when I think of Parkwood Pool, I do think about the person who was on duty for so many years when I first came and that's Earl Watson and any other lifeguard that served there over the years. For years, there were kids who brought cousins, brothers, sisters. That's why it's so important that in our public schools we continue to have swimming lessons. They're free. The students are on premises. Parents don't have to worry about extra fees or transportation and I have talked to several superintendents about that, going back pre-COVID, right on the door of COVID, about that. I will continue to be an advocate for that.

I'd like to thank and remember Mr. Watson and every lifeguard that's ever served at Parkwood including our current staff. There was some doubt that when we went to contractors, oh, these people are coming from all over and they're going to be this, that and the other. They have been nothing but professional and if there was any problem, they were out of there because once they come to Parkwood Pool, they are Parkwood Pool people. I have seen nothing but good work from those people who have come there.

Commissioner Hill reminded me that $1.3 to $1.5M was basic, but with the ADA we're looking at closer to $2.4 to $2.5M. We have not paid any fees. Several years ago, way back, I'm saying almost 10 years ago, there was a question about putting in a lift or a slide or something like that. I think once you start to disturb something like that, then you're no longer—you lose the grandfather status. I think in 1968-1969 people were not thinking about ADA compliance. That was not a term commonly heard at that time, so I don't want someone to leave here thinking that this was not built to compliant. Yes, it was at that time, but now we are looking to be more inclusive so that people of all situations, physical abilities can enjoy the pool, just so that's clear.

Again, I want to thank the current staff, the administration, and to my colleagues, we have to find somewhere in the neighborhood of $2.4M to take care of all of these things. **Someone** was inaudible. **Commissioner Townsend** said, well, it goes to what the Mayor was saying, it can be done and we just have to find it. The presentation of this was perfect. Thank you.

Commissioner Kane said, Angel, how much money have we spent on parks east of 78th Steet in the last couple of years? **Ms. Ferrera** said we've spent about $13M in just investments and grants and some capital dollars, so I'd say a large percentage of that 74% of our parks are east of 635 and a lot of the investment does happen there, so $7-8M maybe. **Commissioner Kane** said so we—say that again. **Ms. Ferrera** said I would have to doublecheck, I don't want to misspeak, but if I'm just off what I know, maybe $7-$8M. **Commissioner Kane** said and we haven't spent anything west of 78th Street? **Ms. Ferrera** said we have done some investments there. We've made some upgrades to Wyandotte County Lake and also we've got some investments going on at Wyandotte County Park, so we have done some investments. We really do try to focus on the entire county. **Commissioner Kane** said the reason I bring that up is the golf course is 48 years old and it looks terrible and why we're spending $10-$12M here, it would only cost a couple of $3-$4M to modify what's out there now. I'd like a presentation next time, Mayor, if you don't mind, I'd like a presentation of the pictures and how bad shape the clubhouse is so we can compare. You know if the commissioner's got a concern, because unless you go out there and you see it, it's terrible. It's a beautiful course with a rundown clubhouse and you talk about neglecting something and overlooking something for the last several years, so I'd like that to be looked at. Thanks to the Parks Department for what you guys do. I know I put you through hell.

Commissioner Burns said thank you for your presentation. It was very enlightening. There's no doubt the improvements need to be made at Parkwood Pool and we need to make every effort to do that. Once we get that done, we can move to District 2. I have two or three locations where you can build a brand new pool in either one of those locations, so I look forward for that time to come forward.

Commissioner Lopez said I think we could save a buttload of money if you was able to explore with BPU with the Water Department. Also, Jeff Miles—because I'm looking at some of these

pictures as far as the pipes and the pumps and it looks like there is something that we could get from—on a good deal. Also, where my place is off Inland is where Johnson County Waste and other municipalities take their pumps to be rebuilt and repaired and actually probably tomorrow I'll run by there and say, hey, I'd like to maybe set up something we can go look. You know we can save a lot of money here, there, and here, especially some of our other departments that might have something or we'll have a great vendor and then kind of bring that to the table and maybe save some money there.

Commissioner Davis said thank you all for this presentation. One of the things I will say and will continue to say is I think we will have to continue to reconcile our desire for property tax relief, BPU PILOT Relief, golf course, CIFI, Parkwood Pool. All of them very, very worthy, very admirable and things that are needed. I would hope that we throughout the budget process can find some reconciliation. That way we can make these improvements and then also provide that relief.

Commissioner Stites said I have a couple questions. Have we looked at splash parks because splash parks seems to be the new thing. Swimming pools are kind of phasing out and I don't know if maybe this—I'm not saying that the pools should go, but maybe that this is the new thing and the new trend of what they're looking at doing and I don't know what those costs are, what those might look like. Also, and I don't know, like the other pool that's in Wyandotte County is in Bonner Springs, that's city-owned and they charge $6 a day or $45 for a monthly pass and they also try to do some grants. Is this pool free and then also do we look at any grants for funding for the operations of the pool? I would really like to look into the splash park because I think that's kind of the trend and just like Commissioner Burns said a minute ago about—I think these are easier to install in multiple locations versus a swimming pool. I think those are kind of outdated these days. So, just your thoughts on that. **Ms. Ferrera** said we both have thoughts and I'll start and I will say that we do hear that a lot from residents, the desire for more splash pads. I think staff would see that as part of a further planning process so that we're not just—there's data behind which park and we're doing a splash pad in and just being really strategic and thoughtful in that process. So, yes, we do get that a lot. I know Lauren will talk about that a little bit.

The admission for Parkwood Pool is $1, so that's the admission fee. It's been that for several years and then I'll talk a little bit about attendance. In 2024 we had roughly 104 patrons come through on average per day in the 80-day season, so hopefully that helps. I'll let Lauren share a little bit about the splash pad trend.

Ms. Osborne said I'll make it quick. I believe you may have a 7 p.m. start time, so I want to be respectful of your next meeting. Your question is a bit—not complicated, there's a lot that goes into it. In a community where an existing swimming pool is present, we typically do not see a lot of success removing a swimming pool and only going to a splash pad model. If we're talking about maintaining aquatics in the system as has been for some time and then we're looking at the addition of service, that is certainly a conversation. Depending on the community, which we have not studied to this level, we may or may not get support for that. I think it's something to explore. As Angel alluded to, there's additional study that can occur in looking at the splash pad model is a common practice and is legitimate in proceeding forward when we think about offering aquatics. There's several different methods we could go about it.

Commissioner Stites said do you know the general cost of a splash pad and I know it varies just like with the graph that you showed about the swimming pool. We started at $1M and all the way up to whatever that was. **Ms. Osborne** said go bottom of the barrel, as simple as you can go, I would say $500K to $600K up, so depending the size, the character, how custom it is, what is the design, what is the site being selected, is there other park development, etc. I think for the purpose of discussion, let's say $500 to $600K as a very base and go north of that. **Commissioner Stites** said okay, thank you.

Commissioner Townsend said let me just say, and you've already said this Ms. Osborne, again, the purpose of this was to give an account of where we are with Parkwood Pool with no intention to remove the pool. I would say that one of the highest causes of drowning, you can check any source of this or death of kids, certain age group, is drowning and as long as we have a pool there, that gives kids an opportunity to learn how to swim. We're still having the learn to swim classes, so those are things that the splash parks while refreshing on a 90 day, hot summer day, I'm sure is good. If we have a pool, that should be a priority for maintenance. Either maintaining what we've got, bringing it up to better standard or looking to build another one, but since we have one, I will

be a thousand percent advocate for doing what we need to do to bring that up to standard for right now.

Thank you again for what you've done, current staff and all past staff and we've got to just figure out where to get the money from to take care of what we need to do with the pool.

Mayor Garner said thank you, awesome presentation. I know there were some kudos that went out and some thanks. I can tell you June 18, 2021, the pool was closed. Parkwood Pool was closed. I was running for office and I was out there. If any kudos need to go out and shoutouts, I give it to David Grigsby, the proprietor of Parkwood Barbershop, who brought the community out and said we deserve a pool that's open. I rolled up my sleeve. That was one of my campaign promises to this community. I didn't make very many is that I was going to do everything I could to make sure that Parkwood Pool opened. That following year, working with our Interim County Administrator, Cheryl Harrison Lee, with Angel and our staff, went to work with me, with our commissioners, with our community, and Parkwood Pool was open that next summer. So, we've got to give recognition where recognition is due because that pool was closed and it was slated to stay closed. So, I want to make sure that we give a shoutout to Mr. Grigsby at Parkwood Barbershop who went to work and said it's not going to happen in the northeast because this is the only pool we have. I took that at heart because when I moved to Kansas City, Kansas I lived in Parkwood, I used Parkwood Pool and I knew the importance of that was not just for the northeast but for the entire community.

I can tell you, commissioners, one thing that I did, and I haven't brought a budget proposal since I became Mayor, because the first budget proposal I brought forward you all told me get it out of here, you didn't want to hear it, you didn't want to see it, so I haven't brought any more forward, but I can tell you I brought a budget proposal forward and I can tell you Angel Farrara did a great job along with several of our staff members on a sales tax initiative. When we talk about property taxes, when we talk about where we're going to find the money, I always say with those challenges, allow the community to have a voice and put some skin in the game. A sales tax initiative ballot measure does just that.

If they want these types of initiatives, and what I brought forward was parks, pools, infrastructure, and to take care of our public safety facilities. That was rejected. You all didn't have an appetite for it, so I say moving forward, I challenge you all to be open to that option as

opposed to property tax increases or mill levy increases. That's going to put a burden on our residents. If you do a sales tax and you allow the voters to decide, that spreads that tax burden out to people that do not live in Kansas City, Kansas or Wyandotte County and it's a great option and I think that's something we can market and if it's done right. We can show people the return on the investment of what they're going to be getting for their tax dollars as well as making it known that other people are going to contribute to that. It might be something this community might be open to.

I just wanted to make sure that was out there for the record and I do want to say thank you. I wanted to make sure that those options for future pools, splash parks, Commissioner Stites mentioned that, and Angel did a good job of bringing that information forward. But I wanted to at least let this Commission know and future leaders and stakeholders here at the Unified Government, long after I'm gone, there are options and opportunities and it's about really being intentional and being aggressive on behalf of our citizens to bring about these good services and resources that our community have, not only demand, they deserve. We can create a better Wyandotte County if we do these things in a strategic way, so I did want to put that out there.

Commissioner Kane, I will say the largest park in your district—I'm excited, Angel, I gave her a call to action because when we looked at the deplorable conditions of parks east of 55th Street, some of those parks hadn't been touched since I graduated from high school in 1987 and I can tell you that. It looked like a crying shame and I can tell you, I gave a call to action to our staff and to Angel, and she delivered and not only for the east, but I can tell you I'm proud to say that the Veterans Memorial out at the Wyandotte County Lake in your district is getting refurbished, it's getting rehabbed and I got a 3-Star General that says he will be on site in your district to celebrate that grand opening as well as a pickleball court.

I can say staff is doing a good job with the very limited resources that they have and a lot of this, correct me if I'm wrong, Director Ferrara, is coming from federal grants and other grants that you have found. So, it's not really costing our local taxpayers. They are finding the monies to get these types of amenities done and I just want to say thank you so much, but I did not want to leave out a lot of other people that contributed, which was our Interim County Administrator, Cheryl Harrison Lee, David Grigsby at Parkwood Barbershop because I can tell—and all the community members that showed up and rolled up their sleeves and said we want it better. So, thank you so much.

Commissioner Townsend said and a part of that history, it needs to be clear that we did not have during that very terrible period of COVID and after bodies to staff the pool. No matter how great the pool is, you will not staff a pool, you have to have a certain amount of lifeguards, so I appreciate that we moved from under your administration lifeguards who served as part-time UG summer staff to the system we now have, which is a contract situation and we have not had staffing problems since then.

Mayor Garner said before I close, I just want to recognize, it's always good to have individuals from our Park Board and our Parks Foundation. We've got Ms. Jane Philbrook here, thank you for attending and representing our parks volunteers that help bring forward recommendations both to our Director as well as the Commission.

With that being said, we have to go into our next Board of Commissioners meeting. I'll entertain a motion to adjourn this Special Meeting.

Action: Commissioner Kane made a motion, seconded by Commissioner Davis, to adjourn. Roll call was taken and there were nine "Ayes," Stites, Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez.

MAYOR GARNER ADJOURNED
THE MEETING AT 7:05 p.m.

_____
Monica L. Sparks
Unified Government Clerk

dt

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: May 22, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for May 16, 2025 – May 22, 2025

1. **COMMUNICATION:**
   - Water District No. 1 of Johnson County, Merger Agreement – Extension of water district boundaries pursuant to K.S.A. 19-3512(b).

   Action: Received and filed.

2. **PUBLIC NOTICE:**
   - All City Tow Service, 1015 S Bethany St., Kansas City, KS 66105, held a public auto auction on May 8, 2025, at All City Tow Service.

   Action: Received and filed.

3. **MOTION FOR REFUND:**
   - Freedom Mortgage Corporation vs. Norma Quintanilla Ruiz, Case No. WY-2024CV301.

   Action: Referred to Legal.

4. **NOTICE OF CLAIM:**
   - Cedric Warren by and through his attorney at Neufeld Scheck Brustin Hoffman & Freudenberger, LLP & Morgan Pilate, LLC, alleging abuse of process on February 13, 2009.

   Action: Received and filed. Copy previously forwarded to Legal.

5. **CLAIM FOR DAMAGES:**
   - Edwin Richmond, Kansas City, KS, alleging damage to personal vehicle on 1/14/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

6. **TRAVEL REQUESTS:**
   - Kent Anderson, KCKPD, travel to Nashville, TN, from 5/28/2025 through 5/30/2025, to attend 2025 PERF Annual Meeting, Employee Training & Travel.
   - Mary Aaker, Ashley Brown, Michael Belancio, Shalonda Gardner, Cory Grayson, Brendan Jackson, Kayte Keller, Ellen Knocke, Jimmy Larkin, David Matthews, Tony Russo, Max Sybrant, Keatherann Sharp, and Monica Zeigel, Community Corrections, travel to Orlando, FL, from 5/27/2025 through 5/31/2025, to attend NADCP Annual Training Conference 2025, Employee Training & Travel.
   - Chad Cook, DA's Office, travel to Orlando, FL, from 5/27/2025 through 5/31/2025, to attend NADCP Annual Training Conference 2025, Employee Training & Travel.
   - Robert Cheatum and Chad Williams, KCKPD, travel to Pipe Creek, TX, from 5/25/2025 through 6/23/2025, to attend Basic Police Canine Handler's Course, Employee Training & Travel.

- Gregg Dorsett, KCKPD, travel to Ft. Worth, TX, from 5/12/2025 through 5/14/2025, to attend Cop Fleet Forum, Employee Training & Travel.
- Branton Grissum, Njeri Mwangi, Damon Mitchell, and Chad Walker, DA's Office, travel to Prince George's County, MD, from 7/20/2025 through 7/26/2025, to attend NBPA 42nd Annual Conference and Job Fair, Employee Training & Travel.
- Brendan McEvoy, and James Vogel, KCKPD, travel to Memphis, TN, from 5/20/2025 through 5/21/2025, to secure explosive training aides from Omni Explosives, Employee Training & Travel.
- Karl Oakman, KCKPD, travel to Fort Huachuca, AZ, from 5/29/2025 through 5/31/2025, to join military leaders and law enforcement on a visit to the Mexican boarder, Employee Training & Travel.
- Karl Oakman, KCKPD, travel to Chicago, IL, from 6/4/2025 through 6/6/2025, to attend 21st Century Policing Solutions Leadership Conversation, Employee Training & Travel.
- Karl Oakman, KCKPD, travel to Baltimore, MD, from 6/9/2025 through 6/11/2025, to attend Meeting Innovative Strategies to Address Youth Crime, Employee Training & Travel.
- Mark Searcy, KCKFD, travel to Norman, OK, from 5/16/2025 through 5/18/2025, to attend Dinner on the 50, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

7. APPLICATIONS FOR CMB LICENSE (OP):

- Hickory Union Moto, Brett Epp, d/b/a Hickory Union Moto, 10 S James St., Kansas City, KS 66118.

Action: Referred to License.

8. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- BHM Sports LLC, William Hutton, d/b/a Homefield, 9250 State Ave., Kansas City, KS 66112.
- Stix Legends Inc, William Hutton, d/b/a Stix Restaurant, 1847 Village West Pkwy K101, Kansas City, KS 66111.

Action: Referred to License.

9. APPLICATIONS FOR CATERER/DRINK EST/HOTEL:

- Racing Notions Inc, Daniel Grimm, d/b/a Jazz, A Louisiana Kitchen, 1859 Village West Pkwy STE 102, Kansas City, KS 66111.
- W D Catering LLC, W D Young, d/b/a WDY Catering, 1314 Quindaro Blvd., Kansas City, KS 66104.

Action: Referred to License.

10. APPLICATIONS FOR PVT. CLUB CLASS A:

- Argentine Eagles Post 213 American Legion Club, Kerry Madrigal, d/b/a American Legion Post 213, 1044 S 26th St, Kansas City, KS 66106.

Action: Referred to License.

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: May 29, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for May 23, 2025 – May 29, 2025

1. **PROTEST PETITION:**
   - Protest for the creation of a proposed Community Improvement District for Buc-ee's Family Travel Center, 601 Village West Pkwy, Kansas City, KS 66111.

   Action: Received and filed. Original was previously forwarded to Planning.

2. **MOTION FOR SET ASIDE:**
   - Villuvaldo Camacho vs. Unified Government Wyandotte County/ Kansas City, KS, Case No. WY-2024CV46.
   - Jameal Weaver vs. Unified Government Wyandotte County/ Kansas City, KS, Case No. WY-2024CV000807.

   Action: Referred to Legal.

3. **NOTICE OF CLAIM:**
   - Lori Michell by and through her attorney at Castle Law Office of Kansas City, P.C., alleging damages on June 1, 2023. (x2)

   Action: Received and filed. Copy previously forwarded to Legal.

4. **CLAIM FOR DAMAGES:**
   - Leslie Hernandez & Michael Garcia, Kansas City, KS, alleging damage to personal property on 5/20/2025.
   - Jason Myers, Kansas City, KS, alleging damage to personal property.
   - John Reid, Lawson, MO, alleging damage to personal vehicle on 5/8/2025.
   - Melvin Cox, Paola, KS, alleging damage to personal injury on 4/24/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

5. **TRAVEL REQUESTS:**
   - Christian Cooley, and James Madden, Mapping, travel to San Diego, CA, from 7/13/2025 through 7/18/2025, to attend ESRI User Conference, Employee Training & Travel.
   - Brett McCoy, and Raymond Elmer, KCKFD, travel to Appleton, WI, from 6/9/2025 through 6/11/2025, to final inspection at Pierce, all cost covered by vendor.
   - Chance Grey, KCKFD, travel to Baltimore, MD, from 6/10/2025 through 6/15/2025, to attend IAFC Hazmat Conference, paid by MARC LEPC/LEPD.
   - Richard Harris, KCKPD, travel to San Mateo, CA, from 6/15/2025 through 6/18/2025, to attend Skydio Live, Employee Training & Travel.
   - Wendy Medina, KCKPD, travel to Dallas, TX, from 8/3/2025 through 8/7/2025, to attend Crimes Against Children Conference, 100% VOCA Training & Travel.
   - Bryan Rausch, KCKPD, travel to Council Bluffs, IA, from 5/20/2025 through 5/21/2025, to attend CASTViz Training, Employee Training & Travel.

- Kay Sharp, Community Development, travel to Orlando, FL, from 5/4/2025 through 5/8/2025, to attend MHI Congress & Expo, CDBG Planning & Administration.

Action: Approved by Administrator's Office and received and filed.

6. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- A & J Molcajete LLC
- Cakes by J LLC
- Crowd Systems Inc
- Cultivate Kansas City
- Homestead Steaks LLC
- La Pupusa Loca LLC
- Noe Marquez-Hernanadez
- Premier Pyrotechnics Inc
- Premier Security Solutions Company Inc
- Sunstates Security LLC
- Tacos Memo LLC
- Universal Protection Service LLC
- Wald and Company Inc

Action: Referred to License.

7. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- Great Life Kansas City LLC, W. Steve Price, d/b/a Painted Hills Golf Club, 7101 Parallel Pkwy., Kansas City, KS 66112.
- Paper Street Smoke Company LLC, Michael Simmons, d/b/a The Davenport, 401 N 6th St., Kansas City, KS 66101.
- El Torito Grill LLC, Octavio Sosa, d/b/a El Torito Grill LLC, 1304 Central Ave., Kansas City, KS 66102.
- John Overton LLC, Dustin Overton, d/b/a The Coop, 1200 Osage Ave., Kansas City, KS 66105.

Action: Referred to License.

8. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

- Staff Pro. Inc dba Allied Universal Event D/B/A Staff Pro. Inc dba Allied Universal Event, 604 N Main St. Ste. E, Wichita, KS 67203.
- Kansas City Ultimate Security Inc., D/B/A Kansas City Ultimate Security Inc., 16657 E 23rd St. S. Ste. 371, Independence, MO 64055.

Action: Referred to License.

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: June 5, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

1. **PUBLIC NOTICE:**
   - Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on May 6, 2025, at Alandon Tow Service.

   Action: Received and filed.

2. **CLAIM FOR DAMAGES:**
   - Lori Michell by and through her attorney Andrew Schendel, Castle Law Office of Kansas City, P.C., alleging violation of rights on June 1, 2023.
   - Brenton Petrak, Gardner, KS, alleging damage to personal vehicle on 5/20/2025.
   - Fred Franzwa, Shawnee, KS, alleging damage to personal property on 5/25/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

3. **APPLICATIONS FOR PRIVATE SECURITY BUSINESS:**
   - Crowd Systems Inc. D/B/A Crowd Systems Inc., 4050 Pennsylvania Ave., Kansas City, MO 64111.

   Action: Referred to License.

Tracking ID: 21635

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #11.1.

PUBLIC HEARING RESOLUTION/ORDINANCE: ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE HOMEFIELD ATLAS 9 PROJECT

BACKGROUND

Commission action related to the Homefield Atlas 9 project:
1. Conduct a public hearing to receive comments regarding the issuance of industrial revenue bonds not to exceed $30M;
2. Adopting a resolution amending the previously adopted resolution of intent to issue industrial revenue bonds, to add a 10-year 100% ad valorem property tax abatement for the Atlas 9 project located in the Homefield development in Kansas City, Kansas;
3. Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed $30,000,000 for the purposes of acquiring, constructing, and equipping an immersive art museum known as Atlas 9 located in Kansas City, Kansas.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL CONSIDERATIONS

ATTACHMENTS

Notice of Public Hearing - Atlas 9 (UG), Resolution of Intent Amendment - Atlas 9 (UG), Ordinance - Homefield Atlas 9 (UG), Resolution No. R-22-24 - Atlas 9 IRB (UG), Performance Agreement - Homefield Atlas 9 (UG), CBA_KCK_Homefield_Arts_05212025, HOMEFIELD SPORTS - ATLAS 9 -- IRB Application (89652923v2)-c

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on June 12, 2025)

NOTICE OF PUBLIC HEARING ON ISSUANCE OF INDUSTRIAL REVENUE BONDS

Public notice is hereby given that the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), will conduct a public hearing on **Thursday, June 26, 2025** at 7:00 p.m., or as soon thereafter as may be heard, regarding the proposed issuance by the Unified Government of its industrial revenue bonds in a principal amount not to exceed $30,000,000 (the "Bonds") and an exemption from ad valorem taxation for property constructed or purchased with the proceeds of such Bonds.

The public hearing will be held at City Hall, 701 N 7th Street, Kansas City, Kansas, 66101. Additional public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk's office via phone at (913) 573-5206 or via email at ugclerkrequest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to ugclerkrequest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk's Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

The Bonds are proposed to be issued under authority of K.S.A. 12-1740 *et seq.*, as amended, to provide funds for acquiring, constructing, improving and equipping an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium and all related improvements located approximately in the northwest corner of N. 98th Street and State Avenue, in the City of Kansas City, Kansas. The Unified Government intends to base lease the facility and further intends to lease the facility to Atlas9 KC JV, LLC, a Kansas limited liability company (the "Company"), or its successors and assigns.

The Company has requested a 10-year property tax abatement subject to certain payments in lieu of tax for the property constructed or purchased with the proceeds of the Bonds.

A copy of this Notice, together with a copy of the resolution of intent of the Unified Government to be considered for adoption, indicating the intent of the governing body of the Unified Government to issue the Bonds and a report analyzing the costs and benefits of such property tax exemption, are on file in the office of the Unified Government Clerk and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: June 12, 2025.

Monica L. Sparks
Unified Government Clerk
701 North 7th Street, Suite 323
Kansas City, Kansas 66101
(913) 573-8039

RESOLUTION NO. R-___-25

RESOLUTION AMENDING RESOLUTION NO. R-22-24 PREVIOUSLY ADOPTED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, DETERMINING ITS INTENT TO ISSUE INDUSTRIAL REVENUE BONDS TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A COMMERCIAL PROJECT FOR THE BENEFIT OF ATLAS9 KC JV, LLC, AND ITS SUCCESSORS AND ASSIGNS (HOMEFIELD ATLAS 9)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, the Unified Government adopted Resolution No. R-22-24 on May 2, 2024 (the "Original Resolution of Intent") determining the intent of the governing body to issue its industrial revenue bonds (the "Bonds") in the aggregate amount not to exceed $30,000,000 to finance the cost of acquiring, constructing, improving and equipping an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium and all related improvements more fully described in the Original Resolution of Intent, located approximately in the northwest corner of N. 98th Street and State Avenue in Kansas City, Kansas (the "Project") for the benefit of Atlas9 KC JV, LLC, a Kansas limited liability company (together with successors or assigns, the "Company"); and

WHEREAS, the governing body, at the request of the Company, desires to amend the Original Resolution of Intent as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Findings. The governing body of the Unified Government hereby finds that all procedural items prescribed by the Act with regard to this Resolution have been undertaken, including the public hearing held on this date (and publication and provision of notice thereof) and preparation of a cost-benefit analysis.

Section 2. Amendment. Section 13 of the Original Resolution of Intent is hereby added to read as follows:

> **Section 13. Ad Valorem Tax Abatement**. Subject to the conditions in **Section 4** and compliance with the Act, in consideration of the Company's decision to acquire, construct, improve and equip the Project, the Unified Government hereby agrees to take all appropriate action to request the Kansas Board of Tax Appeals to approve a 100% ad valorem property tax abatement (not including special assessments and taxes that may not be abated

by the Unified Government under Kansas law) for all property (including real property, building improvements, machinery and equipment) financed with the proceeds of the Bonds.

In consideration of the Unified Government's agreement to request such 100% abatement, the Company will agree to make payments in lieu of tax as follows:

Year[1]	Payments in Lieu[2]
1	$100,000
2	104,000
3	108,160
4	112,486
5	116,986
6	121,665
7	126,532
8	131,593
9	136,857
10	142,331

[1]Year refers to the first full calendar year following the issuance of the Bonds.
[2]Excludes the school district capital outlay mills, as provided by Kansas law.

The Project financed with the Bonds shall be entitled to a 10-year tax abatement, with the first year of the abatement being the year beginning on the January 1 following the year the Bonds are issued.

Section 3. Effectiveness of Original Resolution of Intent. Except as amended herein, all other provisions of the Original Resolution of Intent are hereby ratified and shall remain in full force and effect.

Section 4. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

Section 5. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

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ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON JUNE 26, 2025.

By:_____
Tyrone Garner, Mayor/CEO

[SEAL]

ATTEST:

By: _____
Monica L. Sparks,
Unified Government Clerk

APPROVED AS TO FORM:

_____
Office of Chief Counsel

Resolution of Intent – Amended
Homefield Atlas 9

ORDINANCE NO. O-___-25

AN ORDINANCE AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS (HOMEFIELD ATLAS 9 PROJECT), SERIES 2025, IN A PRINCIPAL AMOUNT NOT TO EXCEED $30,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF ACQUIRING, PURCHASING, CONSTRUCTING, INSTALLING AND EQUIPPING A COMMERCIAL PROJECT, INCLUDING LAND, BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES, MACHINERY AND EQUIPMENT FOR THE BENEFIT OF ATLAS9 KC JV, LLC, ITS SUCCESSORS AND ASSIGNS; AUTHORIZING THE ISSUER TO ENTER INTO CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Issuer"), is authorized pursuant to the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to acquire, purchase, construct, install and equip certain commercial and industrial facilities, and to issue industrial revenue bonds for the purpose of paying the cost of such facilities, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, the governing body of the Issuer has previously and does now find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Taxable Industrial Revenue Bonds (Homefield Atlas 9 Project), Series 2025 (the "Bonds"), in a principal amount not to exceed $30,000,000, for the purpose of acquiring, constructing, improving and equipping an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium and all related improvements for Atlas9 KC JV, LLC, a Kansas limited liability company or permitted assigns (the "Company"), including land, buildings, structures, improvements, fixtures, furnishings, machinery and equipment (the "Project"); and

WHEREAS, the Bonds will be issued under a Bond Trust Indenture dated as of the date set forth therein (the "Indenture"), by and between the Issuer and BOKF, N.A., as Trustee (the "Trustee"); and

WHEREAS, the Company will lease the Project to the Issuer pursuant to the Base Lease Agreement dated as of the date set forth therein (the "Base Lease Agreement") between the Company and the Issuer; and

WHEREAS, simultaneously with the execution and delivery of the Indenture, the Issuer will enter into a Lease Agreement dated as of the date set forth therein (the "Lease Agreement"), by and between the Issuer, as lessor, and the Company, as lessee, pursuant to which the Project will be acquired, constructed, furnished, and equipped and pursuant to which the Issuer will lease the Project to the Company, and the Company will agree to pay the rental payments due under the Lease Agreement sufficient to pay the principal of and premium, if any, and interest on, the Bonds; and

WHEREAS, the governing body of the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of these bonds that the Issuer enter into certain agreements, and that the Issuer take certain other actions and approve the execution of certain other documents as herein provided;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Authorization for the Acquisition, Purchase, Construction, Installation and Equipping of the Project. The Issuer is hereby authorized to provide for the acquisition, purchase, construction, installation, furnishing, and equipping of the Project, all in the manner and as more particularly described in the Indenture and the Lease hereinafter authorized.

Section 2. Authorization of and Security for the Bonds. The Issuer is hereby authorized to issue and sell the Bonds in a principal amount not to exceed $30,000,000 (the "Bonds"), for the purpose of providing funds to pay the cost of acquiring, purchasing, constructing, installing, furnishing, and equipping the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture. The Bonds shall be payable solely out of the rents, revenues and receipts derived by the Issuer from the Project, and the Project and the net earnings derived by the Issuer from the Project shall be pledged and assigned to the Trustee as security for payment of the Bonds as provided in the Indenture.

Section 3. Authorization of Documents. The Issuer is hereby authorized to enter into the following documents, in substantially the forms presented to and reviewed by the governing body of the Issuer (copies of which documents, upon execution thereof, shall be filed in the office of the Clerk of the Issuer), with such changes therein as shall be approved by the officers of the Issuer executing such documents (the "Bond Documents"), such officers' signatures thereon being conclusive evidence of their approval thereof:

(a) Indenture;

(b) Base Lease Agreement;

(c) Lease Agreement; and

(d) Bond Purchase Agreement dated the date set forth therein, among the Issuer, the Company and the Company, as Purchaser; and

(e) Performance Agreement, between the Issuer and the Company.

Section 4. Execution of Bond and Documents. The Mayor/CEO of the Issuer is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the Issuer in the manner provided in the Indenture. The Mayor/CEO (or, in the Mayor/CEO's absence, the acting Mayor/CEO) and the County Administrator of the Issuer, as applicable, are hereby authorized and directed to execute the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the Issuer. The Clerk of the Issuer is hereby authorized and directed to attest to and affix the seal of the Issuer to the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary.

Section 5. Pledge of the Project and Net Lease Rentals. The Issuer hereby pledges the Project and the net rentals generated under the Lease Agreement to the payment of the Bonds in accordance with K.S.A. 12-1744. The lien created by the pledge will be discharged when all of the Bonds are paid or deemed to have been paid under the Indenture.

Section 6. Further Authority. The Issuer shall, and the officers, employees and agents of the Issuer and the Issuer's Bond Counsel, Gilmore & Bell, P.C. are hereby authorized and directed to, take such

action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the Issuer with respect to the Bonds and the Bond Documents.

Section 7. Electronic Transactions. The issuance of the Bonds and the transactions related thereto and described herein may be conducted and documents may be stored by electronic means. All closing documents, certificates, and related instruments may be executed by electronic transmission. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents (or documents executed by electronic transmission) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 8. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the governing body, approval by the Mayor/CEO and publication of the Ordinance or a summary thereof in the official Issuer newspaper.

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PASSED by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, on June 26, 2025 and **APPROVED AND SIGNED** by the Mayor/CEO.

_____
Tyrone Garner, Mayor/CEO

[SEAL]

ATTEST:

_____
Monica L. Sparks, Unified Government Clerk

APPROVED AS TO FORM:

_____
Office of Chief Counsel

(Published in ***The Wyandotte Echo*** on August __, 2025)

SUMMARY OF ORDINANCE NO. O-___-25

On June 26, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, passed an ordinance entitled:

AN ORDINANCE AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS (HOMEFIELD ATLAS 9 PROJECT), SERIES 2025, IN A PRINCIPAL AMOUNT NOT TO EXCEED $30,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF ACQUIRING, PURCHASING, CONSTRUCTING, INSTALLING AND EQUIPPING A COMMERCIAL PROJECT, INCLUDING LAND, BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES, MACHINERY AND EQUIPMENT FOR THE BENEFIT OF ATLAS9 KC JV, LLC, ITS SUCCESSORS AND ASSIGNS; AUTHORIZING THE ISSUER TO ENTER INTO CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

The Bonds approved by the Ordinance are being issued in the maximum principal amount stated therein for the purpose of acquiring, purchasing, constructing, furnishing, installing and equipping a commercial facility for Atlas9 KC JV, LLC, a Kansas limited liability company, and constitute limited obligations of the Unified Government payable solely from the sources and in the manner as provided in the Indenture, and shall be secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate (as defined in the Indenture) to the Trustee and in favor of the owners of the Series 2025 Bonds, as provided in the Indenture. In connection with the issuance of the Bonds, the Issuer approves a 10-year exemption from ad valorem property taxes for the Project, subject to certain payments in lieu of taxes. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: June 26, 2025.

_____
Office of Chief Counsel

RESOLUTION NO. R-22-24

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED $30,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A COMMERCIAL PROJECT FOR THE BENEFIT OF ATLAS9 KC JV, LLC, AND ITS SUCCESSORS AND ASSIGNS (HOMEFIELD ATLAS 9 – SALES TAX EXEMPTION ONLY)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

WHEREAS, Atlas9 KC JV, LLC, a Kansas limited liability company (together with successors or assigns, the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing, improving and equipping an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium and all related improvements more fully described in the Application, located approximately in the northwest corner of N. 98th Street and State Avenue in Kansas City, Kansas (collectively, the "Project") through the issuance of its industrial revenue bonds in the principal amount not to exceed $30,000,000 (collectively, the "Bonds"), and to lease the Project to the Company or its successors and assigns in accordance with the Act; and

WHEREAS, it is hereby found and determined to be advisable and in the interest and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of Bonds in the principal amount not to exceed $30,000,000, said Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. The governing body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of the Unified Government, and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct, improve and equip the Project out of the proceeds of the Bonds in the principal amount of not to exceed $30,000,000 to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified Government hereby expresses its intent to (i) issue its Bonds in one or more series to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of each series of Bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to: (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with all applicable codes, laws and regulations, including without limitation the Unified Government's policies relating to the issuance of industrial revenue bonds and all building, zoning, and related codes applicable to the Project; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's payment of all of the costs of issuance related to the issuance of the Bonds.

Section 5. Sale of the Bonds. The sale of each series of Bonds shall be the responsibility of the Company; provided, however, arrangements for the sale of each series of Bonds shall be acceptable to the Unified Government.

Section 6. Limited Obligations of the Unified Government. The Bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under a lease agreement with respect to the Bonds and are secured by a transfer, pledge and assignment of and a grant of a security interest in the trust estate to the bond trustee for the Bonds and in favor of the owners of the Bonds, all as provided in the Bond Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Bond Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 7. Authorization to Proceed. The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Unified Government will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

Section 8. No Reliance on Resolution. Kansas law provides that the Unified Government may only issue the Bonds by passage of an Ordinance and compliance with other state law requirements. The Unified Government has not yet passed an Ordinance for a series of Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be passed or that

the Project will be approved.

Section 9. Termination of Resolution. This Resolution shall terminate one (1) year from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit has been issued by the Unified Government for the Project. The Unified Government, upon the written request of the Company, may extend this time period.

Section 10. Benefit of Resolution. This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

Section 11. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of each series of Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

Section 12. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

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ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 2ND DAY OF MAY, 2024.

By: _____
Tyrone A. Garner, Mayor/CEO

(Seal)

ATTEST:

By: _____
Monica L. Sparks, Interim Unified Government Clerk

APPROVED AS TO FORM:

_____
Office of Chief Counsel

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

(A non-refundable application fee of $1,000 must accompany this application when filed with the Unified Clerk's Office)

The undersigned hereby agrees that the submission of this Application to the Unified Government, and the Unified Government's adoption of a Resolution indicating an intent to issue the Bonds to provide funds for the Project will not give rise to an obligation by the Unified Government to fund such Project in the amount requested or in any amount. The undersigned further understands and agrees that there is no assurance that Bonds will be issued by the Unified Government or that Bond proceeds will be sufficient to fund the Project as hereby requested.

February 29, 2024
Date of Application

HFS KCK, LLC (or assigns, "**Applicant**")
Applicant (Firm Name or Name of Individual)

Telephone Number (816) 739-7939
Fax Number
E-mail Address gmaday@specchem.com

520 West Pennway Street, Suite 300, Kansas City, MO 64108
Address

Greg Maday
Name of Responsible Officer

Authorized Representative
Title

520 West Pennway Street, Suite 300, Kansas City, MO 64108
Address

Curt Petersen
Attorney for Applicant

Telephone Number (913) 234-7458
Fax Number
E-mail Address cpetersen@polsinelli.com

900 West 48th Place, Suite 900, Kansas City, MO 64112
Address

Underwriter or Purchaser of Bonds (If known)

Telephone Number
Fax Number
E-mail Address

Address

Amount of Bonds Requested:

$30,000,000

Nature of Project:

- ☐ Industrial
- ☒ Commercial
- ☐ Agricultural
- ☐ Pollution Control
- ☐ Other (please specify) _____

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

I. Corporate or Business Entity Information

A. In what line or lines of business is the applicant engaged?

Applicant is a special purpose entity formed solely for the purpose of developing the Project (as described in Section II below). Additional information can be provided upon request.

B. Is the Applicant a proprietorship, partnership, limited liability company or corporation?

Limited liability company

C. Year and state of incorporation or formation of business entity?

2020 - Kansas

If proprietorship, partnership, limited liability company or closed corporation, list the names and owners and the approximate amounts owned by each of its principal stockholders:

Please see Question I(A) above.

D. If applicant is subsidiary of another business entity, state name and address of parent:

Please see Question I(A) above.

E. List the name and titles of the principal officers of the applicant firm:

Greg Maday, Authorized Representative

F. List the name of the certified public accounting firm (or firms) which has performed audits of the applicant firm (or its parent books and records for the past five years:

N/A

If the applicant corporation or its parent is a publicly held corporation and regularly files annual and quarterly reports on Form 10-K and Form 10-Q, respectively, attach as a part of this application, copies of the most recent Form 10-K and Form 10-Q, the applicant's most recent report to shareholders, as well as any reports on Form 8-K filed within the past fiscal year.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

II. The Project

A. Type of project (check one)

- [x] New business
- [ ] Establishment of branch plant/business
- [ ] Acquisition of existing business
- [ ] Expansion of existing business

B. Briefly describe the nature of the proposed project, including detailed information as to the structure itself (size of building, amount of land to be purchased, etc.), and what products or services are to be manufactured or provided:

Developer will design, develop, construct and operate an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium.

C. Will the facility engage in direct retail sales? If so, are any of the retail sales catalog or on-line sales, and if so, how much:

Yes, the facility will engage in direct retail sales.

D. What is the street address or location of the proposed project?

Northwest corner of N. 98th Street and State Avenue, Kansas City, Kansas 66111

E. Legal description of the property (attach separate sheet if necessary):

Will be completed in zoning/platting process.

F. Appraised value of property to be acquired from County Appraiser:

Real Estate	$	683,924**
Improvements	$	
Equipment	$	

**The Project site is located entirely within Parcel No. 413102. The above figure assumes the Project occupies approximately 65% of Parcel No. 413102 (full County appraised value is $1,052,190).

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

G. Will the applicant be in direct competition with other local firm(s)? If so, name the firm(s):

No, the Project will be unique to the area.

Describe the nature of the competition:

N/A

H. Does the applicant have a single or a multiple plant business or operation?

N/A

I. Does the applicant or its parent presently have facilities located in Kansas City, Kansas and/or Wyandotte County? If so, describe and provide location:

No.

J. Will the Kansas City Kansas/Wyandotte County facility be the main operation of the applicant? If ot, where is the main operation located?

Yes.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

III. Nature of Improvements

A. Approximate amount requested:

Land	$	300,000
Buildings	$	28,000,000
Machinery and Equipment	$	included above
Financing Costs	$	included above
Other (specify)	$	1,700,000
Total	$	30,000,000

B. What type of machinery and equipment is proposed to be financed?

TBD.

C. Name, address and telephone number of contractor, architect, engineer:

Contractor - DI Build; 10000 Marshall Drive, Lenexa, Kansas 66215; (913) 340-0988

Superior Bowen; 520 W Pennway Street, Suite 300, Kansas City, Missouri 64108; (816) 921-8200

Architect - Matt Masilonis; 2000 Shawnee Mission Parkway, Suite 100, Mission Woods, Kansas 66205; (816) 502-1500

Engineer - Continental Consulting Engineers, Inc.; 11006 Parallel Parkway, Kansas City, Kansas 66109; (913) 642-6642

D. How many persons will be employed at the project?

Approximately 85

How many new jobs will be created initially?

How many new jobs will created ultimately?

E. Briefly describe the approximate numbers of persons to be employed at the project at all levels (management, office, skilled, and unskilled, for example):

The project is expected to create approximately 85 jobs across a variety of employment levels and positions, including numerous artists and performers.

F. What dollar amount or percentage of the applicant's total projected annual sales is expected to be generated by the project?

100%

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

G. What were applicant's total assets at all locations at the end of the last fiscal year?

N/A

H. Is the prospective location properly zoned?

See below

If a zoning change is pending, cite application number and present status. If application has not been make, briefly describe what change will be need and plans for submitting application:

Applicant is currently in the planning/zoning process.

I. Is there likelihood for expansion of the proposed facility within 3 years?

TBD

Is such expansion contemplated in this application for the resolution of intent?

No.

J. What is the estimated date for operations to begin at the project?

IV. The Financing

A. Will the applicant pledge any assets other than the project itself to secure the bonds? If so, what?

No.

B. What other person, firm or corporation will guarantee the payment of the bonds?

N/A

SUBMIT AS AN ATTACHMENT, THE SAME FINANCIAL INFORMATION WITH RESPECT TO THE GUARANTOR AS IS REQUESTED FOR THE APPLICANT UNDER PART III ABOVE.

C. What portion of the project will be financed from funds other than bond proceeds?

None.

What is the source of such funds?

N/A

D. Has the applicant consulted a prospective purchaser or underwriter to determine whether the bonds are marketable?

N/A. Applicant will purchase the bonds.

If so, state the name, address and principal contact of the prospective underwriter:

E. If the bonds are to be privately placed, please attach the letter of intent or commitment letter relating to such sale:

F. Has the applicant considered conventional financing?

G. Does the applicant or its parent intend to purchase all or any part of the proposed bond issue?

Applicant will purchase the bonds.

V. Tax Abatement

Is the applicant requesting any tax abatement for the project in accordance with the Unified Government's policy? Describe estimated amount of tax abatement?

Yes. Fixed PILOT structure.

VI. Appraiser's Statement

Attach as a part of this application, a letter signed by the County Appraiser stating the estimated amount of ad valorem taxes payable for the land and improvements to be financed through the proceeds of the proposed bonds.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

VI. Certification of Applicant

The undersigned hereby represents and certifies that, to the best knowledge and belief of the undersigned, this application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect and that it is truly descriptive of the property which is intended as the security for the proposed bonds.

A check in the amount of $1,000 representing the non-refundable application fee is enclosed.

The undersigned acknowledges and agrees to pay a bond origination fee calculated on the schedule set forth below (less the $1,000 application fee) to the Unified Government simultaneously with the issuance of the bonds.

APPLICANT NAME: HFS KCK, LLC by Greg Maday

SIGNATURE:

TITLE: Authorized Representative

Bond Origination Fee: .400% of principal amount of bonds issued up to $10,000,000

.250% of principal amount of bonds issued $10,000,000 – $25,000,000

.125% of principal amount of bonds issued $25,000,000 and over

Dated this 29th day of February, 2024.

HFS KCK, LLC

Applicant Name

By: Greg Maday

Title: Authorized Representative

FIRM DATA SHEET
(To be completed by the Firm)

Firm and Its Employees

Name of Firm: HFS KCK, LLC

Description of the Firm's location or expansion in the community:

Developer will design, develop, construct and operate an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium.

SIC _____

Market Value of the Firm's initial new or additional investment in:

Land $ _____

Building and improvements $ _____

Furniture, fixtures and equipment $ _____

Projected expansions:

Expansion 2:

Year of expansion: TBD

Additional investment in:

Land $ _____

Buildings and improvements $ _____

Furniture, fixtures and equipment $ _____

Expansion 3:

Year of expansion _____

Additional investment in:

Land $ _____

Buildings and improvements $ _____

Furniture, fixtures and equipment $ _____

Expansion 4:

Year of expansion _____

Additional investment in:

Land $ _____

Buildings and improvements $ _____

Furniture, fixtures and equipment $ _____

FIRM DATA SHEET
(To be completed by the Firm)

New or additional sales of the firm

Year	
1	$ 19,000,000
2	$ 19,570,000
3	$ 20,157,100
4	$ 20,761,813
5	$ 21,384,667
6	$ 22,026,207
7	$ 22,686,993
8	$ 23,367,603
9	$ 24,068,631
10	$ 24,790,690

Percent of sales subject to sales taxes in the:

City	100	%
County	100	%
State	100	%

Annual net taxable income, as a percent or sales, on which state corporate income taxes will be computed: 10 %

Annual purchases of the firm:

Year	
1	$ 175,000
2	$ 180,250
3	$ 185,657
4	$ 191,227
5	$ 196,964
6	$ 202,873
7	$ 208,959
8	$ 215,228
9	$ 221,685
10	$ 228,335

Percent of purchases subject to sales taxes in the:

City	50	%
County	50	%
State	75	%

FIRM DATA SHEET
(To be completed by the Firm)

Annual utilities that will be used by the firm:

Water	$ _____
Wastewater	$ _____
Telephone	$ _____
Electricity	$ _____
Gas	$ _____
Garbage	$ _____
Cable	$ _____
Other	$ _____
_____	$ _____
_____	$ _____
_____	$ _____

Year	
1	$ _____
2	$ _____
3	$ _____
4	$ _____
5	$ _____
6	$ _____
7	$ _____
8	$ _____
9	$ _____
10	$ _____

Number of new employees moving to the county each year:

Year	From out-of state	Total
1	1	2
2	1	2
3	1	2
4	1	2
5	0	2
6	0	2
7	0	2
8	0	2
9	0	2
10	0	2

FIRM DATA SHEET
(To be completed by the Firm)

Average Annual Salaries of employees:

Year	
1	$ 50,000
2	$ 50,000
3	$ 50,000
4	$ 50,000
5	$ 50,000
6	$ 50,000
7	$ 50,000
8	$ 50,000
9	$ 50,000
10	$ 50,000

Household size of a typical new worker: 3.5

Number of school age children in the household of a typical new worker: 1.5

Construction

Initial construction or expansion:

Cost of construction at the firm's new or expanded facility:	$	27,000,000
If construction is by an outside contractor, estimated percent profit on the cost of construction:		5%
Amount of taxable construction materials purchased in:		
Kansas	$	8,750,000
The County	$	4,500,000
The City	$	4,500,000
Amount of taxable furniture, fixtures and equipment purchased in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	8,883,000
Amount paid to an average construction worker during the construction period	$	
Household size of an average construction worker:		3.5
Number of construction workers:		928

FIRM DATA SHEET
(To be completed by the Firm)

Expansion 2:

Expansion construction costs:	$	TBD
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

Expansion 3:

Expansion construction costs:	$	
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

FIRM DATA SHEET
(To be completed by the Firm)

Expansion 4:

Expansion construction costs:	$
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$
Amount of taxable construction materials purchased in:	
Kansas	$
The County	$
The City	$
Amount of taxable furniture, fixtures and equipment purchase in:	
Kansas	$
The County	$
The City	$
Total construction salaries:	$
Amount paid to an average construction worker during the construction period:	$
Number of construction workers:	

Visitors

Number of out-of –town visitors expected at the firm:

Year	
1	200,000
2	200,000
3	200,000
4	200,000
5	200,000
6	200,000
7	200,000
8	200,000
9	200,000
10	200,000

Number of days that each visitor will stay in area: 1.5

Number of nights that a typical visitor will stay in a local hotel or motel:

In the City:	1
Anywhere in the county:	1

STANDING COMMITTEES AGENDA ITEM NO. 4

Tracking ID: 2146

Report to

APPROVED BY
UNIFIED BOARD OF COMMISSIONERS
MAY 0 2 2024

MEETING DATE	PRESENTER	DEPARTMENT
	Jeffrey Conway, Assistant Counsel jconway@wycokck.org x5075	Finance

AGENDA ITEM #

RESOLUTION: ATLAS 9 INDUSTRIAL REVENUE BONDS

BACKGROUND

Resolution of intent to issue industrial revenue bonds for the Homefield Atlas 9 "immersive" museum in an amount not to exceed $30,000,000 (Sales tax exemption only).

RECOMMENDATION

Approve

April 29th ED/F & May 2nd Full Commission

Approve resolution and fast track to May 2nd Full Commission

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

None

IT/POLICY CONSIDERATIONS

None

PROCUREMENT CONSIDERATIONS

None

LEGAL CONSIDERATIONS

Precursor to IRB issuance once project is substantially complete.

ATTACHMENTS

Resolution of Intent - Atlas 9 - Sales Tax Only (UG), HOMEFIELD SPORTS - ATLAS 9 -- IRB Application (89652923v2)-c

Approved by Mayor and/or Chair and Administrator to add to agenda. 4/16/2024

4/16/2024

PERFORMANCE AGREEMENT

Dated as of July 1, 2025

BETWEEN THE

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

AND

ATLAS9 KC JV, LLC

Prepared By:

Gilmore & Bell, P.C.
Kansas City, Missouri

PERFORMANCE AGREEMENT

THIS PERFORMANCE AGREEMENT, dated as of July 1, 2025 (the **"Agreement"**), between the **UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,** a municipal corporation organized and existing under the laws of the State of Kansas (the **"Issuer"**), and **ATLAS9 KC JV, LLC**, a Kansas limited liability company (the **"Company"**);

WITNESSETH:

WHEREAS, the Issuer is authorized by K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the **"Act"**), to acquire, construct and improve certain facilities for commercial, industrial and manufacturing purposes, to enter into leases and lease-purchase agreements with any person, firm or corporation for said projects, and to issue revenue bonds for the purpose of paying the cost of any such facilities;

WHEREAS, pursuant to such authorization, the governing body of the Issuer has passed and approved an Ordinance authorizing the Issuer to issue its Taxable Industrial Revenue Bonds (Homefield Atlas 9 Project), Series 2025, in the principal amount of not to exceed $30,000,000 (the **"Bonds"**), for the purpose of acquiring, constructing, improving and equipping an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium, and all related improvements, including land, buildings, structures, improvements and fixtures (the **"Project"**, which is more fully described in the Application for Issuance of Industrial Revenue Bonds submitted to the Issuer by the Company and attached hereto as **Exhibit A**), and authorizing the Issuer to enter into a Base Lease Agreement with the Company (the **"Base Lease"**) and lease the Project to the Company pursuant to a Lease Agreement (the **"Lease Agreement"**) to be entered into by and between the Issuer, as lessor, and the Company, as lessee, at the time the Bonds are issued;

WHEREAS, the Issuer is authorized and empowered under the Act and K.S.A. 79-201a, as amended (the **"Abatement Statute"**) to exempt from ad valorem taxation all or any portion of the Project financed with the proceeds of the Bonds, subject to the limitations set forth in the Abatement Statute and this Agreement; and

WHEREAS, pursuant to the foregoing, the Issuer desires to enter into this Agreement with the Company in consideration of the Company's desire to acquire, construct, improve, install, furnish and equip the Project as more fully described in the hereinafter defined Application upon the terms and conditions hereinafter set forth and in the Lease Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the Issuer and the Company hereby represent, covenant and agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions of Words and Terms. The following words and terms as used herein shall have the following meanings:

"Abatement Statute" means K.S.A. 79-201a, as amended.

"Ad valorem taxes" or **"ad valorem taxation"** means all property taxes imposed on real or personal property (including fixtures) and eligible for exemption pursuant to the Abatement Statute.

"Agreement" means this Performance Agreement dated as of July 1, 2025, between the Issuer and the Company, as from time to time amended and supplemented in accordance with the provisions hereof.

"Application" means the Application for Issuance of Industrial Revenue Bonds filed with the Issuer by the Company in connection with the request for the issuance of the Bonds, a copy of which is attached hereto as **Exhibit A**.

"Board of Tax Appeals" means the State of Kansas Board of Tax Appeals.

"Bond Financed Portion of the Project" means that portion of the Project financed in whole from the proceeds of the Bonds as evidenced by the requisitions submitted by the Company to the bond trustee in accordance with **Section 2.8** hereof.

"Bonds" means the Issuer's Taxable Industrial Revenue Bonds (Homefield Atlas 9 Project), Series 2025, issued in the maximum aggregate principal amount of $30,000,000.

"Company" means Atlas9 KC JV, LLC, a Kansas limited liability company and its successors and assigns.

"Development Agreement" means the Assignment, Assumption and Second Amended and Restated Development Agreement between the Issuer and HFS KCK, LLC, as may be amended and supplemented from time to time.

"Event of Default" means any Event of Default as described in **Section 5.1** hereof.

"Exempt Period" means the ten (10) calendar years beginning on the January 1 following the issuance of the Bonds.

"Exempt Property" means all Property that is exempt from taxation pursuant to K.S.A. 79-201(a) *Second* and/or *Twenty-Fourth* by reason that such property was constructed or purchased with the proceeds of the Bonds authorized by and in accordance with the Abatement Statute.

"Future Facility Additions" means any additions, improvements or renovations to or equipping of the Bond Financed Portion of the Project. As used herein, **"Future Facility Additions"** shall never include any future additions, improvements or renovations to or equipping of the Project that are exempt from ad valorem taxes.

"Issuer" means the Unified Government of Wyandotte County/Kansas City, Kansas.

"Property" means all real and personal property subject to taxation pursuant to K.S.A. 79-101.

"Project" means acquiring, constructing, improving and equipping an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium and all related improvements located approximately in the northwest corner of N. 98th Street and State Avenue in Kansas City, Kansas.

"Project Costs" means all costs and expenses of every nature paid from proceeds of the Bonds and relating to the acquisition, construction, improvement, installation, furnishing and equipping of the Project.

"Project Site" means all of the real property described in **Exhibit B** attached hereto and by this reference made a part hereof.

"Tax Payment" means a payment-in-lieu of taxes in an amount equal to the amount set forth in **Section 2.3** hereof.

ARTICLE II

EXEMPTION; PAYMENTS IN LIEU OF TAX

Section 2.1. Exempt Property. During the Exempt Period, and so long as the Bonds are outstanding and the Company remains in compliance with this Agreement, the Issuer agrees to use its best efforts to cause the Bond Financed Portion of the Project to be and remain Exempt Property.

Section 2.2 Agreement to Make Tax Payments. The Company covenants and agrees that, for each calendar year during the Exempt Period that the Bond Financed Portion of the Project is Exempt Property, the Company will make a Tax Payment in lieu of ad valorem taxes to the County Treasurer.

Section 2.3. Amount of Tax Payment. Each Tax Payment shall be equal to the following amount for each year during the Exempt Period:

Year	Tax Payment Amount*
1	$100,000
2	104,000
3	108,160
4	112,486
5	116,986
6	121,665
7	126,532
8	131,593
9	136,857
10	142,331

* Excludes the school district's capital outlay levy, which cannot be abated under Kansas law.

For each calendar year during the Exempt Period, 50% of the Tax Payment with respect to such calendar year shall be due and payable on or before the date that the first installment of ad valorem taxes for real property are due (and in any event, not later than December 20th), and the balance of such Tax Payment with respect to such calendar year shall be due and payable on or before the date that the second installment of ad valorem taxes for real property are due (and in any event, not later than May 10th of the immediately succeeding calendar year).

Section 2.4. Term of Agreement. This Agreement shall become effective upon execution, and subject to earlier termination pursuant to the provisions of this Agreement (including particularly **Article V** hereof), shall terminate upon the later of (i) the expiration of the Exempt Period or (ii) the date of the final Tax Payment.

Section 2.5. No Abatement of Special Assessments and Certain Property Taxes. The Issuer and the Company hereby agree that the Abatement Statute and any tax abatement with respect to the Project shall not apply to special assessments and property taxes that cannot be abated under Kansas law. The parties hereby acknowledge that the Tax Payments do not include the school district's capital outlay mills; such mills cannot be abated under Kansas law and will be levied against the Project during the Exempt Period in addition to the Tax Payments. In the event special assessments are ever abated, the Company hereby agrees that 100% of the amount of such abated special assessments shall be paid to the Issuer at the times and in the manner that Tax Payments are paid pursuant to **Section 2.2** hereof.

Section 2.6. Obligation of Issuer to Effect Tax Abatement. The Issuer agrees to use its best efforts to cause the Bond Financed Portion of the Project to be Exempt Property during the Exempt Period and agrees to make all filings required by the Wyandotte County Board of Commissioners or the Board of Tax Appeals; provided, however, the Issuer shall not be liable for any failure of the Board of Tax Appeals to effect the exemption permitted by the Abatement Statute. The Issuer covenants that it will not knowingly take any action that the Issuer has knowledge may cause the Bond Financed Portion of the Project to no longer be Exempt Property. In the event the Bond Financed Portion of the Project is determined to no longer be Exempt Property, the Issuer shall, at the Company's request, cooperate with the Company in all reasonable ways to cause the Bond Financed Portion of the Project to be Exempt Property, including cooperating with the Company in any related litigation. The Company agrees to pay to the Issuer the costs that the Issuer incurs (including reasonable legal fees and expenses) in cooperating with the Company in the manner required by this Section.

Section 2.7. Compliance. Beginning on the January 15th following the issuance of the Bonds and continuing on each January 15th thereafter until the Project is completed, and within ten (10) business days following the request of the Issuer, the Company shall provide the Issuer with (i) copies of the requisitions submitted by the Company to the bond trustee in accordance with the Lease Agreement for the preceding calendar year, (ii) a list containing a brief description and the amount of all costs of the Bond Financed Portion of the Project, and (iii) the total costs of the Project, all in such reasonable detail as the Issuer shall request.

Section 2.8. Value of the Project Not Determined By Bonds. The Issuer and the Company acknowledge that it is not the intent of the parties that the principal amount of the Bonds be used for the purpose of determining the appraised value of the Project or any portion thereof for tax purposes.

Section 2.09. Limitation on Company's Right To Protest. Nothing in this Agreement shall be construed to limit or in any way restrict the ability of the Company to utilize any provision of Kansas law to appeal, protest or otherwise contest any property tax valuation, assessment or similar action with respect to the Project Site or any portion thereof.

Section 2.10. Credits for Tax Payments; No Duplicate Tax Liability. Nothing in this Agreement shall be construed to require the Company to make duplicate tax payments. The Company shall receive as a credit against its obligations to pay the Tax Payments**,** the amount of any ad valorem taxes (other than special assessments and property taxes that cannot be abated under Kansas law) paid by the Company to

the County to the extent that the amounts paid to the County include any taxes due with respect to the Exempt Property.

Section 2.11. No Abatement on Appraised Value of Future Facility Additions. In the event any Future Facility Additions are determined to be Exempt Property as a result of the issuance of the Bonds, this Agreement or for any other reason, so long as this Agreement remains in effect, the Company hereby agrees that 100% of the amount of such abated ad valorem taxes attributable to the Future Facility Additions shall be paid to the County Treasurer at the times and in the manner that Tax Payments are paid pursuant to **Section 2.2** hereof. This provision shall not be construed as restricting the Company from applying to the Issuer or to any other governmental entity for any future tax abatement in connection with the Future Facility Additions.

Section 2.12. Tax Abatement Order; Adjustment of Tax Payment. The Issuer and the Company acknowledge that, prior to the Bond Financed Portion of the Project being determined to be Exempt Property, an order from the Board of Tax Appeals approving tax abatement on the Bond Financed Portion of the Project for the Exempt Period must be obtained. In the event the Board of Tax Appeals issues an order stating that less than 100% of the Bond Financed Portion of the Project is Exempt Property, the parties agree that the Tax Payment shall be decreased by an amount necessary to result in the sum of the new Tax Payment plus the payment of ad valorem taxes by the Company with respect to the Bond Financed Portion of the Project is equal to the original Tax Payment. In the event the Board of Tax Appeals issues an order stating that none of the Bond Financed Portion of the Project is Exempt Property, then the Tax Payment shall be reduced to $0.

Notwithstanding the foregoing, if (i) the Bond Financed Portion of the Project is not determined to be Exempt Property, or (ii) the Board of Tax Appeals issues an order that less than 100% of the Bond Financed Portion of the Project is Exempt Property, and such determination or order is a result of the Company's failure to comply with the terms and provisions of this Agreement, the Issuer shall be under no obligation to decrease the Tax Payment as provided in this Section. Furthermore, in no event shall the Issuer be under any obligation to make any payment to the Company as a result of the Board of Tax Appeals determining that less than 100% of the Bond Financed Portion of the Project is Exempt Property. Notwithstanding any provisions herein to the contrary, in no event shall the Company be liable for the payment of any amounts which are in the aggregate greater than the amount of ad valorem taxes on the Project in the event there is no abatement of the same.

Section 2.13. Projected Construction Schedule. The Company will commence and complete construction of the Project as in accordance with the schedule set forth in the Development Agreement.

Section 2.14. Determination of Appraised Value and Assessments. The Company acknowledges that the county appraiser independently determines the appraised value of Property. The Company further acknowledges that the Issuer does not have input in or in any way control the determination of the appraised value of Property or the assessment of Property, and that the Issuer cannot and is not attempting to bind the county appraiser or any other governmental authority with respect to a determination of the appraised value of the Bond Financed Portion of the Project.

ARTICLE III

COVENANTS OF THE COMPANY

Section 3.1. Inspection. The Company agrees that the Issuer and its duly authorized agents shall have the right at reasonable times (during business hours), subject to at least 48 hours advance notice and to the Company's usual business proprietary, safety and security requirements, to enter upon the Project Site to examine and inspect the Project and the records of the Company which demonstrate compliance with this Agreement, including, but not limited to, inspections necessary to confirm compliance with **Section 3.2**.

Section 3.2. Compliance with Laws. The Project will comply in all material respects with all applicable building and zoning, health, environmental and safety ordinances and regulations and all other applicable laws, rules and regulations.

Section 3.3. Construction. The Project will be constructed, equipped and operated in a manner that is consistent with the description of the Project herein. In the event the Project is constructed, equipped or operated in a manner that the Issuer determines, in its reasonable discretion, is materially inconsistent with the description of the Project herein, the Issuer reserves the right to declare an Event of Default in accordance with **Section 5.1** hereof.

Section 3.4. Employment Certification. Beginning on March 1, 2026, and on each March 1 thereafter and within ten (10) business days following the request of the Issuer, for the term of this Agreement, the Company shall provide a written certification to the Issuer stating the total number of full-time employees employed at the Project (based upon the Company's actual knowledge of the full-time employees employed by the subtenants occupying the Project).

Section 3.5 Payment of Fees and Reimbursement or Payment of Costs.

(a) The Company agrees to pay to the Issuer the standard fees charged by the Issuer in connection with tax abatement projects and the issuance of industrial revenue bonds. These fees include, but are not limited to, an initial application fee (which the Issuer agrees has been paid in full), a service fee that is due at the time of issuance of the Bonds and an annual administrative fee. The Company acknowledges receipt of a fee schedule from the Issuer and acknowledges that the fee schedule may be adjusted or amended by the Issuer at any time.

(b) The Company agrees to promptly reimburse the Issuer, within ten (10) business days following receipt by the Company of an invoice from the Issuer and reasonable supporting documentation, for any amounts that the Issuer pays to any other party as a result of the Issuer pursuing, obtaining or maintaining the tax abatement granted to the Company pursuant to this Agreement. These costs shall include, but shall not be limited to, all fees and expenses for filings with the Board of Tax Appeals (including the application fee and annual administration fee), legal notice publication expenses, and the costs and expenses of the Issuer's legal counsel. The Company agrees that the Issuer may, in lieu of seeking reimbursement from the Company, forward any invoice received by the Issuer to the Company, which invoice is for a cost which the Issuer could seek reimbursement from the Company pursuant to this paragraph, and the Company agrees to promptly pay such invoice and to promptly provide the Issuer with evidence of such payment.

Section 3.6. Abatement of Property. The Abatement Statute provides that, with certain exceptions, any property constructed or purchased in part with the proceeds of Bonds issued under the authority of the Act is exempt from taxation for a period of up to ten years to the extent of the value of that

portion of the property financed by the Bonds. The Abatement Statute prescribes that the tax abatement commences in the year following the year in which the Bonds are issued.

Company understands that property will be exempt under the Abatement Statute only if such property is purchased or reimbursed with the proceeds of the Bonds. In order to be purchased or reimbursed with Bond proceeds, the trustee for the Bonds must receive a requisition request from the Company and must make a draw on the Bonds and use the money to either (a) pay, or (b) reimburse the Company for the cost of the property.

The Abatement Statute also provides that if property purchased with proceeds of the Bonds is used in any retail enterprise identified under the NAICS sectors 44 and 45 (**"Prohibited NAICS"**), the property will not be exempt from taxation, unless the property is a facility used exclusively to house the headquarters or back office operations of a prohibited retail enterprise.

The Abatement Statute further provides that property purchased with bond proceeds is not exempt from taxation if the property is (i) a swine production facility (as described in K.S.A. 12-1749b), (ii) property located in a redevelopment project area established under the authority of K.S.A. 12-1770 or (iii) a poultry or rabbit confinement facility (as described in K.S.A. 17-5903).

Company hereby represents that the NAICS code for the Project is not included within the list of Prohibited NAICS and agrees that during the term of the tax abatement, the property purchased with the proceeds of the Bonds will not be used in any of the Prohibited NAICS. Company understands that if any property purchased with the proceeds of the Bonds is used in a Prohibited NAICS, that property will not be subject to property tax abatement under Kansas law.

Company represents that the Project is not, and will not become, a swine production facility, a poultry or rabbit confinement facility or inventory, and that the Project is not located in a redevelopment project area as defined in K.S.A. 12-1770 *et seq*.

Section 3.7. Solid Waste Services. Until termination of this Agreement, the Company agrees that it and all of its tenants, subtenants, operators and licensees shall exclusively use the solid waste services of the Unified Government for the Project.

ARTICLE IV

SALE AND ASSIGNMENT

The benefits granted by the Issuer to the Company pursuant to this Agreement shall belong solely to the Company and such benefits shall not be transferred (other than to an affiliate of the Company), assigned, pledged or in any other manner hypothecated without the express written consent of the Issuer; provided, nothing herein shall preclude the Company from pledging its interest in the Project so long as the Company continues to occupy the Project and otherwise remains responsible for its undertakings herein. Notwithstanding the foregoing, the parties hereby agree that the Company may grant a mortgage, leasehold mortgage, or other security on the Project Site to a lender for the purposes of financing or refinancing the Project, including, but not limited to, a collateral assignment of all or any portion of its rights or obligations under this Agreement, a pledge of the Bonds, or any other documents entered into in connection with the Bonds.

ARTICLE V

DEFAULT AND REMEDIES

Section 5.1. Events of Default. If any one or more of the following events shall occur and be continuing, it is hereby defined as and declared to be and to constitute an "Event of Default" hereunder:

(a) the Company shall fail to perform any of its obligations hereunder;

(b) the Company shall breach any covenant contained herein or any representation of the Company contained herein or in the Application shall prove to be materially false or erroneous; or

(c) the Company or HFS KCK, LLC (and successors or assigns) shall be in default under the Lease Agreement or the Development Agreement.

Section 5.2. Remedies on Default. Upon the occurrence of an Event of Default hereunder, the Company shall be given 60 days (or such longer period as the Issuer and the Company may agree), following written notice by the Issuer to the Company of the occurrence of such Event of Default, to cure such Event of Default; provided that, if such Event of Default is of a nature that it cannot reasonably be cured within sixty (60) days, then such occurrence will not constitute an Event of Default so long as Company: (a) commences to cure such failure within such 60-day period; and (b) diligently pursues such cure to completion. If such Event of Default is not cured within the aforementioned cure period, this Agreement may be terminated by written notice to the Company from the Issuer. Such termination shall be effective immediately following delivery of such written notice. Upon the termination of this Agreement, the Company shall make a payment to the Issuer (or as the Issuer may otherwise direct) in an amount equal to the sum of (i) all due but unpaid Tax Payments attributed to prior calendar years, (ii) the pro rata total Tax Payments that would be due with respect to the current calendar year through the termination date, (iii) the pro rata amount of any taxes that would be due for the remaining portion of the current calendar year assuming the Bond Financed Portion of the Project was not Exempt Property, and (iv) the amount of any costs and attorneys' fees incurred by the Issuer as a result of such Event of Default and in enforcing this Agreement.

Section 5.3. Payments on Defaulted Amounts. Any amounts due hereunder which are not paid when due shall bear interest at the interest rate imposed by Kansas law on overdue ad valorem taxes from the date such payment was first due. In addition, amounts payable hereunder in lieu of ad valorem taxes that are not paid when due shall be subject to the same penalties imposed by Kansas law on overdue ad valorem taxes.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.1. Notice and Waiver of Company. The Issuer reserves the right to grant tax abatement for projects that are located adjacent to or in the proximity of the Project or for projects that are located elsewhere within the Issuer but are similar to the Project in amounts that are above or below the amounts set forth herein. The Company acknowledges and agrees that the Tax Payment, the Exempt Period and the other terms of the tax abatement granted by the Issuer with respect to such other projects may be more favorable than the terms provided for in this Agreement. As a condition to the Issuer entering into

this Agreement, the Company waives any claim it may have against the Issuer as a result of the Issuer granting tax abatement to other projects with terms that are more favorable than the terms provided for in this Agreement. Additionally, the Company agrees that it will not request that the Issuer modify this Agreement because the Issuer plans to grant or has granted tax abatement to another project or projects on terms that are more favorable than the terms provided for in this Agreement. Upon the occurrence of the Company's breach of its obligations set forth in this Section, following notice and opportunity to cure as set forth in **Section 5.2** hereof, the Issuer shall have the right to immediately terminate this Agreement and the associated tax abatement and require that the Company pay to the Issuer the amounts specified in **clauses (i)** through **(iv)** of **Section 5.2**.

Section 6.2. Severability. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and enforceability of the other provisions hereof shall not be affected thereby.

Section 6.3. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Kansas.

Section 6.4. Execution in Counterparts. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

Section 6.5. Waiver. The Issuer and the Company acknowledge and agree that the amounts payable hereunder shall constitute payments due the Issuer under the Lease Agreement. The Company shall not be entitled to any extension of payment of such amounts as a result of a filing by or against the Company in any bankruptcy court.

Section 6.6 Notices. All notices, certificates or other communications required or desired to be given hereunder shall be in writing and shall be given to or filed with the Issuer, the Trustee, the Company or the Owners of the Bonds if the same is given or filed in the manner and at the addresses specified in the Indenture.

Section 6.7 Further Assurances. The parties each agree to do, execute, acknowledge and deliver any and all other documents and instruments and to take all such further action as shall be reasonably necessary or reasonably required in order to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.

Section 6.8 Authority, etc. Each party to this Agreement represents and warrants to each other party as follows: (i) that such party has the requisite power and authority to enter into and perform this Agreement; (ii) that this Agreement has been duly authorized by all necessary action on the part of such party; (iii) that the execution and delivery and performance by each party of this Agreement will not conflict with or result in a violation of such party's organizational documents or any judgment, order or decree of any court or arbiter to which such party is bound; and (iv) that this Agreement constitutes the valid and binding obligation of such party, and is enforceable against such party in accordance with its terms, subject to applicable bankruptcy, insolvency, reorganization, creditor's rights and other similar laws.

Section 6.9 Electronic Storage and Transactions. The parties agree that the transactions described herein may be conducted and related documents may be stored by electronic means. All closing documents, certificates, and related instruments may be executed by electronic transmission. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents (or documents

executed by electronic transmission) shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 6.10 Development Agreement. The parties agree that this Agreement is not intended to amend, alter, or waive any rights, duties, or obligations contained in the Development Agreement. To the extent the terms of this Agreement conflict with the terms of the Development Agreement, the Development Agreement will control.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers, all as of the date first above written.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

(SEAL)

By:_____
Tyrone Garner, Mayor/CEO

ATTEST:

By: _____
Monica L. Sparks, Unified Government Clerk

APPROVED AS TO FORM:

By: _____
Office of Chief Counsel

ATLAS9 KC JV, LLC,
a Kansas limited liability company,

By: HFS KCK, LLC, its sole member

By: _____
Greg Maday, Manager

EXHIBIT A

APPLICATION FOR THE ISSUANCE OF INDUSTRIAL REVENUE BONDS

EXHIBIT B

PROJECT SITE

Lot 1, Homefield Atlas 9, a subdivision in the City of Kansas City, Wyandotte County, Kansas.

A Tax Abatement Cost-Benefit Analysis of
HFS KCK, LLC (Homefield Arts)
for the Unified Government of Kansas City/Wyandotte County

Completed by
Municipal Consulting, LLC
5/21/2025

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ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

DEFINITIONS USED:

- **Rate of Return**: Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.

· **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally a positive net present value represents an acceptable investment opportunity.

· **Benefit - Cost Ratio**: Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Kansas City	10.06	91%
Wyandotte County	4.39	34%
Kansas City USD 500	3.56	26%
KC Community College	0.56	-4%
State of Kansas	23.18	222%

Each of the taxing entities has a positive benefit-to-cost ratio in excess of the desired 1.3 except for the community college. This report assumes that the Unified Government will approve a 100% property tax abatement. A PILOT payment has been considered in this analysis. This report assumes that the existing sales tax rates for the city, county and state will remain the same. The proposed average salary of the new jobs is below the county average wage and we adjusted retail spending estimates accordingly.

The PILOT payment schedule used in this analysis is according to the terms of the development agreement which provides for the PILOT to be in place of any property tax payment except for the school capital outlay amount.

If you have any questions or comments, you may reach me with the contact information below.

Steve Robb

R. Steven Robb
Sole Owner
Municipal Consulting, LLC
Cell: 620-704-6495 E-Mail: steverobb@ckt.net
2207 N. Free King Hwy, Pittsburg, KS 66762-8418

COST-BENEFIT ANALYSIS PROJECT SUMMARY			
PROJECT NAME:	**HFS KCK, LLC (Homefield Arts)**		
DATE:	5/21/2025		
GOVERNMENTAL ENTITIES INVOLVED:			
CITY:	**City of Kansas City**		
COUNTY:	**Wyandotte County**		
SCHOOL DISTRICT:	**Kansas City USD 500**		
SPECIAL TAXING DISTRICT #1	**KC Community College**		
STATE:	**State of Kansas**		
INFLATION RATE:	2.40%	Discount Rate:	7.50%

The project includes the design and construction of an immersdive art museum with multiple installations, interactives and integrated performances, which may include a movie theater, concessions gift shop and auditorium.

Although the number of jobs is important, the main benefits from this project will be the visitors to the area and their associated retail spending.

HFS KCK, LLC (Homefield Arts)

Community Data Inputs:					
	City of Kansas City	Wyandotte County	Kansas City USD 500	KC Community College	State
Mill Levy	34.462000	33.459000	61.319000	24.073000	1.500
Sales Tax	1.625%	1.000%	n/a	n/a	6.50%
Transient Guest Tax	8.00%	0.00%	n/a	n/a	n/a
Utility Revenue/HsHld	$499.74	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	$110.38	n/a	n/a	n/a	n/a
Other Revenues/Res.	$96.21	$59.88	n/a	$331.27	$2,462.21
Marg. Cost/Res./Student	$102.72	$38.07	$2,229.65	$81.09	$942.66
Other Revenues/Worker	$86.41	$53.78	n/a	$297.53	$798.66
Marginal Cost/New Worker	$92.26	$34.19	n/a	$24.28	$2,086.08
State Funding/Pupil	n/a	n/a	$13,012.28	n/a	$10,800
Fed & Local Funding/Pupil	n/a	n/a	$9,284.27	n/a	$6,197
Visitor Daily Spending	$60.00	$75.00			$75.00
Average Hotel Room Rate	$145	$145	Total Mill Levy:	154.813	n/a
Retail Pull Factor	0.97	0.99			n/a
Percent of County Share	90.60%	100.00%			n/a
Ann. Local Per Capita Sales Tax	$211	$198			n/a
Ann. State Per Capita Sales Tax	$1,100	$1,116			$1,779
Annual Per Capita Retail Sales	$16,919	$17,177			$27,367
Average Household Size	2.68	2.67			2.49
Avg. Wage-All Occupations	$53,726	$53,726			$56,270

HFS KCK, LLC (Homefield Arts)

Firm Data Inputs:		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Investment in Land		300,000										Total
Investment in Building & Fixtures		28,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,000,000
Other Project Costs		1,700,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,700,000
Total Project Investment		30,000,000										
Value of city sales tax exemption:	$73,125	Value of county sales tax exemption		$45,000		Value of state sales tax exemption:		$568,750				$686,875
	Growth	**Const. Per.**	**Yr. 1**	**Yr. 2**	**Yr. 3**	**Yr. 4**	**Yr. 5**	**Yr. 6**	**Yr. 7**	**Yr. 8**	**Yr. 9**	**Yr. 10**	**Total**
Sales	0.00%		$19,000,000	$19,570,000	$20,157,100	$20,761,813	$21,384,667	$22,026,207	$22,686,993	$23,367,603	$24,068,631	$24,790,690	$217,813,704
Purchases	0.00%		$175,000	$180,250	$185,657	$191,227	$196,964	$202,873	$208,959	$215,228	$221,685	$228,335	$2,006,178
Net Utility Revenue	2.40%	$0	$11,244	$21,749	$22,271	$22,805	$23,353	$23,913	$24,487	$25,075	$25,677	$26,293	$226,866
Franchise Fees-Firm	2.40%	$0	$2,484	$4,804	$4,919	$5,037	$5,158	$5,282	$5,409	$5,539	$5,671	$5,808	$50,110
PILOT- City		$0	$22,260	$23,151	$24,077	$25,040	$26,042	$27,083	$28,167	$29,293	$30,465	$31,683	$267,261
PILOT - County		$0	$21,613	$22,477	$23,376	$24,311	$25,284	$26,295	$27,347	$28,441	$29,578	$30,761	$259,482
PILOT - State		$0	$969	$1,008	$1,048	$1,090	$1,133	$1,179	$1,226	$1,275	$1,326	$1,379	$11,633
PILOT - School		$0	$39,608	$41,193	$42,840	$44,554	$46,336	$48,190	$50,117	$52,122	$54,207	$56,375	$475,543
PILOT - Comm. Coll.		$0	$15,550	$16,172	$16,819	$17,491	$18,191	$18,919	$19,675	$20,462	$21,281	$22,132	$186,692
New Employees			45.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	85
New to the City		50%	22.5	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43
New to the County		75%	33.8	30.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	65
New to the State			5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10
New students in K-12		50%	22.5	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43
New employee average salary			$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	N/A
Tax Abatement-Land			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
Tax Abatement-Bldg.			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
Visitors	0.0%	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000

	City	**County**	**State**
Percentage of sales taxable in the	100%	100%	100%
Percentage of purchases taxable in the	50%	50%	75%

Assumed Inflation Rate 2.40%

COST-BENEFIT ANALYSIS PROJECT SUMMARY								
PROJECT NAME:		**HFS KCK, LLC (Homefield Arts)**				**Ratio of**		
DATE:		5/21/2025				**NPV of Net**		
				Net	**NPV**	**Benefits to**	**Actual**	**Avg.**
				Present	**of**	**NPV of**	**Benefit to**	**Annual**
		Total		**Value**	**Incentives**	**Incentives**	**Actual**	**Rate**
	Total	**Costs &**	**Net**	**of Net**	**& Taxes**	**and Taxes**	**Cost**	**of**
Entity	**Benefits**	**Incentives**	**Benefits**	**Benefits**	**Abated**	**Abated**	**Ratio**	**Return**
City of Kansas City	$15,797,189	$1,570,195	$14,226,994	$9,624,411	$1,003,040	9.60	10.06	91%
Wyandotte County	$6,348,817	$1,445,800	$4,903,018	$3,318,108	$947,851	3.50	4.39	34%
Kansas City USD 500	$11,159,261	$3,137,948	$8,021,313	$5,321,570	$1,438,749	3.70	3.56	26%
KC Community College	$583,708	$1,034,373	-$450,665	-$309,777	$649,581	-0.48	0.56	-4%
State of Kansas	$40,084,947	$1,729,132	$38,355,815	$25,932,310	$609,226	42.57	23.18	222%

SUMMARY OF COSTS AND BENEFITS FOR: City of Kansas City

PROJECT: HFS KCK, LLC (Homefield Arts)

DATE: 5/21/2025

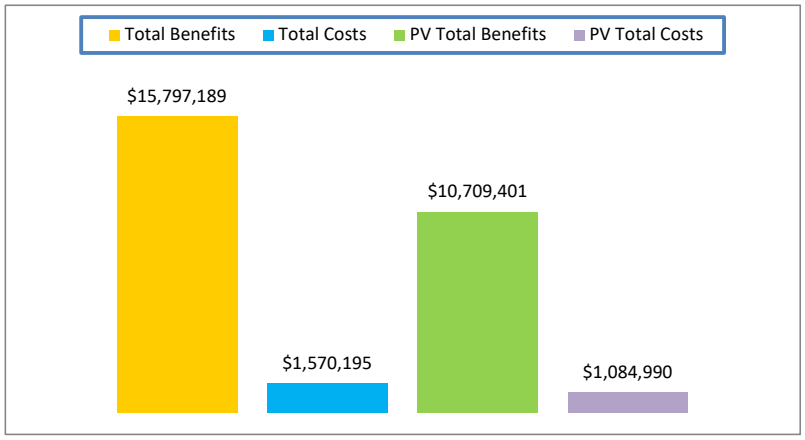
DISCOUNT RATE: 7.50%

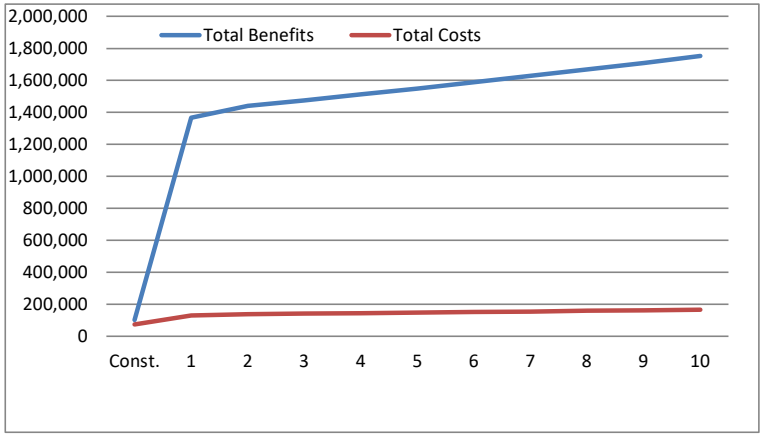
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 10.06

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 9.87

(Typical desired ratio would be 1.3 to 1) **Average ROI** 90.61%

Year	Sales and Transient Guest Taxes	New Property Taxes	Utilities and Franchise Fees	PILOT Payment	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various City Services	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	102,027	0	0	0	0	102,027	102,027	0	73,125	73,125	73,125	28,902	28,902	28,902	73,125
1	1,324,735	0	13,728	22,260	5,715	1,366,438	1,271,105	6,102	123,202	129,303	120,282	1,237,135	1,266,036	1,150,823	114,606
2	1,379,363	0	26,553	23,151	11,054	1,440,121	1,246,184	11,802	126,158	137,961	119,382	1,302,160	2,568,197	1,126,802	109,169
3	1,413,285	0	27,190	24,077	11,320	1,475,872	1,188,019	12,086	129,186	141,272	113,718	1,334,600	3,902,797	1,074,300	103,990
4	1,448,079	0	27,843	25,040	11,591	1,512,553	1,132,600	12,376	132,287	144,662	108,323	1,367,891	5,270,687	1,024,277	99,056
5	1,483,767	0	28,511	26,042	11,870	1,550,189	1,079,798	12,673	135,462	148,134	103,184	1,402,055	6,672,742	976,613	94,357
6	1,520,373	0	29,195	27,083	12,155	1,588,806	1,029,485	12,977	138,713	151,690	98,289	1,437,116	8,109,858	931,196	89,881
7	1,557,920	0	29,896	28,167	12,446	1,628,428	981,543	13,288	142,042	155,330	93,626	1,473,098	9,582,957	887,917	85,616
8	1,596,433	0	30,613	29,293	12,745	1,669,084	935,859	13,607	145,451	159,058	89,184	1,510,026	11,092,983	846,675	81,555
9	1,635,937	0	30,613	30,465	13,051	1,710,066	891,942	13,934	148,942	162,875	84,953	1,547,190	12,640,173	806,989	77,686
10	1,676,457	0	32,100	31,683	13,364	1,753,605	850,839	14,268	152,516	166,784	80,923	1,586,821	14,226,994	769,916	74,000
Total	$15,138,376	$0	$276,242	$267,261	$115,311	$15,797,189	$10,709,401	$123,112	$1,447,083	$1,570,195	$1,084,990	$14,226,994	$14,226,994	$9,624,411	$1,003,040





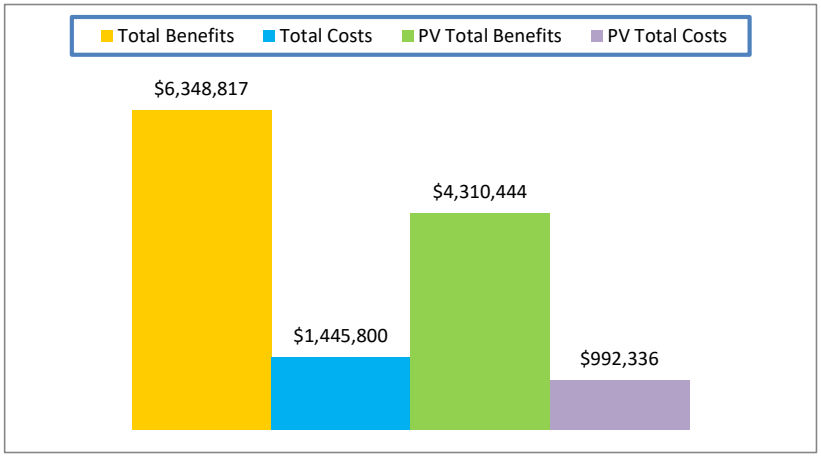
* The development agreement calls for 1% of the city's 1.625% sales tax and 7.84% of the transient guest tax on sales in the project area to be applied toward the project Star bonds.

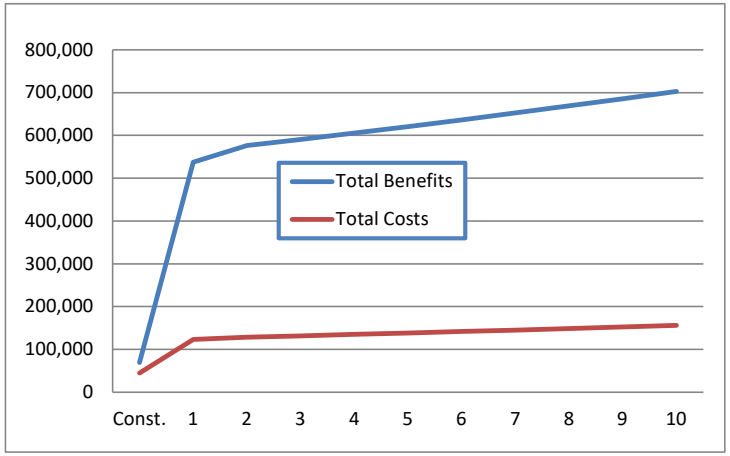
SUMMARY OF COSTS AND BENEFITS FOR: Wyandotte County — **4.39**

PROJECT: HFS KCK, LLC (Homefield Arts) — **4.34**

DATE: 5/21/2025 **DISCOUNT RATE:** 7.50% (Typical desired ratio would be 1.3 to 1) **Average ROI** **33.91%**

Year	Sales Taxes	New Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	69,300	0	0	0	69,300	69,300	0	45,000	45,000	45,000	24,300	24,300	24,300	45,000
1	511,097	0	21,613	5,210	537,920	500,390	3,312	119,616	122,928	114,352	414,991	439,291	386,038	111,271
2	544,161	0	22,477	10,077	576,715	499,050	6,407	122,487	128,893	111,536	447,822	887,113	387,515	105,992
3	557,370	0	23,376	10,319	591,065	475,784	6,561	125,426	131,987	106,244	459,078	1,346,191	369,540	100,963
4	570,932	0	24,311	10,567	605,810	453,631	6,718	128,437	135,155	101,204	470,655	1,816,847	352,427	96,173
5	584,856	0	25,284	10,820	620,960	432,535	6,879	131,519	138,398	96,403	482,561	2,299,408	336,132	91,611
6	599,151	0	26,295	11,080	636,526	412,444	7,044	134,676	141,720	91,829	494,806	2,794,214	320,615	87,265
7	613,829	0	27,347	11,346	652,521	393,310	7,213	137,908	145,121	87,472	507,400	3,301,614	305,838	83,125
8	628,898	0	28,441	11,618	668,957	375,085	7,386	141,218	148,604	83,323	520,352	3,821,967	291,763	79,181
9	644,370	0	29,578	11,897	685,845	357,725	7,564	144,607	152,171	79,370	533,674	4,355,641	278,356	75,425
10	660,255	0	30,761	12,182	703,199	341,188	7,745	148,077	155,823	75,604	547,377	4,903,018	265,584	71,846
Total	$5,984,220	$0	$259,482	$105,115	$6,348,817	$4,310,444	$66,830	$1,378,970	$1,445,800	$992,336	$4,903,018	$4,903,018	$3,318,108	$947,851





* The development agreement calls for 93.4368% of the county's 1% sales tax on sales from the project area to go toward retiring the Star bonds for the project.

SUMMARY OF COSTS AND BENEFITS FOR: Kansas City USD 500

PROJECT: HFS KCK, LLC (Homefield Arts)

DATE: 5/21/2025

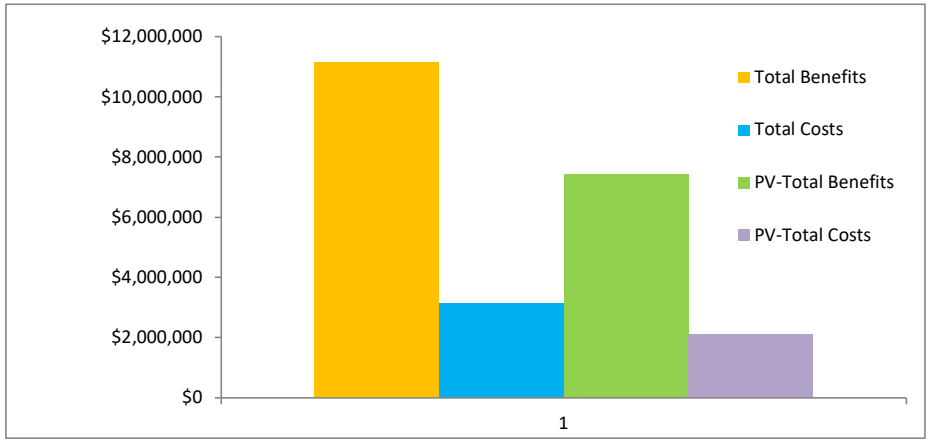
DISCOUNT RATE: 7.50%

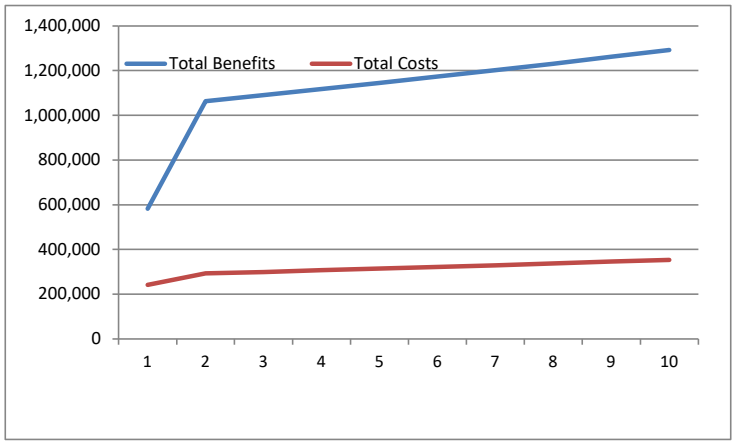
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 3.56

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 3.52

(Typical desired ratio would be 1.3 to 1) **Average ROI** 25.56%

Year	New Property Taxes	PILOT Payment	District Capital Outlay Taxes	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Marginal Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	0	39,608	28,600	513,712	581,921	541,322	50,167	190,615	240,783	223,984	341,138	341,138	317,338	177,317
2	0	41,193	29,286	993,634	1,064,113	920,812	97,035	195,190	292,225	252,872	771,889	1,113,027	667,940	168,904
3	0	42,840	29,989	1,017,481	1,090,311	877,657	99,363	199,875	299,238	240,875	791,073	1,904,100	636,783	160,891
4	0	44,554	30,709	1,041,901	1,117,164	836,533	101,748	204,672	306,420	229,447	810,744	2,714,844	607,086	153,258
5	0	46,336	31,446	1,066,907	1,144,689	797,343	104,190	209,584	313,774	218,562	830,915	3,545,759	578,781	145,987
6	0	48,190	32,201	1,092,512	1,172,903	759,996	106,691	214,614	321,305	208,193	851,598	4,397,357	551,803	139,062
7	0	50,117	32,974	1,118,733	1,201,823	724,405	109,251	219,765	329,016	198,316	872,808	5,270,164	526,089	132,464
8	0	52,122	33,765	1,145,582	1,231,469	690,487	111,873	225,039	336,912	188,907	894,557	6,164,721	501,580	126,180
9	0	54,207	34,575	1,173,076	1,261,858	658,164	114,558	230,440	344,998	179,945	916,860	7,081,581	478,219	120,194
10	0	56,375	35,405	1,201,230	1,293,010	627,361	117,308	235,970	353,278	171,408	939,732	8,021,313	455,952	114,491
Total	$0	$475,543	$318,950	$10,364,768	$11,159,261	$7,434,080	$1,012,184	$2,125,764	$3,137,948	$2,112,510	$8,021,313	$8,021,313	$5,321,570	$1,438,749





SUMMARY OF COSTS AND BENEFITS FOR: KC Community College

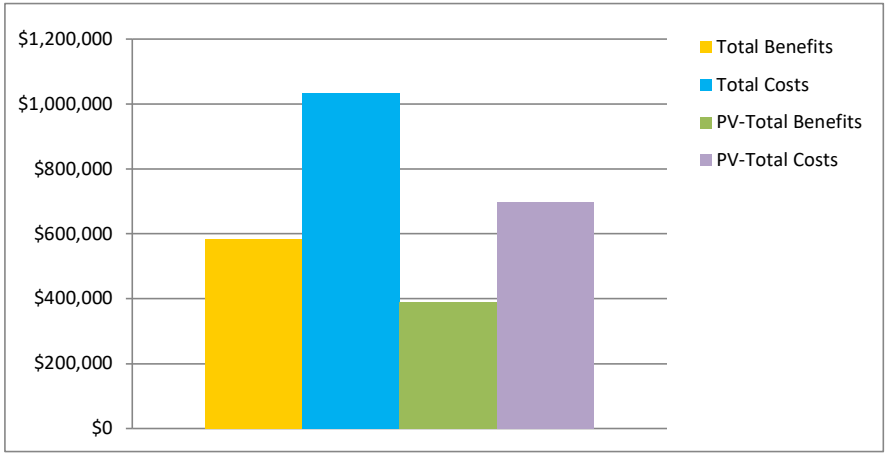
PROJECT: HFS KCK, LLC (Homefield Arts)

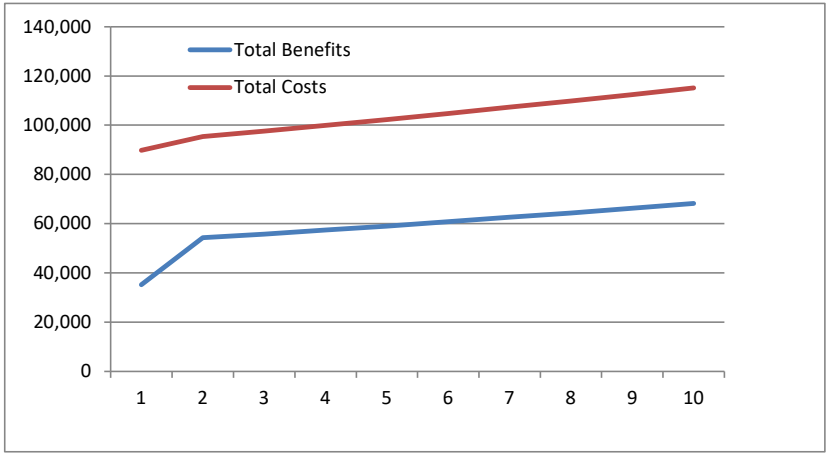
DATE: 5/21/2025

DISCOUNT RATE: 7.50%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:	**0.56**
Ratio of Present Value of Total Benefits to Present Value of Total Costs:	**0.56**
(Typical desired ratio would be 1.3 to 1) **Average ROI**	**-4.36%**

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	0	15,550	19,677	35,227	32,769	3,698	86,061	89,759	83,497	-54,532	-54,532	-50,727	80,057
2	0	16,172	38,061	54,232	46,929	7,153	88,126	95,279	82,448	-41,047	-95,579	-35,519	76,259
3	0	16,819	38,974	55,793	44,911	7,324	90,241	97,566	78,537	-41,773	-137,352	-33,626	72,641
4	0	17,491	39,909	57,401	42,982	7,500	92,407	99,907	74,811	-42,507	-179,859	-31,829	69,195
5	0	18,191	40,867	59,058	41,138	7,680	94,625	102,305	71,262	-43,247	-223,106	-30,124	65,912
6	0	18,919	41,848	60,767	39,374	7,865	96,896	104,761	67,881	-43,994	-267,100	-28,506	62,785
7	0	19,675	42,852	62,528	37,689	8,053	99,222	107,275	64,660	-44,747	-311,847	-26,971	59,806
8	0	20,462	43,881	64,343	36,077	8,247	101,603	109,849	61,593	-45,506	-357,353	-25,515	56,969
9	0	21,281	44,934	66,215	34,537	8,444	104,041	112,486	58,671	-46,271	-403,624	-24,134	54,266
10	0	22,132	46,012	68,145	33,063	8,647	106,538	115,185	55,887	-47,041	-450,665	-22,824	51,692
Total	$0	$186,692	$397,017	$583,708	$389,469	$74,612	$959,761	$1,034,373	$699,246	-$450,665	-$450,665	-$309,777	$649,581





SUMMARY OF COSTS AND BENEFITS FOR: State of Kansas

PROJECT: HFS KCK, LLC (Homefield Arts)

DATE: 5/21/2025

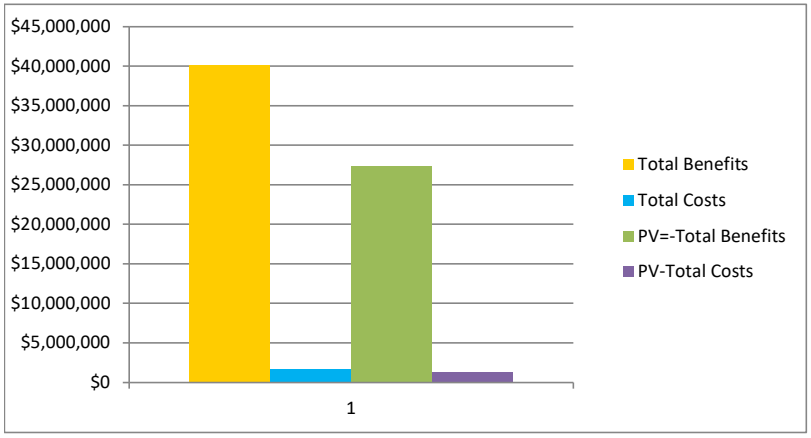
DISCOUNT RATE: 7.50%

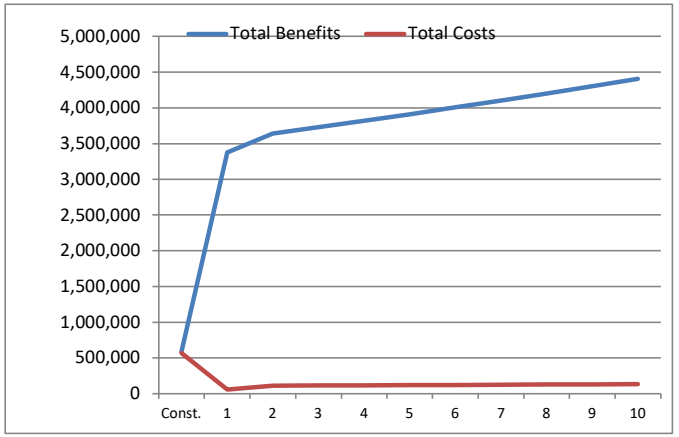
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 23.18

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 20.34

(Typical desired ratio would be 1.3 to 1) **Average ROI** 221.82%

Year	Sales Taxes	New Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	450,450	$0	140,000	0	0	590,450	590,450	0	$0	$568,750	568,750	568,750	21,700	21,700	21,700	568,750
1	3,303,671	$0	47,250	969	25,172	3,377,062	3,141,453	18,349	33,311	$5,363	57,023	53,044	3,320,039	3,341,739	3,088,408	4,988
2	3,499,733	$0	89,250	1,008	51,553	3,641,543	3,151,146	37,578	68,222	$5,491	111,291	96,304	3,530,252	6,871,991	3,054,842	4,752
3	3,585,682	$0	89,250	1,048	52,790	3,728,769	3,001,512	38,480	69,859	$5,623	113,962	91,735	3,614,807	10,486,798	2,909,777	4,526
4	3,673,924	$0	89,250	1,090	54,057	3,818,321	2,859,161	39,404	71,536	$5,758	116,697	87,383	3,701,623	14,188,422	2,771,778	4,312
5	3,764,521	$0	89,250	1,133	55,354	3,910,259	2,723,725	40,349	73,253	$5,896	119,498	83,237	3,790,761	17,979,183	2,640,487	4,107
6	3,857,538	$0	89,250	1,179	56,683	4,004,649	2,594,859	41,318	75,011	$6,038	122,366	79,288	3,882,284	21,861,466	2,515,570	3,912
7	3,953,039	$0	89,250	1,226	58,043	4,101,558	2,472,234	42,309	76,811	$6,183	125,303	75,527	3,976,255	25,837,721	2,396,707	3,727
8	4,051,091	$0	89,250	1,275	59,436	4,201,052	2,355,539	43,325	78,654	$6,331	128,310	71,944	4,072,742	29,910,464	2,283,596	3,550
9	4,151,764	$0	89,250	1,326	60,863	4,303,203	2,244,479	44,364	80,542	$6,483	131,389	68,531	4,171,813	34,082,277	2,175,949	3,381
10	4,255,128	$0	89,250	1,379	62,323	4,408,081	2,138,774	45,429	82,475	$6,638	134,543	65,279	4,273,538	38,355,815	2,073,495	3,221
Total	$38,546,540	$0	$990,500	$11,633	$536,274	$40,084,947	$27,273,332	$390,905	$709,674	$628,553	$1,729,132	$1,341,022	$38,355,815	$38,355,815	$25,932,310	$609,226





* The development agreement calls for 100% of the state's 6.5% sales tax on sales from the project area to go toward retiring the Star bonds for the project.

HFS KCK, LLC (Homefield Arts)

Other Economic Impacts of the Project

	In the First Year	Over 10 Years
Permanent jobs created	45	85
Construction jobs created	139	0
Number of New Residents in the Community	60	114
Number of Additional Students in the Local School District	23	43
Increase in Local Personal Incomes	$2,250,000	$40,500,000
Increase in Local Retail Sales	$39,031,952	$536,410,754
Increase in the Community's Property Tax Base	$28,000,000	$28,000,000

Estimated Annual Property Tax Revenue after the abatement period ends:

City	$156,177
County	$151,631
School	$277,889
Comm. Coll.	$109,095
State	$6,798
Total	$701,589

HFS KCK, LLC (Homefield Arts)

Overall Cost-Benefit Summary

TAXING ENTITY	DIRECT REVENUES: Sales and Guest Taxes	DIRECT REVENUES: PILOT Payment	DIRECT REVENUES: New Property Taxes	DIRECT REVENUES: School Federal & State Funding	DIRECT REVENUES: Corporate & Personal Income Taxes	DIRECT REVENUES: City Utilities & Franchise Fees	TOTAL DIRECT REVENUES	ALL INDIRECT REVENUES	TOTAL ALL REVENUES	DIRECT COSTS: Cost of Educating New Students	INDIRECT COSTS: Incentives & Indirect Costs	TOTAL COSTS	NET BENEFITS
City of Kansas City	15,138,376	267,261	0			276,242	15,681,878	115,311	**15,797,189**	0	1,570,195	**1,570,195**	**14,226,994**
Wyandotte County	5,984,220	259,482	0				6,243,702	105,115	**6,348,817**	0	1,445,800	**1,445,800**	**4,903,018**
Kansas City USD 500		475,543	318,950	10,364,768			11,159,261	0	**11,159,261**	1,012,184	2,125,764	**3,137,948**	**8,021,313**
KC Community College		186,692	0				186,692	397,017	**583,708**	0	74,612	**74,612**	**509,097**
State of Kansas	38,546,540	11,633	0	0	990,500		39,548,673	536,274	**40,084,947**	709,674	1,019,458	**1,729,132**	**38,355,815**
TOTALS	$59,669,136	$1,200,610	$318,950	$10,364,768	$990,500	$276,242	$72,820,207	$1,153,717	**$73,973,923**	$1,721,858	$6,235,828	**$7,957,687**	**$66,016,237**

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

(A non-refundable application fee of $1,000 must accompany this application when filed with the Unified Clerk's Office)

The undersigned hereby agrees that the submission of this Application to the Unified Government, and the Unified Government's adoption of a Resolution indicating an intent to issue the Bonds to provide funds for the Project will not give rise to an obligation by the Unified Government to fund such Project in the amount requested or in any amount. The undersigned further understands and agrees that there is no assurance that Bonds will be issued by the Unified Government or that Bond proceeds will be sufficient to fund the Project as hereby requested.

February 29, 2024
Date of Application

HFS KCK, LLC (or assigns, "**Applicant**")
Applicant (Firm Name or Name of Individual)

Telephone Number (816) 739-7939
Fax Number
E-mail Address gmaday@specchem.com

520 West Pennway Street, Suite 300, Kansas City, MO 64108
Address

Greg Maday
Name of Responsible Officer

Authorized Representative
Title

520 West Pennway Street, Suite 300, Kansas City, MO 64108
Address

Curt Petersen
Attorney for Applicant

Telephone Number (913) 234-7458
Fax Number
E-mail Address cpetersen@polsinelli.com

900 West 48th Place, Suite 900, Kansas City, MO 64112
Address

Underwriter or Purchaser of Bonds (If known)

Telephone Number
Fax Number
E-mail Address

Address

Amount of Bonds Requested:

$30,000,000

Nature of Project:

- ☐ Industrial
- ☒ Commercial
- ☐ Agricultural
- ☐ Pollution Control
- ☐ Other (please specify) _____

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

I. Corporate or Business Entity Information

A. In what line or lines of business is the applicant engaged?

Applicant is a special purpose entity formed solely for the purpose of developing the Project (as described in Section II below).

Additional information can be provided upon request.

B. Is the Applicant a proprietorship, partnership, limited liability company or corporation?

Limited liability company

C. Year and state of incorporation or formation of business entity?

2020 - Kansas

If proprietorship, partnership, limited liability company or closed corporation, list the names and owners and the approximate amounts owned by each of its principal stockholders:

Please see Question I(A) above.

D. If applicant is subsidiary of another business entity, state name and address of parent:

Please see Question I(A) above.

E. List the name and titles of the principal officers of the applicant firm:

Greg Maday, Authorized Representative

F. List the name of the certified public accounting firm (or firms) which has performed audits of the applicant firm (or its parent books and records for the past five years:

N/A

If the applicant corporation or its parent is a publicly held corporation and regularly files annual and quarterly reports on Form 10-K and Form 10-Q, respectively, attach as a part of this application, copies of the most recent Form 10-K and Form 10-Q, the applicant's most recent report to shareholders, as well as any reports on Form 8-K filed within the past fiscal year.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

II. The Project

A. Type of project (check one)

- [X] New business
- [ ] Establishment of branch plant/business
- [ ] Acquisition of existing business
- [ ] Expansion of existing business

B. Briefly describe the nature of the proposed project, including detailed information as to the structure itself (size of building, amount of land to be purchased, etc.), and what products or services are to be manufactured or provided:

Developer will design, develop, construct and operate an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium.

C. Will the facility engage in direct retail sales? If so, are any of the retail sales catalog or on-line sales, and if so, how much:

Yes, the facility will engage in direct retail sales.

D. What is the street address or location of the proposed project?

Northwest corner of N. 98th Street and State Avenue, Kansas City, Kansas 66111

E. Legal description of the property (attach separate sheet if necessary):

Will be completed in zoning/platting process.

F. Appraised value of property to be acquired from County Appraiser:

Real Estate	$	683,924**
Improvements	$	
Equipment	$	

**The Project site is located entirely within Parcel No. 413102. The above figure assumes the Project occupies approximately 65% of Parcel No. 413102 (full County appraised value is $1,052,190).

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

G. Will the applicant be in direct competition with other local firm(s)? If so, name the firm(s):

No, the Project will be unique to the area.

Describe the nature of the competition:

N/A

H. Does the applicant have a single or a multiple plant business or operation?

N/A

I. Does the applicant or its parent presently have facilities located in Kansas City, Kansas and/or Wyandotte County? If so, describe and provide location:

No.

J. Will the Kansas City Kansas/Wyandotte County facility be the main operation of the applicant? If ot, where is the main operation located?

Yes.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

III. Nature of Improvements

A. Approximate amount requested:

Land	$	300,000
Buildings	$	28,000,000
Machinery and Equipment	$	included above
Financing Costs	$	included above
Other (specify)	$	1,700,000
Total	$	30,000,000

B. What type of machinery and equipment is proposed to be financed?

TBD.

C. Name, address and telephone number of contractor, architect, engineer:

Contractor - DI Build; 10000 Marshall Drive, Lenexa, Kansas 66215; (913) 340-0988

Superior Bowen; 520 W Pennway Street, Suite 300, Kansas City, Missouri 64108; (816) 921-8200

Architect - Matt Masilonis; 2000 Shawnee Mission Parkway, Suite 100, Mission Woods, Kansas 66205; (816) 502-1500

Engineer - Continental Consulting Engineers, Inc.; 11006 Parallel Parkway, Kansas City, Kansas 66109; (913) 642-6642

D. How many persons will be employed at the project?

Approximately 85

How many new jobs will be created initially?

How many new jobs will created ultimately?

E. Briefly describe the approximate numbers of persons to be employed at the project at all levels (management, office, skilled, and unskilled, for example):

The project is expected to create approximately 85 jobs across a variety of employment levels and positions, including numerous artists and performers.

F. What dollar amount or percentage of the applicant's total projected annual sales is expected to be generated by the project?

100%

G. What were applicant's total assets at all locations at the end of the last fiscal year?

N/A

H. Is the prospective location properly zoned?

See below

If a zoning change is pending, cite application number and present status. If application has not been make, briefly describe what change will be need and plans for submitting application:

Applicant is currently in the planning/zoning process.

I. Is there likelihood for expansion of the proposed facility within 3 years?

TBD

Is such expansion contemplated in this application for the resolution of intent?

No.

J. What is the estimated date for operations to begin at the project?

IV. The Financing

A. Will the applicant pledge any assets other than the project itself to secure the bonds? If so, what?

No.

B. What other person, firm or corporation will guarantee the payment of the bonds?

N/A

SUBMIT AS AN ATTACHMENT, THE SAME FINANCIAL INFORMATION WITH RESPECT TO THE GUARANTOR AS IS REQUESTED FOR THE APPLICANT UNDER PART III ABOVE.

C. What portion of the project will be financed from funds other than bond proceeds?

None.

What is the source of such funds?

N/A

D. Has the applicant consulted a prospective purchaser or underwriter to determine whether the bonds are marketable?

N/A. Applicant will purchase the bonds.

If so, state the name, address and principal contact of the prospective underwriter:

E. If the bonds are to be privately placed, please attach the letter of intent or commitment letter relating to such sale:

F. Has the applicant considered conventional financing?

G. Does the applicant or its parent intend to purchase all or any part of the proposed bond issue?

Applicant will purchase the bonds.

V. Tax Abatement

Is the applicant requesting any tax abatement for the project in accordance with the Unified Government's policy? Describe estimated amount of tax abatement?

Yes. Fixed PILOT structure.

VI. Appraiser's Statement

Attach as a part of this application, a letter signed by the County Appraiser stating the estimated amount of ad valorem taxes payable for the land and improvements to be financed through the proceeds of the proposed bonds.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

VI. Certification of Applicant

The undersigned hereby represents and certifies that, to the best knowledge and belief of the undersigned, this application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect and that it is truly descriptive of the property which is intended as the security for the proposed bonds.

A check in the amount of $1,000 representing the non-refundable application fee is enclosed.

The undersigned acknowledges and agrees to pay a bond origination fee calculated on the schedule set forth below (less the $1,000 application fee) to the Unified Government simultaneously with the issuance of the bonds.

APPLICANT NAME: HFS KCK, LLC by Greg Maday

SIGNATURE: _____

TITLE: Authorized Representative

Bond Origination Fee: .400% of principal amount of bonds issued up to $10,000,000

.250% of principal amount of bonds issued $10,000,000 -- $25,000,000

.125% of principal amount of bonds issued $25,000,000 and over

Dated this 29th day of February, 2024.

HFS KCK, LLC

Applicant Name

By: Greg Maday

Title: Authorized Representative

FIRM DATA SHEET
(To be completed by the Firm)

Firm and Its Employees

Name of Firm: HFS KCK, LLC

Description of the Firm's location or expansion in the community:

Developer will design, develop, construct and operate an immersive art museum with multiple installations, interactives and integrated live performances, which may include a movie theater, a themed concession stand, a gift shop and an auditorium.

SIC _____

Market Value of the Firm's initial new or additional investment in:

Land $ _____

Building and improvements $ _____

Furniture, fixtures and equipment $ _____

Projected expansions:

Expansion 2:

Year of expansion: TBD

Additional investment in:

Land $ _____

Buildings and improvements $ _____

Furniture, fixtures and equipment $ _____

Expansion 3:

Year of expansion _____

Additional investment in:

Land $ _____

Buildings and improvements $ _____

Furniture, fixtures and equipment $ _____

Expansion 4:

Year of expansion _____

Additional investment in:

Land $ _____

Buildings and improvements $ _____

Furniture, fixtures and equipment $ _____

FIRM DATA SHEET
(To be completed by the Firm)

New or additional sales of the firm

Year	
1	$ 19,000,000
2	$ 19,570,000
3	$ 20,157,100
4	$ 20,761,813
5	$ 21,384,667
6	$ 22,026,207
7	$ 22,686,993
8	$ 23,367,603
9	$ 24,068,631
10	$ 24,790,690

Percent of sales subject to sales taxes in the:

City	100	%
County	100	%
State	100	%

Annual net taxable income, as a percent or sales, on which state corporate income taxes will be computed: 10 %

Annual purchases of the firm:

Year	
1	$ 175,000
2	$ 180,250
3	$ 185,657
4	$ 191,227
5	$ 196,964
6	$ 202,873
7	$ 208,959
8	$ 215,228
9	$ 221,685
10	$ 228,335

Percent of purchases subject to sales taxes in the:

City	50	%
County	50	%
State	75	%

FIRM DATA SHEET
(To be completed by the Firm)

Annual utilities that will be used by the firm:

Water	$	
Wastewater	$	
Telephone	$	
Electricity	$	
Gas	$	
Garbage	$	
Cable	$	
Other	$	
	$	
	$	
	$	

Year		
1	$	
2	$	
3	$	
4	$	
5	$	
6	$	
7	$	
8	$	
9	$	
10	$	

Number of new employees moving to the county each year:

Year	From out-of state	Total
1	1	2
2	1	2
3	1	2
4	1	2
5	0	2
6	0	2
7	0	2
8	0	2
9	0	2
10	0	2

FIRM DATA SHEET
(To be completed by the Firm)

Average Annual Salaries of employees:

Year		
1	$	50,000
2	$	50,000
3	$	50,000
4	$	50,000
5	$	50,000
6	$	50,000
7	$	50,000
8	$	50,000
9	$	50,000
10	$	50,000

Household size of a typical new worker: 3.5

Number of school age children in the household of a typical new worker: 1.5

Construction

Initial construction or expansion:

Cost of construction at the firm's new or expanded facility:	$	27,000,000
If construction is by an outside contractor, estimated percent profit on the cost of construction:		5%
Amount of taxable construction materials purchased in:		
Kansas	$	8,750,000
The County	$	4,500,000
The City	$	4,500,000
Amount of taxable furniture, fixtures and equipment purchased in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	8,883,000
Amount paid to an average construction worker during the construction period	$	
Household size of an average construction worker:		3.5
Number of construction workers:		928

FIRM DATA SHEET
(To be completed by the Firm)

Expansion 2:

Expansion construction costs:	$	TBD
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

Expansion 3:

Expansion construction costs:	$	
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

FIRM DATA SHEET
(To be completed by the Firm)

Expansion 4:

Expansion construction costs:	$	
If construction is by an outside contractor, estimated percent profit on the cost of construction:	$	
Amount of taxable construction materials purchased in:		
Kansas	$	
The County	$	
The City	$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	$	
The County	$	
The City	$	
Total construction salaries:	$	
Amount paid to an average construction worker during the construction period:	$	
Number of construction workers:		

Visitors

Number of out-of –town visitors expected at the firm:

Year	
1	200,000
2	200,000
3	200,000
4	200,000
5	200,000
6	200,000
7	200,000
8	200,000
9	200,000
10	200,000

Number of days that each visitor will stay in area: 1.5

Number of nights that a typical visitor will stay in a local hotel or motel:

In the City:	1
Anywhere in the county:	1

Tracking ID: 21645

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #13.1.

RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)

BACKGROUND

A resolution providing notice of a public hearing on the advisability of creating a redevelopment district located approximately at 601 Village East Parkway (Buc--ee's). The hearing is scheduled for August 7, 2025 at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL CONSIDERATIONS

ATTACHMENTS

Resolution - TIF District PH - Buc-ee's (UG)

Approved by Mayor/Administrator to add to agenda.

(Published in ***The Wyandotte Echo*** on July 24, 2025)

RESOLUTION NO. R-____-25

A RESOLUTION CALLING AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PURSUANT TO K.S.A. 12-1770 *ET SEQ*.

WHEREAS, K.S.A. 12-1770 *et seq.,* as amended (the "Act"), provides for the creation of redevelopment districts and the approval of redevelopment plans; and

WHEREAS, the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") intends to set a date for a public hearing for the purpose of considering the establishment of a redevelopment district approximately located at 601 Village West Parkway (the "Redevelopment District") in accordance with the Act; and

WHEREAS, the establishment of the proposed Redevelopment District is necessary to promote the general economic welfare of the Unified Government pursuant to the Act; and

WHEREAS, the Redevelopment District consists of an area described on the attached **Exhibit A** and generally shown on the map attached as **Exhibit B**, both of which are incorporated herein by reference and made a part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Board of Commissioners shall hold a public hearing on **August 7, 2025, at 7:00 p.m.** or as soon thereafter as the matter can be heard, to hear comments and consider findings necessary to establish the Redevelopment District pursuant to the Act. The public hearing will be held in the Commission Chambers, lobby level of the Municipal Office Building located at 701 N. 7th Street, Kansas City, Kansas, and may also be accessed virtually via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk's office via phone at (913) 573-5206 or via email at ugclerkrequest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to ugclerkrequest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk's Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. Description and Map. A description and map of the proposed Redevelopment District is available for public inspection in the Unified Government Clerk's office located in Suite 323 on the third floor of the Municipal Office Building from 8:00 am to 5:00 pm, Monday through Friday.

Section 3. Redevelopment District Plan. The Redevelopment District Plan may be described in a general manner as consisting of some or all of the following uses, without limitation: general commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

Section 4. Findings. The Board of Commissioners will consider findings necessary for the establishment of the Redevelopment District after conclusion of the public hearing.

Section 5. Notices. The Unified Government Clerk is hereby authorized and directed to publish this Resolution once in the official city newspaper not less than one (1) week or more than two (2) weeks preceding the date set for the public hearing. The Clerk or any other employee or officer of the Unified Government is authorized and directed to mail a copy of this Resolution via certified mail, return receipt requested to the Unified Government Board of Commissioners; the Kansas City, Kansas, Unified School District #204 Board of Education as the school district levying taxes on property within the proposed Redevelopment District; and to each owner and occupant of land within the project areas of the proposed Redevelopment District not more than ten (10) days following the date of the adoption of this Resolution.

Section 6. Further Action. The Mayor/CEO, County Administrator, and other officers, agents, and employees of the Unified Government, including special counsel, are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 7. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

[Remainder of page intentionally left blank; signature page and exhibits follow.]

ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 26TH DAY OF JUNE, 2025.

_____
Tyrone Garner, Mayor/CEO

(SEAL)

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

By: _____
Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

LESS and EXCEPT:

A Tract of land for the purpose of Right-of-Way, being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, LS-1527, with BHC, CLS 175, on July 16, 2024, being more particularly described by mete and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC - LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod with no cap;

Thence North 80° 28' 22" West, 84.39 feet, on the North Right-of-Way line of Village West Parkway;

Thence, departing said North Right-of-Way line, Westerly on a non-tangent curve to the left, having a radius of 520.00 feet, an arc length of 340.25 feet, said curve having a chord bearing of North 73° 15' 31" West, and a chord distance of 334.21 feet;

Thence South 82° 26' 49" West, 100.58 feet;

Thence Southwesterly, on a non-tangent curve to the left, having a radius of 68.00 feet, an arc length of 12.87 feet, to a point on said North Right-of-Way line, said curve having a chord bearing of South 24° 19' 02" West, and a chord distance of 12.85 feet;

Thence North 80° 28' 22" West, 72.32 feet, on said North Right-of-Way line;

Thence Westerly on a tangent curve to the left, having a radius of 1717.02 feet, an arc length of 591.85 feet, on said North Right-of-Way line, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 588.91 feet;

Thence South 79° 46' 40" West, 102.31 feet, tangent to the last described course, continuing on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street;

Thence North 02° 42' 35" West, 86.13 feet, on said East right-of-Way line;

Thence North 65° 49' 33" East, 74.20 feet, departing said East Right-of-Way line;

Thence, Easterly on a tangent curve to the right, having a radius of 680.00 feet, an arc length of 263.13 feet, said curve having a chord bearing of North 76° 54' 40" East, and a chord distance of 261.49 feet;

Thence North 87° 59' 48" East, 196.16 feet, tangent to the last described course;

Thence Easterly on a non-tangent curve to the left, having a radius of 572.00 feet, an arc length of 27.54 feet, said curve having a chord bearing of North 70° 48' 46" East, and a chord distance of 27.53 feet;

Thence North 69° 26' 01" East, 79.38 feet,

Thence Northeasterly on a tangent curve to the left, having a radius of 62.00 feet, an arc length of 65.04 feet, said curve having a chord bearing of North 39° 22' 48" East, and a chord distance of 62.10 feet;

Thence North 87° 59' 48" East, 117.50 feet;

Thence South 21° 09' 33" East, 50.19 feet;

Thence Southeasterly on a tangent curve to the left, having a radius of 72.00 feet, an arc length of 40.44 feet, said curve having a chord bearing of South 37° 14' 57" East, 39.91 feet;

Thence North 87° 59' 48" East, 46.56 feet;

Thence Easterly on a tangent curve to the right, having a radius of 680.00 feet, an arc length of 426.02 feet, said curve having a chord bearing of South 74° 03' 20" East, and a chord length of 419.08 feet, to a point on the West line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1;

Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING, said Tract containing 202,371 square feet or 4.6458 acres.

ALSO LESS AND EXCEPT:

A Tract of land, for the purpose of Right-of-Way, being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, on July 16, 2024, being more particularly by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC - LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, monumented by a found 5/8-inch reinforcing rod with no cap;

Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1,

Thence, departing said West line, Southeasterly, on a non-tangent curve to the right, having a radius of 680.00 feet, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet;

Thence South 50° 40' 44" East, 85.62 feet;

Thence Southeasterly, on a tangent curve to the left, having a radius of 520.00 feet, an arc length of 330.54 feet, to a point on the North Right-of-Way line Village West Parkway, said curve having a chord bearing of South 68° 53' 20" East, and a chord distance of 325.00 feet;

Thence Westerly on a non-tangent curve to the right, having a radius of 2211.83, an arc length of 255.79 feet, on said North Right-of-Way line, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 255.64 feet;

Thence North 80° 28' 22" West, 163.34 feet, continuing on said North Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 21,206 square feet or 0.4868 acres.

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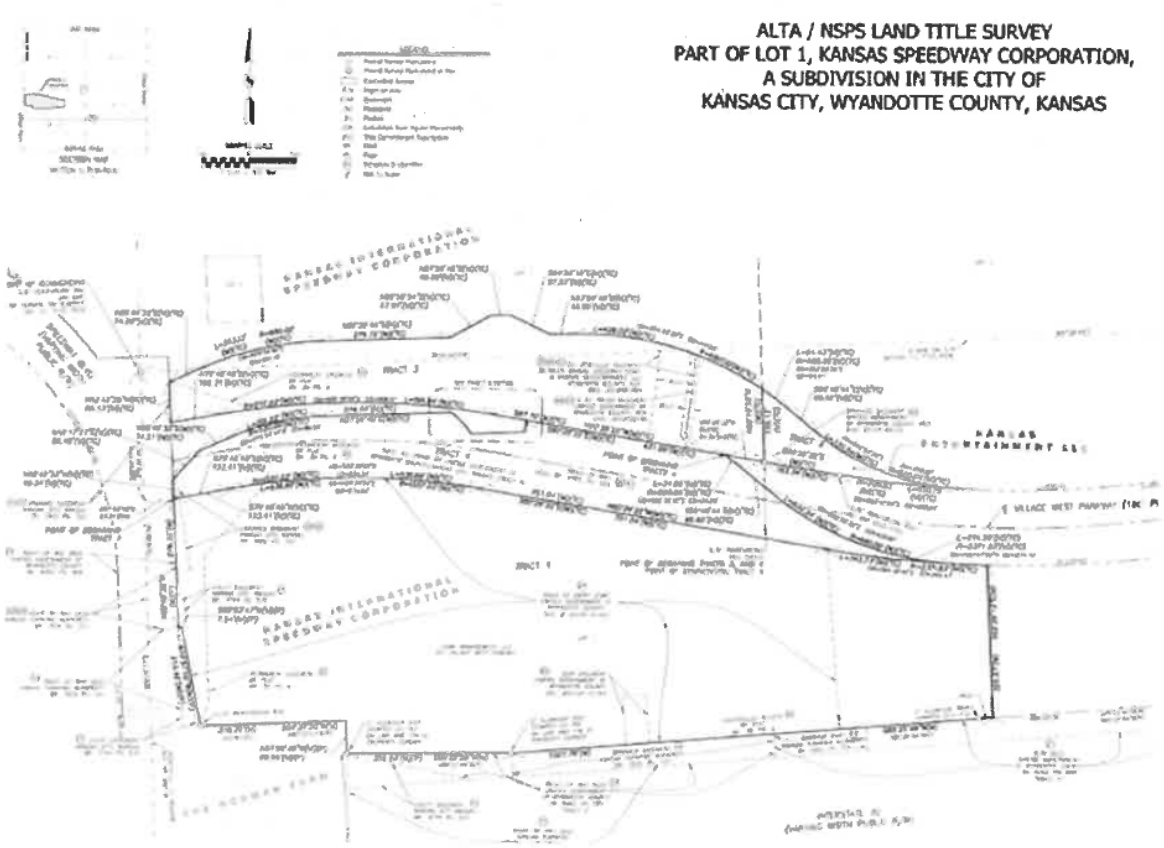
EXHIBIT B

MAP OF REDEVELOPMENT DISTRICT



Tracking ID: 21644

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #13.2.

RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

BACKGROUND

A resolution calling and providing for the giving of notice of a public hearing on the advisability of creating a community improvement district to be known as the Buc-ee's Family Travel Center Community Improvement District and intent to levy a sales tax within the district. The public hearing is scheduled for August 7, 2025 at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL CONSIDERATIONS

ATTACHMENTS

Resolution - CID Public Hearing - Buc-ee's (UG), Petition for Creation of a Community Improvement District (Kansas City, KS)

Approved by Mayor/Administrator to add to agenda.

(Published in ***The Wyandotte Echo*** on July 17 and July 24, 2025)

RESOLUTION NO. R-_____-25

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS TO BE KNOWN AS THE BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT AND REGARDING THE UNIFIED GOVERNMENT'S INTENT TO LEVY A SALES TAX WITHIN SUCH DISTRICT.

WHEREAS, K.S.A. 12-6a26 *et. seq*. (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a sales tax upon property within the district; and

WHEREAS, a petition dated May 22, 2025 (the "Petition") was filed with the Unified Government Clerk proposing the creation of the Buc-ee's Family Travel Center Community Improvement District (the "CID") under the Act and the imposition of a 1.0% sales tax (as described herein, the "CID Sales Tax") in order to pay the costs of the project as described herein and in the Petition (the "Project"); and

WHEREAS, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") intends to consider creation of the CID and levying the CID Sales Tax as requested in the Petition; and

WHEREAS, the Unified Government's Board of Commissioners (the "Governing Body") hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Project, and levying the CID Sales Tax pursuant to the authority of the Act and further to provide for the giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS, AS FOLLOWS:

SECTION 1. **Petition**. The Governing Body hereby finds and determines that the Petition meets the requirements of the Act.

SECTION 2. **Public Hearing**. It is hereby authorized, ordered, and directed that the Governing Body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Project set forth in Petition, and whether to levy the CID Sales Tax, such public hearing to be held on **August 7, 2025, at 7:00 p.m.**, or as soon therafter as the matter can be heard, in the Commission Chambers, at the lobby level of the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas, under the authority of the Act.

SECTION 3. Proposed Projects. The general nature of the Projects is as follows:

The development of a new Buc-ee's Family Travel Center and related amenities on approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas,

including a prototypical Buc-ee's Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and any other items permitted to be financed within the CID under the Act.

SECTION 4. Estimated Cost. The total estimated cost of the Project is $94,753,438.

SECTION 5. Method of Financing. The proposed method of financing the CID Project is through a combination of private equity, private debt and CID financing, as pay-as-you-go financing as defined in the Act. No CID special assessments or CID bonds are proposed with regard to the Project.

SECTION 6. Proposed CID Sales Tax. It is proposed that the Projects be financed in part through the levying of a 1.0% CID Sales Tax as authorized by the Act, with such sales tax to commence on **July 1, 2026**, or such other date as shall be approved by ordinance of the Governing Body, and to continue for a maximum term of twenty (20) years.

SECTION 7. Map and Legal Description of Proposed CID. The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto and incorporated by reference herein.

SECTION 8. **Notice of Hearing**. The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official newspaper. Such publication shall be at least once each week for two (2) consecutive weeks. The second publication shall be at least seven (7) days prior to the date of the hearing. The Unified Government Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least ten (10) days prior to the date of the hearing.

SECTION 9. Effective Date. This Resolution shall be effective upon adoption by the Governing Body.

[Balance of page intentionally left blank]

ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 26TH DAY OF JUNE, 2025.

(SEAL)

_____
Tyrone Garner, Mayor/CEO

ATTEST:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED
BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

LESS and EXCEPT:

A Tract of land for the purpose of Right-of-Way, being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, LS-1527, with BHC, CLS 175, on July 16, 2024, being more particularly described by mete and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC - LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod with no cap;

Thence North 80° 28' 22" West, 84.39 feet, on the North Right-of-Way line of Village West Parkway;

Thence, departing said North Right-of-Way line, Westerly on a non-tangent curve to the left, having a radius of 520.00 feet, an arc length of 340.25 feet, said curve having a chord bearing of North 73° 15' 31" West, and a chord distance of 334.21 feet;

Thence South 82° 26' 49" West, 100.58 feet;

Thence Southwesterly, on a non-tangent curve to the left, having a radius of 68.00 feet, an arc length of 12.87 feet, to a point on said North Right-of-Way line, said curve having a chord bearing of South 24° 19' 02" West, and a chord distance of 12.85 feet;

Thence North 80° 28' 22" West, 72.32 feet, on said North Right-of-Way line;

Thence Westerly on a tangent curve to the left, having a radius of 1717.02 feet, an arc length of 591.85 feet, on said North Right-of-Way line, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 588.91 feet;

Thence South 79° 46' 40" West, 102.31 feet, tangent to the last described course, continuing on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street;

Thence North 02° 42' 35" West, 86.13 feet, on said East right-of-Way line;

Thence North 65° 49' 33" East, 74.20 feet, departing said East Right-of-Way line;

Thence, Easterly on a tangent curve to the right, having a radius of 680.00 feet, an arc length of 263.13 feet, said curve having a chord bearing of North 76° 54' 40" East, and a chord distance of 261.49 feet;

Thence North 87° 59' 48" East, 196.16 feet, tangent to the last described course;

Thence Easterly on a non-tangent curve to the left, having a radius of 572.00 feet, an arc length of 27.54 feet, said curve having a chord bearing of North 70° 48' 46" East, and a chord distance of 27.53 feet;

Thence North 69° 26' 01" East, 79.38 feet,

Thence Northeasterly on a tangent curve to the left, having a radius of 62.00 feet, an arc length of 65.04 feet, said curve having a chord bearing of North 39° 22' 48" East, and a chord distance of 62.10 feet;

Thence North 87° 59' 48" East, 117.50 feet;

Thence South 21° 09' 33" East, 50.19 feet;

Thence Southeasterly on a tangent curve to the left, having a radius of 72.00 feet, an arc length of 40.44 feet, said curve having a chord bearing of South 37° 14' 57" East, 39.91 feet;

Thence North 87° 59' 48" East, 46.56 feet;

Thence Easterly on a tangent curve to the right, having a radius of 680.00 feet, an arc length of 426.02 feet, said curve having a chord bearing of South 74° 03' 20" East, and a chord length of 419.08 feet, to a point on the West line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1;

Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING, said Tract containing 202,371 square feet or 4.6458 acres.

ALSO LESS AND EXCEPT:

A Tract of land, for the purpose of Right-of-Way, being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, on July 16, 2024, being more particularly by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC - LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, monumented by a found 5/8-inch reinforcing rod with no cap;

Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1,

Thence, departing said West line, Southeasterly, on a non-tangent curve to the right, having a radius of 680.00 feet, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet;

Thence South 50° 40' 44" East, 85.62 feet;

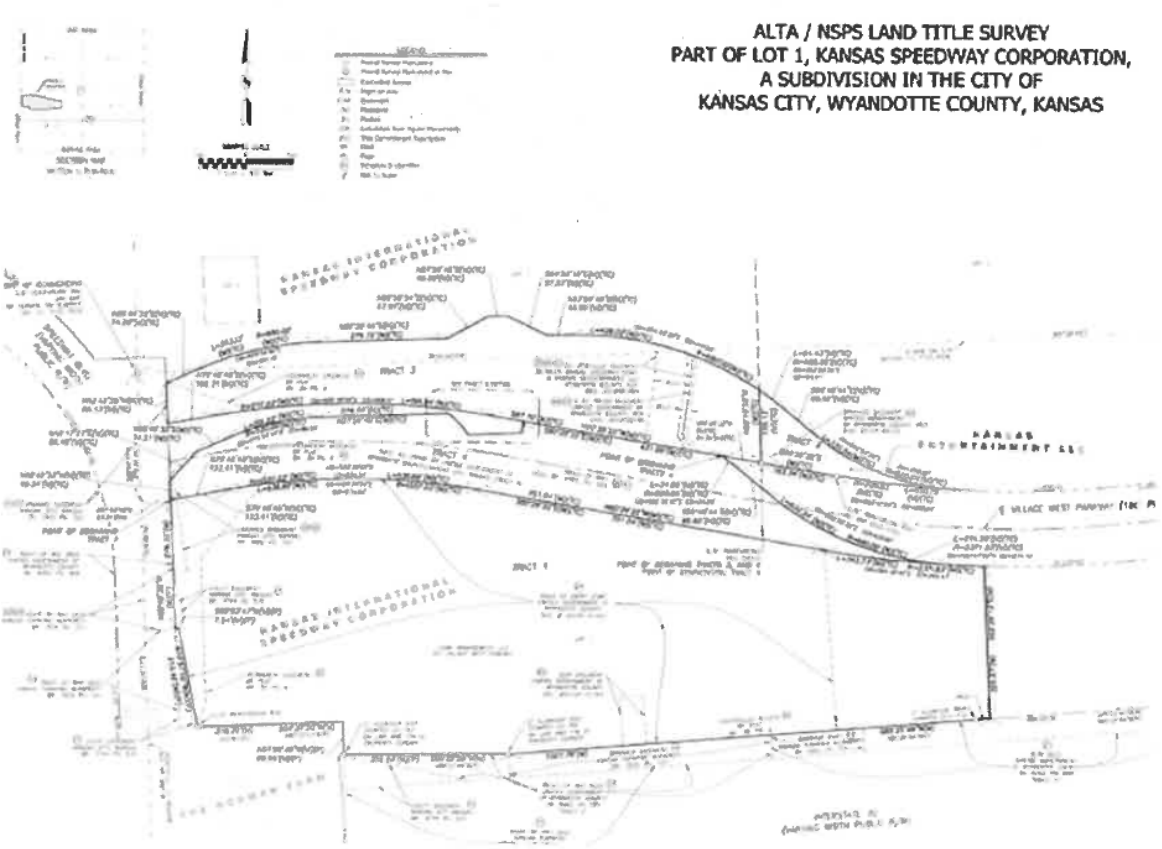
Thence Southeasterly, on a tangent curve to the left, having a radius of 520.00 feet, an arc length of 330.54 feet, to a point on the North Right-of-Way line Village West Parkway, said curve having a chord bearing of South 68° 53' 20" East, and a chord distance of 325.00 feet;

Thence Westerly on a non-tangent curve to the right, having a radius of 2211.83, an arc length of 255.79 feet, on said North Right-of-Way line, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 255.64 feet;

Thence North 80° 28' 22" West, 163.34 feet, continuing on said North Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 21,206 square feet or 0.4868 acres.

EXHIBIT B

MAP OF PROPOSED BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT



PETITION FOR THE CREATION OF A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER PROJECT)

TO: Board of Commissioners
Unified Government of Wyandotte County/Kansas City, Kansas

The undersigned ("Petitioner"), being the owner of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district.

hereby petitions the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") to create the Buc-ee's Family Travel Center Community Improvement District ("CID") and authorize the proposed CID project (the "CID Project") hereinafter set forth, all in the manner provided by K.S.A § 12-6a26, *et seq*. (the "Act"). In furtherance of such request, the Petitioner state as follows:

1. GENERAL NATURE

The general nature of the proposed CID Project is as follows:

The development of a new Buc-ee's Family Travel Center and related amenities on approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, including a prototypical Buc-ee's Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and any other items permitted to be financed within the CID under the Act.

2. ESTIMATED COST

The total estimated cost of the CID Project is $94,753,438 as set forth in more detail on **Exhibit C**.

3. PROPOSED METHOD OF FINANCING

The proposed method of financing the CID Project is through a combination of private equity, private debt and CID financing, as pay-as-you-go financing as defined in the Act. No CID bonds are proposed.

4. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

It is not being proposed that the CID Project be financed through the levying of assessments.

5. PROPOSED AMOUNT OF SALES TAX

It is being proposed that the CID Project be financed in part through the levying of a 1.0% CID sales tax as authorized by the Act (the "CID Sales Tax"). The CID Sales Tax shall commence on **July 1, 2026**, or such other date as the UG may approve. The CID Sales Tax shall expire no later than twenty (20) years from the commence date, as may be further set forth in the Development Agreement (Buc-ee's Family Travel Center) dated as of March 2025 (the "Development Agreement"), between the UG and Petitioner.

6. MAP AND LEGAL DESCRIPTION OF THE PROPOSED CID

A map of the CID is attached hereto at **Exhibit A**. The legal description of the CID is attached hereto at **Exhibit B**.

7. NOTICE TO PETITION SIGNER

NAMES MAY NOT BE WITHDRAWN FROM THIS PETITION BY THE SIGNERS HEREOF AFTER THE UG COMMENCES CONSIDERATION OF THIS PETITION, OR LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE UG CLERK, WHICHEVER OCCURS FIRST.

8. PETITION BINDING ON FUTURE OWNERS

Petitioner hereby acknowledges that if this Petition is not properly withdrawn as permitted by the Act, any future owners of the property within the CID shall be bound by this Petition.

9. ACKNOWLEDGEMENTS

Petitioner acknowledges that:

(A) the UG's approval of this Petition or of the CID Project set forth in this Petition and creation of a CID by the UG as proposed in this Petition does not eliminate independent requirements by the Petitioner to comply with all applicable zoning, planning, permit and other laws relating to the development of property;

(B) the UG is relying on the estimated costs of the CID Project set forth in this Petition without independent investigation as to the accuracy of such estimates; and

(C) the implementation of the CID proposed by the Petition and the receipt of CID Sales Tax proposed by this Petition may be limited and conditioned by the terms of the Development Agreement.

IN WITNESS WHEREOF, on the date set forth below the undersigned Petitioner has executed the above foregoing Petition to create the Buc-ee's Family Travel Center Community Improvement District.

BUC-EE'S KANSAS CITY, LLC,
a Delaware limited liability company

By: _____

Name: Joe O'Leary

Title: Vice President

ACKNOWLEDGMENT

STATE OF Texas)
) ss.
COUNTY OF Brazoria)

BE IT REMEMBERED, that on this 22 day of May, 2025 before me, the undersigned, a Notary Public in and for said County and State, came Joe O'Leary, the Vice President of Buc-ee's Kansas City, LLC, who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

(Seal)

_____
Notary Public in and for said
County and State

My Commission Expires:

12 01. 2025

DEANNA REHM
Notary Public, State of Texas
Comm. Expires 06-21-2026
Notary ID 125734623

EXHIBIT A

Map of CID

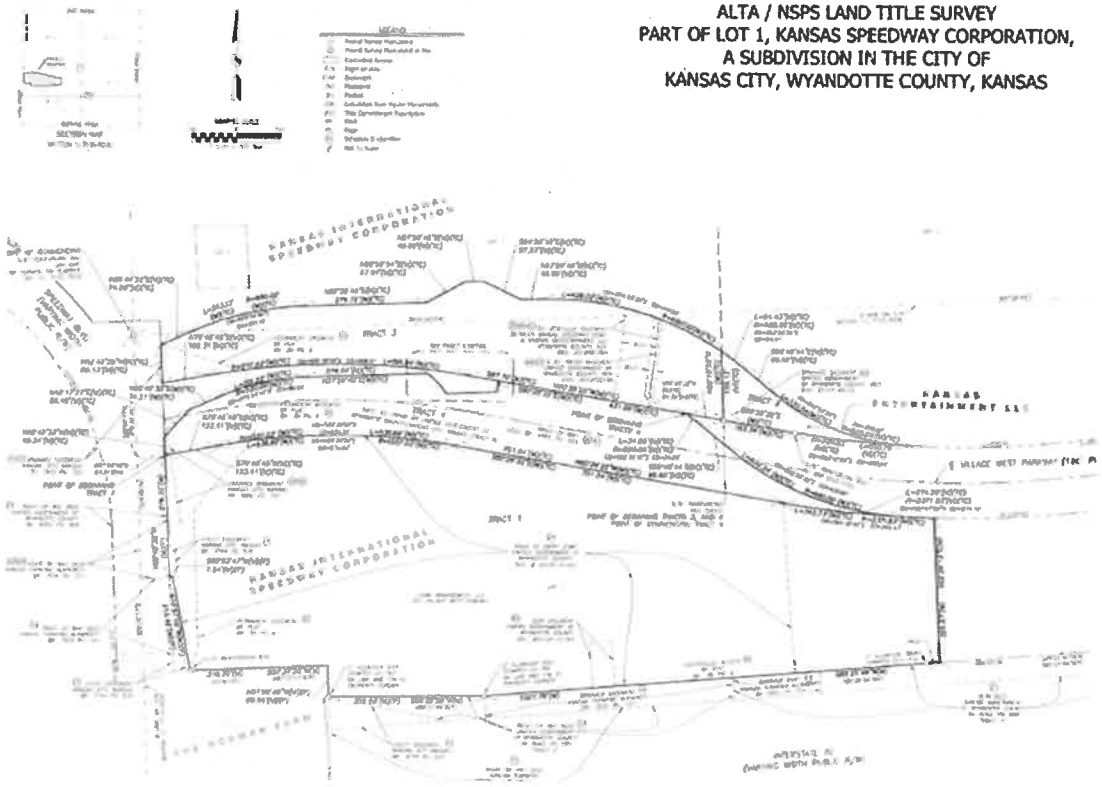


EXHIBIT B

Legal Description

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

LESS and EXCEPT:

A Tract of land for the purpose of Right-of-Way, being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, LS-1527, with BHC, CLS 175, on July 16, 2024, being more particularly described by mete and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC - LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod with no cap;

Thence North 80° 28' 22" West, 84.39 feet, on the North Right-of-Way line of Village West Parkway;

Thence, departing said North Right-of-Way line, Westerly on a non-tangent curve to the left, having a radius of 520.00 feet, an arc length of 340.25 feet, said curve having a chord bearing of North 73° 15' 31" West, and a chord distance of 334.21 feet;

Thence South 82° 26' 49" West, 100.58 feet;

Thence Southwesterly, on a non-tangent curve to the left, having a radius of 68.00 feet, an arc length of 12.87 feet, to a point on said North Right-of-Way line, said curve having a chord bearing of South 24° 19' 02" West, and a chord distance of 12.85 feet;

Thence North 80° 28' 22" West, 72.32 feet, on said North Right-of-Way line;

Thence Westerly on a tangent curve to the left, having a radius of 1717.02 feet, an arc length of 591.85 feet, on said North Right-of-Way line, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 588.91 feet;

Thence South 79° 46' 40" West, 102.31 feet, tangent to the last described course, continuing on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street;

Thence North 02° 42' 35" West, 86.13 feet, on said East right-of-Way line;

Thence North 65° 49' 33" East, 74.20 feet, departing said East Right-of-Way line;

Thence, Easterly on a tangent curve to the right, having a radius of 680.00 feet, an arc length of 263.13 feet, said curve having a chord bearing of North 76° 54' 40" East, and a chord distance of 261.49 feet;

Thence North 87° 59' 48" East, 196.16 feet, tangent to the last described course;

Thence Easterly on a non-tangent curve to the left, having a radius of 572.00 feet, an arc length of 27.54 feet, said curve having a chord bearing of North 70° 48' 46" East, and a chord distance of 27.53 feet;

Thence North 69° 26' 01" East, 79.38 feet,

Thence Northeasterly on a tangent curve to the left, having a radius of 62.00 feet, an arc length of 65.04 feet, said curve having a chord bearing of North 39° 22' 48" East, and a chord distance of 62.10 feet;

Thence North 87° 59' 48" East, 117.50 feet;

Thence South 21° 09' 33" East, 50.19 feet;

Thence Southeasterly on a tangent curve to the left, having a radius of 72.00 feet, an arc length of 40.44 feet, said curve having a chord bearing of South 37° 14' 57" East, 39.91 feet;

Thence North 87° 59' 48" East, 46.56 feet;

Thence Easterly on a tangent curve to the right, having a radius of 680.00 feet, an arc length of 426.02 feet, said curve having a chord bearing of South 74° 03' 20" East, and a chord length of 419.08 feet, to a point on the West line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1;

Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING, said Tract containing 202,371 square feet or 4.6458 acres.

ALSO LESS AND EXCEPT:

A Tract of land, for the purpose of Right-of-Way, being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, on July 16, 2024, being more particularly by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC - LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, monumented by a found 5/8-inch reinforcing rod with no cap;

Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1,

Thence, departing said West line, Southeasterly, on a non-tangent curve to the right, having a radius of 680.00 feet, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet;

Thence South 50° 40' 44" East, 85.62 feet;

Thence Southeasterly, on a tangent curve to the left, having a radius of 520.00 feet, an arc length of 330.54 feet, to a point on the North Right-of-Way line Village West Parkway, said curve having a chord bearing of South 68° 53' 20" East, and a chord distance of 325.00 feet;

Thence Westerly on a non-tangent curve to the right, having a radius of 2211.83, an arc length of 255.79 feet, on said North Right-of-Way line, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 255.64 feet;

Thence North 80° 28' 22" West, 163.34 feet, continuing on said North Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 21,206 square feet or 0.4868 acres.

EXHIBIT C

CID Project Costs

BUC-EE'S KCK
ESTIMATED PROJECT COSTS
PRELIM SUMMARY SHEET

ITEM/DESCRIPTION	TOTAL BUDGET	TIF REIMBURSED	CID REIMBURSED	NON REIMBURSED
	100%	3.53%	10.60%	85.87%
Land Purchase	5,888,000	-	-	5,888,000
Closing Costs	58,880	-	-	58,880
Subtotal	**5,946,880**	-	-	**5,946,880**
Hard Costs - Site Development				
Village West Parkway (VWP) Relocation	6,393,799	1,598,450	4,795,349	-
VWP Waterline Relocation	700,500	175,125	525,375	-
VWP Electrical Relocation	4,145,880	1,036,470	3,109,410	-
Sanitary Sewer Extension	536,820	134,205	402,615	-
I-70 Interchange Improvements	1,611,510	402,878	1,208,633	-
Site Subtotal	**13,388,509**	**3,347,127**	**10,041,382**	-
Hard Costs - Building				
GC Contract	62,537,493	-	-	62,537,493
Buc-ee's Provided	7,317,556	-	-	7,317,556
Bldg Subtotal	69,855,048	-	-	69,855,048
Hard Costs Site and Building	**83,243,558**	**3,347,127**	**10,041,382**	**69,855,048**
Soft Costs				
Architecture and Engineering	1,500,000	-	-	1,500,000
Legal, Accounting, Insurance	253,000	-	-	253,000
Third Party Reports	140,000	-	-	140,000
Construction Loan Fees	285,000	-	-	285,000
Impact/Service Fees	760,000	-	-	760,000
Community Benefit Contribution	250,000	-	-	250,000
UG Administrative Fees	375,000	-	-	375,000
Project Contingency	2,000,000	-	-	2,000,000
Soft Costs Subtotal	**5,563,000**	-	-	**5,563,000**
TOTAL PROJECT COST	**94,753,438**	**3,347,127**	**10,041,382**	**81,364,928**
	100%	3.53%	10.60%	85.87%