Unified Government of Wyandotte County and Kansas City, Kansas

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 Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

UPDATED AGENDA

Thursday, July 31, 2025
7:00 PM

1. CALL TO ORDER/ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO JULY 31, 2025.

4.1 **AGENDA UPDATE MOVING ITEMS FROM PLANNING AND ZONING CONSENT AGENDA ITEM TO PLANNING AND ZONING NON-CONSENT AGENDA ITEM.**
Tracking #: 21824

5. MAYOR'S AGENDA

5.1 ***PRESENTATION OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AUDIT REPORT FOR FY 2024***
Synopsis: Presentation of the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). A digital copy of the audit will be available on the Unified Government's website at the following link: www.wycokck.org/Departments/Finance/Accounting

For Information Only
Tracking #: 21290

6. 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

7. PLANNING AND ZONING CONSENT AGENDA

7.1 Change of Zone Application(s)

7.1.1 **COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC**

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct a convenience store and fueling station at 9611 State Avenue (in conjunction with MPL2024-013), RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21707

7.1.2 **COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District at 11319 Parallel Parkway (in conjunction with MPL2025-007), RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21710

7.1.3 **COZ2025-012 - GUY TINER**

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for select lots in the Tiner Farms subdivision at 10800 Hollingsworth Road and 4950 Hutton Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21711

7.1.4 **COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.**

Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for a 297-unit multi-family residential apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with MPL2025-009), RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21713

7.1.5 **COZ2025-017 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District for self-storage facility at 2712 and 2740 North 103rd Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21714

7.2 Special Use Permit Application(s)

7.2.1 **SP2025-020 - KATHERYN DUMOVICH**

Synopsis: Renewal of a Special Use Permit (SP2023-007, expires June 1, 2025) for heavy truck parking at American Motel at 7949 Splitlog Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21458

7.2.2 **SP2025-023 - DOUG AND CARRIE TREE**

Synopsis: Special Use Permit for a non-owner-occupied short-term rental at 347 North 118th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR ONE (1) YEAR.

Tracking #: 21716

7.2.3 **SP2025-030 - GREGG FORYS WITH STRYTEN ENERGY**

Synopsis: Special Use Permit for a battery storage facility with an H-Occupancy classification at 1 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR TEN (10) YEARS.

Tracking #: 21718

7.2.4 **SP2025-034 - MITCHELL BROWN WITH POPULOUS**

Synopsis: Special Use Permit for an event space and live entertainment in the plaza area at 1600 Village West Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR TWO (2) YEARS.

Tracking #: 21719

7.2.5 **SP2025-035 - JOSEPH AAKER**

Synopsis: Renewal of a Special Use Permit (SP2023-109, which expired on May 16, 2025) for the continuation of a short-term rental at 3063 and 3065 Francis Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR TWO (2) YEARS.

Tracking #: 21720

7.2.6 **SP2025-038 - LESLEE DUMMERMUTH**

Synopsis: Special Use Permit for a short-term rental at 120 South Cherokee Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0 FOR ONE (1) YEAR.

Tracking #: 21722

7.3 Vacation Application(s)

7.3.1 **VAC2025-002 - STEVE SOBEK**

Synopsis: Vacation of utility easements for a single-family subdivision at 912 North 86th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21723

7.4 Master Plan Amendment Application(s)

7.4.1 **MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC**

Synopsis: Master Plan Amendment from Business Park to Commercial (Prairie-Delaware Piper Area Plan) to construct a c-store and fueling station at 9611 State Avenue (in conjunction COZ2024-040), RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21735

7.4.2 **MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION**

Synopsis: Master Plan Amendment from Business Park / Commercial (Prairie Delaware Piper Area Plan) to Commercial (Prairie Delaware Piper Area Plan) at 11319 Parallel Parkway (in conjunction with COZ2025-011), RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21737

7.4.3 **MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.**

Synopsis: Master Plan Amendment from Commercial (Prairie Delaware Piper Area Plan) to Medium-Density Residential (PlanKCK Comprehensive Plan) for a 297-unit multi-family residential development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with COZ2025-016), RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 0.

Tracking #: 21739

7.5 Miscellaneous

7.5.1 **ORDINANCE: REZONING PROPERTY (COZ2025-009)**

Synopsis: AN ORDINANCE rezoning property at 935, 945, and 911 Shawnee Road (COZ2025-009) from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21781

7.5.2 **ORDINANCE: REZONING PROPERTY (COZ2025-010)**

Synopsis: AN ORDINANCE rezoning property at 2623 South 69th Street (COZ2025-010) from A-G Agriculture District to R-1 Single-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21780

7.5.3 **ORDINANCE: REZONING PROPERTY (COZ2025-013)**

Synopsis: AN ORDINANCE rezoning property at 9630 Nelson Lane and 4321 North 97th Street (COZ2025-013) from A-G Agriculture District to R Rural Residential District, RECOMMENDED FOR APPROVAL.

Tracking #: 21782

7.5.4 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-116)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-116) for a drinking establishment with live entertainment and events at 508 Kansas Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21772

7.5.5 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-003)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-003) for operation of a landscaping business at 11525 Parkview Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21773

7.5.6 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-024)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-024) for short-term rental at 7832 Kansas Avenue, RECOMMENDED FOR APPROVAL

Tracking #: 21774

7.5.7 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-025)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-025) for a short-term rental at 4509 Garfield Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21783

7.5.8 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-027)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-027) for keeping three (3) goats at a residential property at 3644 North 59th Street, RECOMMENDED FOR APPROVAL

Tracking #: 21787

7.5.9 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-028)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-028) for a daycare at 2515 Haskell Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21775

7.5.10 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-029)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-029) for the continuation of a short-term rental at 611 Douglas Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21776

7.5.11 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-031)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-031) for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at 935, 945, and 911 Shawnee Road, RECOMMENDED FOR APPROVAL.

Tracking #: 21777

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.1 Change of Zone Application(s)

8.1.1 **COZ2024-016 - STEVE SOBEK**

Synopsis: Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to RP-1 Planned Single Family and RP-1(B) Single Family Districts or a 237-lot subdivision at 12024 R Leavenworth Road and 3351 North 123rd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 2.

Tracking #: 21232

8.1.2 **COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT**

Synopsis: Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse District for a duplex residential development at 1216 North 86th Street (in conjunction with MPL2025-008), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 1.

Tracking #: 21712

8.1.3 **COZ2025-018 - MICHAEL RHODES**

Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a grocery store and fueling pumps at 10702 Donahoo Road, RECOMMENDED FOR DENIAL BY A VOTE OF 4 TO 2.

Tracking #: 21715

8.2 Master Plan Amendment Application(s)

8.2.1 **MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT**

Synopsis: Master Plan Amendment from Low-Density Residential and Corridor Mixed use to Medium-Density Residential within the PlanKCK Comprehensive Plan for a duplex residential development at 1216 North 86th Street (in conjunction with COZ2025-014), RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 1.

Tracking #: 21738

8.3 Miscellaneous

8.3.1 **ORDINANCE REGARDING THE DISCRETION OF THE PLANNING DIRECTOR IN CERTAIN PLANNING MATTERS**

Synopsis: An ordinance to substitute the discretion of the County Administrator or his or her designee for the discretion of the Planning Director in certain matters in Chapter 27 of the Unified Government Code of Ordinances, RECOMMENDED FOR DENIAL BY A VOTE OF 5 TO 0.

Tracking #: 21537

8.3.2 **ORDINANCE ELIMINATING THE REQUIREMENT THAT LOWER-MEDIUM DENSITY RESIDENTIAL AREAS COMPLY WITH NARROW LOT DESIGN GUIDELINES IN THE NORTHEAST AREA**

Synopsis: An ordinance amending the Northeast Area Master Plan to eliminate the requirement that Lower-Medium Density Residential Areas comply with Narrow Lot Design Guidelines within the Northeast Area, RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 21538

8.3.3 **ORDINANCE: REZONING PROPERTY (COZ2025-006) (MOVED PER AGENDA UPDATE)**

Synopsis: AN ORDINANCE rezoning property at 12425 Parallel Parkway, 12301, 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 (COZ2025-006) 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, RECOMMENDED FOR APPROVAL.

Tracking #: 21778

8.3.4 **ORDINANCE: REZONING PROPERTY (COZ2025-005) (MOVED PER AGENDA UPDATE)**

Synopsis: AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District, RECOMMENDED FOR APPROVAL.

Tracking #: 21779

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 **RESOLUTION: SETTING A 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 public hearing is scheduled for September 4, 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 #: 21786

9.2 **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 September 4, 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 #: 21788

9.3 **MINUTES**

Synopsis: Minutes from the Special Session meeting on June 26, 2025 and July 10, 2025.

Tracking #: MINUTES

9.4 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated June 26th, July 3rd and 10th, 2025.

Tracking #: WEEKLY BUSINESS

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

12. ADMINISTRATOR'S AGENDA

12.1 **RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL #1**

Synopsis:

Adoption of a resolution authorizing the County Administrator to execute the following Memorandum of Understanding (MOU) between the UG and the Service Employees international Union Local #1.

Tracking #: 21128

12.2 **RESOLUTION: ADOPTING THE AMENDMENT TO THE DEVELOPMENT AGREEMENT (BUC-EE'S FAMILY TRAVEL CENTER)**

Synopsis: A resolution approving the Amendment to the Development Agreement for the Buc-ee's Family Travel Center to change the commencement date and correct the Project site.

Tracking #: 21789

12.3 **ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR CHALET MANOR APARTMENTS PROJECT**

Synopsis: An ordinance expressing approval/disapproval of the issuance of multifamily housing revenue bonds by the Kansas Development Finance Authority for the Chalet Manor project located at 1601 Birch Street in Kansas City, Kansas.

Tracking #: 21791

13. COMMISSIONERS' AGENDA

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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AGENDA UPDATE
UNIFIED GOVERNMENT JULY 31, 2025

MOVING ITEMS FROM PLANNING AND ZONING CONSENT AGENDA TO PLANNING AND ZONING NON-CONSENT AGENDA

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.3 Miscellaneous

Item No. 8.3.3 – ORDINANCE: REZONING PROPERTY (COZ2025-005)
Synopsis: AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District, RECOMMENDED FOR APPROVAL**.**
Tracking #:21779

Item No. 8.3.4 – ORDINANCE: REZONING PROPERTY (COZ2025-006)
Synopsis: AN ORDINANCE rezoning property at 12425 Parallel Parkway, 12301, 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 (COZ2025-006) 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, RECOMMENDED FOR APPROVAL**.**
Tracking #:21778

Tracking ID: 21290

Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance

AGENDA ITEM #5.1.

PRESENTATION OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AUDIT REPORT FOR FY 2024

BACKGROUND

Annually, the Unified Government has an outside independent audit performed of the finances. The auditor is Forvis Mazars LLC and is in the third year of their contract to perform this audit. Representatives from the Unified Government's outside independent auditor, Forvis Mazars LLC, will be in attendance to present an overview of the final auditor for FY2024.

The purpose of the annual audit is to:
1. Provide independent assurance of financial accuracy - to ensure that the entity's financial statements are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP); and confirm that the financial information is free from material misstatements, whether due to error or fraud.
2. Promote transparency and accountability - to demonstrate to taxpayers and the governing Commission that the entity is responsibly managing public funds and reinforce the fiduciary responsibility of management and elected officials.
3. Enhance public trust - external audits build confidence that public resources are being used properly, and that financial reporting is reliable.
4. Evaluate internal controls - assess the effectiveness of internal controls over financial reporting and identify weaknesses or risks.
5. Support compliance with laws and regulations - verify that the entity is complying with applicable laws, grant requirements, and other regulatory obligations.
6. Enable access to capital markets - for entities that issue bonds or seek grants, audited financial statements are often required to obtain financing or funding.

In summary, external audits provide credibility, compliance oversight, and financial integrity which are essential for the effective functioning and reputation of public entities.

A digital copy of the audit will be available on the Unified Government's website at the following link: www.wycokck.org/Departments/Finance/Accounting

RECOMMENDATION

For information only

For information only.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

None.
LEGAL/ POLICY CONSIDERATIONS
None.
ATTACHMENTS
Audit Presentation, Unified Government 2024 ACFR DRaft as of 07.29.25

Approved by Mayor/Administrator to add to agenda.

July 25, 2025

TO: David Johnston, County Administrator

FROM: Dr. Shelley Kneuvean, Chief Financial Officer

SUBJECT: FY 2024 Annual Comprehensive Financial Report (ACFR)

Representatives from the Unified Government's outside independent auditor, Forvis Mazars LLC, 2025 to present an overview of the final Annual Comprehensive Financial Report audit for FY2024 at the full Commission meeting on July 31, 2025.

The audit will be distributed at the meeting and posted online for public distribution at the link on the Unified Government's website:

www.wycokck.org/Departments/Finance/Accounting

Please note the presentation of the annual audit is informational only. It is not specifically approved by the Unified Government since it is an independent assessment. Once the presentation occurs and the detailed audit is distributed, if there are any questions or the need for further information by the Mayor, Commission, and staff that can occur at any time.

The purpose of the annual audit is to:

1. Provide independent assurance of financial accuracy - to ensure that the entity's financial statements for the prior fiscal year are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP); and confirm that the financial information is free from material misstatements, whether due to error or fraud.

2. Promote transparency and accountability - to demonstrate to taxpayers and the governing Commission that the entity is responsibly managing public funds and reinforce the fiduciary responsibility of management and elected officials.

3. Enhance public trust - external audits build confidence that public resources are being used properly, and that financial reporting is reliable.

4. Evaluate internal controls - assess the effectiveness of internal controls over financial reporting and identify weaknesses or risks.

5. Support compliance with laws and regulations - verify that the entity is complying with applicable laws, grant requirements, and other regulatory obligations.

6. Enable access to capital markets - for entities that issue bonds or seek grants, audited financial statements are often required to obtain financing or funding.

In summary, external audits provide credibility, compliance oversight, and financial integrity which are essential for the effective functioning and reputation of public entities.

The Government Finance Officers Association (GFOA) recommends that the audit be completed within six months of the conclusion of the prior fiscal year. The State of Kansas requires that the audit be filed with the State within 12 months of the conclusion of the prior fiscal year. This presentation complies with this best practice and state requirement.

Please let me know if you have any questions.

DRAFT
7/29/25

ANNUAL COMPREHENSIVE FINANCIAL REPORT

2024

Unified Government of Wyandotte County and Kansas City, KS

For the Fiscal Year Ended December 31, 2024

Annual Comprehensive

Financial Report

Year Ended December 31, 2024

Unified Government of Wyandotte County and Kansas City, Kansas

DRAFT

7/29/25

prepared by

Department of Finance
Accounting Division

Dr. Shelley Kneuvean, Chief Financial Officer
Deborah Jonscher, Deputy Chief Financial Officer
Lesley Strohschein, Deputy Chief Financial Officer
Pamela Kahao, Accounting Manager

Available online at www.wycokck.org/finance

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DRAFT
7/29/25

Reasonable accommodations will be made to qualified individuals with disabilities on an as needed basis, provided adequate notice is given.

Table of Contents

Introduction

i Letter of Transmittal
xviii Mayor and Board of Commissioners
xix Organizational Charts
xxi Government Finance Officers Association Awards

Financial

1 Independent Auditor's Report
4 Management's Discussion and Analysis (unaudited)

Basic Financial Statements

Government-Wide Financial Statements

19 Statement of Net Position
20 Statement of Activities

Fund Financial Statements

21 Balance Sheet – Governmental Funds
22 Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
23 Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds
24 Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
25 Statement of Net Position – Proprietary Funds
26 Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds
27 Statement of Cash Flows – Proprietary Funds
28 Statement of Cash Flows – Proprietary Funds Continued
29 Statement of Fiduciary Net Position
30 Statement of Changes in Fiduciary Net Position - Custodial Funds

Notes to Basic Financial Statements

31 Table of Contents
33 I. Summary of Significant Accounting Policies
45 II. Stewardship, Compliance and Accountability
46 III. Detailed Notes for All Funds
67 IV. Other Note Disclosures

Required Supplementary Information

92 Notes to Required Supplementary Information Budgetary Comparison Schedule

General Funds Schedule of Revenues, Expenditures and Changes in Fund Balance Budgetary Comparison Schedules (Budgetary Basis)

93 General Fund - Combined
94 General Fund - City

95 General Fund - County
96 General Fund - Parks
97 Schedule of Unified Government's Proportionate Share of the Collective Net Pension Liability - KPERS and KP&F
98 Schedule of Unified Government's Pension Contributions - KPERS and KP&F
101 Schedule of Kansas City, Kansas Board of Public Utilities Retirement System's Net Pension Liability and Related Ratios
103 Schedule of Kansas City, Kansas Board of Public Utilities Retirement System Pension Contributions
104 Schedule of Changes of Unified Government's Other Postemployment Benefits Liabilities and Related Ratios - Health Insurance
105 Schedule of Changes of Unified Government's Other Postemployment Benefits Liabilities and Related Ratios - Disability Benefits and Life Insurance
106 Schedule of Changes Kansas City, Kansas Board of Public Utilities Total OPEB Liability and Related Ratios

Combining and Individual Fund Financial Statements and Schedules

Governmental Funds

107 Fund Descriptions
110 Combining Balance Sheet – Nonmajor Governmental Funds
116 Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds

Special Revenue Funds Schedule of Revenues, Expenditures and Changes in Fund Balance Budgetary Comparison Schedules (Budgetary Basis)

122 Clerk's Technology Fund
123 Court Trustee Fund
124 Dedicated Sales Tax (Public Safety and Neighborhood Infrastructure) Fund
125 Developmental Disability Fund
126 Elections Fund
127 Environmental Trust Fund
128 Health Department Fund
129 Jail Commissary Fund
130 Library District Fund
131 Mental Health Fund
132 Register of Deeds Technology Fund
133 Service Program for the Elderly Fund
134 911 Tax Wyandotte County Fund
135 Special Alcohol Programs Fund
136 Special Assets Fund
137 Special Parks and Recreation Fund
138 Special Street and Highway Fund

139 Tourism and Convention Promotion Fund
140 Treasurer's Technology Fund

Debt Service Funds Schedule of Revenues, Expenditures and Changes in Fund Balance Budgetary Comparison Schedules (Budgetary Basis)

141 Debt Service Fund - City
142 Debt Service Fund - County

Proprietary Funds

143 Fund Descriptions
144 Combining Statement of Net Position – Nonmajor Enterprise Funds
145 Combining Statement of Revenues, Expenses, and Changes in Fund Net Position – Nonmajor Enterprise Funds
146 Combining Statement of Cash Flows – Nonmajor Enterprise Funds

Proprietary Funds Schedule of Revenues, Expenditures and Changes in Net Position Budgetary Comparison Schedules (Budgetary Basis)

148 Sewer System Fund
149 Emergency Medical Services Fund
150 Public Levee Fund
151 Stormwater Fund
152 Sunflower Hills Golf Course Fund
153 Legends Stadium

Internal Service Funds

155 Fund Descriptions
156 Combining Statement of Net Position – Internal Service Funds
157 Combining Statement of Revenues, Expenses, and Changes in Fund Net Position – Internal Service Funds
158 Combining Statement of Cash Flows – Internal Service Funds

Fiduciary Funds

159 Fund Descriptions
160 Combining Statement of Fiduciary net Position - Custodial Funds
161 Combining Statement of Changes in Fiduciary Net Position -Custodial Funds

Statistical (unaudited)

163 Table of Contents

Financial Trends

164 Table 1 - Net Position by Component
166 Table 2 - Changes in Net Position

170 Table 3 - Fund Balances of Governmental Funds
172 Table 4 - Changes in Fund Balances of Governmental Funds
174 Table 5 - Governmental Activities Tax Revenues by Source

Revenue Capacity

176 Table 6 - Assessed and Estimated Actual Values of Taxable Tangible Property
178 Table 7 - Direct and Overlapping Property Tax Mill Levy Rates
180 Table 8 - Principal Property Taxpayers
181 Table 9 - Property Tax Levies and Collections
182 Table 10 - Total Assessed Tangible Property Valuation of the County and City of Kansas City, Kansas
183 Table 11 - Sales and Use Tax Revenue and County-wide Retail Sales Receipts
184 Table 12 - City General Fund Sales and Use Tax Revenue
184 Table 13 - Kansas Speedway STAR Bonds Sales Tax Revenues

Debt Capacity

185 Table 14 - Ratios of Outstanding Debt by Type
186 Table 15 - Ratios of General Bonded Debt Outstanding
187 Table 16 - Debt Ratios
188 Table 17 - Legal Debt Margin Information
190 Table 18 - Pledged-Revenue Coverage
192 Table 19 - Indirect Debt

Demographic and Economic Information

193 Table 20 - Demographic and Economic Statistics
194 Table 21 - Principal Employers

Operating Information

195 Table 22 - Full-time Equivalent Unified Government Employees By Function
196 Table 23 - Operating Indicators by Function
197 Table 24 - Capital Assets Statistics

DRAFT

INTRODUCTION

7/29/25

July __, 2025

Dr. Shelley Temple-Kneuvean
Chief Financial Officer

Citizens of the Unified Government of Wyandotte County and City of Kansas City, Kansas
Honorable Mayor and Members of the Board of Commissioners
County Administrator David Johnston:

The Office of the Chief Financial Officer is pleased to submit the 2024 Annual Comprehensive Financial Report (ACFR) in accordance with State law and Article 1, Section 2.103 of the Code for the Unified Government.

Kansas State law 75-1120a requires that local governments prepare a set of financial statements for each fiscal year in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by an independent certified public accounting firm.

DRAFT
7/29/25

This report consists of management's representations of the Government's finances for both Wyandotte County and the City of Kansas City, Kansas known as the Unified Government. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the management. To provide a reasonable basis for making those representations, management has established a comprehensive internal control framework that is designed both to protect governmental assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the financial statements in conformity with GAAP standards. The comprehensive framework of internal controls is designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, this financial report is complete and reliable in all material respects to the best of our knowledge and belief.

Forvis Mazars, LLP, a firm of licensed certified public accountants, has audited the fiscal year 2024 financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Government for the fiscal year ended December 31, 2024, are free of material misstatement. The audit involved examining evidence, on a test basis, supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion on the Government's basic financial statements as of and for the year ended December 31, 2024.

Department of Finance, Office of the Chief Financial Officer
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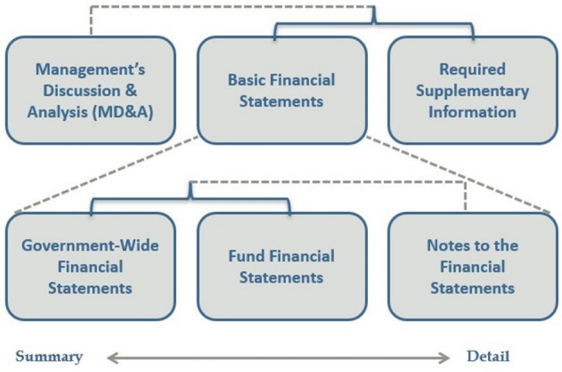
The Report

The ACFR is presented in three sections:

- The **Introduction** section includes this letter of transmittal, County Administrator, Mayor and Board of Commissioner introduction, the Unified Government's organizational chart, and certificates of achievement from the Government Finance Officers Association (GFOA).

- The **Financial** section includes the report of the independent auditors, Management's Discussion and Analysis (MD&A), the basic financial statements, including the government-wide financial statements comprised of the Statement of Net Position and the Statement of Activities and the accompanying Notes to the Financial Statements. The Financial Section also includes the fund financial statements including the governmental funds financial statements, the proprietary funds financial statements, the fiduciary funds financial statements, and the combining individual funds financial statements for the non-major governmental funds and the proprietary funds. Required supplementary information other than the MD&A is also included in the financial section.



- The **Statistical** section includes selected financial and demographic information on a multi-year basis.

The transmittal letter complements the MD&A and should be read in conjunction with the MD&A.

The ACFR includes all funds of the Unified Government (the Government), and includes the Government's component units, which are legally separate organizations and for which the Government is financially accountable or whose relationship with the Government is of a nature and significance that would cause the Government's financial statements to be incomplete were they not included.

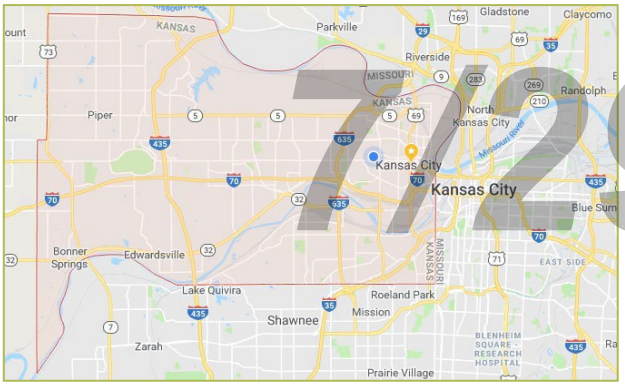
The Government operates on an annual budget cycle beginning on January 1 and ending on December 31 of each year. The budget process requires that revenue projections are development by Finance and the Budget Office, and each department submit a current year and future year expenditure plan to the County Administrator for approval. It should be noted that the certified funds in the budget are tracked differently than the ACFR, which combines a number of funds for reporting. The County Administrator, Chief Financial Officer, and Budget Office review spending requests and develop a budget plan for review and adoption by the Unified Government Board of Commissioners. The Government utilizes a five-year plan for capital improvements that serves as a guide for allocation of future resources although only the first year is included in the budget adoption process.

The Government maintains budgetary controls that have the objective of ensuring compliance with legal provisions embodied in the annual appropriated budget submitted by the County Administrator and adopted by the Board of Commissioners. All activities of the General Fund and State certified funds are included in the annual appropriated budget. Project-length budgets are adopted for the respective special revenue funds and capital project funds. Budgetary control (the level at which expenditures and encumbrances cannot legally exceed the appropriated amount) is administratively established at the department level within individual funds, except for special revenue and capital project funds which are at the funded project level. Capital project balances (budgets) are not released until appropriations are approved by the Commission.

DRAFT 7/29/25

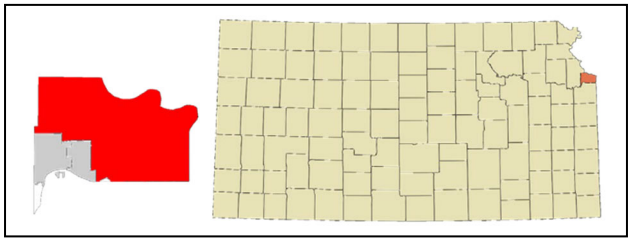
In addition to the Annual Comprehensive Financial Report (ACFR), an independent audit of federal funds received during the year is prepared as part of the annual financial statements of the Unified Government (the "Single Audit"). This audit is required by the federally mandated Single Audit Act Amendments of 1996 and the U.S. Office of Management and Budget (OMB) *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Audits* and is designed to meet the special needs of federal grantor agencies. The result of the single audit, including a schedule of expenditures of federal awards, and the independent auditor's reports on the Government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards, are available in the Unified Government's separately issued Single Audit report.

Unified Government Profile



The Unified Government of Wyandotte County and Kansas City, Kansas was created October 1, 1997, based on a citizen vote to consolidate the operations of the City of Kansas City, Kansas and Wyandotte County, Kansas. Part of the Kansas City Metropolitan Statistical Area, Wyandotte County is located at the confluence of the Kansas and Missouri Rivers and at the crossroads of two transcontinental interstate highways (I-70 and I-35). Situated immediately west of the Kansas River, the Missouri State Line, and the City of Kansas City, Missouri, Wyandotte County covers an area of 151.6 square miles, including residential, commercial, and industrial developments, lakes, recreational activities, and rural settings.

The U.S. Census Bureau estimates a population of 169,418 in 2024 for Wyandotte County, Kansas.



The community is rich in diversity and there are more than sixty-five languages spoken in the largest school district in the County, Kansas City Kansas Public Schools.

UNIFIED GOVERNMENT HISTORY

The County is named after the Wyandot Indians who resettled from the State of Ohio. The Wyandot established a territorial government and elected a territorial governor. In 1859, the County was organized, and the Wyandotte Constitutional Convention gave Kansas its new State Constitution. Kansas City, Kansas was incorporated in 1872 and the neighboring cities of Armstrong, Armourdale, Riverview, and Wyandotte were combined in 1886 to form the "new" Kansas City, Kansas. Over a century later in 1997, the City of Kansas City, Kansas and Wyandotte County were joined as the Unified Government with a new Charter.

UNIFIED GOVERNMENT STRUCTURE

The Unified Government is the government for both Wyandotte County and the City of Kansas City, Kansas which consolidated in 1997. The governing body of the Unified Government consists of a ten-member Commission and a Mayor/Chief Elected Official. Eight Commission positions are elected within geographic districts and two Commission positions are elected at-large. The district Commissioners are selected in a primary and general election by the voters in their respective districts. The two at-large Commissioners are nominated by the northern and southern at large commission districts; and then elected by all voters in the general election. The Mayor/Chief Elected Official is elected Countywide in the primary and general elections.

The Mayor appoints the County Administrator with approval of the Commission. The County Administrator is charged with the day-to-day responsibility of management of the Government operations. The Mayor

DRAFT 7/29/25

and Commission establish the policy direction for the Government. Annually, the Commission adopts a balanced budget and establishes the amount of taxes to be levied for the support of Unified Government programs. The County Administrator has the responsibility of administering the budget in accordance with policies adopted by the Commission.

The Government's approximate 2,300 employees provide a full range of municipal services, including public safety (police, sheriff and fire protection), parks & recreation, planning and zoning, public works including building, sewer system and street maintenance, public health, aging services, transit system, district attorney's staff, adult and juvenile detention facilities, municipal court, economic development, and other general city and County services. The Kansas City, Kansas Board of Public Utilities (BPU), an administrative agency of the Unified Government, provides water and electric power to residents.

Within the County there are 54 parks, 6 recreation centers, 3 banquet halls, an 18-hole golf course, 45 public buildings including 18 fire stations, Fleet Center, 4 police buildings, 2,400 miles of roadway, 1 wastewater maintenance facility, 5 treatment plants, 78 wastewater pump stations, 9 stormwater pump stations, 800 miles of sanitary pipe, 300 miles of storm pipe, and 100 miles of combined pipe.

The Unified Government mission is to deliver high quality, efficient services and be a resource to our residents. We are vibrant, resilient community of compassionate and diverse neighbors, united for an equitable, healthy, prosperous future that is proudly Wyandotte.

The Commission has adopted four strategic goals:

- Uphold Fiscal Sustainability
- Foster Economic Development
- Focus on Service & Communication
- Improve Infrastructure

These goals are intended to guide management actions throughout the Government organization. Management ensures that necessary and desired services are provided in an efficient and effective manner while continually improving.

The Commission Economic Development and Finance (ED&F) Standing Committee serves as an audit committee. The Committee discusses with the external auditor matters related to the audit and accepts the results of the annual financial audit which are also presented to the full Commission.

Financial Policies and Planning

Formal financial policies, as well as operating practices, enable the Government to provide core services to citizens and manage the Government's resources effectively. Formal policies exist in areas such as balanced budgets, revenue diversification, use of one-time and unpredictable revenues, operating expenditures, reserves, investments, and debt. These policies are available on the webpage for the Unified Government, Finance Department's Fiscal Accountability Policies website.

REVENUE ADMINISTRATION

The Government's two main sources of revenue for operating expenditures are real estate property taxes and sales and use taxes. In addition, the Government's revenue administration includes a review of all fees, fines, and charges for services to ensure the charges are meeting cost recovery goals. Most of the Government's revenue is not restricted to particular uses which allows the Government to be responsive to expenditure needs. One-time and unpredictable revenues are to be spent on one-time costs, such as equipment replacement or capital improvements for repair and rehabilitation projects.

EXPENDITURE ADMINISTRATION

Expenditure budgets are carefully reviewed by both the implementing departments and the Budget Office. Department directors are responsible for containing expenditures within their Commission approved budgeted appropriations. Careful attention is paid to monitor department's ability to meet projected vacancy

DRAFT 1/29/25

Savings and the Budget Office is leading an effort to fully budget authorized positions as opposed to using a "trend" by fund.

For 2024, the City General Fund budget actual expenditures and transfers were estimated at $172.2 million. The County General Fund budget actual expenditures were estimated at $87 million.

RESERVES

The Government has multiple reserves in its various operating funds to address budgetary shortfalls. The General Fund Operating and Economic Uncertainty Emergency Reserve Policy sets the target for the minimum reserve at 25% of the regular, ongoing operating expenditures (including transfers out) for the general funds, with other target reserves percentages established for the various special revenue funds. The Government's budget policy concerning the use of reserves generally limits the use of reserves to respond to revenue shortfalls, unanticipated expenditures, or severe economic downturns.

At the end of 2024, the City General Fund had a fund balance of 20% of expenditures and transfers-out; and the County General Fund had a fund balance of 8%.

DEBT ADMINISTRATION

The Government's debt policy establishes guidelines and parameters for the issuance and management of debt. The Government continually and proactively communicates with the investment community in the issuance of new debt and the administration of its outstanding debt. In doing so, the Government seeks to ensure that debt is issued prudently and is financially sustainable, and bondholders are provided all information required by the Municipal Securities Rulemaking Board governed by the Securities and Exchange Commission.

State statutes limit general obligation bonded debt for the Unified Government to 30% assessed valuation in the jurisdiction (KSA 12-365 (c)). For the Government's general obligation bonded debt was $257.4 million, or 12% of the assessed tangible valuation of $2.19 billion, below the statutory maximum.

According to standard measures used by the primary credit rating agencies to assess debt (e.g. fund balance as a percent of operating expenses, debt-to-assessed value ratios, debt per capita, etc.), the Government's level of direct debt obligations is considered high in comparison with similarly sized municipalities. Rating agencies cite the Unified Government's strong financial management and prudent fiscal policies as credit strengths, while citing low economic indicators and a high level of debt as credit weaknesses. A bond rating evaluation was undertaken in 2025, and the UG's ratings of AA by Standard & Poor's and A1 by Moody's Investor Service were reaffirmed.

LONG TERM FINANCIAL PLANNING

The Government has a five-year long-range budgetary and capital planning process that is updated each year to help drive annual funding decisions as well as periodic general obligation bond issuances for larger investments. For General Fund and Sewer operations, revenues are forecasted out for ten years to account for planned changes to existing revenues, such as sunsetting revenues, and to project any future deficits between revenues and expenditures.

Economic Development

The local economy is concentrated in four sectors: government and services, health care, transportation, and warehousing and manufacturing. The economic outlook for Wyandotte County and Kansas City, Kansas remained positive in 2024. The County is the second largest rail hub in the country based on tonnage serving an important role in the transcontinental rail system, providing both freight and passenger service.

The County boasts a diversity of around 7,000 businesses supporting an employment base of nearly 92,000

DRAFT 7/29/25

employed. Our top ten employers are:

- University of Kansas Health Systems
- Kansas City, KS School District #500
- University of Kansas Medical Center
- Amazon Fulfillment Center
- United Parcel Service
- Unified Government of Wyandotte County and Kansas City, Kansas
- Associated Wholesale Grocers
- General Motors Corporation
- Providence Medical Center
- Nebraska Furniture Mart

UNEMPLOYMENT

The Bureau of Labor Statistics unemployment rate for 2024 in Kansas was 3.3% compared with 4% nationally. The unemployment rate for the County was 4.0%, up from 3.4% in 2023.

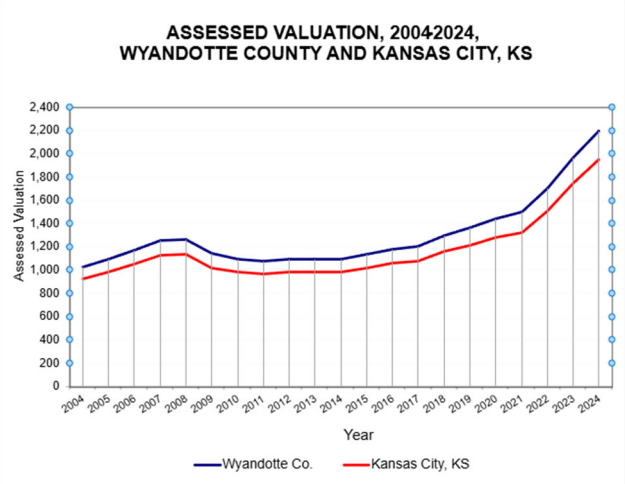
PERSONAL INCOME / CONSUMER SPENDING

An estimate based on U.S. Census Bureau the household income in 2023 was $61,766, an increase of 4% from 2023.

Consumer spending was higher in 2024 as well. The County's retail sales receipts increased from the prior year by 1.1% on the City sales and use tax; and 1.8% on the County sales and use tax.

PROPERTY VALUES

The local real estate market saw a steady increase in values over the year. Overall, Wyandotte County's assessed value for 2024 was $2.19 billion, an increase of 11.5% from 2023.



While some of the increase in values is related to new growth and development, it is also attributable to the increase in appraised values evaluated by the County Appraiser's Office annually.

Major Development Initiatives

Economic development efforts focus on retaining and strengthening the traditional manufacturing and distribution base while diversifying the economy in the office, service, and tourism and entertainment sectors, and promoting housing development and redevelopment.

In 2024, $863 million in new investments were announced across Wyandotte County and 2,724 new or retained jobs.

Major 2024 projects announced and/or construction started:

- Owens Corning Expansion, $219 million for 10,5000 square feet in Fairfax
- Marvin Windows, $90 million, 406,950 square feet, 600 new jobs with room for a future second facility in the 435 Logistics Center.
- Margaritaville Hotel, $120 million investment for 130,000 square feet
- Atlas 9 Museum, $26.7 million, 30,000 square feet, 30 new jobs, as a part of the Homefield development.
- KCK Community College Downtown Education Campus, $71.4 million, 95,500 square feet, 66 new jobs; the largest downtown investment in history and will focus on bringing technical education and skills training to the urban core.
- General Motors, $391 million reinvestment, to convert from producing Chevrolet Malibu to the Chevrolet Bolt electric vehicle and continue production of Cadillac XT4. Production will cease in November 2024 with ramp up beginning July 2025.
- Mies Wholesale Foods, $17 million, 75,000 square feet., 51 jobs, new facility to help this family-owned company meet growth plans, adding to the existing food industry sector that exists in the County.

DRAFT 7/29/25

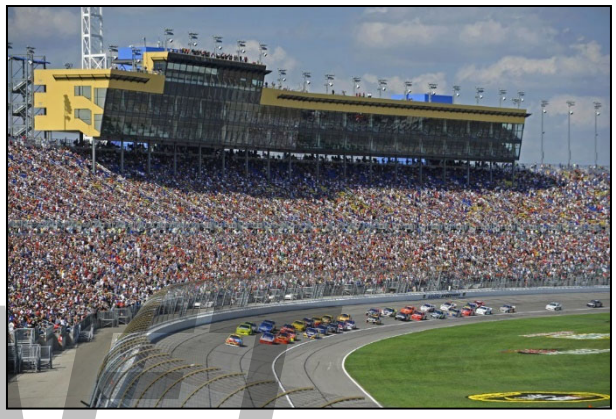
- Marshalltown, $28 million, 207,792 square feet, 40 jobs, supplier of construction tools and equipment, family-owned, located to 435 Logistics Center.
- Buc-ee's Family Travel Center – 74,000 square feet, 5,000 daily visitors, and over 100 new jobs
- Farmers Insurance to occupy 144,000 square feet of the Cerner Campus relocating from Johnson County
- Hollywood Casino Hotel 125 room hotel to begin in 2025
- Rock Island Bridge Entertainment Venue, $15 million and 14,000 square feet
- America Royal, 780,000 square feet (up from 425,000 square feet) with an investment of $375 million (up from $165 million)

Numerous multi-family developments:

- Residences at Victor Hills, $43 million, 152-unit apartment project, utilizes Low Income Housing Tax Credits as a financing tool to help meet housing needs across the County.
- City Hall Place, $32.5 million, 60-unit apartment project in downtown Kansas City, Kansas.
- The Helm Apartments, $41 million investment with 224 units
- Boulevard Lofts, $10.5 million 92 units
- Woodside Rosedale Apartments, $53 million, 149 units (2026)
- 404 Central Apartments, $39 million, 129 units
- Criterion Development, $62 million, 232 units

TOURISM

The Unified Government has been committed to the successful development of a 1,600-acre tract of land, located directly northwest of the intersection of Interstate Highways 70 and 435 known as The Legends. This effort has resulted in attracting the Kansas Speedway (NASCAR) as the economic catalyst for development of this area using STAR Bond tax increment financing incentive, which opened in 2001. The speedway project, totaling more than $280 million, is a 1.5-mile tri-oval on approximately 1,100 acres of land, with 72 luxury hospitality suites and grandstand seating for 82,000. The Speedway has two major race events per year and is in use approximately 200 days per year for various events, including driving schools, charity events, and track tours. The track has an economic impact of $100 million in the Kansas City metropolitan area annually.



Kansas Speedway (NASCAR) opened in 2001

Children's Mercy Park, Sporting KC Soccer Stadium

The Unified Government and the Kansas Unified Development, LLC entered into a Multi-Sport Stadium Venture Agreement for the construction of an 18,000-seat multi-sport stadium complex that is the permanent home to Sporting KC, a Major League Soccer team.

The stadium, branded as Children's Mercy Park (known as Sporting Park prior to 2016), completed its thirtieth successful season in 2024. The stadium held 21 home games during the season. This venue will be the practice site for the FIFA World Cup Soccer in 2026.

Legends Field at CommunityAmerica Ballpark is an open-

DRAFT 7/29/25

air stadium that proudly serves as the home of the Kansas City Monarchs as part of American Association of Professional Baseball, an MLB Partner League. The ballpark boasts an approximate capacity of 5,000 fixed seats, in addition to a grass berm and standing room areas.

Monarch's at Legends Field

Just east of the Village West/Legends tourism district, an $80 million Compass Minerals Soccer National Training and Coaching Development Center was constructed and opened in early 2018. The development houses the elite athlete training and performance analytics campus and national youth soccer development programs. The facility includes approximately 100,000 square feet for an indoor facility with a practice field, eight lighted professional fields, and a new medical clinic from the soccer club's stadium naming-right sponsor Children's Mercy.

A Fairfield Inn & Suites by Marriott was completed near Compass Minerals Soccer Training Facility. The hotel has 108 rooms representing an approximate $10,700,000 investment along with meeting space with conferencing services at the Compass Minerals training facility. The hotel opened in early 2025.

Homefield

In 2020, Homefield LLC, proposed a development of a first-class sporting and entertainment destination located to the east of I-435 between State Avenue and Parallel Parkway, that would include attractions including a major multi-sport athletic complex and performance center known as Homefield and Homefield Outdoor, along with a Homefield youth baseball complex. The $60 million, 150,000 square foot Homefield building is a multi-sport venue, including food and beverage, medical services, fitness, retail, office, and entertainment spaces, and was officially opened in 2024. Homefield provides facilities for training and sports programs for football, baseball, softball, volleyball, basketball, soccer, and pickleball

Homefield Training Center

The $40 million youth baseball complex includes eight lighted fields (originally ten), a scouting view tower, batting and pitching tunnels, concessions and restrooms, and Homefield Academy club offices. The youth baseball complex is a premier showcase baseball complex in the Midwest and caters to regional and national markets.

Margaritaville Hotel

Margaritaville Hotel, $120 million investment for 130,000 square feet and 228 rooms is nearing completion and will provide a unique resort experience to the entire metropolitan area.

DRAFT 7/29/25

American Royal

In October 2016, the American Royal announced their relocation to a new, proposed $160 million complex to be developed to the west of the Village West retail district. Project planning was put on hold during 2020 and much of 2021 due to the COVID-19 pandemic. Grading of land began in March of 2023 and foundation work commenced in August of 2023. A barn raising ceremony was held in November 2023 which commenced vertical construction of the barn.

The scope of the project has grown, and the American Royal Association is developing a 120+ acre development at 118th Street and State Avenue consists of approximately 780,000 square feet of indoor and outdoor arena space, barn, education center, office, shop and storage space. As envisioned now, the "Core Royal" shall include a first-class main show arena with approximately 5,000 permanent seats, a multipurpose indoor arena with 90,000 square feet, and an outdoor arena with approximately 75,000 square feet, a first-class livestock exhibition hall / barns with approximately 390,000 square feet; approximately 20,000 square feet of administrative offices; approximately 70,0000 square feet of storage facilities; and related parking improvements.

A second phase of the project will include an Agricultural Education Center and ultimately a 120-acre festival grounds on adjacent property. The estimated opening date is 2026. The projected draw in the first year is over 390,000 people with over 1 million visitors in the first 5 years of operations.

Rock Island Bridge, Kansas City, Kansas

Rock Island Bridge

In 2021, the Unified Government and Flying Truss, LLC began discussing a new development on the historic Rock Island Railroad Bridge, originally constructed in 1905 in the Stockyards District. The project would synergize with the Unified Government's efforts to provide public access and trails along the river. The concept is to create a regional destination by transforming the bridge into a multi-purpose development consisting of an upper/lower deck structure that contains a food hall, open-air bar and coffee shops, event space, catering facility, and multi-purpose space. The bridge will become a part of the public trail system which is planned to connect the Kaw Valley Trail along the Kansas River's western levee with the Riverfront Heritage Trail. The bridge was acquired from Kansas City, Missouri and is owned by the UG. Bridge construction commenced in 2023, and in June 2023, efforts were underway to elevate the bridge by 3 feet as a preventative measure against the potential occurrence of a catastrophic flood event. The project was awarded a $4 million grant in 2023 by the Department of Commerce. As part of the grant, it was agreed that $480,000 could be applied to public utility infrastructure incurred by the Unified Government. Completion of this unique and innovative project is planned for April of 2025.

DRAFT 11/29/25

Wyandotte County and the City of Kansas City, Kansas is a community with well-established and historic neighborhoods as well as newer infill development, multifamily development, and single family neighborhoods providing diverse housing options. The community has a strong tourism industry as home to both a NASCAR track and professional soccer team stadium, and a thriving commercial base including manufacturing parks, industrial, retail, and office development throughout the community.

In closing, Unified Government staff wish to express deep appreciation to the Mayor, Board of Commissioners, and County Administrator for their leadership, support, and oversight of the finances of the Government to ensure financial sustainability, transparency, and accountability.

Respectfully submitted,

Dr. Shelley Kneuvean
Chief Financial Officer

DRAFT 7/29/25

Acknowledgements

The preparation of this ACFR could not have been accomplished without the dedicated service of the highly qualified staff in the Finance Department.

Special thanks are extended to the following staff for their contributions to the preparation of this document: Accounting Manager Pamela Kahao and the accounting staff, Deputy Chief Financial Officer Deborah Jonscher, and Deputy Chief Financial Officer Lesley Strohschein.

The dedication and commitment of staff in the Unified Government operating departments is also appreciated. We also want to thank the thorough and professional way our independent auditors, Forvis Mazars, LLP, conducted the financial audit.

The Unified Government Board of Commissioners is comprised of ten Commission members and the Mayor/CEO – eight members from equally populated districts, two members elected from two north/south districts, and the Mayor elected at-large. Commission members are elected for staggered four-year terms, and must be 18 years of age, US citizens and reside in the respective district for the duration of their term of office.

Honorable Melissa Bynum
At-Large District 1

Honorable Tyrone Garner
Mayor/CEO

Honorable Tom Burroughs
At-Large District 2

Honorable Gayle
Townsend District 1

Honorable William (Bill)
Burns, Jr. District 2

Honorable Christian
Ramirez District 3

Honorable Dr. Evelyn
Hill District 4

Honorable Mike
Kane District 5

Honorable Philip J.
Lopez District 6

Honorable Chuck
Stites District 7

Honorable Andrew
Davis District 8

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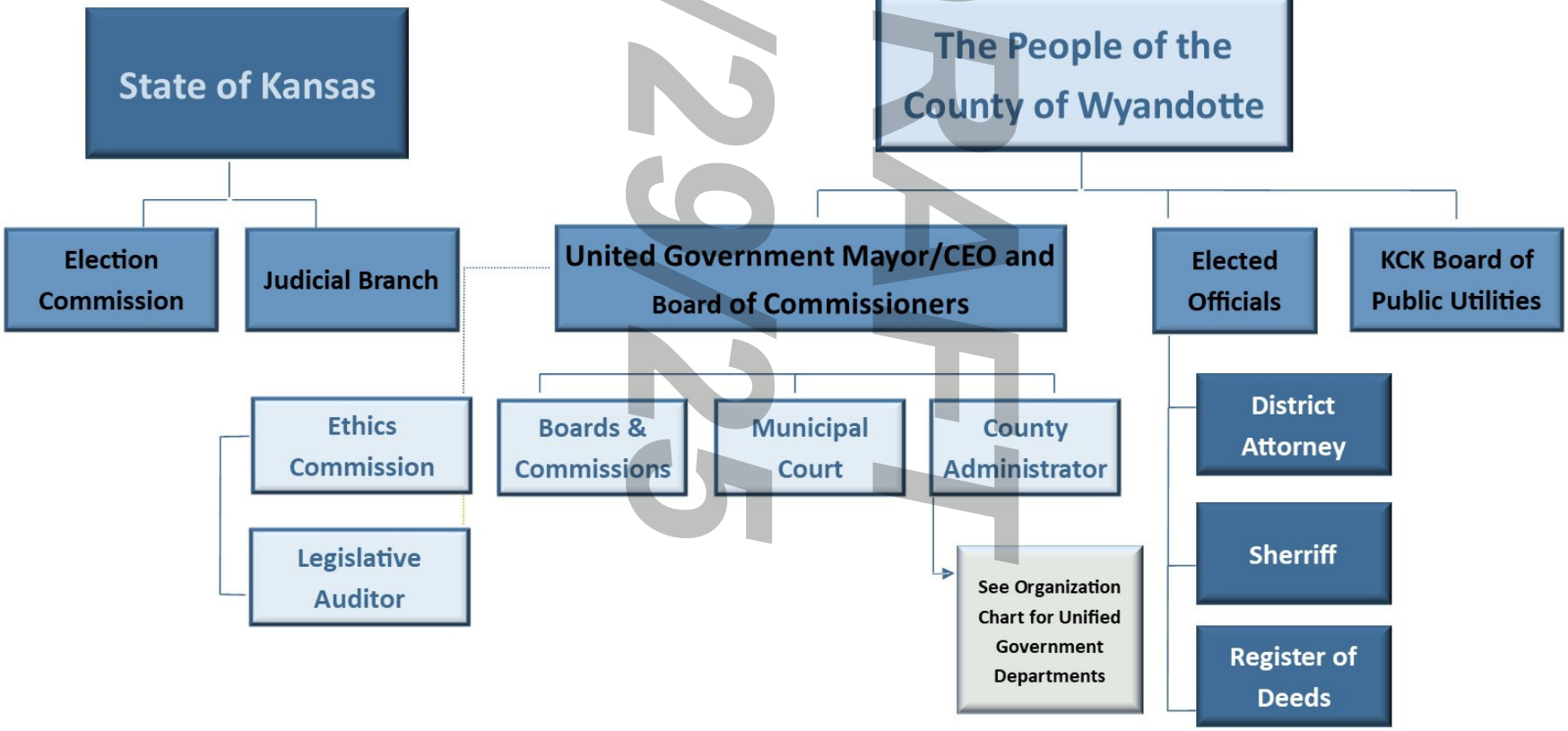
Unified Government of Wyandotte County/Kansas City, Kansas

Organizational Chart

Elected and Appointed Officials



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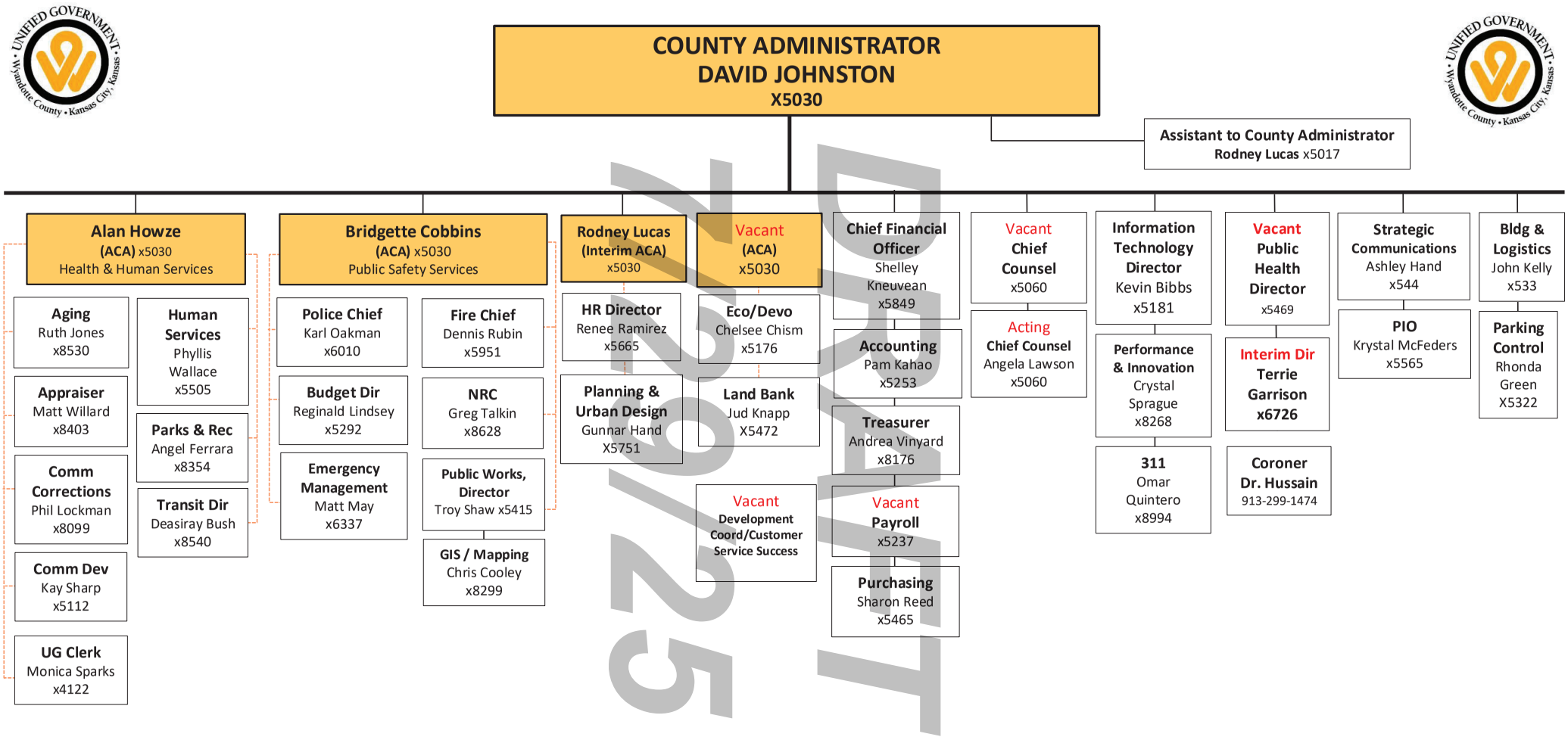

Asst CAs are not over these depts, however, assist with operations.	Legislative Auditor, Reed Partridge x8043 District Attorney, Mark Dupree x2744	Michael Abbott, Election Cmr x8501	Susie P. Nelson, Register of Deeds x2844	Amanda Martin-Hamon, Museum Dir x5383	Dan Soptic, Sheriff x4149	Judge Burns, District Court x2923	Judge Shultz, Municipal Court x5218
	David Johnston	Alan Howze		Angel Ferrara Parks and Recreation	Bridgette Cobbins		

DRAFT 5/16/25

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

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Presented to

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Unified Government of Wyandotte County and Kansas City Kansas

For its Annual Comprehensive Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

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FINANCIAL SECTION

7/29/25

Management of the Unified Government of Wyandotte County and Kansas City, Kansas (the Government) offers readers of the basic financial statements this narrative overview and analysis of the financial activities of the Government for the fiscal year ended December 31, 2024. Readers are encouraged to consider the information presented here in conjunction with the additional information provided in the letter of transmittal.

Financial Highlights

- The Unified Government's assets and deferred outflows of resources exceed its liabilities and deferred inflows of resources at the close of the fiscal year by $847,870,000 (net position).

- The Unified Government's total net position increased by $79,457,000 over the prior year. Net position increased in governmental activities by $3,747,000 and increased for the business-type activities by $75,710,000.

- The Unified Government's long-term liabilities as of December 31, 2024, are $1,704,000, consisting of $859,657,000 for governmental activities and $844,194,000 for business-type activities. Governmental activities long-term liabilities decreased $22,260,000 compared with the prior year and business-type activities decreased $30,982,000.

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- Of the $859,657,000 in governmental activities long-term liabilities, $357,124,000 or 41.5% are for employee and retiree benefits and $502,534,000 or 58.55% for debt-financed capital and economic development investments, with the remaining portion for various claims liabilities.

7/29/25

- Governmental funds combined ending fund balances of $178,837,000 reflect a decrease of ($4,123,000) or (2.3%) from the prior year. Of that total, 29.6% or $52,932,000 is unassigned fund balance reserve available for spending for unanticipated expenses, downturn of revenues, or other emergency situations at the discretion of the Unified Government's Board of Commissioners.

- The Government adopted Governmental Accounting Standards Board Statement No. 101, *Compensated Absences, GASB 101*, in 2024. The impact on the financial statements was not material and the Government did not restate beginning net position for the adoption of GASB 101.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Government's basic financial statements. The basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. In addition to the basic financial statements themselves, this report also provides other required and supplementary information.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Unified Government's finances, in a manner like a private-sector business.

The ***Statement of Net Position*** presents information on all the Government's assets, liabilities, deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position is improving or deteriorating. The ***Statement of Activities*** reports how the Government's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will affect cash flows in future fiscal periods (*e.g.,* uncollected taxes and earned but unused vacation leave).

Governmental activities reflect the Government's basic services principally supported by taxes, including public safety, public works, planning and economic development, health and welfare, general government, and parks and recreation services. ***Business-type activities*** reflect private-sector-type operations, such as electric and water utilities, sewer system, emergency medical services, storm water, Sunflower Hills Golf Course, and the Legends Baseball Stadium, where fees for services typically cover all or most cost of operations, including depreciation.

The government-wide financial statements comprise all the Unified Government as the primary government, which includes Wyandotte County, Kansas and the City of Kansas City, Kansas as well as the Kansas City, Kansas Board of Public Utilities (BPU) which is a legal entity of the Unified Government. Also included is the Public Building Commission (PBC), KCK ALL, Inc., KCK 501, Inc. and the Land Bank, blended component units. Blended component units, although legally separate, function essentially as an agency of the primary government and, therefore, are included as an integral part of the Unified Government's financial statements.

DRAFT 1/29/25

Fund Financial Statements

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The Unified Government, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds are divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances left at year-end that are available for future spending. Such information may be useful in evaluating the Government's near-term financing requirements. Consequently, the governmental fund financial statements provide a detailed short-term view that helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Unified Government's programs. Because this information does not encompass the long-term focus of the government-wide statements, additional information is provided that reconciles the governmental fund financial statements to the government-wide statements explaining the relationship (or differences) between them.

The Unified Government maintains 31 individual governmental funds. Governmental funds include the general fund, special revenue funds, capital project funds, county infrastructure funding initiative, public building corporation, debt service, and debt service economic development funds. Information is presented separately in the governmental funds' balance sheet and statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund, Debt Service Economic Development Fund, and Special Grants Fund, which are considered major funds. Data from the 27 Other Governmental Funds are combined into a single, aggregated presentation. Additionally, the combined and individual fund statements for each of these non-major governmental funds is provided in the latter portion in this report.

The Unified Government adopts an annual appropriated budget for the General Fund, which combined includes the City General Fund, County General Fund and Parks and Recreation (Consolidated City/County) General Fund. Budgetary comparison schedules, both combined and individual, are provided to demonstrate compliance with the budget for these funds in accordance with U.S. Generally Accepted Accounting Principles (GAAP) and can be found in the Required Supplementary Information (RSI) section of this report.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Unified Government maintains two different types of proprietary funds: enterprise funds and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Unified Government uses enterprise funds to account for its electric and water public utilities, sewer system, stormwater system, emergency medical services, public levee, Sunflower Hills Golf Course, and Legends Baseball Stadium.

Internal service funds are an accounting function used to accumulate and allocate costs internally among the Unified Government's various functions. The Unified Government uses internal services funds to account for its employee and retiree health benefits, workers' compensation, and fleet services. The internal service funds provide services which predominantly benefit governmental rather than business-type functions. They have been included within governmental activities in the government-wide financial statements.

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The proprietary fund financial statements provide separate information for the sewer system and BPU, which are considered major funds of the Unified Government. Conversely, the internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Combining individual fund statements for nonmajor enterprise funds and internal service funds is provided elsewhere in this report.

The Government uses **fiduciary funds** to account for assets held for the benefit of outside parties, including other governments. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Unified Government's own programs. Custodial funds generally are used to account for assets the Government holds on behalf of others as their agent, such as in fulfilling the Unified Government's role to collect and distribute property tax revenues to other local entities within Wyandotte County. The accounting used for fiduciary funds is much like that used for proprietary funds.

FY23/25

The **notes to the financial statements** provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information, in addition to the basic financial statements and accompanying notes, is presented in the form of certain required supplementary information (RSI) concerning the Government's progress in funding its obligation to provide pension and other post-employment benefits to its employees, both active and retired.

The combining statements supplementary information referred to earlier in connection with nonmajor governmental funds, enterprise funds and internal service funds are presented immediately following the required supplementary information on pensions and other post-employment benefits. The Unified Government adopts an annual appropriated budget for the State certified general, special revenue and enterprise funds. Budgetary comparison schedules have been provided to demonstrate compliance with the budget for these funds in accordance with U.S. Generally Accepted Accounting Principles (GAAP).

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Unified Government's assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by $847,869,000 at the close of the fiscal year December 31, 2024. Net position of $910,979,000 reflects investments in capital assets (*e.g.,* land, buildings, other improvements, machinery and equipment, and infrastructure) less any related debt used to acquire those assets that are outstanding. The Unified Government uses these capital assets to provide services to residents; consequently, these assets are not liquid and are not available for future spending. Although the Government's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt are provided from other sources, since the capital assets themselves cannot be liquidated to reduce these liabilities.

Net positions of the Unified Government also include $117,727,000 of restricted net position. These resources are subject to external restrictions as to how they may be used by the Government. The remaining balance of unrestricted net position is a deficit of ($180,836,000). Table 1 reflects the Government's net position (amounts in thousands) as of December 31, 2024 and 2023:

Table 1

Amounts in thousands

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 454,696	$ 470,455	$ 339,304	$ 322,277	$ 794,000	$ 792,732
Capital assets	640,336	620,992	1,439,371	1,395,828	2,079,707	2,016,820
Total assets	**1,095,032**	**1,091,447**	**1,778,675**	**1,718,105**	**2,873,707**	**2,809,552**
Deferred outflows	76,182	106,441	77,656	109,360	153,838	215,801
Noncurrent liabilities	$ 859,657	$ 881,917	$ 844,194	$ 875,176	$ 1,703,851	$ 1,757,093
Other liabilities	74,283	93,025	97,953	87,000	172,236	180,025
Total liabilities	**933,940**	**974,942**	**942,147**	**962,176**	**1,876,087**	**1,937,118**
Deferred inflows	211,598	201,017	91,990	118,806	303,588	319,823
Net position						
Net investment in capital assets	$ 261,352	$ 278,275	$ 649,627	$ 597,928	$ 910,979	$ 876,203
Restricted	96,001	69,106	21,726	22,841	117,727	91,948
Unrestricted	(331,676)	(325,452)	150,840	125,714	(180,836)	(199,738)
Total net position	**$ 25,676**	**$ 21,929**	**$ 822,193**	**$ 746,483**	**$ 847,869**	**$ 768,413**

DRAFT 7/29/25

Changes in Net Position

The Government's net position for governmental activities increased $ or %. Net position of the Government's business-type activities increased % or %. Overall, net position increase $ or %. Table 2 reflects the Government's changes in net position (amounts in thousands) for the years ended December 31, 2024 and 2023:

Table 2

Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues:						
Charges for services	$ 21,091	$ 20,927	$ 446,601	$ 426,079	$ 467,692	$ 447,006
Operating grants & contributions	39,014	33,225	-	-	39,014	33,225
Capital grants & contributions	9,846	9,268	2,456	574	12,302	9,842
General revenues:						
Property taxes	158,663	141,598	-	-	158,663	141,598
Other taxes	129,746	125,042	9,482	10,098	139,228	135,141
Grants	15,017	8,456				8,456
Unrestricted investment earnings	14,223	13,370	3,532	2,738	17,755	16,108
Miscellaneous	8,320	8,012	5,439	3,909	13,758	11,922
Total revenues	**395,919**	**359,899**	**467,510**	**443,399**	**848,412**	**803,298**
Expenses						
General government	69,623	63,365	-	-	69,623	63,365
Health and welfare	18,435	18,095	-	-	18,435	18,095
Public safety	203,150	200,273	-	-	203,150	200,273
Public works	77,254	77,802	-	-	77,254	77,802
Parks and recreation	11,461	11,216	-	-	11,461	11,216
Planning and development	22,999	16,538	-	-	22,999	16,538
Interest on long-term debt	21,641	20,955	-	-	21,641	20,955
Electric and water systems	-	-	286,510	284,857	286,510	284,857
Public levee	-	-	93	138	93	138
Stormwater	-	-	6,843	4,879	6,843	4,879
Emergency medical services	-	-	11,821	11,153	11,821	11,153
Sewer system	-	-	41,077	39,774	41,077	39,774
Sunflower Hills golf course	-	-	1,297	1,117	1,297	1,117
Stadium			1,233	567	567	567
Solid Waste	-	-	10,534	9,891	10,534	9,891
Total expenses	**424,563**	**408,244**	**359,409**	**352,376**	**783,306**	**760,620**
Net position before transfers	(28,645)	(4,834)	108,101	91,023	79,456	42,678
Transfers	32,391	33,633	(32,391)	(33,633)	-	-
Changes in net position	**3,746**	**(14,713)**	**75,710**	**57,390**	**79,456**	**42,678**
Net position - January 1	21,929	36,642	746,483	689,093	768,413	725,735
Net position	**$ 25,676**	**$ 21,929**	**$ 822,193**	**$ 746,483**	**$ 847,869**	**$ 768,413**

DRAFT 7/29/25

Governmental activities' net position increased by $3,747,000 and increased to a net position of $25,676,000 for the year ended December 31, 2024. A key element of the increase in governmental activities' is revenues increasing outpaced the increases in expenses, as follow:

- Program revenues were $69,996,000, an increase of $6,531,000. Operating Grants and Contributions were the primary increases in the program revenues due to a modest increase in grant funding.

- Interest investment earnings increased due to an increase of invested cash and temporary investments throughout the year. The increase in 2024 is $685,000 over earnings in 2023. The Government continues to explore investment opportunities to expand growth.

- Total expenses increased $16,319,000 or 4.0% from 2023 to 2024. This increase reflects a nationwide trend of increased wages and benefits due to inflation. Personnel costs are the largest expense of the government, but inflation is contributing to increased costs in the contractual, commodities & capital projects expenses across the government. The majority of expense increase is related to planning and development directly correlated to capital equipment and improvements.

Governmental activities resulted in $424,563,000 in expenses and increased by $16,319,000 during 2024. The following is a list of expenses by function represented as a percentage and summary total.

• Public Safety	$203,150	48%
• Health & Welfare	18,435	4%
• General Government	69,623	16%
• Public Works	77,254	18%
• Interest on Long-term Debt	21,641	5%
• Planning & Development	18,435	4%
• Parks & Recreation	11,461	3%

DRAFT 12/29/25

Business-type activities The business-type activities net position increased by $75,710,000 to a total net position of $822,193,000 for the year ended December 31, 2024. Total business-type activities revenues of $465,510,000 are $22,111,000 higher, or an increase of 5.0% compared with prior year revenues. A key element contributing to the change in net position was the revenue growth, as follows:

- The Kansas City, Kansas Board of Public Utilities (BPU) operating revenue for both electric and water public utilities is the largest revenue source of business-type activities, totaling $372,442,000 or 80% of the Unified Government's total business-type activities revenue. BPU revenues totaling $377,881,027 increased by $24,533,000 or 6.9% compared to the prior year primarily due to weather.

- The Unified Government's sewer system enterprise operating revenue is the second largest business-type activities revenue source, amounting to $46,637,000 or 10.2% of the total. Sewer charges for services decreased by $50,000 or .1% over the prior year due to consistent rates. In 2021, there was an approved rate adjustment to accumulate resources for capital infrastructure investment required by the Federal consent decree (refer to Footnote IV.B).

The business-type activities' operating expenses of $333,354,000 increased by $7,508,000 or 2.3% due to inflation.

Financial Analysis of the Unified Government's Funds

As noted earlier, the Unified Government uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Unified Government's governmental funds is to provide information on current year revenues, expenditures, and balances of spendable resources. Such information is useful in assessing the Government's near-term financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2024, the Unified Government's governmental funds financial statements report a combined ending fund balance of $178,837,000, a decrease of $4,123,000 from the prior year. Of the change in fund balance, the General Fund increased by $647,000, the Debt service fund increased by $345,000 and other governmental fund increased by $3,665,000. These increases were offset with negative net changes to fund balance including a decrease $3,975,000 in Special grants and a decrease in Capital Projects of $4,804,000. Unassigned fund balance constitutes 29.6% or $52,932,000 of the total fund balance, which is available for future spending at the Unified Government Board of Commissioner's discretion. The following information outlines in more detail the financial performance of the governmental funds.

The **General Fund** is the chief operating fund of the Unified Government. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. At the end of fiscal year 2023, the unassigned fund balance for the General Fund constitutes 96% or $66,695,000 of the total fund balance of $69,443,000.

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Key elements of the General Fund's increased total fund balance are as follows:

Many of the revenue categories showed strong growth for the year. Total General Fund revenues, transfers in and other financing sources, are $262,891,000 an increase to $13,670,000 compared to the prior year.

Certain major revenue changes in the General Fund from 2023 to 2024 include:

7/29/25

- General Fund sales and use tax revenues totaling $66,466,000 decreased by $622,000 in 2024. Compensating use taxes reflecting e-commerce gained more of the retail market share since the pandemic and this has been a continuing trend.

- The total assessed valuation of the County increased 10.3% from 2023 to 2024 for taxes supporting operations in budget year 2024. Ad valorem real estate property tax revenues, personal property and motor vehicle registration tax revenue of the General Fund, including collection of delinquent taxes, totaled $102,116,000, an increase of 11.1% or $10,279,000.

- The payment-in-lieu-of-tax rate (PILOT) for the publicly owned Board of Public Utilities (BPU) electric and water services as permitted by State law was set at 11.9% in 2014, and no change to the rate has been made through 2024. PILOT payments to the Unified Government of $38,503,000, increased $305,000 in 2024. This BPU PILOT payment is reflected in the respective financial statements as a transfer into the City General Fund and a transfer out of the BPU.

- Charges for services totaling $6,751,000 had a modest decrease ($414,000).

The Government continued to closely monitor the cost of its operations during 2024 as it continued to respond to the needs of residents. Total General Fund expenditures, including transfers out, of $262,244,000 increased $14,576,000.

Major expenditure changes in the General Fund from 2023 to 2024 include the following items.

It is important to note that the spending in functions, for example in public safety, public works, or public health, are not wholly reported in the General Fund. The expenditures discussed below are only those supported by the unrestricted resources of the General Fund. The special revenue funds that have dedicated resources for similar functions' expenditures are reported Other Governmental Funds financial statements of this report.

- Public safety expenditures totaling $163,086,000 are 62.2% of total General Fund expenditures, including transfers out.

- Public works expenditures totaling $19,508,000 are 7.4% of total expenditures, including transfers out, and had an increase of $938,000.

- General government expenditures totaling $34,604,000 are 13.2% of total expenditures, including transfers out, and decreased $1,087,000.

- Capital outlay spending totaling $3,333,000 comprising 1.3% of total expenditures, including transfers out, decreased by ($1,655,000). The capital outlay expenditure decrease is due to representative of more goods becoming available to purchase for our capital projects.

DRAFT 11/29/23

On the balance sheet, the General Fund has $52,281,000 in cash and investments, $95,044,000 in property taxes receivable, and $17,226,000 in other taxes receivable, offset by $19,981,162 total current liabilities. Comparatively in 2023, the General Fund had $53,266,000 in cash and investments, $93,036,000 property taxes receivable, and $19,071,088 in other taxes receivable, offset by $23,141,000 total current liabilities.

Capital Projects Fund accounts for the net resources to support the Unified Government's five-year Capital Maintenance and Improvement Program (CMIP). The fund balance of $46,409,000 decreased by $(4,804,000) in 2024.

Total revenues and other financing sources of $113,973,000 increased by $22,238,000. Total expenditures and other financing uses totaling $118,588,000 decreased by ($4,513,000) due to decreased capital projects just starting.

Debt Service Economic Development Fund's financial activity consists of restricted cash for use in development projects and debt service on related outstanding bonds. This Fund has a total fund balance of $15,363,000, which is a modest increase in fund balance of $345,000 compared to 2023.

Special Grants Fund is a special revenue fund that reports the financial activity on a consolidated basis of 26 sub-funds that account for restricted grant revenues and related expenditures. Fund balance of the Special Grants Funds totals a deficit ($12,217,926) for 2024 increasing the deficit position from 2023 of ($8,243,000).

Expenditures in grant funds vary greatly between years since the grant resources are not awarded at a consistent amount each year. Total expenditures including transfers out, of $49,503,000 is an increase of $19,071,000.

On the balance sheet, the Special Grants Fund has $32,596,000 in restricted cash and investments, $1,054,000 in accounts receivable, and $13,354,000 in resources due from other governments and funds. These assets are partially offset by $29,354,000 in unearned revenue, which includes the remaining unspent proceeds of the non-revenue replacement ARPA 2021 and 2022 allocations. Additionally, an unavailable deferred revenue intergovernmental receivable of $10,097,000 is reflected as a drawdown on fund balance due to the timing of the receipt of the revenue falling outside the 60-day revenue recognition accounting policy. The largest deferred inflow of $7,759,000 is for the Kansas City Levees Argentine Betterments reimbursement.

Other Governmental Funds combines all the 27 non-major governmental funds used to account for the proceeds of specific revenue sources intended for specific operating and some capital purposes, other than what is **accounted** for in the General Fund, Capital Projects Fund, Debt Service Economic Development Fund or Special Grants Fund. Fund balance of the Other Governmental Funds totals $59,840,000, an increase of $3,665,000.

Total revenue, including transfers in, of $93,890,000 increased by $10,038,000 compared to the prior year primarily due to higher tax revenue of $8,161,000 and some modest increase in intergovernmental revenues of $1,621,000. Total expenditures, including transfers out, of $90,225,000 was an increase of $7,776,000 compared to the prior year.

Dedicated Sales Tax Fund for Public Safety and Neighborhood Infrastructure - The 3/8th cent Kansas City, Kansas dedicated sales tax for public safety and neighborhood infrastructure continues to positively impact revenues of the other governmental funds category. This dedicated sales tax began July 1, 2010 and was due to sunset on June 30, 2020. On August 7, 2018, Kansas City, Kansas voters approved to renew this tax for an additional ten years. The Dedicated Sales Tax Fund's revenue was used in 2024 to augment public safety service delivery above limited General Fund funding levels, police and fire equipment replacement funding, and to provide neighborhood and street improvement capital projects, in compliance with the dedication approved by the 2018 voters. In 2024, sales tax collections from this dedicated tax total $14,223,000 compared to $13,977,000 in 2023, or a .016% increase.

DRAFT 7/29/25

Proprietary funds

The Government's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Total 2024 net position of the Sewer Fund is $123,904,000 and for the Kansas City, Kansas Board of Public Utilities the net position is $660,371,000. Net position for all enterprise funds increased $75,710,000 resulting from changes in operational revenues and expenses. Other significant factors concerning the finances of the proprietary funds can be found in the discussion of the Government's business-type activities.

For an in-depth discussion of the operating results and financial position of the Board of Public Utilities, see the separate report issued by the Board, which can be obtained by contacting them at:

Kansas City, Kansas Board of Public Utilities
540 Minnesota Avenue
Kansas City, Kansas 66101
www.bpu.com

General Fund Budgetary Highlights

The 2024 budgets for both revenues and expenditures in the City General Fund include an "annual debt appropriation" $10,723,000. The annual debt appropriation is required by the Unified Government's various economic development bond covenants as additional security should the pledged revenues of the development project financed by the bonds become insufficient to meet certain debt service payments. The appropriation includes the debt service payments for the following economic development-related bonds:

Bond Issues	District/Project	2024 Debt Service Reserve
1999 KISC STAR Capital Appreciation Bonds	Kansas International Speedway	$ 1,373,896
2014 KISC Refunding STAR Bonds	Kansas International Speedway	1,451,250
1999 KISC Taxable STAR Bonds	Kansas International Speedway	7,259,500
2020-D SpOb Bonds	Sporting Parking Log	638,787
Total 2024 Annual Debt Appropriation:		**$ 10,723,433**

Because these projects are generating sufficient revenues to pay debt service, these annual debt appropriations were not spent. In table 5 and 6, these debt appropriations are separately presented to isolate the variances for better clarity of the amounts estimated compared with actuals.

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Changes in Budget Estimates

Actual revenue collections, including other financing sources, for the general fund totaled $262,891,000 compared to the 2024 budgeted figure of $271,521,000.

The General Fund's original budgeted expenses were $269,213,000. The final amended budget was $277,984,000. However, actual expenditures were $260,219,000 or 93.6 percent of budgeted amount. Significant variances between the amended budget and actual expenses were due to decreases in contractual services, decreases in commodities and delays in completing capital projects. Also, expenditures of approximately $10.7 million were not required for debt backed by annual appropriation because pledged project revenues were sufficient to cover the debt service payments.

7/29/25

	General Fund Appropriations				
Expenditures	Original Budget	Amended Budget	Variance	Actual Expenditures	Variance
Personnel	$ 195,529	$ 199,224	$ (3,695)	$ 199,420	$ (197)
Contractual services	40,933	43,268	(2,335)	42,217	1,052
Commodities	7,444	7,535	(91)	7,048	487
Capital outlay	5,623	7,630	(2,007)	4,406	3,224
Grants, claims, shared revenue	8,181	8,824	(643)	6,490	2,334
Debt service	10,723	10,723	-	639	10,085
Other	780	780	-	-	780
Total Expenditures	$ 269,213	$ 277,984	$ (8,771)	$ 260,219	$ 17,765

Capital Assets and Bonded Debt Administration

Capital Assets

The five-year Capital Maintenance and Improvement Plan (CMIP) is a plan for capital investment in Wyandotte County's streets, bridges, recreation facilities, parks, sewer system, traffic signalization, buildings, and grounds to improve service delivery and quality of life to its citizens.

The Government's capital assets by type on December 31, 2024 and 2023 are shown below:

Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	$ 27,082	$ 27,082	$ 4,652	$ 4,652	$ 31,734	$ 31,734
Buildings	248,192	246,799	2,295,427	2,223,886	2,543,619	2,470,685
Improvements other than buildings	47,009	43,758	3,839	3,839	50,848	47,597
Machinery and equipment	74,793	72,536	53,293	52,752	128,086	125,288
Right to use - machinery and equipment	33,924	23,487	5,208	5,208	39,131	28,695
Subscription right-t-use assets	15,198	14,702	-	-	15,198	14,702
Infrastructure	750,544	715,126	209,802	203,657	960,346	918,783
Construction in progress	40,946	40,360	128,736	112,059	169,682	152,419
Accumulated depreciation	(597,350)	(562,858)	(1,261,585)	(1,210,225)	(1,858,935)	(1,773,083)
Total capital assets	**$ 640,336**	**$ 620,992**	**$ 1,439,371**	**$ 1,395,828**	**$ 2,079,708**	**$ 2,016,820**

DRAFT 7/29/25

Additional information on the Unified Government's capital assets activity for the year can be found in **Note III.B** of the notes to the financial statements.

Bonded Debt Administration

As of December 31, 2024, the Unified Government general obligation debt is rated A1 by Moody's Investor Service and AA by Standard and Poor's. As of December 31, 2024, the Government had total bonded indebtedness of $1,183,000,000 excluding premiums and discounts which are netted against bond proceeds at the time of issuance.

The five-year Capital Maintenance Improvement Plan outlines capital projects to be financed with long–term debt. The outstanding debt for 2024 includes General Obligation debt of $419,375,000, Tax Increment Financed (TIF) debt of $14,115,000, Revolving Loan Debt of $40,729,000 and Public Building Commission Revenue Bonds of $39,520,000. The 2024 budget includes $53,317,000 for the payment of long-term debt of the Unified Government. The Debt Service Fund debt payments total $50,515,000, of which $14,579,000 related to enterprise fund debt and is covered by transfer from the Sewer System and Stormwater funds. Additionally, Sewer System debt payments total $2,802,000. The monies for the debt budget are funded primarily from the individual City and County Debt Service Funds. User fee income is the primary source of revenue in the Sewer System and Stormwater Funds.

Outstanding bonded debt on December 31, 2024 and 2023, for both the Unified Government and the Kansas City Board of Public Utilities (BPU) is reflected in Table 8:

Table 8

Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	$ 257,376	$ 257,452	$ 161,999	$ 152,092	$ 419,375	$ 409,544
Tax increment financed GO bonds	14,115	15,555	-	-	14,115	15,555
BPU revenue bonds	-	-	510,390	538,950	510,390	538,950
Revolving loans	-	-	40,729	41,518	40,729	41,518
Intergovernmental loan	-	-	2,746	3,134	2,746	3,134
Lease payable	22,867	17,057	2,853	3,580	25,719	20,637
Subscription payable	7,278	8,081	-	-	7,278	8,081
Accreted interest on bonds	14,768	14,427	-	-	14,768	14,427
Notes payable	6,860	6,860	-	-	6,860	6,860
Special obligation bonds	44,699	37,465	-	-	44,699	37,465
Revenue bonds	39,520	42,420	-	-	39,520	42,420
Sales tax obligation bonds	55,965	59,699	-	-	55,965	59,699
Transportation district bonds	6,250	9,080	-	-	6,250	9,080
Total bonded indebtedness	$ 469,698	$ 468,097	$ 718,716	$ 739,274	$ 1,188,414	$ 1,207,370

Kansas State Statutes limit the amount of general obligation bonds a governmental entity may issue to 30 percent of the equalized assessed valuation (K.S.A. 2-365 (c)). The limitation for debt, as of December 31, 2024, for the Unified Government is $706,552,000. The Unified Government is below the statutory limit.

Additional information on the Unified Government's long-term debt can be found in the notes to the financial statements III.F.

DRAFT 7/29/25

Economic Factors and Next Year's Budget

- Maintaining a balanced budget while meeting the goals and strategies of the Board of Commissioners: (1) uphold fiscal sustainability; (2) foster economic development; (3) focus on service & communication; and (4) improve infrastructure.
- Unemployment rate for Wyandotte County was 4.0% at the end of 2024, up modestly from 2023.
- The 2024 City and County property tax levies fund the 2024 budget. Property valuations across the County increased approximately 13.8% over 2023 valuations.
- Implementation of the government's enterprise data system (Workday) deployed January 1, 2023, to create efficiencies, transparency, and reporting capabilities to aid delivery of community services except for the payroll module which converted over in January 2024.
- In April 2023, the UG PlanKCK Comprehensive Plan was completed to shape our future investments by creating a comprehensive, shared vision of the future for KCK over the next 25 years. PlanKCK applies four distinct lenses to the topics covered in the comprehensive plan: (1) equity; (2) health; (3) access; and (4) regeneration.

Requests for Information

This financial report is designed to provide a general overview of the Unified Government's finances for those with interest in the government's finances. Questions concerning the information provided in this report or requests for additional financial information should be addressed to the Chief Financial Officer, Unified Government of Wyandotte County and Kansas City, Kansas, 701 North 7th. Street, Kansas City, Kansas 66101. The report is available online at **www.wycokck.org/Accounting**.

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF NET POSITION

December 31, 2024

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and temporary investments	$ 124,859,139	$ 134,006,225	$ 258,865,364
Restricted cash and investments	116,159,532	27,753,272	143,912,804
Receivables (net of uncollectible amounts)			
Taxes	161,541,381	1,677,526	163,218,907
Accounts	7,499,899	60,839,901	68,339,800
Notes	5,187,793	-	5,187,793
Intergovernmental	7,758,851	-	7,758,851
Interest	1,508,636	620,134	2,128,770
Due from other governments	15,314,349	-	15,314,349
Lease	-	15,911,708	15,911,708
Special assessments	7,000,973	105,974	7,106,947
Internal balances	(4,705,545)	4,705,545	-
Inventories	-	32,246,578	32,246,578
Prepayments and other current assets	701,987	3,867,011	4,568,998
Regulatory asset - current	-	-	-
Other assets	-	899,294	899,294
Restricted cash and investments	-	1,500,000	1,500,000
Regulatory asset	-	55,170,852	55,170,852
Assets held for redevelopment	11,868,745	-	11,868,745
Net pension asset	-	-	-
Capital assets:			
Land and construction in progress	68,027,639	133,387,479	201,415,118
Other capital assets, net of depreciation	572,308,546	1,305,983,445	1,878,291,991
Total Assets	1,095,031,925	1,778,674,944	2,873,706,869
DEFERRED OUTFLOWS OF RESOURCES			
Deferred refunding	953,015	3,890,884	4,843,899
Deferred outflows - pensions	56,983,379	71,714,048	128,697,427
Deferred outflows - OPEB	18,245,881	2,050,574	20,296,455
Total Deferred Outflows of Resources	76,182,275	77,655,506	153,837,781
LIABILITIES			
Accounts and contracts payable	17,312,484	38,346,894	55,659,378
Accrued wages and expense	12,197,415	3,157,510	15,354,925
Accrued interest payable	6,165,596	9,042,461	15,208,057
Unearned revenue	29,353,881	-	29,353,881
Due to others	3,458,269	9,746,690	13,204,959
Due to other governments	5,794,939	-	5,794,939
Temporary notes payable	-	34,740,478	34,740,478
Regulatory and other liabilities	-	2,918,958	2,918,958
Long-term liabilities:			
Due within one year	72,779,714	46,163,849	118,943,563
Due in more than one year	786,877,668	798,030,245	1,584,907,913
Total Liabilities	933,939,966	942,147,085	1,876,087,051
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax receivable	139,321,738	-	139,321,738
Deferred refunding	-	553,798	553,798
Deferred inflows - pensions	14,591,968	46,985,325	61,577,293
Deferred inflows - OPEB	57,516,094	17,368,667	74,884,761
Deferred inflows - lease	167,952	17,423,671	17,591,623
Recovery fuel purchased power	-	9,658,617	9,658,617
Total Deferred Inflows of Resources	211,597,752	91,990,078	303,587,830
NET POSITION			
Net investment in capital assets	261,351,543	649,627,310	910,978,853
Restricted for:			
Debt service	36,514,167	21,664,943	58,179,110
Revenue bond reserves	-	61,419	61,419
Capital projects	41,435,226	-	41,435,226
Federal/State assistance	1,461,575	-	1,461,575
Community services	16,589,653	-	16,589,653
Unrestricted (deficit)	(331,675,682)	150,839,615	(180,836,067)
Total net position	$ 25,676,482	$ 822,193,287	$ 847,869,769

The notes to the financial statements are an integral part of this statement.

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Primary government:							
Governmental Activities:							
General government	$ 69,622,501	$ 10,787,566	$ 14,252,625	$ -	$ (43,101,831)		$ (43,101,831)
Health and welfare	18,434,521	338,544	9,657,422	-	(8,438,555)		(8,438,555)
Public safety	203,149,752	4,122,402	4,287,323	-	(196,220,506)		(196,220,506)
Public works	77,254,254	634,522	459,680	7,342,652	(68,817,400)		(68,817,400)
Parks and recreation	11,461,365	871,551	-	-	(10,589,814)		(10,589,814)
Planning and development	22,999,392	4,336,017	10,310,677	2,503,489	(5,849,209)		(5,849,209)
Interest on long-term debt	21,640,733	-	45,843	-	(21,594,890)		(21,594,890)
Total governmental activities	424,562,518	21,090,602	39,013,570	9,846,141	(354,612,205)		(354,612,205)
Business-type activities:							
Electric and Water systems	286,510,025	372,442,450	-	2,456,011		88,388,436	88,388,436
Sewer System	41,077,210	46,637,160	-	-		5,559,950	5,559,950
EMS	11,820,536	6,332,013	-	-		(5,488,523)	(5,488,523)
Public Levee	93,458	238,727	-	-		145,269	145,269
Stormwater	6,843,168	8,323,172	-	-		1,480,004	1,480,004
Sunflower Hills Golf Course	1,296,711	1,496,189	-	-		199,478	199,478
Stadium	1,233,316	561,022	-	-		(672,294)	(672,294)
Solid Waste	10,534,223	10,570,264	-	-		36,041	36,041
Total business-type activities	359,408,647	446,600,997	-	2,456,011	-	89,648,361	89,648,361
Total primary government	$ 783,971,165	$ 467,691,599	$ 39,013,570	$ 12,302,152	$ (354,612,205)	$ 89,648,361	$ (264,963,844)
General revenues:							
Taxes:							
Property taxes, general purpose					158,663,468	-	158,663,468
Sales taxes					102,302,814	9,481,824	111,784,638
Franchise taxes					11,889,902	-	11,889,902
Other taxes					9,077,088	-	9,077,088
Transient guest tax					6,476,246	-	6,476,246
Grants from Other Governments - unrestricted					15,016,508	-	15,016,508
Unrestricted investment earnings					14,222,685	3,532,207	17,754,892
Miscellaneous					8,319,627	5,438,577	13,758,204
Transfers					32,391,105	(32,391,105)	-
Total general revenues and transfers					358,359,443	(13,938,497)	344,420,946
Change in net position					3,747,238	75,709,864	79,457,102
Net position - beginning					21,929,244	746,483,423	768,412,667
Net position - ending					$ 25,676,482	$ 822,193,287	$ 847,869,769

The notes to the financial statements are an integral part of this statement.

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BALANCE SHEET

GOVERNMENTAL FUNDS

December 31, 2024

	General	Capital Projects	Debt Service Economic Development	Special Grants	Other Governmental	Totals 2024
ASSETS						
Cash and temporary investments	$ 51,203,658	$ 13,831,022	$ -	$ -	$ 53,714,262	$ 118,748,942
Restricted cash and temporary investments	1,076,930	43,472,400	15,443,552	32,595,446	778,812	93,367,140
Prepaid assets	-	205,262	-	-	-	205,262
Receivables (net of uncollectible amounts)						
Taxes:						
Property taxes	95,043,802	-	-	-	44,277,936	139,321,738
Other taxes	17,226,137	1,974,292	-	-	3,019,214	22,219,643
Accounts	5,413,687	-	-	1,053,536	49,589	6,516,812
Notes	-	-	-	-	5,017,257	5,017,257
Lease	170,536					170,536
Intergovernmental	-	-	7,758,851	-	-	7,758,851
Interest	622,770	744,184	-	-	103,480	1,470,434
Special assessments	6,699,698	-	-	-	301,275	7,000,973
Due from other funds	14,501,630	1,731,288	-	21	220,431	16,453,370
Due from other governments	-	-	-	13,354,135	1,960,214	15,314,349
Assets held for redevelopment	11,868,745	-	-	-	-	11,868,745
Total Assets	$ 203,827,593	$ 61,958,448	$ 23,202,403	$ 47,003,138	$ 109,442,470	$ 445,434,052
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
Liabilities:						
Accounts and contracts payable	$ 6,110,750	$ 7,864,913	$ -	$ 1,631,484	$ 1,037,231	$ 16,644,378
Accrued wages and other	7,451,892	30,927	-	3,790,280	835,581	12,108,680
Unearned revenue	-	-	-	29,353,881	-	29,353,881
Due to others	411,725	26,088	-	2,135,580	787,779	3,361,172
Due to other funds	226,428	6,883,594	80,419	12,212,491	1,755,983	21,158,915
Due to other governments	5,780,367	-	-	194	14,378	5,794,939
Total Liabilities	19,981,162	14,805,522	80,419	49,123,910	4,430,952	88,421,965
Deferred inflows of resources:						
Deferred property tax receivable	95,043,802	-	-	-	44,277,936	139,321,738
Unavailable - lease receivable	167,952	-	-	-	-	167,952
Unavailable revenue - intergovernmental receivable	-	-	7,758,851	-	-	7,758,851
Unavailable revenue - interest	622,770	744,184	-	-	103,480	1,470,434
Unavailable revenue - grants	-	-	-	10,097,154	489,003	10,586,157
Unavailable revenue - special assessments	6,699,698	-	-	-	301,275	7,000,973
Unavailable revenue - assets held for redevelopment	11,868,745	-	-	-	-	11,868,745
Total Deferred inflows of resources	114,402,967	744,184	7,758,851	10,097,154	45,171,694	178,174,850
Fund balances						
Restricted	95,443	46,408,742	15,363,133	-	50,755,581	112,622,899
Committed	-	-	-	-	9,280,758	9,280,758
Assigned	2,652,608	-	-	-	1,349,140	4,001,748
Unassigned	66,695,413	-	-	(12,217,926)	(1,545,655)	52,931,832
Total Fund Balances	69,443,464	46,408,742	15,363,133	(12,217,926)	59,839,824	178,837,237
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 203,827,593	$ 61,958,448	$ 23,202,403	$ 47,003,138	$ 109,442,470	$ 445,434,052

The notes to the financial statements are an integral part of this statement.

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position

December 31, 2024

Amounts reported for governmental activities in the statement of net position are different because

Total fund balance - governmental funds		**$**	**178,837,237**
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			
Cost	1,224,624,928		
Accumulated depreciation	(594,974,787)		629,650,141
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds.			
General obligation bonds payable	251,346,444		
Special obligation bonds payable	44,699,000		
Public Building Commission revenue bonds payable	39,520,000		
Sales tax obligation bonds payable	55,965,323		
Transportation development bonds	6,250,000		
Premium on bonds payable	20,497,397		
Discount on bonds payable	(719,073)		
Accrued interest payable on the bonds	6,165,596		
Bond anticipation notes	20,144,522		
Notes payable	6,860,000		
Lease liability	13,420,788		
Subscription liability	7,213,154		
Finance purchase	871,319		
Accreted interest	14,767,975		
Compensated absences	41,860,449		
Claims and judgments	800,000		
Total OPEB liability	73,316,044		
Landfill closure / postclosure care	3,980,000		
Net pension liability	241,774,411		
Total pension liability	172,710		(848,906,059)
Other deferred outflows of resources are not due and payable in the current period and therefore are not reported in the funds.			
Deferred refunding	953,015		
Deferred outflows - OPEB	18,245,881		
Deferred outflows - pensions	56,983,379		76,182,275
Other deferred inflows of resources do not increase net position until a future period and therefore are not reported in the funds.			
Deferred inflows - pensions	(14,591,968)		
Deferred inflows - OPEB	(57,516,094)		(72,108,062)
Interest subsidy from the Federal government is not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the interest is properly recognized as a revenue in the government-wide statements.			38,202
Intergovernmental receivables are not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the intergovernmental receivables are properly recognized as a revenue in the government-wide statements.			7,758,851
Certain receivables are not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the receivables are properly recognized as a revenue in the government-wide statements.			23,925,336
Special assessments are not considered available to liquidate liabilities of the current period, and are therefore deferred in the funds. However, they are properly recognized as revenue in the government-wide statements as soon as the related improvement has been completed.			7,000,973
Internal Service Funds are used by management to charge the costs of certain activities, such as insurance, to the individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.			23,297,588
Total net position - governmental activities		**$**	**25,676,482**

The notes to the financial statements are an integral part of this statement.

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS
For the Year Ended December 31, 2024

	General	Capital Projects	Debt Service Economic Development	Special Grants	Other Governmental	Totals 2024
REVENUES						
Taxes	$ 189,974,712	$ 17,416,390	$ 6,654,660	$ -	$ 75,926,956	$ 289,972,718
Intergovernmental	3,327,873	-	1,997,252	45,046,215	12,125,423	62,496,763
Licenses, permits and fees	2,250,728	-	-	55	312,308	2,563,091
Charges for services	6,750,553	20,163	-	45	269,363	7,040,124
Fines, forfeitures and penalties	5,105,262	-	-	119,053	813,638	6,037,953
Interest income	5,872,712	3,663,240	840,683	-	629,455	11,006,090
Miscellaneous	6,724,854	35,000	-	193,409	1,333,009	8,286,272
TOTAL REVENUES	220,006,694	21,134,793	9,492,595	45,358,777	91,410,152	387,403,011
EXPENDITURES						
Current:						
General government	34,604,022	4,596,337	-	15,373,415	8,157,349	62,731,123
Public works	19,507,808	11,245,627	-	1,259,312	6,379,249	38,391,996
Public safety	163,085,495	-	-	3,850,992	8,982,402	175,918,889
Judicial	11,585,081	-	-	158,305	546,887	12,290,273
Health and welfare	821,150	-	-	10,885,350	5,963,098	17,669,598
Planning and development	7,602,434	-	-	6,164,612	4,649,423	18,416,469
Parks and recreation	10,129,350	-	-	48,707	284,328	10,462,385
Capital outlay	3,333,072	70,119,042	30,149	11,742,203	13,578,038	98,802,504
Debt service						
Principal	3,340,640	21,080,697	10,473,279	19,195	26,736,850	61,650,661
Interest	439,840	3,776,944	4,350,210	555	11,349,554	19,917,103
Other	-	1,032,019	6,575	-	-	1,038,594
TOTAL EXPENDITURES	254,448,892	111,850,666	14,860,213	49,502,646	86,627,178	517,289,595
Excess (deficiency) of revenues over expenditures	(34,442,198)	(90,715,873)	(5,367,618)	(4,143,869)	4,782,974	(129,886,584)
OTHER FINANCING SOURCES (USES)						
Transfers in	42,169,013	35,322,197	5,712,601	168,807	1,869,995	85,242,613
Transfers out	(7,795,439)	(6,735,454)	-	-	(3,597,636)	(18,128,529)
Issuance of bonds	-	53,579,522	-	-	-	53,579,522
Premium from issuance of bonds	-	2,799,286	-	-	-	2,799,286
Discount from issuance of bonds	-	(191,543)	-	-	-	(191,543)
Proceeds from sale of capital assets	-	-	-	-	12,000	12,000
Issuance of subscriptions	53,408	-	-	-	597,384	650,792
Issuance of finance purchases	661,812	-	-	-	-	661,812
Issuance of leases	-	1,137,500	-	-	-	1,137,500
TOTAL OTHER FINANCING SOURCES (USES)	35,088,794	85,911,508	5,712,601	168,807	(1,118,257)	125,763,453
NET CHANGE IN FUND BALANCE	646,596	(4,804,365)	344,983	(3,975,062)	3,664,717	(4,123,131)
FUND BALANCES (DEFICITS)						
Beginning of year	68,796,868	51,213,107	15,018,150	(8,242,864)	56,175,107	182,960,368
End of year	$ 69,443,464	$ 46,408,742	$ 15,363,133	$ (12,217,926)	$ 59,839,824	178,837,237

The notes to the financial statements are an integral part of this statement.

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended December 31, 2024

Net change in fund balances - total governmental funds		**($4,123,131)**
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital asset acquisition as expenditures. However, in the statement of activities, the cost of assets capitalized is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capitalized assets in the current period.		
Depreciation expense	(33,965,248)	
Capitalized assets acquired	45,024,915	11,059,667
The net effect of various transactions involving capital assets (i.e., sales and trade-ins) is to decrease net position.		(106,788)
Bond, note and lease proceeds and premiums / discounts provide or use current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position.		
General obligation bonds	(21,335,000)	
Special obligation bonds	(12,100,000)	
Bond anticipation notes	(20,144,522)	
Lease liabilitiy	(1,137,500)	
Finance purchase	(661,812)	
Subscription liability	(650,792)	
Premium	(2,799,286)	
Discounts	191,543	(58,637,369)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
General obligation bonds	22,311,455	
Special obligation bonds	4,866,000	
Public building commission bonds	2,900,000	
Sales tax obligation bonds	3,734,007	
Transportation development bonds	2,830,000	
Bond anticipation notes	20,683,966	
Subscription liability	1,331,679	
Lease liability	2,757,532	
Finance purchase	236,022	61,650,661
In the statement of activities, interest is accrued on outstanding bonds, whereas in governmental funds, an interest expenditure is reported when due.		(48,867)
The amortization of bond premiums, discounts and deferred refundings affects long-term assets, liabilities and deferred outflows of resources on the statement of net position, but does not provide or use current financial resources to governmental funds.		2,297,899
In the statement of activities, certain expenditures are measured by the amounts incurred during the year. In the governmental funds, however, expenditures are measured by the amount of financial resources used (essentially, the amounts actually paid).		
Compensated absences earned that exceeded amounts paid		(465,011)
Pension benefits paid that exceeded amounts earned		8,643
Payment of other postemployment benefits is an expenditure in the governmental funds, but reduces the total OPEB liability in the statement of net position. Additionally, the effect of changes in deferred inflows and deferred outflows for OPEB are only recorded in the statement of activities.		(1,654,240)
Payment of pension contributions is an expenditure in the governmental funds, but reduces the net pension liability in the statement of net position. Additionally, the effect of changes in deferred inflows and deferred outflows for pensions are only recorded in the statement of activities.		(14,107,925)
Internal service funds are used by management to charge the costs of certain activities, such as insurance, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.		9,907,712
Special assessments are not considered available to liquidate liabilities of the current period, and are therefore deferred in the funds. However, they are properly recognized as revenue in the statement of net position as soon as the related improvement has been completed.		940,289
Payments received on the intergovernmental receivables are recognized as revenue when received in the funds. However, in the statement of net position the intergovernmental receivables were recognized as revenue when issued.		(1,551,295)
Intergovernmental receivables are not considered available to liquidate liabilities of the current period, and is therefore deferred in the funds. However, the intergovernmental receivables are properly recognized as a revenue in the government-wide statements.		(1,082,467)
In the statement of activities, interest is accreted on outstanding bonds, whereas in governmental funds, interest is accreted when interest payments are due.		(340,540)
Change in net position of governmental activities		**$3,747,238**

The notes to the financial statements are an integral part of this statement.

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

December 31, 2024

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2024	Activities - Internal Service
ASSETS					
Current Assets:					
Cash and temporary investments	$ 47,059,491	$ 76,936,523	$ 10,010,211	$ 134,006,225	$ 6,110,197
Restricted cash and temporary investments	61,419	11,613,834	-	11,675,253	22,792,392
Restricted investments	-	16,078,019	-	16,078,019	-
Receivables (net of uncollectible amounts)					
Taxes	10,645	-	1,666,881	1,677,526	-
Accounts and other receivables	11,046,209	46,694,847	3,718,979	61,460,035	983,087
Lease	-	-	-	-	-
Inventories	-	32,246,578	-	32,246,578	-
Prepayments and other current assets	-	3,867,011	-	3,867,011	496,725
Due from other funds	5,275,990	-	1,718,229	6,994,219	-
Total current assets	63,453,754	187,436,812	17,114,300	268,004,866	30,382,401
Noncurrent Assets:					
Restricted cash	-	1,500,000	-	1,500,000	-
Capital assets	449,819,650	2,033,046,391	89,353,664	2,572,219,705	13,061,068
Accumulated depreciation	(220,791,390)	(1,019,934,582)	(20,858,777)	(1,261,584,749)	(2,375,024)
Construction in progress	34,962,059	81,688,055	12,085,854	128,735,968	-
Other assets	105,974	899,294	-	1,005,268	-
Regulatory assets	-	55,170,852	-	55,170,852	-
Lease receivables	-	9,221,691	6,690,017	15,911,708	-
Total noncurrent assets	264,096,293	1,161,591,701	87,270,758	1,512,958,752	10,686,044
TOTAL ASSETS	327,550,047	1,349,028,513	104,385,058	1,780,963,618	41,068,445
DEFERRED OUTFLOWS OF RESOURCES					
Deferred refunding	82,684	3,805,388	2,812	3,890,884	-
Deferred outflows - pensions	1,824,969	66,591,983	3,297,096	71,714,048	-
Deferred outflows - OPEB	969,630	400,553	680,391	2,050,574	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	2,877,283	70,797,924	3,980,299	77,655,506	-
LIABILITIES					
Current liabilities:					
Accounts and contracts payable	892,081	35,918,380	1,536,433	38,346,894	668,106
Accrued wages and expenses	443,212	2,450,121	264,177	3,157,510	88,735
Accrued interest payable	2,372,987	6,237,809	431,665	9,042,461	-
Due to others	62,224	9,674,602	9,864	9,746,690	97,097
Due to other funds	1,778,632	-	510,042	2,288,674	-
Regulatory and other liabilities	-	2,918,958	-	2,918,958	-
Claims incurred but not reported	-	-	-	-	4,672,000
Temporary notes payable	34,740,478	-	-	34,740,478	-
Compensated absences payable	198,179	1,446,186	704,003	2,348,368	-
Total OPEB liability	152,561	-	52,605	205,166	-
Current maturities of long-term debt	8,099,787	32,546,155	2,964,373	43,610,315	2,141,002
Total current liabilities	48,740,141	91,192,211	6,473,162	146,405,514	7,666,940
Long-term liabilities:					
Revenue bonds payable, less current maturities	9,983,289	512,958,370	-	522,941,659	-
General obligation bonds payable (net of unamortized premiums)	132,061,063	29,311,328	31,337,175	192,709,566	-
Advance from other funds	-	-	-	-	-
Claims incurred but not reported	-	-	-	-	2,734,000
Compensated absences payable	1,123,013	12,111,701	3,989,353	17,224,067	-
Leases payable	-	-	2,099,529	2,099,529	7,369,917
Total OPEB liability	3,810,385	26,579,927	2,659,504	33,049,816	-
Net pension liability	7,435,046	8,398,649	14,171,913	30,005,608	-
Total long-term liabilities	154,412,796	589,359,975	54,257,474	798,030,245	10,103,917
TOTAL LIABILITIES	203,152,937	680,552,186	60,730,636	944,435,759	17,770,857
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows - leases	-	10,796,933	6,626,738	17,423,671	-
Recovery fuel purchased power	-	9,658,617	-	9,658,617	-
Deferred refunding	-	553,798	-	553,798	-
Deferred inflows - pensions	276,407	45,751,410	957,508	46,985,325	-
Deferred inflows - OPEB	3,093,571	12,142,436	2,132,660	17,368,667	-
TOTAL DEFERRED INFLOWS OF RESOURCES	3,369,978	78,903,194	9,716,906	91,990,078	-
NET POSITION					
Net investment in capital assets	82,126,778	522,028,793	45,471,739	649,627,310	900,366
Restricted for debt service	-	21,664,943	-	21,664,943	-
Restricted for revenue bond reserves	61,419	-	-	61,419	-
Unrestricted	41,716,218	116,677,321	(7,553,924)	150,839,615	22,397,222
TOTAL NET POSITION	$ 123,904,415	$ 660,371,057	$ 37,917,815	$ 822,193,287	$ 23,297,588

The notes to the financial statements are an integral part of this statement.

DRAFT 1/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

PROPRIETARY FUNDS
For the Year Ended December 31, 2024

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2024	Activities - Internal Service
OPERATING REVENUES					
Charges for service	$ 46,209,116	$ 333,939,658	$ 18,949,267	$ 399,098,041	$ 50,899,993
Fines/forfeits/fees	-	-	8,318,350	8,318,350	-
Earned lease income	-	-	238,727	238,727	-
Permits and licenses	404,350	-	-	404,350	-
Miscellaneous revenues	23,694	-	15,043	38,737	5,449,434
Payment-in-lieu of taxes	-	38,502,792	-	38,502,792	-
TOTAL OPERATING REVENUES	46,637,160	372,442,450	27,521,387	446,600,997	56,349,427
OPERATING EXPENSES					
Cost of sales and service	27,988,230	222,063,207	27,938,423	277,989,860	52,822,939
Depreciation and amortization	8,058,271	44,578,014	2,728,147	55,364,432	1,687,656
TOTAL OPERATING EXPENSES	36,046,501	266,641,221	30,666,570	333,354,292	54,510,595
Operating income (loss)	10,590,659	105,801,229	(3,145,183)	113,246,705	1,838,832
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	-	-	9,481,824	9,481,824	-
Interest earnings	2,906,724	-	625,483	3,532,207	581,501
Interest expense	(5,030,709)	(19,868,804)	(1,154,842)	(26,054,355)	(478,636)
Other	-	5,438,577	-	5,438,577	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	(2,123,985)	(14,430,227)	8,952,465	(7,601,747)	102,865
Income (loss) before contributions and transfers	8,466,674	91,371,002	5,807,282	105,644,958	1,941,697
Capital contributions-local government	39,783,767	-	2,905,227	42,688,994	-
Transfer in	263,491	-	2,648,620	2,912,111	7,975,015
Transfer out	(32,955,613)	(38,502,792)	(6,533,805)	(77,992,210)	(9,000)
Contributions from developers and others	-	2,456,011	-	2,456,011	-
Change in net position	15,558,319	55,324,221	4,827,324	75,709,864	9,907,712
TOTAL NET POSITION					
Beginning of year	108,346,096	605,046,836	33,090,491	746,483,423	13,389,876
End of year	$ 123,904,415	$ 660,371,057	$ 37,917,815	$ 822,193,287	$ 23,297,588

The notes to the financial statements are an integral part of this statement.

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

continued

For the Year Ended December 31, 2024

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	NonMajor Business-type	Totals 2024	Activities - Internal Service
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$ 45,835,383	$ 372,814,577	$ 26,605,902	$ 445,255,862	$ 56,607,479
Payments to suppliers	(18,425,426)	(159,638,379)	(16,599,056)	(194,662,861)	-
Payments to employees	(11,626,260)	(65,766,213)	(9,318,338)	(86,710,811)	(53,209,745)
NET CASH FLOW FROM OPERATING ACTIVITIES	15,783,697	147,409,985	688,508	163,882,190	3,397,734
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES					
Receipts from taxes	-	-	9,779,110	9,779,110	-
Transfers out	(32,955,613)	-	(6,533,805)	(39,489,418)	(9,000)
Transfers in	263,491	-	2,648,620	2,912,111	7,975,015
Payment -in-lieu of taxes	-	(38,404,158)	-	(38,404,158)	-
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	(32,692,122)	(38,404,158)	5,893,925	(65,202,355)	7,966,015
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Principal paid on bonds	(7,378,129)	(32,608,787)	(2,109,880)	(42,096,796)	-
Principal paid on temporary notes	(25,615,084)	-	(412,667)	(26,027,751)	-
Interest paid on bonds and leases	(5,131,826)	(20,105,068)	(1,258,696)	(26,495,590)	(478,636)
Proceeds from bonds	22,330,218	3,756,323	1,129,168	27,215,709	-
Principal payments received on lease receivables	-	1,902,364	-	1,902,364	-
Interest payments received on lease receivables	-	76,549	110,694	187,243	-
Proceeds from temporary notes	34,740,478	-	-	34,740,478	-
Acquisition of capital assets	1,087,268	(48,034,611)	(2,040,861)	(48,988,204)	-
Payments on subscriptions	-	-	-	-	(1,339,032)
Payments on leases	-	-	(727,222)	(727,222)	-
Acquisition of intangible assets	-	(634,027)	-	(634,027)	(1,157,190)
Special assessment taxes	13,410	-	-	13,410	-
Payments for debt issuance costs	(263,491)	-	(9,852)	(273,343)	-
NET CASH FLOW FROM CAPITAL RELATED FINANCING ACTIVITIES	19,782,844	(95,647,257)	(5,319,316)	(81,183,729)	(2,974,858)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest on investments	2,906,724	5,362,028	484,569	8,753,321	581,501
Purchases of investments	-	(48,883,980)	-	(48,883,980)	-
Proceeds from maturity or sale of investments	-	48,880,000	-	48,880,000	-
NET CASH FLOW FROM INVESTING ACTIVITIES	2,906,724	5,358,048	484,569	8,749,341	581,501
NET INCREASE (DECREASE) IN CASH AND INVESTMENTS	5,781,143	18,716,618	1,747,686	26,245,447	8,970,392
CASH AND CASH EQUIVALENTS					
Beginning of year	41,339,767	71,333,739	8,262,525	120,936,031	19,932,197
End of year	$ 47,120,910	$ 90,050,357	$ 10,010,211	$ 147,181,478	$ 28,902,589
Cash and temporary investments	$ 47,059,491	$ 76,936,523	$ 10,010,211	$ 134,006,225	$ 6,110,197
Cash and cash equivalents, reported as restricted cash	61,419	13,113,834	-	13,175,253	22,792,392
	$ 47,120,910	$ 90,050,357	$ 10,010,211	$ 147,181,478	$ 28,902,589

The notes to the financial statements are an integral part of this statement.

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS - continued

For the Year Ended December 31, 2024

	Business-type Activities - Enterprise Funds				Governmental
	Sewer System	Board of Public Utilities	Nonmajor Business-type	Totals 2024	Activities - Internal Service
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income	$ 10,590,659	$ 105,801,229	$ (3,145,183)	$ 113,246,705	$ 1,838,832
Adjustments to reconcile operating income to cash flow from operating activities					
Depreciation and amortization	8,058,271	44,578,014	2,728,147	55,364,432	1,687,656
Changes in assets and liabilities					
Accounts receivable	(801,777)	372,127	(940)	(430,590)	258,051
Lease receivable/deferred inflow	-	-	(21,465)	(21,465)	-
Inventories and prepaid assets	-	1,180,878	-	1,180,878	(496,725)
Deferred outflows - pensions	469,395	(26,797,260)	1,538,746	(24,789,119)	-
Deferred outflows - OPEB	365,623	85,224	215,731	666,578	-
Accrued wages and expenses	104,914	5,358,364	65,115	5,528,393	11,844
Accounts payable	(2,764,202)	2,395,812	150,032	(218,358)	(252,887)
Accrued vacation and sick pay	148,901	-	372,624	521,525	-
Claims incurred but not reported	-	-	-	-	351,000
Due to others	-	(1,123,757)	629	(1,123,128)	(37)
Due to / from other funds	-	-	(388,334)	(388,334)	-
Unearned revenue	-	5,571,089	-	5,571,089	-
OPEB liability	-	-	-	-	-
Total OPEB liability	(217,843)	(561,011)	(142,210)	(921,064)	-
Net pension liability/asset	(250,545)	(11,957,700)	(1,485,469)	(13,693,714)	-
Deferred inflows - pensions	159,478	28,647,361	845,712	29,652,551	-
Deferred inflows - OPEB	(79,177)	(4,161,472)	(44,627)	(4,285,276)	-
Deferred inflows - leases	-	(1,978,913)	-	(1,978,913)	-
Other non-current assets	-	-	-	-	-
NET CASH FROM OPERATING ACTIVITIES	$ 15,783,697	$ 147,409,985	$ 688,508	$ 163,882,190	$ 3,397,734
SUPPLEMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES					
Capital contributions-local government	$ 39,783,767	$ -	$ 2,905,227	$ 42,688,994	$ -
Contributions of capital assets from developers	-	2,456,011	-	2,456,011	-
Accounts payable incurred for purchase of capital assets	2,337,598	1,206,808	203,031	3,747,437	274,759
Purchase of right-to-use lease assets	-	-	-	-	5,425,693

The notes to the financial statements are an integral part of this statement.

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

As of December 31, 2024

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7/29/25

	Custodial Funds
ASSETS	
Restricted cash	$ 194,043,000
Accounts receivable	163,004,855
TOTAL ASSETS	$ 357,047,855
LIABILITIES	
Accounts payable	$ 28,795
Due to other governments	356,587,543
TOTAL LIABILITIES	356,616,338
NET POSITION	
Restricted for individuals, organizations and other governments	431,517
TOTAL NET POSITION	$ 431,517

The notes to the financial statements are an integral part of this statement.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

STATEMENT OF CHANGES IN

FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year ended December 31, 2024

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7/29/25

	Totals Custodial
ADDITION	
Property tax collections for other governments	$ 365,907,848
Miscellaneous revenues	1,449,846
TOTAL ADDITIONS	367,357,694
DEDUCTIONS	
Payments to individuals	1,635,050
Payments of property tax to other governments	365,907,848
TOTAL DEDUCTIONS	367,542,898
Transfers in	360,379,006
Transfers out	(360,379,006)
Total transfers	-
NET INCREASE (DECREASE) IN	
FIDUCIARY NET POSITION	(185,204)
NET POSITON	
Beginning of year	616,721
End of year	$ 431,517

The notes to the financial statements are an integral part of this statement.

Table of Contents - Notes to the Financial Statements

I. Summary of Significant Accounting Policies

32 Note A - Reporting Entity
33 Note B - Government-wide and Fund Financial Statements
33 Note C - Measurement Focus, Basis of Accounting and Financial Statement Presentation
35 Note D - Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity
- 35 1 - Cash and Investments
- 36 2 - Receivables and Payables
- 37 3 - Inventories and Prepaid Items
- 37 4 - Restricted Assets
- 38 5 - Capital Assets
- 39 6 - Regulatory Assets and Deferred Inflows
- 39 7 - Compensated Absences
- 40 8 - Long-Term Obligations
- 40 9 - Pensions
- 41 10 - Equity Classifications
- 41 11 - Deferred Inflows of Resources / Deferred Outflows of Resources
- 42 12 - Payment-in-Lieu of Taxes (PILOT)
- 42 13 - Implementation of New Accounting Pronouncement

II. Stewardship, Compliance and Accountability

44 Note A - Budgetary Information
45 Note B - Deficit Fund Equity

III. Detailed Notes for All Funds

45 Note A - Cash and Investments
49 Note B - Capital Assets
51 Note C - Interfund Receivables, Payables and Transfers
52 Note D - Leases and Subscriptions
55 Note E - Temporary Notes
55 Note F - Finance Purchase
56 Note G - Long-term Liabilities
65 Note H - Non-Obligitory Debt
65 Note I - Tax Abatement
66 Note J - Landfill Closure and Postclosure Care
66 Note K - Restricted Assets
67 Note L - Fund Balances
67 Note M - Accounting Pronouncements Adopted in 2024

IV. Other Note Disclosures

68 Note A - Risk Management
69 Note B - Commitments and Contingent Liabilities
72 Note C - Jointly Governed Organizations and Other Related Organizations
73 Note D - Employee Retirement Systems and Pension Plans
82 Note E - Other Post Employment Benefits (OPEB) Other than Pensions
89 Note F - Economic Condition
90 Note G - Subsequent Events

DRAFT
7/29/25

Required Supplementary Information

92 Notes to Required Supplementary Information Budgetary Comparison Schedule

General Funds Schedule of Revenues, Expenditures and Changes in Fund Balance

Budgetary Comparison Schedules (Budgetary Basis)

92 General Fund - Combined

93 General Fund - City

94 General Fund - County

95 General Fund - Parks

96 Schedule of Unified Government's Proportionate Share of the Collective Net Pension Liability - KPERS and KP&F

97 Schedule of Unified Government's Pension Contributions - KPERS and KP&F

101 Schedule of Kansas City, Kansas Board of Public Utilities Retirement System's Net Pension Liability and Related Ratios

104 Schedule of Kansas City, Kansas Board of Public Utilities Retirement System Pension Contributions

105 Schedule of Changes of Unified Government's Other Postemployment Benefits Liabilities and Related Ratios - Health Insurance

107 Schedule of Changes of Unified Government's Other Postemployment Benefits Liabilities and Related Ratios - Disability Benefits and Life Insurance

108 Schedule of Changes Kansas City, Kansas Board of Public Utilities Total OPEB Liaiblity and Related Ratios

DRAFT

7/29/25

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Unified Government of Wyandotte County and Kansas City, Kansas (the Unified Government or the Government) is organized under the laws of the State of Kansas and is governed by an elected eleven-member board. The Unified Government was created October 1, 1997, based on a citizen vote to consolidate the operations of the City of Kansas City, Kansas, and Wyandotte County. As required by generally accepted accounting principles (GAAP), these financial statements present the primary government and its component units, entities for which the Unified Government is considered financially accountable. Blended component units, although legally separate entities, are in substance, part of the government's operations.

Under Charter Ordinance of the Unified Government of Wyandotte County and Kansas City, Kansas, pursuant to the Government's constitutional home rule, the Kansas City, Kansas Board of Public Utilities (BPU) is not a not a legally separate entity of the Unified Government. As such, the BPU is a part of the Unified Government's primary government. However, the BPU's operational and administrative control for provision of electric and water utilities is under a separate six-member elected board of directors (the Board).

Blended Component Units – The Unified Government Public Building Commission (PBC) was established to benefit the Unified Government and is governed by a five-member board. The Unified Government Board of Commissioners appoints all five members of the PBC Board and imposes its will on the PBC. The PBC has the authority to issue revenue bonds to finance the cost of acquiring and/or constructing land and facilities operated for a public purpose by the Unified Government. The PBC finances the debt service of the revenue bonds by leasing the land and facilities to the Unified Government. The Unified Government guarantees the rentals under the PBC lease. For financial reporting purposes, the underlying leases are treated as a financed purchases as the contract transfers ownership of the underlying assets by the end of the contract. The PBC has no power to levy taxes, and revenue bonds issued by the PBC are not included in any legal debt limitations of the Unified Government. For financial reporting, the financial activities of the PBC are accounted for within the capital project funds of the Unified Government's financial statements. Separate audited financial statements are not prepared by the PBC.

DRAFT 11/29/25

KCK 501 Minnesota, Inc. (KCK 501) was formed in June 2019 as a nonprofit support organization for the Unified Government for the purpose of leasing certain real property and constructing and leasing a grocery store in Kansas City, Kansas to be financed with the proceeds of a New Markets Tax Credit (NMTC) transaction. The Unified Government appoints a voting majority of the Board of KCK 501 and therefore has the ability to dissolve the entity. For financial reporting, the financial activities of KCK 501 are accounted for within the capital projects funds of the Unified Government's financial statements. Separate audited financial statements are prepared for KCK 501 and are available upon request from Unified Government management.

KCK 501 Minnesota ALL, Inc. (KCK ALL) was formed in June 2019 as a nonprofit support organization for the Unified Government for the purpose of leasing certain real property and constructing and leasing a grocery store in Kansas City, Kansas to be financed with the proceeds of a New Markets Tax Credit (NMTC) transaction. The Unified Government appoints a voting majority of the Board of KCK ALL and therefore has the ability to dissolve the entity. For financial reporting, the financial activities of KCK ALL are accounted for within the special revenue funds of the Unified Government's financial statements. Separate audited financial statements are prepared for KCK ALL and are available upon request from Unified Government management.

The Wyandotte County Land Bank was formed in 2018 to manage sales, transfers, and disposals of interest in real estate in accordance with Chapter 2, Code of Ordinances of the Unified Government of Wyandotte County- Kansas City, Kansas. The Board of the Land Bank consists of commissioners of the Unified Government, who therefore can dissolve the Land Bank. For financial reporting, the financial activities are accounted for the in General Fund of the Unified Government's financial statements. Separate audited financial statements are not prepared by the Land Bank.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. However, interfund services provided and used are not eliminated in the process of consolidation. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment; and grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

DRAFT

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

7/29/25

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* as are the proprietary funds and fiduciary funds financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Franchise taxes and licenses associated with the current fiscal period are all considered to be susceptible to accrual and thus have been recognized as revenue of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period are considered susceptible to accrual as revenue of the current period. All other revenue items are considered measurable and available only when cash is received by the government.

Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met. Unrestricted aid is reported as revenue in the fiscal year during which the entitlement is received.

The Unified Government reports the following major governmental funds:

The *General Fund* is the Unified Government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The *Economic Development Fund* accounts for the servicing of tax increment financing, transportation development and sales tax obligation bonds.

The *Special Grants Fund* accounts for grant revenues and related expenditures in areas of Law Enforcement, Supportive Housing, Aging, Health, Community Correction, District Court, District Attorney, and other grants. A legal operating budget for this fund is not required; therefore, a budgetary schedule is not included in this financial report.

Proprietary Funds account for activities that are often seen in the private sector and are operated in a similar manner as in the private sector. The Unified Government reports the following major proprietary funds:

DRAFT

The *Sewer System Fund* provides financing for water pollution control and is responsible for day-to-day and future operations, routine system maintenance and payment on bonded indebtedness.

The *Kansas City, Kansas Board of Public Utilities (BPU)* is an administrative agency of the Unified Government. The BPU operates and maintains the water and electric utilities owned by the Unified Government.

7/29/25

Additionally, the Unified Government reports the following fund types:

The *Internal Service Funds* account for workers' compensation reserves, employee health benefits reserves, and cafeteria plan reserves that provide services to other departments on a cost-reimbursement basis.

The *Custodial Funds* are custodial in nature and use the economic resource measurement focus. Custodial funds, which are in the *fiduciary fund* category, are accounted for using the accrual basis of accounting. These funds are used to report resources held by the Unified Government in a custodial capacity for tax collection and related disbursements to other governments, as well as amounts held in a fiduciary capacity for remittance to individuals, private organizations, or other organizations.

Amounts reported as *program revenues* include charges to customers or applicants for goods, services, or privileges provided; operating grants and contributions; and capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues and include all tax revenues.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenue includes activities that have characteristics of exchange transactions, including charges for services. Non-operating revenue includes activities that have the characteristics of non-exchange transactions, such as grants, subsidies, and investment income. Operating expenses for enterprise funds and internal service funds include the cost of sales and services administrative

expenses, and depreciation on capital assets. All expenses not meeting the above criteria are classified as non-operating.

The BPU's accounting policies conform to the requirements for regulated operations. In accordance with these rules, the BPU records certain costs or credits as deferred charges or credits when it is probable that future rates established by the Board permit recovery of specific costs or require these credits to be returned to ratepayers. The BPU applies the provisions of GASB Accounting Standards Codification Section Re10, *Regulated Operations,* as appropriate.

Estimates. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of certain assets, liabilities, revenues, expenditures, expenses and other disclosures. Accordingly, actual results could differ from those estimates.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

1. Cash and Investments

The Unified Government maintains a cash and investment pool that is available for use by all funds except the BPU. The pool has the general characteristics of demand deposit accounts, in that each fund may deposit additional cash at any time and, effectively, may withdraw cash at any time without prior notice or penalty. The pooled cash is invested to the extent available in authorized investments. Each fund's portion of the pool is displayed on their balance sheet as "Cash and temporary investments." The balance sheet also includes two other accounts for restricted cash and investments of the Government. Restricted cash consists of assets held by trustees and various reserves required by revenue bond ordinances. For purposes of the statements of cash flows, the Government considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

DRAFT 7/29/25

State statutes authorize the Government to invest in temporary notes of the Government, time deposits, United States Treasury notes, repurchase agreements, a municipal investment pool established through the trust department of commercial banks which have offices in Wyandotte County, and the Kansas Municipal Investment Pool. This pool is not an SEC registered pool. The Pooled Money Investment Board (PMIB) provides the regulatory oversight for this pool. The reported value of the pool is the same as the fair value of the pool shares. Investments are stated at amortized cost which approximates fair value.

In addition to the preceding investments, state statutes authorize the Unified Government to invest proceeds of bonds and temporary notes in direct U.S. government and agency obligations, certificates of deposits with banks located in Wyandotte County, repurchase agreements, investment agreements with financial institutions including broker/dealers whose obligations are rated in one of the three highest rating categories by either Moody's or Standard and Poor's, mutual funds whose portfolio consists entirely of obligations of the U.S. government, agencies, and bonds issued by any municipality of the State of Kansas. Cash deposits are held with banks insured by Federal Deposit Insurance Corporation (FDIC) and acceptable collateral is maintained for amounts above FDIC limits, equal to or greater than 105% of the funds deposited at all times.

The Government maintains compensating balances with its depository bank to offset charges for check clearing and other services.

Interest income of the investment pool is allocated based on monthly fund balances to the debt service, capital projects and enterprise funds with the remaining balance allocated to the General Fund.

BPU investments consist of deposits, repurchase agreements, certificates of deposit, money market funds, and U.S. Treasury securities, which are recorded at estimated fair value as determined by market prices. Certain repurchase agreements that meet the definition of a participating interest earning investment contract per GASB 72, with a remaining maturity of less than one year at the time of purchase are carried at amortized cost. BPU's investment policies are governed by the BPU's Charter Ordinance, management policies, and statutes established by the State of Kansas. Securities are held by BPU's safekeeping agent. Cash deposits are held with banks insured by Federal Deposit Insurance Corporation (FDIC) and acceptable collateral is maintained for amounts above FDIC limits, equal to or greater than 102% of the funds deposited at all times.

Investments are measured at fair value. Fair value is defined as the exchange price that would be received to sell an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction. There is a fair value hierarchy which requires an entity to maximize the use of observable inputs when measuring fair value.

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-types activities are reported in the government-wide financial statements as "internal balances".

DRAFT
1/29/25

Property tax receivable. In accordance with State statutes, property taxes levied during the current year are revenue sources to be used to finance the budget of the ensuing year. Taxes are assessed on a calendar year basis and are levied and become a lien on the property on November 1 of each year. The Unified Government Treasurer is the tax collection agent for all taxing entities within Wyandotte County. Property owners have the option of paying one-half or the full amount of the taxes levied on or before December 20 during the year levied, with the balance to be paid on or before May 10 of the ensuing year. State statutes prohibit the Unified Government Treasurer from distributing taxes collected in the year levied prior to January 1 of the ensuing year. Consequently, for revenue recognition purposes, the taxes levied during the current year are not due and receivable until the ensuing year. At December 31, such taxes are a lien on the property and are recorded as taxes receivable, net of anticipated delinquencies, with a corresponding amount recorded as deferred inflows of resources. The property tax receivable allowance is equal to 6.83% percent of outstanding property taxes at December 31, 2024.

Sales tax receivable. The Unified Government has a 2.625% local sales tax collected by the State and remitted to the Unified Government monthly. One-quarter of one percent is pledged for emergency medical service operations, three-eighths of one percent is pledged for public safety services and equipment and neighborhood infrastructure projects, and the remainder of the sales tax percentage is pledged for Unified Government operations. The accrued sales tax receivable represents the sales tax collected by merchants at year-end.

Special assessments receivable. As required by State statutes, projects financed in part by special assessments are financed through the issuance of general obligation bonds which are secured by the full faith and credit of the Government and are retired from the Government's Debt Service Fund. Further, State statutes permit levying additional general ad valorem property taxes in the Government Debt Service Fund to finance delinquent special assessments receivable. Consequently, special assessments receivables are accounted for within the Government's Debt Service Fund. Special assessment taxes are levied over a ten or fifteen-year period, and the annual installments are due and payable with annual ad valorem property taxes. The Government may foreclose liens against property benefited by special assessments when delinquent assessments are two years in arrears. At December 31, the special assessment taxes levied are a lien on the property and are recorded as special assessments receivable in the Debt Service Fund with a corresponding amount recorded as deferred inflows of resources.

Intergovernmental receivable. The Unified Government has an intergovernmental receivable from the State of Kansas related to the State's share of the annual appropriation Sales Tax Limited Obligation Revenue (STAR) Bonds. At December 31, the receivable is recorded in the Economic Development Fund, with a corresponding amount recorded as deferred inflows of resources. See footnotes III.F. for further information on this receivable.

Lease receivable. Lease receivable is reported for lease arrangements in which the Unified Government and BPU are providing the right for another entity to use its nonfinancial assets as stated in a contract for a period of time in an exchange or exchange-like transaction. The lease receivable and deferred inflows of resources are reported a present value using the Unified Government's and BPU's incremental borrowing rate unless otherwise noted in the contract terms. The Unified Government determines the allowance for uncollectible leases by identifying known leases that will not be collected and by estimating the remaining leases that are likely not to be collected. Currently, the Unified Government has determined that all lease receivables are collectible.

Board of Public Utilities and Unified Government utilities accounts receivable and revenue. The Kansas City, Kansas Board of Public Utilities is responsible for revenue collection of the Unified Government's sewer system, stormwater and refuse collection services, as well as for the BPU's electric and water utilities. The BPU utilizes cycle billing and accrues the amount of revenues for sales unbilled at the end of each reporting period. An estimate is made for the provision for uncollectible accounts based on an analysis of the aged accounts receivable and historical write-offs, net of recoveries. Additional amounts may be included based upon management's evaluation of customer credit risks. Allowances for doubtful accounts totaled $90,429 in fiscal year 2024. The BPU also provides billing service for the Sewer System Fund, Stormwater Fund and refuse collection services using the same procedures as described above. The BPU remits collected revenues monthly to the Government for associated utilities' charges for service. The Unified Government accrues a receivable in the Sewer System Fund and Stormwater Fund for services provided, yet not collected at the end of the reporting period.

DRAFT 7/29/25

3. Inventories and Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Inventories of governmental funds are recorded as expenditures during the year of purchase. Inventories are stated at cost.

Inventories:	
Fuel	$ 9,623,111
Material and supplies	22,623,467
Total	$32,246,578

4. Restricted Assets

Certain proceeds of the Unified Government's enterprise fund bonded indebtedness, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The BPU also requires certain resources of the utility system be classified as restricted assets for compliance with certain bonded indebtedness covenants. The "debt service reserve" account is used to segregate resources accumulated for principal and interest payments on bonds in the event that the net revenues of the utility system are less than or equal to 130% of the maximum annual debt service on the bonds. The "construction reserve" account is used to report resources set aside for acquiring, constructing and installing capital improvements. The "improvement and emergency" account is used to report resources set aside to finance major renewals, repairs and replacement and extraordinary or unforeseen expenditures.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Government as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Assets	Governmental Activities	Sewer System	EMS
Land Improvements	30 years		
Machinery and equipment	6 to 10 years	6 to 10 years	5 to 10 years
Sewer lines		50 years	
Street and bridge infrastructure	10 to 40 years		
Structures and improvements	20 to 40 years		
Treatment plants and other facilities		33 years	
Other public domain infrastructure	30 years		
Computer software	5 years		
Leased equipment	5 to 10 years		5 to 10 years
SBITA assets	2 to 8 years		

Assets	Stormwater	Public Levee	Sunflower Hills Golf Course	Stadium
Land Improvements		30 years	30 years	
Machinery and equipment		6 to 10 years	5 to 10 years	
Sewer lines	50 years			
Structures and improvements			30 to 40 years	40 years
Treatment plants and other facilities	33 years			
Leased equipment			5 to 10 years	

DRAFT 7/29/25

The BPU depreciates plant and equipment on a composite basis over their estimated useful lives on a straight-line basis. In 2022, BPU engaged an independent third-party consulting firm to conduct a depreciation study to determine if existing depreciation rates remained applicable to the depreciable property groups. The depreciation study performed in 2022 resulted in a change in accounting estimate. Depreciation rates resulting from the study were adopted during fiscal year 2022 as follows:

Production plant	2.57% to 4.00%
Transmission and distribution	1.63% to 6.67%
General plant	2.00% to 7.75%

The BPU set a capitalization threshold for leases with total payments over the life of the contract in excess of $5,000.

Capital assets are reviewed for impairment whenever events or changes in circumstances indicate that the service utility of an asset has declined significantly and unexpectedly.

6. Regulatory Assets and Deferred Inflows

The Kansas City, Kansas Board of Public Utilities is subject to provisions of GASB Codification Section Re10, *Regulated Operations,* and has recorded assets and deferred inflows on its statements of net position resulting from the effects of the rate-making process, which would not be recorded under U.S. generally accepted accounting principles for nonregulated entities. Regulatory assets represent costs incurred that have been deferred because future recovery in customer rates is probable. Deferred inflows generally represent probable future reductions in revenue or refunds to customers. Management regularly assesses whether regulatory assets and deferred inflows are probable of future recovery or refund. If recovery or refund of regulatory assets or deferred inflows is not approved by the Board, which is authorized to approve rates charged to customers or is no longer deemed probable, these regulatory assets or deferred inflows are recognized in the current period results of operations. Additionally, these factors could result in an impairment of utility plant assets if the cost of the assets could not be expected to be recovered in customer rates.

The BPU has an energy adjustment rate rider (ERC). Estimated retail tariffs are set to recover estimated fuel costs such as coal, natural gas, and purchases power. The ERC allows differences between these estimates and actual fuel and purchased power costs to be deferred as a regulatory asset or a deferred inflow depending on the nature of the variance between estimated and actual costs incurred.

DRAFT 7/29/25

7. Compensated Absences

Unified Government of Wyandotte County and Kansas City, Kansas employees. The number of vacation days awarded to a permanent, full-time employee is dependent upon the individual employee's number of continuous years of service. The number of days of annual vacation ranges from 10 to 28 days for full-time regular employees, 15 to 30 days for command officers of the police and fire departments, and 216 to 288 hours for fire officers on 24-hour shifts. Selected part-time employees accrue one-half the number of hours accrued by full-time regular employees. Employees are not eligible to use the earned time until completion of their probationary period, defined as six months. If certain conditions are satisfied and if appropriate approval is received, an employee may carry over to the following year earned and unused vacation time. Payment of unused vacation leave will be made upon separation of employment.

Permanent, full-time employees also earn and accumulate sick leave time at the rate of 8-10 hours for each minimum month of service. Selected part-time employees accrue sick leave time at the rate of one-half the full-time rate (4-5 hours) for each minimum month of service. Unused sick leave may be carried over indefinitely. Payment of unused sick leave will be made upon separation of employment based on a prorated formula.

In January 2014, the Unified Government established a new “employee class” for new and future hires that have sick and vacation accrual rules that vary from the classic employees described above in effort to reduce leave accrual liability balances at separation from the Government.

In governmental fund financial statements, a liability is accrued when it has matured, for example, as a result of employee resignations and retirements. Proprietary fund types accrue vacation and sick pay as earned. The liabilities are based on current salary costs and the amount of leave that accumulates that has been earned and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.

BPU employees. Under the terms of the BPU's personnel policy, employees are granted vacation and sick leave. In the event of termination, an employee is paid for accumulated vacation days. Employees may carry over a maximum of 120 hours of vacation hours for bargaining unit employees and 120 hours for non-bargaining unit employees. Sick leave can be accrued up to 1,760 hours. Employees who resign with at least fifteen years of service are paid 75% of accumulated sick leave. All employees are paid for accumulated sick leave upon retirement or death.

The BPU accrues vacation and sick pay as earned. The liabilities are based on current salary costs and the amount of leave that accumulates that has been earned and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means

8. Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payables are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, regardless if withheld from the actual debt proceeds received, are reported as debt service expenditures.

DRAFT 7/29/25

9. Pensions

Unified Government of Wyandotte County and Kansas City, Kansas employees. The net pension liability is calculated as the difference between the actuarially calculated value of the projected benefit payments attributed to past periods of employee service and the plan's fiduciary net position. The total pension expense is comprised of the service cost or actuarial present value of projected benefit payments attributed to the valuation year, interest on the total pension liability, plan administrative expenses, current year benefit changes, and other changes in plan fiduciary net position less employee contributions and projected earnings on plan investments. Additionally, the total pension expense includes the annual recognition of outflows and inflows of resources due to pension assets and liability.

For purposes of measuring the collective net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Kansas Public Employees Retirement System (KPERS) and additions to/deductions from KPERS' fiduciary net position have been determined on the same basis as they are reported by KPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

BPU employees. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Retirement Pension Plan for Employees of the Kansas City, Kansas Board of Public Utilities (the Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Equity Classifications

In the government-wide statements, equity is shown as net position and classified into three components:

(1) Net investment in capital assets – consisting of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, leases, SBITA's, or other borrowings that are attributable to the acquisitions, construction, or improvements of those assets.
(2) Restricted net position – consisting of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Unified Government and the BPU first utilize restricted resources to finance qualifying activities.
(3) Unrestricted net position – All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

In the governmental funds, equity is shown as fund balance and classified into five components:

(1) Non-spendable – Assets legally or contractually required to be maintained or are not in spendable form. Such constraint is binding until the legal requirement is repealed or the amount becomes spendable.

(2) Restricted – Assets with externally imposed constraints such as those mandated by creditors, grantors and contributors, or laws and regulations. Such constraint is binding unless modified or rescinded by the applicable external body, laws or regulations.

(3) Committed – Assets with a purpose formally imposed by the Unified Government Board of Commissioners (Board) using its highest level of authority, binding unless modified or rescinded by the Board. The highest level of authority for the Board when acting as a county governing body is a resolution. The highest level of authority for the Board when acting as a city is an ordinance.

(4) Assigned – Comprises of amounts intended to be used for specific purposes that are neither restricted nor committed. Intent is expressed by a) the Unified Government Board of Commissioners (Board) or b) a body or official to whom the Board has delegated the authority. The Board has delegated authority to the County Administrator and Department Heads to assign amounts to be used for specific purposes as prescribed by the Unified Government's Fund Balance Policies.

(5) Unassigned – All amounts not included in the other fund balance classifications. The general fund shall be the only fund to report positive unassigned fund balance. All other governmental funds may report negative unassigned fund balance.

In circumstances when expenditure is made for a purpose which amounts are available in multiple fund balance classifications, fund balance is depleted in the order of restricted, committed, assigned, and unassigned.

11. Deferred inflows of Resources/Deferred Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Government has three items that qualify for reporting in this category in the government-wide statement of net position and proprietary funds statement of net position, deferred charge on refunding, deferred outflows for pensions and deferred outflows for OPEB. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This

DRAFT 7/29/25

amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. See Note IV. E. and IV. F., respectively, for more information on the deferred outflows for pensions and OPEB.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Government has seven types of items, unavailable revenue, deferred property tax receivable, deferred charge on refunding, deferred inflows for OPEB and deferred inflows for pensions, deferred for leases and recovery fuel purchased power which qualify for reporting in this category. Unavailable revenue, which arises only under a modified accrual basis of accounting, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from five sources: intergovernmental receivable, interest receivable, grants, special assessments and assets held for redevelopment. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Deferred revenues are reported in both the government-wide statement of net position, the governmental funds balance sheet and proprietary funds statement of net position for property tax receivable and lease receivable. Property taxes are not recognized as revenue until the period for which they are levied, and lease revenue is recognized in a systematic and rational manner over the term of the lease. A deferred charge on refunding results from the difference in carrying value of refunded debt and its reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The last items, deferred inflows for pensions and OPEB, are reported in both the government-wide statement of net position and the proprietary funds statement of net position. See Note IV. E. and IV.F., respectively, for more information on the deferred inflows for pensions and OPEB. See Note 1.D.6. for more information on the deferred inflow for recovery fuel purchased power.

DRAFT 11/29/23

12. Payment-in-Lieu of Taxes (PILOT)

The BPU is exempt from federal and state income taxes and local property taxes because it is an administrative agency of the Unified Government. However, the BPU is required by a Charter Ordinance to pay a percentage of gross operating revenues to the Unified Government. The Charter Ordinance established a range of 5.0% to 15.0%. Currently, the payment-in-lieu of taxes is established at 11.9%, which amounted to $38,502,792 during 2024. The PILOT is billed and collected by the BPU through incorporation in the rates as a supplemental rate rider. PILOT revenues and expenses are recorded as transfers in and transfers out in the General Fund and BPU Fund, respectively.

In addition to these payments to the Unified Government, the BPU also contributes free services to the Unified Government, such as electricity, water, street lighting, fire hydrant services, traffic signals, and billing and collection of sewer, stormwater and refuse collection service charges at no charge. These service contributions are approximated at $13,783,856 or 4.13% of the BPU's total operating revenue for 2024.

13. Pending Governmental Accounting Standards Board Statements

GASB Statement No. 102, *Certain Risk Disclosures*, will improve financial reporting by providing users of financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government's financial condition. The provisions of this statement are effective for financial statements for the Unified Government's fiscal year ending December 31, 2025.

GASB Statement No. 103, *Financial Reporting Model Improvements*, improves five key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability:

1) Management Discussion and Analysis (MD&A) This statement requires that information presented in MD&A be limited to related topics discussed in five sections: 1) Overview of Financial Statements, 2) Financial Summary, 3) Detailed Analyses, 4) Significant Capital Asset and Long-Term Financing Activity and 5) Currently Known Facts, Decisions, or Conditions. MD&A should also explain why balances and results of operations changed and avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections. MD&A should continue to distinguish between the primary government and its discretely presented component units.

2) Unusual or Infrequent Items are described as transactions and other events that are either unusual in nature or infrequent in occurrence. These items are required to be displayed separately as the last presented flow of resources prior to the net change in resource flows in government-wide, governmental fund, and proprietary fund statements of resource flows

3) Presentation of Proprietary Fund statement of Revenues, Expenses and Changes in Fund Net position should continue to distinguish between operating and nonoperating revenues and expenses and provides additional guidance on determining nonoperating revenues and expenses. Additional subtotals are required to be presented to show a subtotal for "operating income (loss) and noncapital subsidies" prior to reporting other nonoperating revenues and expenses. Subsidies are defined within the statement.

4) Major Component Unit Information is required to be presented separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If readability is impacted, combining statements of major component units should be presented after the fund financial statements.

5) Budgetary Comparison Information is required to be presented as required supplementary information (RSI) and variances between original and final budget amounts and variances between final and actual amounts are required to be presented. Explanation of significant difference must be presented in notes to the RSI.

DRAFT 7/29/25

The provisions of this statement are effective for financial statements for the Unified Government's fiscal year ending December 31, 2026

GASB Statement No. 104, *Disclosure of Certain Capital Assets*, objective is to provide users of government financial statements with essential information about certain types of capital assets. This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87 and intangible right-to-use assets recognized in accordance with Statement No. 94 should be disclosed separately by major class of underlying asset in the capital asset note disclosures. Subscription assets recognized in accordance with Statement No. 96 should also be separately disclosed. Other intangible assets other than those three types should be disclosed separately by major class. This Statement also required additional disclosures for capital assets held for sale and requires governments be evaluated each reporting period to ensure it meets the criteria that the sale will be probable within one year of the financial statement date. Governments should disclose the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major asset class and the carrying amount of debt for which the capital assets held for sales are pledged as collateral for each major asset class. The provisions of this statement are effective for financial statements for the Unified Government's fiscal year ending December 31, 2026.

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

State statutes require that an annual operating budget be legally adopted for the general fund, special revenue funds, debt service funds and enterprise funds, (unless the fund is specifically exempted by statute). Kansas statutes provide for the following sequence and timetable of the legal annual operating budget:

- Preparation of the budget for the succeeding calendar year on or before August 1st.
- Publication in local newspaper of the proposed budget and notice of public hearing on the budget on or before August 5th.
- Public hearing on or before August 15th, but at least ten days after publication of notice of hearing.
- Adoption of the final budget on or before August 25th.

If the municipality is holding a revenue neutral rate hearing the budget timeline for adoption of the final budget has been adjusted to on or before September 20th. The Unified Government did hold a revenue neutral rate hearing this year.

The legal level of budgetary control is established at the fund level by State statutes which also permit the transfer of budgeted amounts from one object code or purpose to another within the same fund. As allowed by State statute, the governing body can increase the fund level expenditures by amending the budget. An amendment may only be made for previously unbudgeted increases in revenue other than ad valorem taxes. To do this, a notice of public hearing to amend the budget must be published in the local newspaper. At least ten days after the publication, the hearing may be held, and the governing body may amend the budget at that time.

DRAFT 7/29/25

Budget comparison statements are presented for each budgeted fund showing the actual receipts and expenditures compared to budgeted receipts and expenditures. Transfers to close funds can exceed the amount budgeted for that object code. The Unified Government of Wyandotte County/Kansas City, Kansas budget amounts presented in the statements that compare actual expenditures to the budget are the amended amounts.

All unencumbered appropriations (legal budget expenditure authority) lapse at year-end, except for capital project funds appropriations that are carried forward until the project is completed or terminated. Encumbered appropriations are not re-appropriated in the ensuing year's budget but are carried forward until liquidated or canceled.

A legal operating budget is not required for the following Unified Government funds:

Capital Projects	
Public Building Commission	
Internal Service	
Special Revenue:	Community Development
Special Revenue:	KCK ALL, Inc.
Special Revenue:	Revolving Loan Fund
Special Revenue:	Special Grants
Special Revenue:	Special Law Enforcement
Debt Service:	Economic Development
Debt Service:	County Initiative to Fund Infrastructure
Capital Projects:	KCK 501, Inc.
Custodial Funds	

State budget schedules are provided for the following funds, for informational purposes, although not legally required:

Clerk's Technology Fund
Register of Deeds Technology Fund
Treasurer's Technology Fund

Controls over spending in the above non-budgeted funds, which are not subject to the legal budget requirements, are maintained by the review and internal appropriation process established by management.

B. Deficit Fund Equity

At December 31, 2024, the Special Grants Fund had a deficit fund balance of $12,217,926 which will be recovered next year when receivables become available. Community Development Fund had a deficit fund balance of $1,545,655 which will be recovered from future intergovernmental revenues. The Emergency Medical Services Fund had a deficit fund balance of $9,468,216 which will be recovered from future charges for services.

III. DETAILED NOTES ON ALL FUNDS

A. Cash and Investments

1. *Unified Government Cash and Investments*

DRAFT
7/29/25

The Unified Government (excluding the BPU) has adopted a formal Cash Management and Investment Policy that is reviewed and adopted annually. Primary objectives of investment activities are, in order of priority, safety, diversification, liquidity, maturity, and return on investment. The standard of care to be used by investment officials shall be the "prudent person standard" and shall be applied in the context of managing an overall portfolio. This rule states "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the first the safety and liquidity of their capital and next the probable income to be derived."

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure or failure of the investment counterparty, the Unified Government's deposits may not be returned to it, or it will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Government believes it has no custodial risk. All deposits with banks are collateralized at 105% of market value, as required by the Government's cash and investment policy, less insured amounts. The Unified Government requires that deposits be fully collateralized all times. Acceptable collateral for deposits follows the provisions of state law. Peak period collateral agreements are not permitted under the Unified Government's policy. As of December 31, 2024, the market value of assets pledged to the Unified Government as collateral exceeded amounts on deposit.

The Unified Government requires all security purchases be settled on a delivery versus payment basis with an independent third-party custodian designated by the Government. As of December 31, 2024, the Unified Government had no investments in U.S. government agency securities which were held by the investment's counterparty.

Interest Rate Risk. Interest rate risk is the risk that the fair value of securities in the portfolio will fall due to changes in general interest rates. Through its investment policy, the Government manages this risk by structuring investments so that securities mature to meet cash flows of the general operating fund, and by investing general operating funds primarily in shorter-term securities. Additionally, the investment policy limits investments to a maximum stated maturity of four years.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. Kansas law limits the types of investments that can be made. The Unified Government's investment policy does not impose any additional limitations. In accordance with the investment policy, credit risk is minimized by limiting investments to the safest types of securities, by pre-qualifying financial institutions, broker/dealers, intermediaries, and advisors with whom the Unified Government will do business, and by diversifying the investment portfolio so that potential loss on individual securities will be minimal. As of December 31, 2024, the securities underlying repurchase agreements included U.S. agency obligations not explicitly guaranteed by the U.S. Government. The securities had ratings of AAA by Moody's and AA+ by Standard and Poor's. Investments in interest-earning investment contracts are not rated.

Concentration of Credit Risk. The Unified Government investment policy limits the amount of investments that can be placed with a single financial institution to no more than 25% of the total investment portfolio. The following maximum limits, by investment type, are also established:

Investment Type	Maximum % of Portfolio
Certificates of deposit	100%
U.S. Treasury bills or notes	100%
U.S. Government agency obligations	50%
Kansas Municipal Investment Pool	50%
Repurchase agreements	25%
Bank trust department municipal pools	25%
Temporary notes or no-fund warrants	10%

DRAFT

At December 31, 2024, the Unified Government did not hold more that 5% of its portfolio in any individual U.S. Government instrumentality issuer.

Fair Value Measurements. The Government categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the investment.

7/29/25

Level 1 inputs are quoted prices in active markets for identical assets.

Level 2 inputs are significant other observable inputs, either directly or indirectly observable, and fair value can be determined through models or other valuation methodologies.

Level 3 inputs are significant unobservable inputs in situations where there is little or no market activity for the asset or liability and the entity makes estimates and assumptions related to the pricing of the asset or liability including assumptions regarding risk.

The Unified Government has the following recurring fair value measurements as of year-end:

- Money market mutual funds are valued using quoted market prices (Level 1 inputs).
- U.S. treasuries and U.S. government agencies are valued using pricing models that maximize the use of observable inputs for similar securities (Level 2 inputs).
- Certificates of deposit are non-participating interest-earning investments contracts that are using the cost-based approach.

- The repurchase agreement is an overnight instrument, with the fair value of the collateral underlying the repurchase agreement in excess of the amount invested. Given the short-term nature of the agreement, it is measured at amortized cost.

At December 31, 2024, the Unified Government (excluding the BPU) had the following investments:

		Investment Maturities (in Years)		
	Fair Value	**Less Than 1**	**1-5**	**Fair Value Hierarchy**
Repurchase Agreements	$ 315,851,000	$ 315,851,000	$ -	N/A
U.S. Treasuries	33,811,719	14,781,250	19,030,469	Level 2
U.S. government agencies	24,820,999	14,722,881	10,098,118	Level 2
Certificates of Deposit	55,235,000	45,235,000	10,000,000	N/A
Subtotal general operating portfolio	**429,718,718**	**390,590,131**	**39,128,587**	
Assets held by trustee:				
Money Market Mutual Funds	25,496,867	25,496,867	-	Level 1
Subtotal assets held by trustee	**25,496,867**	**25,496,867**	**-**	
Total Investments	**$ 455,215,585**	**$ 416,086,998**	**$ 39,128,587**	

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2. *Kansas City, Kansas Board of Public Utilities Cash and Investments*

The BPU maintains a cash and investment program to pay for operating and capital requirements as well as for debt service requirements. The investment program is comprised of deposits, repurchase agreements, certificates of deposit, and U.S. Treasury securities. Other investments using U.S. agency instrumentalities and money market fund securities for the debt service program are managed by the bond trustee. Nearly all maturities of securities were less than one year. At December 31, 2024, the bank balance and certificates of deposit were $645,322 which was covered by federal depository insurance and collateral held in safekeeping in the BPU's name.

7/29/25

The BPU has an investment policy that regulates investments in securities that have objectives of safety of principal, liquidity with all investments in U.S. dollars, and investment returns optimized within the constraints of safety and liquidity. Eligible securities are specific to Kansas State Statutes and the BPU's bond indenture agreements. All securities owned by BPU are in conformance with the investment policy.

Custodial Credit Risk. The BPU believes it has no custodial risk. All deposits with banks are collateralized at 102% of market value, as required by the BPU's cash and investment policy and Kansas state statute, less insured amounts. All securities are registered in the name of the BPU and held by a third-party safekeeping agent. Investments in money market mutual funds are not exposed to custodial risk because their existence is not evidenced by securities that exist in physical or book entry form.

Interest Rate Risk. The BPU minimizes the risk of fair value changes by structuring the investment portfolio so that fixed income securities mature to meet cash requirements for debt service and other disbursement requirements for ongoing operations and by keeping maturities short.

Credit Risk. The BPU manages credit risk by requiring all investments meet the investment guidelines as established by the State of Kansas as described in K.S.A 12-1675 and 10-131. This requires all investments be in U.S. Treasury securities, in U.S. agency securities, or in any external investment pools, Money Market Mutual Funds, or Repurchase Agreement securities be the highest rated by nationally recognized rating agencies. All the BPU's securities including money market funds are AAA rated by Moody's. Any bank deposits and including certificates of deposit are fully collateralized by the FDIC or other qualifying securities. All securities held by the BPU meet the credit quality objective.

Concentration of Credit Risk. The BPU manages credit risk by requiring all investments meet the investment guidelines as established by the State of Kansas in K.S.A. 12-1675 and 10-131 and diversifying investment holdings to avoid high concentration of any one security issuer. The BPU has a concentration of credit risk where it holds more than 5% of its investment portfolio in any one security issuer other than U.S. Treasury securities and in investment pools. The BPU has a concentration of credit risk where it holds more than 5% of its investment portfolio in any one security issuer other than U.S. Treasury securities and in investment pools. The U.S. agency securities held in safekeeping by the BPU's bond trustee in excess of 5% as of December 31, 2024, consisted of FHLB securities totaling $16,078,019 and 15.15% of the investment portfolio.

The fair values, as determined by market prices, of the BPU's investments at December 31, 2024 are as follows:

		Investment maturities		
	Fair Value	Less Than 6 months	6-12 months	Fair Value Hierarchy
Cash and CD's	$ 645,322	$ 645,322	$ -	N/A
Repurchase Agreements	85,318,112	85,318,112	-	N/A
U.S. Treasuries and U.S. Agencies	16,078,0219	6,273,994	9,804,025	Level 2
Money market funds	4,086,923	4,086,923	-	Level 1
Total Investments	**$ 106,128,376**	**$ 96,324,351**	**$ 9,804,025**	

A reconciliation of cash and investments are as follows:

DRAFT 7/29/25

	Unified Government	BPU	Custodial	Total
Cash on hand	$ 26,696	$ -	$ -	$ 26,696
Carrying amount of deposits	36,251,833	645,322	-	36,897,155
Cash with others	698,678	-	-	698,678
Investments	235,675,718	105,483,054	194,043,000	535,201,772
Investments, assets held by trust	25,496,867	-	-	25,496,867
Total	**$ 298,149,792**	**$ 106,128,376**	**$ 194,043,000**	**$ 598,321,168**

	Unified Government	BPU	Custodial	Total
Cash and temporary investments	$ 181,928,841	$ 76,936,523	$ -	$ 258,865,364
Restricted cash and investments	116,220,951	29,191,853	194,043,000	339,455,804
Total	**$ 298,149,792**	**$ 106,128,376**	**$ 194,043,000**	**$ 598,321,168**

Proceeds related to Sales Tax Special Obligation Revenue Bonds (STAR Bonds) issued to finance improvements within authorized STAR bond districts in the Unified Government are held by an escrow agent on behalf of the Unified Government. Pursuant to the issuance of the STAR bonds, the Unified Government and the State of Kansas entered into a STAR Bond Tax Distribution Agreement. The agreement provides that the principal and interest on the STAR bonds will be paid proportionally by the Unified Government and The State of Kansas, based on each entity's respective share of the sales tax generated within the district. The Unified Government's proportional share of the debt for the various open Districts is between 20-28%. As a result, the Unified Government has only recorded its proportionate share of the balance in the escrow account for the developer projects and has recorded 100% of the escrow for Unified Government projects with annual appropriation clauses. As of December 31, 2024, the escrow balance was invested in money market accounts and the total reported by the Unified Government amounted to $8,619,000.

B. Capital Assets

Capital asset activity for the year ended December 31, 2024, was as follows:

Governmental activities:	Beginning Balance (As Revised)	Increases	Decreases	Ending balance
Capital assets, not being depreciated:				
Land	$ 27,081,958	$ -	$ -	$ 27,081,958
Construction in progress	40,359,960	40,724,197	40,138,476	40,945,681
Total capital assets, not being depreciated	67,441,918	40,724,197	40,138,476	68,027,639
Capital assets, being depreciated:				
Buildings	246,798,968	1,392,772	-	248,191,740
Improvements other than buildings	43,758,362	3,250,378	-	47,008,740
Machinery and equipment	72,536,051	4,004,200	1,747,455	74,792,796
Lease assets - machinery and equipmer	27,342,501	6,581,025	-	33,923,526
Subscription right-to-use assets	14,702,157	650,792	155,177	15,197,772
Infrastructure	715,126,113	35,417,670	-	750,543,783
Total capital assets, being depreciated	1,120,264,152	51,296,837	1,902,632	1,169,658,357
Less accumulated depreciation for:				
Buildings	121,453,700	5,465,431	-	126,919,131
Improvements other than buildings	25,382,314	901,347	-	26,283,661
Machinery and equipment	56,233,431	3,935,083	1,607,312	58,561,202
Lease assets - machinery and equipmer	6,360,311	4,542,277	-	10,902,588
Subscription right-to-use assets	2,217,609	2,187,764	131,551	4,273,822
Infrastructure	351,788,404	18,621,003	-	370,409,407
Total accumulated depreciation	563,435,769	35,652,905	1,738,863	597,349,811
Total capital assets, being depreciated and amortized, net	556,828,383	15,643,932	163,769	572,308,546
Governmental activities capital assets, net	$ 624,270,301	$ 56,368,129	$ 40,302,245	$ 640,336,185

The capital assets activity for the internal service fund is included in the above rollforward.

DRAFT 7/29/25

Business-type activities	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	$ 4,651,511	$ -	$ -	$ 4,651,511
Sewer-Construction in progress	28,943,162	40,930,074	34,911,177	34,962,059
Stormwater -Construction in progress	7,764,527	4,965,523	1,338,271	11,391,779
EMS -Construction in progress	694,075	-	-	694,075
BPU-Construction in progress	74,656,878	50,144,167	43,112,990	81,688,055
Total capital assets, not being depreciated	116,710,153	96,039,764	79,362,438	133,387,479
Capital assets, being depreciated and amortized:				
Buildings and improvements	5,901,106	52,220	-	5,953,326
Improvements other than buildings	3,838,706	-	-	3,838,706
Sewer lines	203,657,640	6,144,317	-	209,801,957
Treatment plants and facilities	226,850,624	29,576,437	-	256,427,061
Machinery and equipment	52,752,184	764,093	223,267	53,293,010
Right to use - machinery and equipment	5,207,743	-	-	5,207,743
BPU Plant and equipment	1,991,135,201	42,973,614	1,062,424	2,033,046,391
Total capital assets, being depreciated and amortized	2,489,343,204	79,510,681	1,285,691	2,567,568,194
Less accumulated depreciation for:				
Buildings and improvements	1,753,395	178,994	-	1,932,389
Improvements other than buildings	3,003,764	78,724	-	3,082,488
Sewer lines	108,278,702	3,694,672	-	111,973,374
Treatment plants and facilities	70,204,404	3,919,629	-	74,124,033
Machinery and equipment	46,403,290	2,181,224	223,267	48,361,247
Right to use - machinery and equipment	1,443,461	733,175	-	2,176,636
BPU Plant and equipment	979,137,870	40,796,712	-	1,019,934,582
Total accumulated depreciation	1,210,224,886	51,583,130	223,267	1,261,584,749
Total capital assets, being depreciated and amortized, net	1,279,118,318	27,927,551	1,062,424	1,305,983,445
Business-type activities capital assets, net	$ 1,395,828,471	$ 123,967,315	$ 80,424,862	$ 1,439,370,924

DRAFT 7/29/25

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 5,761,994
Health and welfare	147,798
Public safety	4,883,220
Judicial	59,186
Highways and streets, including depreciation of general infrastructure assets	21,950,157
Planning and development	2,280,597
Culture and recreation	569,953
Total depreciation expense - governmental activities	$ 35,652,905
Business-type activities:	
Sewer system	$ 8,058,271
Sunflower Hills Golf Course	170,139
EMS	1,102,175
Stormwater Enterprise	1,303,829
Stadium	152,004
BPU	40,796,712
Total depreciation expense - business-type activities	$ 51,583,130

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C. Interfund Receivables, Payables and Transfers

7/29/25

The composition of interfund balances as of December 31, 2024, is as follows:

Interfund receivables and payables:	**Interfund Receivables**	**Interfund Payables**
General	$ 14,501,630	$ 226,428
Capital Projects	1,731,288	6,883,594
Economic Development fund	-	80,419
Special grants fund	21	12,212,491
Nonmajor governmental funds	220,431	1,755,983
Sewer System enterprise fund	5,275,990	1,778,632
Nonmajor entrprise funds	1,718,229	510,042
Total	**$ 23,447,589**	**$ 23,447,589**

Interfund balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The interfund payables due from certain nonmajor governmental funds include amounts owed to the General Fund for the reimbursement of certain indirect costs.

The composition of interfund transfers for the year ended December 31, 2024, is as follows:

	Transfers In:								
Transfers Out:	General	Capital Projects	Economic Development	Special Grants	Non-Major Governmental	Internal Service	Sewer	Non-Major Enterprise	Total
General	$ -	$ 2,737,415	$ -	$138,360	$ 1,582,053	$ 2,791,135	$ -	$ 546,476	$ 7,795,439
Capital Projects	-	-	5,474,683	-	-	62,880	263,491	934,400	6,735,454
Nonmajor Governmental	155,032	-	237,918	-	37,942	2,008,000	-	1,158,744	3,597,636
Internal Service	-	-	-		-	-	-	9,000	9,000
Sewer	-	31,455,613	-	-	-	1,500,000	-	-	32,955,613
BPU	38,502,792	-	-	-	-	-	-	-	38,502,792
Nonmajor Enterprise fund	3,511,189	1,129,169	-	30,447	250,000	1,613,000	-	-	6,533,805
	$42,169,013	$35,322,197	$ 5,712,601	$168,807	$ 1,869,995	$ 7,975,015	$ 263,491	$ 2,648,620	$ 96,129,739

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt services from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

In 2024, PILOT revenues and expenses of $38,502,792 are recorded as transfers in and transfers out in the General Fund and BPU Fund, respectively. Additionally, the capital projects fund constructed capital assets in the amount of $39,783,767 and $2,905,227 for the Sewer System Fund and Stormwater Fund, respectively. This activity is shown as an expenditure from the capital project fund and capital contribution revenue to the Sewer System Fund, Stormwater Fund and Stadium Fund, in the fund financial statements. However, this activity is shown within transfers in the government-wide financial statements.

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D. Leases and Subscriptions

Lease receivables

7/29/25

The Public Levee is located in the Fairfax Industrial District. During 2014, a lease agreement was reached with a third party for a long-term ground lease. Under this agreement, existing structures were demolished, and the third party built a new industrial building. The third party retains ownership of the new industrial building. This agreement, which runs through December 31, 2072, covers only the ground that had an original cost of $116,598. Prior to this lease agreement, an existing grain elevator lease existed and was allowed to continue. The grain elevator lease runs through December 31, 2029. Inflows from these leases are recorded in the Public Levee fund and totaled $238,726 of lease income and $123,340 of interest income.

On July 1, 2024, a lease agreement commenced with a third party for a long-term lease of real property containing land and the Kaw River Bridge. This agreement runs through June 30, 2057. Inflows from these leases are recorded in the General fund and totaled $2,584 of lease income and $2,832 of interest income.

The BPU leases, as a lessor, various tower and pole attachment space to various telecommunication companies, the terms of which expire through 2031. During the year ended December 31, 2024, the BPU recognized revenue of $1,947,876 under the agreements.

Lease liabilities

Governmental activities

At December 31, 2024, the governmental activities outstanding lease liability consisted of the following:

Description and Purpose	Amount of Original Lease	Final Maturity Dates	Interest Rates	Amount Outstanding Dec 31, 2024
State avenue building	$852,724	March 2028	0.833%*	$ 468,056
79th street building	472,382	August 2025	0.552%*	86,740
Motorola radio equipment	940,601	February 2025	2.690%	238,188
Election equipment	578,956	December 2025	4.440%	52,743
Pierce Pumpers	1,978,428	December 2026	2.400%	434,435
KISC Parking	5,864,058	December 2031	1.205%*	2,506,879
BOA Schedule #14 - Equipment	1,719,263	December 2027	2.700%	496,824
BOA Schedule #16 - Equipment	2,304,734	December 2025	3.550%	365,164
BOA Schedule #17 - Equipment	876,336	December 2028	3.890%	391,646
BOA Schedule #19 - Equipment	2,011,328	December 2029	2.790%	1,075,454
BOA Schedule #21 - Equipment	99,999	December 2025	1.280%	20,515
BOA Schedule #23 – Equipment	125,977	December 2028	1.818%	73,940
BOA Schedule #24 - Equipment	2,858,066	December 2031	2.049%	2,061,099
BOA Schedule #25 - Equipment	873,289	December 2030	4.001%	648,085
BOA Schedule #26 - Equipment	3,684,905	January 2033	4.025%	3,061,025
BOA Schedule #29 – Equipment - Fleet	2,016,166	January 2034	4.360%	1,851,571
BOA Schedule #28 - Equipment	345,847	January 2031	4.260%	302,494
BOA Schedule #30 – Equipment - Fleet	426,720	January 2032	4.120%	426,720
BOA Schedule #30 - Equipment	1,137,500	January 2032	4.120%	1,137,500
Enterprise leases – Vehicles - Fleet^	8,276,861	April 2025-October 2029	6.920-8.370%	7,167,526
Total	**$37,444,144**			**$22,866,604**

DRAFT 7/29/25

* Interest rate is the incremental borrowing rate
^ This consists of 235 vehicles. The information noted here is total of all vehicles and the range of maturities and interest rates subject to the vehicle leases.

Business-type activities

At December 31, 2024, the business-type activities outstanding lease liability consisted of the following:

Description and Purpose	Amount of Original Lease	Final Maturity Dates	Interest Rates	Amount Outstanding Dec 31, 2024
Pierce Pumpers - EMS	$2,328,462	July 2027	3.260%	$ 823,748
Pierce Ladders - EMS	2,147,306	July 2029	3.550%	957,158
BOA Schedule #17 – Equipment - EMS	2,111,182	December 2028	3.890%	943,515
BOA Schedule #22 – Equipment - Golf	81,321	December 2026	1.616%	33,296
BOA Schedule #27 – Equipment - Golf	116,070	January 2029	4.290%	94,793
Total	**$6,784,341**			**$2,852,510**

Annual debt service requirements to maturity for leases outstanding of the Unified Government are as follows:

	Governmental Activities		Business-tpe Activities	
Year ended December 31	Principal	Interest	Principal	Interest
2025	$ 4,927,833	$ 938,949	$ 753,721	$ 98,469
2026	4,384,384	706,637	779,668	71,785
2027	4,393,586	478,679	769,149	44,243
2028	3,168,853	260,020	518,443	16,570
2029	1,908,750	173,550	31,529	1,146
2030-2032	4,083,198	223,403	-	-
Total	**$ 22,866,604**	**$ 2,781,238**	**$ 2,852,510**	**$ 232,213**

Subscription liabilities

Governmental activities

At December 31, 2024, the governmental activities outstanding subscription liability consisted of the following:

DRAFT 7/29/25

Description and Purpose	Amount of Original Subscription	Final Maturity Dates	Interest Rates	Amount Outstanding Dec 31, 2024
Kronos	$134,574	December 2025	2.656%*	$ 45,955
Workday	8,504,603	December 2030	2.754%*	6,506,105
Street Smart	110,837	December 2025	2.901%*	36,936
My Sidewalk	225,397	December 2026	2.707%*	112,819
Delib	37,967	December 2025	2.707%*	12,653
U.S Fleet Tracking	195,305	December 2025	2.707%*	65,102
FUSUS	597,384	December 2028	2.312%*	472,384
DLT	53,408	December 2025	3.059%*	26,302
Total	**$9,859,475**			**$7,278,256**

* Interest rate is the incremental borrowing rate

Annual debt service requirements to maturity for subscriptions outstanding of the Unified Government are as follows:

	Governmental Activities	
Year ended December 31,	Principal	Interest
2025	$ 1,312,332	$ 196,036
2026	1,178,545	162,691
2027	1,174,900	130,777
2028	1,230,342	98,948
2029	1,162,772	65,604
2030	1,219,365	33,581
Total	**$ 7,278,256**	**$ 687,637**

E. Temporary Notes

Kansas law permits the issuance of temporary notes to finance certain capital improvement projects and legal settlements which will be refinanced with general obligation bonds. Prior to the issuance of the temporary notes, the Commission must take the necessary legal steps to authorize the issuance of general obligation bonds. Temporary notes issued may not exceed the aggregate amount of bonds authorized, are interest bearing, and have a maturity date not later than four years from the date of issuance. At December 31, 2024, the Unified Government had $34,740,478 outstanding in temporary notes.

The 2024-I temporary note at December 31, 2024, has a maturity of no later than April 1, 2025. The interest rate of the 2024-I temporary note is 4.00%.

Temporary note activity for the year ended December 31, 2024 was as follows:

Outstanding Jan. 1, 2024	Issued	Redeemed	Outstanding Dec. 31, 2024
$ 30,461,034	$ 34,740,478	$ (30,461,034)	$ 34,740,478

F. Finance Purchase

In January 2022, the Unified Government entered into a financed purchase agreement to purchase medical equipment with an original balance of $642,534 and an incremental borrowing rate of 0.552%. The financed purchase matures in December 2026.

In January 2024, the Unified Government entered into a finance purchase agreement to purchase police tasers with an original balance of $661,812 and an incremental borrowing rate of 2.3120%. The finance purchase matures in December 2028.

Annual debt service requirements to maturity for financed purchases outstanding of the Unified Government are as follows:

	Governmental Activities	
Year ended December 31,	Principal	Interest
2025	$ 224,461	$ 14,020
2026	379,214	10,557
2027	132,293	6,188
2028	135,352	3,129
Total	**$ 871,320**	**$ 33,894**

DRAFT 7/29/25

G. Long-term Liabilities

Summary of Long-Term Liabilities. The following is a summary of changes in long-term debt of the Unified Government for the year ended December 31, 2024:

Governmental activities:	Outstanding January 1, 2024 (As Revised)	Additions	Deletions	Outstanding December 31, 2024	Due Within 1 Year
General Obligation:					
Private Placement:					
General obligation bonds	$ 905,000	$ -	$ 140,000	$ 765,000	$ 145,000
Public Placement:					
General obligation bonds	235,862,599	21,335,000	20,731,081	236,466,518	22,415,132
Tax Increment Financed GO bonds	15,555,300	-	1,440,374	14,114,926	1,518,293
Unamortized premium	19,652,420	2,799,286	2,447,251	20,004,455	-
Unamortized discount	(4,095)	-	(735)	(3,360)	-
Bond anticipation notes	20,683,965	20,144,522	20,683,965	20,144,522	20,144,522
Notes Payable from direct placement	6,860,000	-	-	6,860,000	-
Compensated absences*	41,395,438	465,011	-	41,860,449	6,279,067
Lease payable	20,334,875	6,563,192	4,031,463	22,866,604	4,927,833
Subscription payable	8,081,225	650,792	1,453,761	7,278,256	1,312,332
Financed purchase	445,529	661,812	236,021	871,320	224,461
Claims and judgments	800,000	534,274	534,274	800,000	800,000
Total pension liability	181,353	-	8,643	172,710	-
Claims incurred but not reported	7,055,000	35,850,301	35,499,301	7,406,000	4,672,000
Total OPEB liability	77,220,514	5,862,694	9,767,164	73,316,044	1,875,149
Net pension liability	263,036,815	55,352,437	76,614,841	241,774,411	-
Landfill closure/post-closure	3,980,000	-	-	3,980,000	-
Total - General obligation	722,045,938	150,219,321	173,587,404	698,677,855	64,313,789
Limited Obligation:					
Private Placement:					
Special obligation bonds	4,700,000	-	891,000	3,809,000	871,000
Revenue bonds	175,000	-	85,000	90,000	90,000
Transportation development bonds	2,890,000	-	1,395,000	1,495,000	550,000
Public Placement:					
Special obligation bonds	32,765,000	12,100,000	3,975,000	40,890,000	565,000
Revenue bonds	42,245,000	-	2,815,000	39,430,000	2,920,000
Transportation development bonds	6,190,000	-	1,435,000	4,755,000	680,000
Sales tax obligation bonds	59,699,330	-	3,734,007	55,965,323	1,723,003
Accreted interest on bonds	14,427,435	895,390	554,850	14,767,975	1,066,922
Unamortized premium	639,219	-	146,277	492,942	-
Unamortized discount	(582,265)	(191,543)	(58,095)	(715,713)	-
Total - Limited obligation	163,148,719	12,803,847	14,973,039	160,979,527	8,465,925
Total	$ 885,194,657	$ 163,023,168	$ 188,560,443	$ 859,657,382	$ 72,779,714

Business-type activities:	Outstanding January 1, 2024	Additions	Deletions	Outstanding December 31, 2024	Due Within 1 Year
General obligation bonds	$ 152,092,101	$ 18,510,000	$ 8,603,545	$ 161,998,556	$ 9,401,575
Unamortized premium	9,671,081	1,966,252	835,336	10,801,997	-
Lease payable	3,579,733	-	727,223	2,852,510	753,721
Sewer state revolving loan from direct placement	11,776,617	-	884,464	10,892,153	908,864
Compensated absences*	5,493,023	521,519	-	6,014,542	863,947
Total OPEB liability	7,035,108	537,158	897,211	6,675,055	205,166
Net pension liability	23,342,973	4,984,532	6,720,546	21,606,959	-
Subtotal	212,990,636	26,519,461	18,668,325	220,841,772	12,133,273
BPU revenue bonds	538,950,000	-	28,560,000	510,390,000	29,275,000
Unamortized premium	33,623,570	-	1,780,199	31,843,371	-
State revolving loan	29,741,182	3,756,323	3,660,546	29,836,959	2,870,322
Intergovernmental loan	3,133,765	-	388,242	2,745,523	400,833
Compensated absences*	9,240,100	4,317,787	-	13,557,887	1,446,186
Net pension liability	20,356,349	53,964,115	65,921,815	8,398,649	-
Total OPEB Liability	27,140,938	1,927,216	2,488,227	26,579,927	-
Subtotal	662,185,904	63,965,441	102,799,029	623,352,316	33,992,341
Total	$ 875,176,540	$ 90,484,902	$ 121,467,354	$ 844,194,088	$ 46,125,614

* The change in compensated absences is presented as net change

DRAFT 7/29/25

For the governmental activities, compensated absences, claims and judgments and the total pension liability are generally liquidated by the General Fund. Compensated absences, total OPEB liability and net pension liability will be liquidated by the governmental funds share of these payroll related costs. Landfill closure and post closure care costs are expected to be liquidated by the Environmental Trust Fund. Changes in compensated absences is the net change from the prior year.

General Obligation and Special Assessment (Tax Increment Financing) Bonds. The remaining debt service requirements for general obligation and special assessment bonds will be paid from the respective bond and interest funds with future property tax revenues and special assessment taxes.

At December 31, 2024, the bonds outstanding for the Unified Government consisted of the following:

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Amount Outstanding Dec 31, 2024
2009 GO Bonds	$ 23,515,000	2011-2031	0.70-5.70%	$ 425,000
2010 GO Bonds	110,330,000	2011-2031	0.70-5.70%	2,530,000
2012 GO Bonds	15,975,000	2013-2022	1.00-4.00%	7,350,000
2013 GO Bonds	34,685,000	2013-2033	2.00-4.00%	9,175,000
2014 GO Bonds	34,865,000	2014-2034	2.00-4.00%	13,275,000
2015 GO Bonds	59,140,000	2015-2035	2.00-5.00%	22,385,000
2016 GO Bonds	49,370,000	2016-2036	2.00-5.00%	26,435,000
2017 GO Bonds	76,925,000	2017-2037	2.60-5.00%	57,730,000
2018 GO Bonds	35,475,000	2018-2038	3.125-5.00%	27,335,000
2019 GO Bonds	29,290,000	2020-2039	3.00-5.00%	20,835,000
2019 GO Bonds – direct placement	1,420,000	2020-2029	3.00%	765,000
2020 GO Bonds	83,130,000	2021-2040	0.57-4.00%	64,820,000
2021 GO Bonds	44,245,000	2022-2041	2.00-4.00%	38,810,000
2022 GO Bonds	44,885,000	2023-2042	3.00-4.00%	42,150,000
2023 GO Bonds	40,765,000	2024-2043	4.125-5.00%	39,480,000
2024 GO Bonds	39,845,000	2025-2044	4.00-7.00%	39,845,000
Total	**$723,860,000**			**$413,345,000**

DRAFT 7/29/25

Annual debt service requirements to maturity for bonds outstanding of the Unified Government are as follows:

	Governmental Activities Public Placement		Governmental Activities Direct Placement	
Year	**Principal**	**Interest**	**Principal**	**Interest**
2025	$23,933,425	$9,883,426	$145,000	$22,950
2026	24,415,445	8,493,214	150,000	18,600
2027	27,419,925	7,505,728	155,000	14,100
2028	23,059,104	6,372,380	155,000	9,450
2029	22,652,802	5,445,220	160,000	4,800
2030-2034	70,880,743	16,455,007	-	-
2035-2039	42,080,000	6,519,570	-	-
2040-2044	16,140,000	1,400,400	-	-
Total	**$250,581,444**	**$62,074,945**	**$765,000**	**$69,900**

	Business-Type Activities	
Year	Principal	Interest
2025	$9,401,575	$6,050,642
2026	9,864,555	5,349,322
2027	10,245,075	4,944,335
2028	10,430,896	4,535,787
2029	10,697,198	4,115,531
2030-2034	48,924,257	14,807,268
2035-2039	41,515,000	7,259,675
2040-2044	20,920,000	1,711,125
Total	**$161,998,556**	**$48,773,685**

The Series 2010G bonds were issued as taxable Qualified Energy Conservation Bonds. The Unified Government has elected to receive interest subsidy payments from the U.S. Treasury in an amount equal to the lesser of the amount of interest payable on each interest payment date, or 62.4% of the amount of interest which would have been payable with respect to the bonds if the interest were determined at applicable tax credit rates for the bonds. In 2024, the Unified Government received $45,843 of interest subsidies related to these bonds.

The Series 2014C and 2015C bonds were issued to pay a portion of the costs of constructing certain emergency communications facilities and buildings to be operated by the Unified Government. The BPU agreed to pay 17% of the costs of these facilities, which will be owed on each debt service payment date. The Series 2018A bonds were issued in part to improve certain infrastructure to be maintained by the Unified Government. The BPU has agreed to pay 50% of the costs of these improvements, which will be owed on each debt service payment date.

DRAFT 1/29/25

Sales Tax Limited Obligation Bonds. Sales tax special obligation revenue bonds (STAR bonds) are authorized to be issued pursuant to K.S.A. 12-17,160, et seq., as amended (the STAR Bond Act). The STAR Bond Act provides a form of tax increment financing that enables the issuance of bonds payable from certain State and local sales and compensating use tax revenues and transient guest tax revenues generated from STAR bond projects constructed within a STAR bond project district. To implement STAR bond financing, a local government must adopt a resolution that specifies a proposed STAR bond project district's boundary and describes the overall district plan, hold a public hearing on the district and plan, and pass a resolution that establishes the STAR bond project district. Additionally, there may be one or more projects within a STAR bond district.

In connection with the issuance of STAR bonds, the Unified Government and the State of Kansas enter into Tax Distribution Agreements. The agreements provide that the principal of, accreted value, and interest on the STAR bonds will be paid proportionally by the Unified Government and the State of Kansas, based on each entity's respective share of sales taxes generated within the district. The proportional shares may vary by bond issue, as described in the "Tax Distribution Details" in the table below. These proportional shares may change in the future if the sales taxes assessed by the local or state governments are modified.

Certain STAR bonds, as listed in the table below, include an Annual Appropriation covenant. As issuer of the bonds, the Unified Government may, but is not obligated to, budget and appropriate local sales tax from outside the district to the extent that sales tax collections from the district are unavailable or insufficient for annual debt service requirements.

Certain bond issues have "Turbo Redemption" provisions. Pledged tax revenue received in excess of amounts required for mandatory debt service payments or for various reserve account requirements will be used to redeem the bonds early. It is therefore expected that payment in full of principal on these bond series will be made earlier than their respective maturity dates.

Issue	District / Project	Original Amount	Annual Appropriation Covenant	Other Features	Tax Distribution Details
Serial/Term Bonds:					
1999 KISC Capital Appreciation Bonds (CABs)	Kansas International Speedway	$24,300,413	Yes		28% local tax revenues / 72% State sales tax revenues
2014 KISC Refunding	Kansas International Speedway	10,885,000	Yes	Issued on a parity lien basis with the 1999 KISC CABs.	28% local tax revenues / 72% State sales tax revenues
2015A	Vacation Village Project Areas 1 and 2A / Waterpark Project and Auto Plaza Project	72,900,000	No		21% local tax revenues / 79% State sales tax revenues
Secured and payable from Incremental Tax Revenues generated solely from the Waterpark Project and Auto Plaza Project. For Project Area 2A, Incremental Tax Revenues include the excess of revenues over a Base Year amount, as defined in the Tax Distribution Agreement.					
2022	Village East Project Areas 2B, 3 and 5	145,275,000	No		20% local sales tax revenues /80% State sales tax revenues
Secured and payable from Incremental Tax Revenues generated solely from Project Areas 2B, 3 and 5, except revenues from certain stores as noted in the official statement.					
Turbo Bonds:					
2015 Capital Appreciation Bonds (CABs)	Vacation Village Project Area 4 / US Soccer National Training Facility and Village West	65,229,560	No	Village West included within Project Area 4 only upon payment in full of 2004 bonds, 2010B CABs, 2012 bonds and 2014 CABs.	21% local tax revenues / 79% State sales tax revenues
Secured and payable from Incremental Tax Revenues generated solely from Project Area 4. Local and state tax revenues generated within the Village West Property are pledged to secure and will be applied solely to the payment of the Outstanding Village West STAR Bonds (2004 bonds, 2010B CABs, 2012 bonds and 2014 CABs) until the Outstanding Village West STAR Bonds are paid in full, at which time the Village East area will be included in Project Area 4. Incremental tax revenues are currently available to pay the 2015 bonds.					

DRAFT 7/29/25

STAR Bonds with Annual Appropriation. Due to the presence of the Annual Appropriation covenant, the full amount of these outstanding bonds in the amount of $10,776,216 is recorded with long-term debt of the Unified Government, along with any related transactions or account balances. A corresponding receivable, in the amount of $7,758,875 is recorded for the amount of the contractual pledge from the State of Kansas for the estimated State share of the sales tax revenue to be collected and remitted to the District to be applied solely to fund future bond debt service up to the amount of the State's contractual pledge.

At December 31, 2024, STAR bonds outstanding with annual appropriation consisted of the following:

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Local Pledge	Local Accreted Interest	State Pledge	State Accreted Interest	Total Accreted Value December 31, 2024
1999 KISC Bonds	$ 24,300,413	2007-2027	4.20-5.25%	$ 566,064	$ 1,595,877	$ 1,455,593	$ 4,103,682	$ 7,721,216
2014 KISC Refunding Bonds	10,885,000	2014-2027	2.00-5.00%	855,400	-	2,199,600	-	3,055,000
Total	$ 35,185,413			$ 1,421,464	$ 1,595,877	$ 3,655,193	$ 4,103,682	$ 10,776,216

STAR Bonds with No Annual Appropriation. For these bond issues, the Unified Government records its proportional share of the outstanding obligation (see the "local sales tax" in the Tax Distribution Details of the table above). The State collects and remits the local sales tax to the bond trustee monthly and the Unified Government records the local portion of this as tax revenue and an offsetting debt service for the Unified Government's proportional share of the principal and interest. While these bonds do not have an Annual Appropriation covenant, management still analyzes annually if there are any qualitative factors that would indicate it is more likely than not that the Unified Government would support the additional commitment for the State's proportional share of the outstanding obligation based on a moral obligation. As of December 31, 2024,

management does not believe that an event or circumstance has occurred that would require additional support for one or more debt payment related to the State's $232,565,133 proportional share that is not recorded by the Unified Government.

At December 31, 2024, STAR bonds outstanding with no annual appropriation consisted of:

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Recorded with Unified Government Long-Term Liabilites: Local Pledge	Local Accreted Interest	State Pledge	State Accreted Interest	Total Accreted Value December 31, 2024
2015 US Soccer Bonds	$ 65,229,560	2034	6.75%	$ 11,069,454	$ 9,068,416	$ 42,822,725	$ 35,081,620	$ 98,042,215
2015A Vacation Village Bonds	72,900,000	2015-2035	5.00-6.00%	10,967,333	-	42,427,667	-	53,395,000
2022 Village East	145,275,000	2026-2037	5.25-5.75%	28,851,879	-	112,233,121	-	141,085,000
Total	$ 283,404,560			$ 50,888,666	$ 9,068,416	$ 197,483,513	$ 35,081,620	$ 292,522,215

Annual debt service requirements to maturity for these bonds are as follows:

	Governmental Activities	
Year	Principal	Interest
2025	$ 1,723,003	$ 3,453,657
2026	1,856,279	3,438,918
2027	3,237,110	6,820,363
2028	-	2,150,498
2029	-	2,150,498
2030-2034	15,635,496	39,707,115
2035-2039	26,458,185	6,190,477
2040-2044	7,055,250	811,354
Total	**$ 55,965,323**	**$ 64,722,880**

DRAFT
7/29/25

Bonds Issued for Kansas International Speedway Corporation (KISC). In 1999, the Unified Government issued Series 1999 Taxable Special Obligation Revenue Bonds for an original amount of $71,340,000 to provide financing to the Kansas International Speedway Corporation (KISC) for construction of the Kansas Speedway. KISC is responsible for making semi-annual payments for principal and interest on the bonds. The obligation of KISC to make debt service payments is secured by a mortgage on the project site. Payments to the trustee are also backed by a policy of financial guaranty insurance issued by the MBIA Insurance Corporation and are guaranteed by the International Speedway Corporation under a Payment Guarantee Agreement. The Unified Government has also provided an annual appropriation commitment from local sales taxes collected, though this does not create a liability or general obligation debt of the Unified Government, nor constitute a pledge of the general credit, tax revenues, funds or moneys of the Unified Government, and does not obligate them to levy or pledge any form of taxation or make any appropriation or payments beyond those appropriated for the current fiscal year. Since the 1999 bonds were issued, the Unified Government has made no annual appropriations for payment of the bonds. The remaining amount outstanding as of December 31, 2024 is $19,855,000. The bonds have a final maturity date of December 2027.

Transportation Development District Sales Tax Revenue Bonds. The Unified Government has created transportation development districts under K.S.A. 12-14,140 through 12-17,149. Under statute, creation of such districts allows the Government to impose a transportation development district sales tax, not to exceed 1%, with the revenues received therefrom pledged to pay bonds issued for projects within the established districts. Bonds issued under these statutes are special, limited obligations of the Unified Government, payable solely from revenues generated within the transportation development districts. The 2006 The Legends and 2013 Plaza at the Speedway bonds do not constitute a pledge of the full faith and credit of the Unified Government, and do not obligate the Unified Government to levy any form of taxation or to make any appropriation for their payment.

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Rate of Interest Rates	Amount Outstanding December 31, 2024
2006 The Legends	$17,520,000	2006-2028	4.60-4.875%	$4,755,000
2013 Plaza at the Speedway – direct placement	9,975,000	2013-2032	4.75-5.75%	1,495,000
Total	**$27,495,000**			**$6,250,000**

Annual debt service requirements to maturity for these bonds are as follows:

	Public Placement		Direct Placement	
Year	Principal	Interest	Principal	Interest
2025	$ 680,000	$ 231,806	$ 550,000	$ 85,963
2026	1,380,000	198,656	590,000	54,338
2027	1,480,000	131,381	355,000	20,413
2028	1,215,000	59,231	-	-
Total	**$4,755,000**	**$ 621,074**	**$1,495,000**	**$ 160,714**

The Unified Government's outstanding transportation development district sales tax revenue bonds from direct placements contain a provision that in an event of default, outstanding amounts become immediately due if the Unified Government is unable to make payment.

Special Obligation Bonds. The Series 2016 Wyandotte Plaza bonds were issued as special obligation annual appropriation bonds. The bonds are payable solely from the amounts budgeted or appropriated out of the income and revenue generated for such a year. The 2012, 2016A, 2016B 39th and Rainbow bonds, 2018 Legends CID Parking bonds, and 2020D City General Fund bonds were issued as a special obligation tax increment revenue bonds. The bonds are payable solely from property tax and sales tax revenue generated in the redevelopment district and certain moneys on deposit under the bond indentures.

DRAFT 7/29/25

Description and Purpose	Amount of Original Issue	Range of Final Maturity Dates	Range of Interest Rates	Amount Outstanding December 31, 2024
2012 39th and Rainbow – direct placement	$ 6,445,000	2012-2027	4.19%	$ 1,945,000
2016A 39th and Rainbow – direct placement	2,615,000	2016-2030	3.30%	1,598,000
2016B 39th and Rainbow – direct placement	1,578,000	2016-2026	Variable	266,000
2016 Wyandotte Plaza	14,550,000	2028-2034	4.0-5.0%	7,785,000
2018 Legends CID Parking	26,805,000	2040	4.5%	16,850,000
2020 City General Fund	5,700,000	2022-2031	0.75-2.14%	4,155,000
2024 Homefield	12,100,000	2039	5.25%	12,100,000
Total	**$ 69,793,000**			**$ 44,699,000**

Annual debt service requirements to maturity for these bonds are as follows:

	Public Placement		Direct Placement	
Year	Principal	Interest	Principal	Interest
2025	$ 565,000	$ 1,850,363	$ 871,000	$ 127,627
2026	600,000	1,848,220	850,000	95,431
2027	845,000	1,835,158	1,200,000	55,742
2028	1,080,000	1,808,684	347,000	26,466
2029	1,285,000	1,769,386	358,000	14,916
2030-2034	13,480,000	8,074,984	183,000	3,020
2035-2039	6,185,000	4,675,481	-	-
2040-2044	16,850,000	379,125	-	-
Total	**$ 40,890,000**	**$ 22,241,401**	**$ 3,809,000**	**$ 323,202**

The Unified Government's outstanding special obligation bonds from direct placements contain a provision that in an event of default, outstanding amounts become immediately due if the Unified Government is unable to make payment.

Pledged Revenues. The Unified Government has pledged specific revenue streams to secure the repayment of certain outstanding debt issues. The corresponding debt issues are for projects described previously for Sales Tax Limited Obligation (STAR) Bonds and Transportation Development District (TDD) Sales Tax Revenue Bonds, as well as general obligation bonds issued to finance infrastructure and capital improvements in tax increment financing (TIF) districts. The following table lists those revenues and the corresponding debt issues, the amount and term of the pledge remaining, the current fiscal year principal and interest on the debt, the amount of pledged revenue recognized during the current fiscal year, and the approximate percentage of the revenue stream that has been committed:

DRAFT 7/29/25

Issue(s)	Type revenue pledged	Amount of pledge	Term of commitment	Percent of revenue pledged	Principal & Interest for 2024	Pledged revenues recognized in 2024
STAR bonds *	Sales and transient guest tax	$ 591,811,848	Through 2037	100%	$ 26,500,278	$ 23,602,743
TDD bonds	Transportation development district sales tax	7,031,788	Through 2029	100%	3,287,163	3,023,791
TIF GO bonds	Incremental increase in property tax	16,504,425	Through 2039	100%	2,099,483	2,731,030
Special Obligation bonds (TIF)	Incremental increase in property tax	62,786,414	Through 2040	100%	5,732,307	5,630,886

* Note the STAR Bond activity above includes the Unified Government's and the State's proportional share of the activity.

Public Building Commission Revenue Bonds. The Unified Government Public Building Commission (PBC) is a blended component unit of the Unified Government. The PBC has the authority to issue revenue bonds to finance the cost of acquiring and/or constructing land and facilities operated for a public purpose by the Unified Government. The PBC finances the debt service of the revenue bonds by leasing the land and facilities to the Unified Government, which operates it. The Unified Government guarantees the rentals under the PBC lease. The PBC has no power to levy taxes, and revenue bonds issued by the PBC are not included in any legal debt limitations of the Unified Government. In 2013, the PBC issued series 2013A bonds for $9,915,000 with interest rates ranging from 1.5-3.0%. In 2015, the PBC issued a direct placement series 2015A bonds for $780,000 with an interest rate of 3.30%. In 2016, the PBC issued 2016B bonds for $1,830,000 with interest rates ranging from 1.10-2.90%. In 2018, the PBC issued series 2018A bonds for $24,430,000 with interest rates ranging from 3.00-5.00% and series 2018B bonds for $8,710,000 with interest rates ranging from 3.00-5.00%. In 2020, the PBC issued series 2020A bonds for $2,725,000 with interest rates ranging from 2.00% - 2.25%, series 2020B bonds for $4,435,000

with interest rates ranging from 2.00% - 2.25%, and series 2020C bonds for $3,100,000 with interest rates ranging from 2.00% - 2.30%. In 2021, the PBC issued Series 2021A bonds for $1,830,000 with interest rates ranging from 2.00% - 3.00%.

Annual debt service requirements to maturity for these bonds is as follows:

	Public Placement		Direct Placement	
Year	Principal	Interest	Principal	Interest
2025	$ 2,920,000	$ 1,263,590	90,000	2,970
2026	3,025,000	1,161,150	-	-
2027	2,930,000	1,048,263	-	-
2028	3,040,000	940,738	-	-
2029	2,325,000	829,388	-	-
2030-2034	12,660,000	3,113,525	-	-
2035-2039	11,905,000	1,055,406	-	-
2040-2044	625,000	14,063	-	-
Total	**$39,430,000**	**$ 9,426,122**	**$ 90,000**	**$ 2,970**

The purpose of the 2013A bond issuance was to pay a portion of the costs of constructing certain emergency communications facilities and buildings to be operated by the Unified Government. On December 10, 2012, the BPU agreed to pay 21% of the costs of these facilities, which will be owed on each debt service payment date. The purpose of the 2015A bond issuance was to pay for improvements to the Providence Medical Center Amphitheater. The 2016B bond issue was to pay for a Medical Clinic for the Unified Government employees. The 2018A and 2018B bond issuances were to pay for improvements to the juvenile justice facility and the courthouse and jail. The 2020A, 2020B, and 2020C bond issuances were to pay for improvements to the juvenile justice facility, courthouse and health department facility. The 2021 A bond issuances were to pay for improvements to the courthouse and adult jail facility.

DRAFT

Bond Anticipation Notes. The Unified Government holds $20,144,522 in bond anticipation notes intended to be refunded subsequent to year-end and were refunded using the series 2025-A General Obligation Improvement Bonds in March 2025. The new 2025-A Bonds have a principal amount of $81,020,000 with principle due annually each year beginning on August 1, 2026. The Bonds carry an interest rate of 4.00-7.00 percent, and interest is due semi-annually beginning on February 1, 2026.

1/29/25

Proprietary Fund Revenue Bonds. At December 31, 2024, the various proprietary funds had the following bonds outstanding:

Description and Purpose	Amount of Original Principal	Range of Final Maturity Dates	Range of Interest Rates	Amount Outstanding Dec 31, 2024
Sewer Sytem State Revolving Loan	$ 40,046,592	2035	3.39-3.44%	$ 10,892,153
Subtotal	***40,046,592***			***10,892,153***
BPU revenue bonds:				
2014 Refunding and improvement	190,620,000	2044	3.00-5.00%	101,175,000
2016A	114,165,000	2045	3.00-5.00%	105,955,000
2016B Refunding	42,545,000	2034	3.25-5.00%	32,870,000
2016C	56,265,000	2046	5.00%	54,905,000
2020A	17,010,000	2045	3.00%	14,040,000
2020B	231,535,000	2037	0.69-2.55%	201,445,000
Subtotal	***652,140,000***			***510,390,000***
Total	**$ 692,186,592**			**$ 521,282,153**

The utility system revenue bond debt service and reserve account are held in escrow in a bank acting as a trustee for the BPU. The utility system revenue bond indentures also provide for a bond reserve account to be held by the trustee for the future payments of principal and interest in the event the net revenues of the utility system are less than or equal to 130% of the maximum annual debt service on the bonds. All amounts are reported on the accompanying statement of net position as restricted assets.

The revenue bond ordinances of the BPU require, among other things, that special reserves and accounts be established and maintained. Additionally, the ordinances require the BPU to establish rates and collect fees sufficient to pay the operating, maintenance and debt service costs of the utilities and to provide net operating income, before depreciation and payment in lieu of taxes, of at least 120% of the maximum annual debt service due on the outstanding bonds of the BPU. All of the BPU's utility plant facilities are pledged under the terms of the indentures.

The Unified Government has entered into five agreements with the State of Kansas, Department of Health and Environment. These agreements resulted in the State loaning money to the Unified Government's Water Pollution Control Division for the purpose of capital expenditures to improve the sewer system. State Revolving Loan advances are made at the time for paying costs related to the approved loan. The State and Unified Government agreed on an amortization schedule for the entire amount of the loans. If the final loan amount is less than the approved total, an amended amortization schedule will be developed. The following chart represents the adopted amortization schedule and is not reflective of the amount actually borrowed and outstanding to date. The BPU also has loans with the Kansas Department of Health and Environment for the purpose of water capital improvements to be repaid over 33 years ending 2054.

DRAFT 7/29/25

Annual debt service requirements to maturity for the proprietary funds loan and revenue bonds are as follows:

	Sewer System		BPU			
	State Revolving Loan		Government Loans		Revenue Bonds	
Year	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 908,864	$ 292,384	$ 3,271,155	$ 562,778	$ 29,275,000	$ 18,713,426
2026	933,937	267,310	2,647,001	414,857	30,050,000	17,935,888
2027	959,703	241,545	2,403,330	353,708	30,910,000	17,073,155
2028	986,179	215,069	2,145,755	354,886	31,825,000	16,160,260
2029	1,013,385	187,863	2,005,943	357,355	32,810,000	15,176,263
2030-2034	5,502,027	504,210	8,957,771	1,213,467	156,805,000	60,764,578
2035-2039	588,058	8,117	3,763,693	555,487	95,415,000	36,695,976
2040-2044	-	-	2,123,947	364,345	87,135,000	17,319,250
2045-2049	-	-	2,797,594	223,445	16,165,000	995,800
2050-2054	-	-	2,466,293	71,612	-	-
Total	**$10,892,153**	**$1,716,498**	**$32,582,482**	**$4,471,940**	**$510,390,000**	**$200,834,596**

In August 2021, the BPU entered into a Kansas Public Water Supply loan fund agreement, for which the amount is not to exceed $25,000,000. In August 2022, the loan was amended and increased to $39,500,000. The projects to be funded by this loan consist of construction of ground water storage at Argentine Pump Station, construction of a water transmission main from 90th and Parallel to I-435 and France Family drive, electrical improvements at the Nearman Water Treatment Plant, Parallel Pump Station and Milan Pump Station, and replacement of deteriorated water lines throughout the distribution system. As of December 31, 2024, the BPU has drawn down $14,900,000 of the loan.

BPU has pledged specific revenue streams to secure the repayment of certain outstanding debt issues. The corresponding debt issues are for utility system revenue bonds and the purpose of the debt is for the utility improvements. The following table lists those revenues, the amount and term of pledge remaining, the current year principal and interest on the debt, the amount of pledged revenue recognized during the current fiscal year, and the approximate percentage of the revenue stream that has been committed:

Issue(s)	Type revenue pledged	Amount of pledge	Term of commitment	Percent of revenue pledged	Principal & Interest for 2024	Pledged revenues recognized in 2024
Sewer State Revolving Loan	Net operating revenue of the Sewer Fund	$ 12,613,099	Through 2035	100%	$ 1,201,248	$ 18,797,897
BPU debt issues	Electric and Water operating revenues	$711,224,596	Through 2046	12.7%	$ 47,892,218	$ 57,578,662

Claims and Judgments. Various legal actions and claims against the Unified Government presently pending involve personal injury (including workers' compensation claims), alleged discriminatory personnel practices, property damages, civil rights complaints and other miscellaneous claims. The Unified Government generally follows the practice of recording liabilities resulting from claims and legal actions only when it is probable that a liability has been incurred and the amount can be reasonably estimated.

DRAFT

Total Pension Liability. Reference Note IV.E. "Unified Government Plan" for further explanation.

The following schedule represents the annual payments required for Claims and Judgments and the Total Pension Liability:

7/29/25

Year ended December 31, 2024	Claims and Judgments	Total Pension Liability
2025	$ 800,000	$ 41,563
2026	-	38,654
2027	-	35,948
2028	-	33,432
2029	-	23,113
Total	**$ 800,000**	**$ 172,710**

Arbitrage Liability. In 1986, Federal tax law changed, making it illegal for an entity to issue tax-exempt debt, reinvest those proceeds in a tax-deductible instrument, and make an arbitrage profit on the differential in interest rates. A calculation was created which established the methodology for determining if the tax-exempt debt proceeds were invested to yield a profit. If a profit exists, all that profit must be paid to the U.S. Treasury. The Unified Government has bonds and temporary notes subject to arbitrage but does not have an arbitrage liability as of December 31, 2024.

H. Non-Obligatory Debt

Conduit Debt. The Unified Government has issued revenue bonds not directly obligated by the Unified Government which are generally used to finance construction or renovation of facilities on government land or the acquisition of equipment. The bonds are paid solely from revenues generated from entities for whom the bonds are issued. The total amount at December 31, 2024 was $937,005,306 for the Industrial Revenue Bonds and $197,483,510 for Sales Tax Special Obligation Revenue Bonds. In addition, the amount of Sales Tax Special Obligation Revenue Bonds has accreted interest at December 31, 2024 of $35,081,605. These bonds do not constitute an indebtedness or pledge of the faith and credit of the Unified Government, and accordingly have not been reported in the accompanying financial statements.

I. Tax Abatement

The Unified Government provides property tax abatements to encourage capital investment, employment opportunities and quality services for the benefit of the community. Tax abatements are the result of an agreement between the Unified Government and an outside party in which the Unified Government promises to forgo tax revenues and the outside party promises to take specific actions that contributes to the economic development or benefits citizens of the Unified Government. The issuances of these abatements are pursuant to Section 13 of Article 11 of the Kansas Constitution and K.S.A. 12-1740 *et seq.* and 79-201a. The Economic Development Program "EDX" has the following criteria:

DRAFT 11/29/25

- Existence of Economic Benefit – The project must add to the local economy according to capital investment, producing value-added products and services, number of jobs created and associated payroll, and whether the project provides a positive fiscal and economic impact.
- Type of Business – The project shall be of a nature that is desirable and stimulates the local economy and improves the quality of life for its citizens.
- Compatibility with Adopted Plans – The project shall be consistent with the Unified Government Comprehensive Plan, any applicable corridor plans, and other plans of the Unified Government which may be relevant to the project.
- Excluded Business – The project may not be listed as prohibited by state law (K.S.A. 79-201a) or otherwise listed as ineligible under the Unified Government Tax Abatement Policy.
- Maintaining Existing Tax Base – The amount of property taxes or special assessments on the existing land and facilities shall under no circumstances be reduced for new development projects.
- Transfer of Ownership – The owner or lessee of any property that is all or partially exempt from ad valorem taxes as the result of the Unified Government having granted the exemption shall obtain the Unified Government written consent before transferring majority ownership of the property unless the transfer is to an affiliate or a related entity.

To obtain the exemption, an application must be submitted and is subject to the completion of a cost benefit analysis to determine the financial impact. For all exemptions, the County Appraiser determines the full value of the property, noting the value that has been exempted through the program. The County Treasurer computes the taxes due on the appraised value only on the taxable portion of the property. The percentage of the abatement can vary depending on the following factors: 1) the amount of capital invested, 2) development in targeted areas, 3) industry, 4) local employment rates for new hires, 5) utilization of minority, women and locally owned businesses, and 6) environmental design of facility. The maximum percentage of abatement provided for any project shall not exceed 75% and will be capped at 10 years in length. Each project receiving tax abatements shall be subject to a performance agreement. The performance agreement shall allow for a modification of the abatement, reducing the percentage of the abatement should the project be found non-compliant with the performance agreement. The amount of tax abated by the Unified Government in 2024 was $8,883,404 ($4,876,265 by Wyandotte County and $4,007,139 by City of Kansas City, Kansas.)

J. Landfill Closure and Postclosure Care

In 2004, the Kansas Department of Health and Environment (KDHE) issued an administrative "Order to Comply" to the Unified Government alleging the need for investigations into the alleged release of hazardous substances found to exist at the John Garland Park Landfill, which was operated from 1972-1974 by a third party and has been closed since then. The Unified Government conducted, with KDHE approval, certain investigations and conducted or prepared work plans for conducting in the future, certain remedial activities. In March 2008, the Unified Government and KDHE entered into a Consent Agreement requiring certain landfill closure activities, including annual landfill capital maintenance, periodic groundwater monitoring through the year 2032, and conversion of an existing passive landfill gas extraction system to an active gas extraction system. The Unified Government recorded a liability of $3,980,000 the estimated cost for the remaining monitoring activities through 2032. The cost estimates are subject to change due to inflation, deflation, technology, laws and regulations. The Environmental Trust Fund will provide the primary source of funding for these costs.

K. Restricted Assets

The balances of the restricted asset accounts are as follows:

General fund:	
Restricted for others	$ 1,076,930
Capital projects fund:	
Debt service accounts	33,415,748
Capital projects fund:	
STAR/CID bonds	10,056,652
Economic development Fund:	
STAR/TDD/TIF/SO bonds	15,443,552
Special grants:	
Restricted grants	32,595,446
Other governmental:	
Revolving loan fund	16,684
Special alcohol programs	38,135
Special asset	389,999
Special law enforcement program	60,000
KCK ALL	2,398
KCK 501	271,596
Sewer fund:	
Cash with BPU	61,419
Customer deposits - BPU	7,526,910
BPU Revenue bonds:	
Debt service accounts	20,164,943
Improvement and emergency account	1,500,000
Internal service funds:	
Workers' compensation	6,947,245
Self-insured health care	15,797,055
Cafeteria Plan (Secion 125)	48,092
Total restricted assets	**$ 145,412,804**

DRAFT 7/29/25

L. Fund Balances

A summary of the components of fund balance reported in governmental funds, by purpose, is as follows:

Unified Government
Components of Fund Balance
December 31, 2024

	Major				Nonmajor	
	General	Capital Projects	Debt Service Economic Development	Special Revenue Special Grants	Other Governmental Funds	Total Governmental Funds
Fund Balances:						
Non Spendable:	$ -	$ -	$ -	$ -	$ -	$ -
Restricted for:						
Elections	-	-	-	-	899,979	899,979
Library	-	-	-	-	2,155,725	2,155,725
Register of Deeds - Technology	-	-	-	-	31,640	31,640
Clerk's Office - Technology	-	-	-	-	75,181	75,181
Treasurer's Office - Technology	-	-	-	-	103,375	103,375
Alcohol abuse, prevention, treatment programs	-	-	-	-	966,852	966,852
Community Corrections	-	-	-	-	-	-
Community Development	-	-	-	-	-	-
Road improvements and development	-	-	-	-	5,240,951	5,240,951
Road improvements and development - Debt Service	-	-	-	-	401,506	401,506
Police Department	-	-	-	-	5,006,435	5,006,435
Fire Department	-	-	-	-	3,756,622	3,756,622
Neighborhood Infrastructure	-	-	-	-	3,759,020	3,759,020
Enhancement of 911 System	-	-	-	-	676,189	676,189
Emergency Management	-	-	-	-	-	-
Sheriff Department	-	-	-	-	57,948	57,948
District Attorney	-	-	-	-	75,235	75,235
Child Support Enforcement	-	-	-	-	449,082	449,082
Mental Health Services	-	-	-	-	1,052,979	1,052,979
County Health Services	-	-	-	-	1,019,268	1,019,268
Senior Citizen Services	-	-	-	-	1,081,181	1,081,181
Development - Gap Financing	-	-	-	-	5,665,825	5,665,825
Transit	-	-	-	-	-	-
Parks and Recreation - Operations	-	-	-	-	28,800	28,800
Parks and Recreations - Capital Improvements	-	-	-	-	382,626	382,626
Development	27,713	-	-	-	-	27,713
Debt Service - General	-	46,408,742	-	-	17,869,162	64,277,904
Debt Service - Development	67,730	-	15,363,133	-	-	15,430,863
Total	$ 95,443	$ 46,408,742	$ 15,363,133	$ -	$ 50,755,581	$ 112,622,899
Committed to:						
Promote Tourism and Convention	-	-	-	-	5,568,506	5,568,506
Promote Tourism and Convention - Capital Improvements	-	-	-	-	2,264,248	2,264,248
Inmate services	-	-	-	-	387,276	387,276
Future landfill remediation	-	-	-	-	1,060,728	1,060,728
Total	$ -	$ -	$ -	$ -	$ 9,280,758	$ 9,280,758
Assigned to:						
Subsequent years budget: appropriation of fund balance	2,652,608	-	-	-	-	2,652,608
Asset Acquisition	-	-	-	-	1,349,140	1,349,140
Total	$ 2,652,608	$ -	$ -	$ -	$ 1,349,140	$ 4,001,748
Unassigned:	66,695,413	-	-	(12,217,926)	(1,545,655)	52,931,832
Total fund balances:	$ 69,443,464	$ 46,408,742	$ 15,363,133	$ (12,217,926)	$ 59,839,824	$ 178,837,237

DRAFT
7/29/25

M. Accounting Pronouncements Adopted in 2024

GASB Statement 100, *Accounting Changes and Error Corrections* – an Amendment of GAS Statement No. 62. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this statement are effective for fiscal years beginning after June 15, 2023 which is the fiscal year beginning January 1, 2024.

Correction of an Error. In the financial statements for the year ended December 31, 2023, the Unified Government failed to disclose their fleet lease agreement that was in effect during the reporting period. Right to use assets, accumulated depreciation, and lease liability were not reported totaling $3,855,451, $577,562, and $3,277,889, respectively. The 2024 financial statements were revised to correct the effect on the beginning balances for these financial statement line items within the capital assets and long-term liabilities footnotes.

GASB Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this statement are effective for fiscal years beginning after December 15, 2023 which is the fiscal year beginning January 1, 2024. The implementation of GASB Statement No. 101 did not materially impact beginning net position. For further information on compensated absences, see the Vacation and Sick Leave paragraph within *Note 1*.C.7.

IV. OTHER NOTE DISCLOSURES

A. Risk Management

The Unified Government's insurance coverage consists of both self-insurance and policies maintained with various carriers. Exposure to various risks associated primarily with weather related incidents such as wind, hail, tornado and storm damage is covered by property insurance. There have been limited settlements in excess of insurance coverage during any of the prior three fiscal years. There has been no significant change in insurance coverage from the previous fiscal year.

DRAFT 7/29/25

Health Benefits and Accidents. The Unified Government is both self-insured and fully insured for accident and health claims. Claims for Unified Government employees (except for BPU employees) are administered through a third-party administrator for the Government's self-insured plan. Premiums are paid by employer and employee contributions into an internal service fund and are available to pay claims and costs of an administrative service agreement. An excess insurance policy covers individual claims exceeding $325,000. Incurred but not reported claims of $3,126,000 have been accrued as a liability. In 2024, $32,975,940 was paid for claims and administrative costs. The outstanding claims liability is calculated from historical data and future expectations. This includes an estimated liability for known claims as well as an estimated liability for claims incurred but not reported. The BPU is self-insured on essentially up to 100% of their health claims.

Workers' Compensation. The Unified Government is self-insured for workers' compensation. Premiums are paid from the General Fund and other operating funds into an internal service fund and available to pay claims, claim reserves and administrative costs of the program. An excess coverage insurance policy covers individual claims exceeding $750,000. Incurred but not reported claims of $3,857,000 have been accrued as a liability. During 2024, a total of $2,874,361 was paid in benefits and administrative costs from the fund. The Unified Government Chief Legal Counsel makes significant estimates in determining amounts of unsettled claims under the self-insurance program. The outstanding claims liability is calculated from historical data and future expectations. This includes an estimated liability for known claims as well as an estimated liability for claims incurred but not reported. The BPU is self-insured to the first $750,000 per employee / per occurrence for workers' compensation. All claims exceeding $750,000 and up to $35,000,000 per employee/per occurrence are fully insured.

General Liability. The Unified Government is also self-insured for liability claims with no premium paid to any insuring firm. All liability claims are reviewed, challenged if appropriate, and processed for payment at the agreed amount by the Legal Department. Kansas statutes limit the liability in tort cases to $500,000. The BPU is responsible for the first $500,000 of general liability and automobile insurance claims. In addition, any general liability or automobile claims greater than $35,000,000 are responsibility of the BPU.

The following is a summary of the changes in the unpaid claims' liability:

	Workers' Compensation	Health Insurance	General Liability	BPU
December 31, 2022 Liability Balances	**$ 3,156,000**	**$ 2,766,000**	**$ 600,000**	**$ 2,481,000**
Claims and changes in estimates	3,177,274	31,411,043	798,004	17,103,000
Claim payments	(1,937,274)	(31,518,043)	(598,004)	(16,687,000)
December 31, 2023 Liability Balances	**$ 4,396,000**	**$ 2,659,000**	**$ 800,000**	**$ 2,897,000**
Claims and changes in estimates	2,874,361	32,975,940	534,274	17,046,000
Claim payments	(2,990,361)	(32,508,940)	(534,274)	(17,795,000)
December 31, 2024 Liability Balances	**$ 4,280,000**	**$ 3,126,000**	**$ 800,000**	**$ 2,148,000**

B. Commitments and Contingent Liabilities

Litigation. The Unified Government is a defendant in various legal actions pending or in process for tax appeals, property damage and miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. Management and the Unified Government's counsel are of the opinion that the final outcome of the cases will not have an adverse material effect on the Unified Government's financial statements.

DRAFT 7/29/25

Economic Development Activities. The Unified Government has established tax increment financing (TIF), transportation development districts (TDD) and community improvement districts (CID) as allowed by state statutes. Incremental property and sales taxes generated in the districts are pledged to developers to repay certain costs incurred by the developers. Under these agreements, the Government is under no obligation to pay the developer for any shortfall, should the incremental revenues generated be insufficient to fully reimburse 100% of the costs incurred by the developer. During 2024, payments made under these agreements amounted to $1,928,167 and the remaining certified project costs to be repaid as of December 31, 2024 totals $161,690,155.85.

Federal Consent Decree. On May 20, 2013, the United States District Court for the District of Kansas entered a Partial Consent Decree (PCD) between the Unified Government and United States Environmental Protection Agency (EPA). The State of Kansas was a defendant in the PCD along with the Unified Government. On September 28, 2016, the Unified Government submitted an Integrated Overflow Control Plan (IOCP) in accordance with the PCD. The plan was rejected, and the Unified Government worked with EPA to create a comprehensive IOCP that is anticipated to last 25 years. The IOCP is designed to comply with federal requirements in a manner that meets the following goals: protect human health, public safety and customer property and make continued progress towards improving water quality. Over the course of the next twenty-five years, the Unified Government committed to an aggressive $900+ million plan that reinvests revenue in the existing sewer systems improvements and makes continued overflow reduction progress while providing some rate certainty to the citizens. A negotiated plan was accepted by the EPA and the US Department, and the Court approved our stipulation of settlement on May 20, 2020. The negotiated plan requires the Unified Government to implement approximately $20,000,000 of ongoing sewer improvement projects in its 5-year capital improvement plan. In 2019, the IOCP imposed a civil penalty of $50,000 which safeguards the UG against 3rd party claims for prior violations and provides for stipulated penalties if the Unified Government either fails to perform or is late in performing required actions.

The cost of compliance is expected to be in the near billion-dollar range. The respective Sewer System and Stormwater enterprise funds have had rate adjustments in previous years in anticipation of the work that is required under the PCD, and rates will continue to increase at set levels for the next 25. Both funds have strengthened fund balances in anticipation of future debt issuances. The Sewer System and Stormwater

enterprise funds ended 2024 with a combined budgetary fund balance of $40,418,570 or 98% of their total 2024 expenditures.

Environmental Matters. The Unified Government is subject to various laws and regulations with respect to environmental matters such as underground storage facilities and air and water quality. The cost of complying with existing and future changes to laws and regulations cannot be estimated; however, compliance with such laws and regulations may necessitate substantial expenditures.

Unified Government management also expects to make future capital improvements related to fire suppression and other life safety code requirements. Costs related to these projects have yet to be determined but are expected to be significant.

The BPU is subject to substantial regulation of air emissions and control equipment, as well as water, waste, remediation, and disposal issues related to operation of its electric generating utilities under federal, state, and local environmental laws and regulations. In the last 15 years, federal, state and local agencies have continued to issue regulations applicable to electric generating utilities. The BPU participates in the rulemaking process, including providing comments on rules to assist the agency in identifying areas for improvement and challenging rules, if necessary. The BPU continues to review and evaluate regulations and implement changes to its processes, if necessary, to maintain compliance.

Encumbrances. At December 31, 2024, the Unified Government had the following outstanding encumbrances:

DRAFT 7/29/25

General Fund	$ 2,652,607
Capital Projects	28,237,399
Special Grants	23,268,988
Sewer System	2,929,869
Nonmajor Governmental	3,078,800
Nonmajor Enterprise	1,208,541
Nonmajor Internal Service Funds	6,015,220
Total	$ 67,391,424

Grants. Intergovernmental grant awards are subject to audit and adjustments by funding agencies. Award revenues received for expenditures that are disallowed are repayable to the funding agency. In the opinion of management, any amounts that may ultimately be refunded would not have a material impact on these general-purpose financial statements.

Power Purchase & Sales Agreements.

On December 21, 2006, the BPU entered into a Renewable Energy Purchase Agreement with TradeWind Energy to receive 25% of the energy output of Phase 1 of the Smoky Hills Wind Farm. This contract is a 20-year fixed price contract for 25% of the output of 100.8 MW of turbines as well as the Renewable Energy Credits associated with the output. The wind farm, which was built approximately 25 miles west of Salina, Kansas in Lincoln and Ellsworth Counties, began commercial operation in January 2008. Total power purchased under this agreement was $2,845,533 in 2024.

On November 3, 2010, the BPU entered into an agreement with Lawrence, Kansas based Bowersock Mills and Power Company to purchase 7 MW of hydroelectric power over the next 25 years, providing additional renewable energy resources to BPU's existing power generating mix. Total power purchased under this agreement was $2,437,290 in 2024.

In December 2013, the BPU completed negotiations with OwnEnergy Inc., a developer of mid-sized wind projects, for the purchase of 25 megawatts of energy generated by wind turbines. The wind farm is located south of Alexander, Kansas in Rush County. Construction began in December 2013 and ties into the Southwest Power Pool (SPP) Midwest Energy transmission system. The contract between BPU and OwnEnergy Inc. is a 20-year renewable energy Purchase Power Agreement (PPA). The wind farm was completed in 2015 with commercial production beginning in December 2015. Total power purchased under this agreement was $2,909,819 in 2024.

The BPU has contracts with the Southwestern Power Administration ("SPA") entitling the BPU to annually purchase 38.6 MW of hydroelectric peaking capacity. These contracts provide the BPU with hydro allocations until July 1, 2035. The BPU counts the full SPA capacity as a firm supply resource, reducing the need for additional capacity purchases and delaying the need for additional firm generation or other firm purchase power agreements. The energy available from this capacity is equal to 1,200 hours per MW of capacity per year, the scheduling of such energy being at the BPU's discretion (with certain minimum and maximum monthly and seasonal limitations). Total power purchased under this agreement was $2,834,525 in 2024. The BPU also has an allotment of 5 MW of hydroelectric power from the Western Area Power Administration ("WAPA") until September 30, 2024. Total power purchased under this agreement was $545,290 in 2024.

In January 2016, the BPU completed negotiations with TradeWind Energy Inc., a renewable energy developer, for the purchase of 200 megawatts of energy generated by wind turbines. Construction began on the wind farm in 2016 with commercial operations beginning in April of 2017. The facility is located just south of Minneola, Kansas and ties into the Southwest Power Pool (SPP) in the Sunflower Energy transmission system. The contract between BPU and the Cimarron Bend Wind Project, LLC. is a 20-year renewable energy Purchase Power Agreement (PPA). Total power purchased under this agreement was $16,617,931 in 2024.

DRAFT

In November 2016, the BPU finalized an agreement with MC Power, a solar developer, for the purchase of a 1 megawatt alternating current solar photovoltaic facility to be located at the Kansas City Board of Public Utilities Nearman Creek Power facility in Kansas City, Kansas. The contract between the BPU and MCP-KCBPU, LLC is a 25-year renewable energy Purchase Power Agreement (PPA) with commercial operations beginning in September of 2017. The project is intended to serve as a community solar project whereas BPU customers can license panels within the project to reduce their overall monthly electric expenses, while supporting greener initiatives. Total power purchased under this agreement was $151,014 in 2024.

7/29/25

The BPU has determined these purchase contracts to be excluded from the scope of GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, as these are normal purchase contracts.

Coal Contracts. The BPU purchases coal for Nearman generating stations through contracts with Western Fuels Association (WFA) and affiliates. WFA, in turn, contracts with coal producers and railroads to meet its coal supply and delivery commitments to the BPU. The BPU is required to pay all costs incurred by WFA in acquiring and delivering the coal as well as a management fee.

Coal delivery to Nearman is contracted between WFA and the Union Pacific Railroad. This contract expires December 31, 2024. The contract contains three additional periods of one year each unless a party notifies the other party in writing their intent to terminate the agreement. The delivery cost is established from a base price and is adjusted by indices set out in the contract.

The Union Pacific Railroad contract requires a minimum shipment of 400,000 tons resulting in an approximately $14,000,000 minimum annual coal purchase. The coal purchase contract is an all requirements contract and maintains the same pricing for additional coal required.

The BPU purchased approximately 340,685 tons of coal for approximately $11,822,000 for the Nearman Station in 2024.

The BPU has determined these coal contracts to be excluded from the scope of GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, as these are normal purchase contracts.

Brushy Creek Coal Company and Liberty Coal Company. The BPU holds an indirect 50% interest in Brushy Creek Coal Company (BCCC) and a 50% indirect interest in Liberty Coal Company (Liberty). The other 50% interest in both BCCC and Liberty is indirectly owned by the City of Sikeston, Missouri (Sikeston). BCCC was the owner and operator of a coal mine and related equipment located in Illinois. BCCC discontinued mining operations in 1997. BCCC did not have material operations during the year ended December 31, 2024. Upon cessation of operations at BCCC, the BPU became contractually responsible for 50% of asset retirement obligations and for 50% of certain postretirement benefits to mine workers. At December 31, 2024 the BPU has recorded an estimated liability of $646,000, within accrued claims payable for its estimated remaining share of these obligations. Funding provided for these obligations was $240,000 in 2024.

The amounts recorded for the BPU's portion of the asset retirement obligation and the miners' benefits require significant judgment and involve a number of estimates. The BPU has recorded its estimated obligations for each of these items using information currently available to management. These estimates could change significantly over time.

C. Jointly Governed Organizations and Other Related Organizations

Dogwood Energy Facility (Dogwood). The BPU owns an undivided 17% interest in the assets of the Dogwood Energy Facility (Dogwood), a natural gas-fired combined cycle generating plant located in Pleasant Hill, Missouri in Cass County, Missouri, operated by Dogwood Energy, LLC. In addition to the BPU, Kansas Power Pool (KPP), Missouri Joint Municipal Electric Utility Commission (MJMEUC) and the City of Independence, Missouri also own 10.3%, 16.4% and 12.3%, respectively, of the Dogwood Energy Facility. Dogwood Energy, LLC maintains the remaining ownership (44.0%) in the facility.

DRAFT 7/29/25

The BPU's portion of the 630 megawatt (MW) rated capability of Dogwood is approximately 110 megawatts. Generation from Dogwood and operating expenses incurred by Dogwood are allocated to the BPU based on the 17% ownership interest. The BPU's proportionate share of their plant operating expenses is included in the corresponding operating expenses in the statement of net position. In addition, the BPU is required to provide its share of financing for any capital additions to Dogwood. During 2024, BPU's portion of fuel expense and operating and maintenance expense were $7,094,485 and $4,343,173 respectively. BPU also receives a portion of the wholesale sales generated by the Dogwood plant. BPU received $12,250,182 in wholesale sales from Dogwood during 2024. These amounts are included in the accompanying statements of revenues, expenses and changes in fund net position.

The BPU applied proportionate consolidation rules to record its undivided ownership interest in this facility. The BPU's investment includes an acquisition adjustment of $34,800,000, which is presented as property, plant, and equipment and amortized over the estimated remaining life of the plant (29.1 years). The BPU paid 15 years of Payment-in-lieu of taxes (PILOT) to Cass County, Missouri in the amount of $2,500,000. This was recorded as a prepayment and is being amortized until 2028.

The BPU Board of Directors has approved the recovery of amounts invested in this facility, including the acquisition adjustments in current rates.

As of December 31, 2024, the BPU's ownership interest in Dogwood's capital assets consisted of $46,356,819 in Plant in Service Facility, $16,073,367 of accumulated depreciation and $3,550,024 of construction work in process which is included in the capital asset balances in footnote III.B.

The BPU has an operating agreement with Dogwood Energy, LLC, which provides for a management committee comprising one representative and an alternate from each participant. Dogwood Power Management, LLC, the

project management company, controls the operating and maintenance decisions of Dogwood in its role as operator. The BPU and other participating entities have joint approval rights for the annual business plan, the annual budget, and material changes to the budget.

D. Employee Retirement Systems and Pension Plans

1. Unified Government Pension Plan.

Plan description: The Unified Government participates in the Kansas Public Employees Retirement System (KPERS), a cost-sharing multiple-employer defined benefit pension plan as provided by K.S.A. 74-4901, et. seq. Kansas law establishes and amends benefit provisions. KPERS issues a publicly available financial report that includes financial statements and required supplementary information. KPERS' financial statements are included in its Annual Comprehensive Financial Report which can be found on the KPERS website at http://www.kpers.org or by writing to KPERS (611 South Kansas, Suite 100, Topeka, KS 66603) or by calling 1-888-275-5737.

Benefits provided. KPERS provides retirement benefits, life insurance, disability income benefits, and death benefits. Benefits are established by statute and may only be changed by the Kansas State Legislature. Member employees (except police and firefighters) with ten or more years of credited service, may retire as early as age 55 (police and firefighters may be age 50 with 20 years of credited service), with an actuarially reduced monthly benefit. Normal retirement is at age 65, age 62 with ten years of credited service, or whenever an employee's combined age and years of credited service equal 85 "points" (police and firemen's normal retirement ages are age 60 with 15 years of credited service, age 55 with 20 years, age 50 with 25 years, or any age with 36 years of service).

DRAFT 7/29/25

Monthly retirement benefits are based on a statutory formula that includes final average salary and years of service. When ending employment, member employees may withdraw their contributions from their individual accounts, including interest. Member employees who withdraw their accumulated contributions lose all rights and privileges of membership. The accumulated contributions and interest are deposited into and disbursed from the membership accumulated reserve fund as established by K.S.A. 74-4922.

Member employees chose one of seven payment options for their monthly retirement benefits. At retirement a member employee may receive a lump-sum payment of up to 50% of the actuarial present value of the member employee's lifetime benefit. His or her monthly retirement benefit is then permanently reduced based on the amount of the lump-sum. Benefit increases, including ad hoc post-retirement benefit increases, must be passed into law by the Kansas State Legislature. Benefit increases are under the authority of the Legislature and the Governor of the State of Kansas.

The 2012 Legislature made changes affecting new hires, current member employees and employers. A new KPERS 3 cash balance retirement plan for new hires starting January 1, 2015, was created. Normal retirement age for KPERS 3 is 65 with five years of service or 60 years with 30 years of service. Early retirement is available at age 55 with ten years of service, with a reduced benefit. Monthly benefit options are an annuity benefit based on the account balance at retirement.

For all pension coverage groups, the retirement benefits are disbursed from the retirement benefit payment reserve fund as established by K.S.A. 74-4922.

Contributions. K.S.A. 74-4919 and K.S.A. 74-49,210 establish the KPERS member-employee contributions rates. KPERS has multiple benefit structures and contribution rates depending on whether the employee is a KPERS 1, KPERS 2 or KPERS 3 member. KPERS 1 members are active and contributing members hired before July 1, 2009. KPERS 2 members were first employed in a covered position on or after July 1, 2009, and KPERS 3 members were first employed in a covered position on or after January 1, 2015. Effective January 1, 2015, Kansas law established the KPERS member-employee contribution rate at 6% of covered salary for KPERS 1, KPERS 2 and KPERS 3 members. K.S.A. 74-4975 establishes the Police and Firemen Retirement System (KP&F) member-employee

contribution rate at 7.15% of covered salary. Member contributions are withheld by their employer and paid to KPERS according to the provisions of Section 414(h) of the Internal Revenue Code.

State law provides that the employer contribution rates for KPERS 1, KPERS 2, KPERS 3 and KP&F be determined based on the results of each annual actuarial valuation. KPERS is funded on an actuarial reserve basis. Kansas law sets a limitation on annual increases in employer contribution rates. The actuarially determined employer contribution rate (not including the 1.00% contribution rate for the Death and Disability Program) and the statutory contribution rate was 9.26% for KPERS and 23.10% for KP&F for the fiscal year ended December 31, 2024. Contributions to the pension plan from the Unified Government were $7,478,886 for KPERS and $20,330,286 for KP&F for the year ended December 31, 2024.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Although KPERS administers one cost sharing multiple-employer defined benefit pension plan, separate (sub) actuarial valuations are prepared to determine the actuarial determined contribution rate by group. Following this method, the measurement of the collective net pension liability, deferred outflows of resources, deferred inflows of recourse, and pension expense are determined separately for each group of the plan. The Unified Government participates in the local (KPERS) group and the Police and Firemen (KP&F) group.

At December 31, 2024, the Unified Government reported a liability of $71,739,281 for KPERS and $191,642,089 for KP&F for its proportionate share of the KPERS' collective net pension liability. The collective net pension liability was measured by KPERS as of June 30, 2024, and the total pension liability used to calculate the collective net pension liability was determined by an actuarial valuation as of December 31, 2023, which was rolled forward to June 30, 2024. The Unified Government's proportion of the collective net pension liability was based on the ratio of the Unified Government actual contributions to KPERS and KP&F, relative to the total employer and non-employer contributions of the KPERS and KP&F for the fiscal year ended June 30, 2024. The contributions used exclude contributions made for prior service, excess benefits and irregular payments. At June 30, 2024, the Unified Government proportion and change from its proportion measured as of June 30, 2024 was as follows:

DRAFT
7/29/25

	Net pension liability as of December 31, 2024				
	Governmental Activities	Business-Type Activities	Total	Proportion as of June 30, 2024	Decrease in proportion from June 30, 2023
KPERS (local)	$ 63,809,089	$ 7,930,192	$ 71,739,281	3.377%	-0.158%
KP&F	177,965,322	13,676,767	191,642,089	12.023%	-1.264%
	$ 241,774,411	$ 21,606,959	$ 263,381,370		

For the year ended December 31, 2024, the Unified Government recognized pension expense of $11,335,787 for KPERS and $33,752,151 for KP&F. At December 31, 2024, the Unified Government reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Governmental Activities					
	KPERS		KP&F		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 7,761,955	$ -	$ 15,384,840	$ -	$ 23,146,795	$ -
Net difference between projected and actual earnings on pension plan investments	390,913	-	848,208	-	1,239,121	-
Changes in proportionate share	544,065	(2,372,187)	6,204,696	(12,219,781)	6,748,761	(14,591,968)
Changes in assumptions	3,856,926	-	9,478,702	-	13,335,628	-
Contributions subsequent to measurement date	3,108,377	-	9,404,697	-	12,513,074	-
Total	$ 15,662,236	$ (2,372,187)	$ 41,321,143	$ (12,219,781)	$ 56,983,379	$ (14,591,968)

	Business-Type Activities					
	KPERS		KP&F		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 964,659	$ -	$ 1,182,336	$ -	$ 2,146,995	$ -
Net difference between projected and actual earnings on pension plan investments	48,583	-	65,185	-	113,768	-
Changes in proportionate share	67,617	(294,816)	476,835	(939,099)	544,452	(1,233,915)
Changes in assumptions	479,338	-	728,445	-	1,207,783	-
Contributions subsequent to measurement date	386,309	-	722,758	-	1,109,067	-
Total	$ 1,946,506	$ (294,816)	$ 3,175,559	$ (939,099)	$ 5,122,065	$ (1,233,915)

Deferred outflows of resources of $13,622,141 related to pensions resulting from the Unified Government's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as increases (decreases) to pension expense as follows:

	Governmental Activities		
	KPERS	KP&F	Total
Year ended December 31:	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
2025	$ 2,807,383	$ 6,673,740	$ 9,481,123
2026	6,214,483	13,535,536	19,750,019
2027	1,196,791	2,264,015	3,460,806
2028	(36,985)	(2,776,626)	(2,813,611)
	$ 10,181,672	$ 19,696,665	$ 29,878,337

	Business-Type Activities		
	KPERS	KP&F	Total
Year ended December 31:	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources	Deferred Outflows (Inflows) of Resources
2025	$ 348,902	$ 512,880	$ 861,782
2026	772,337	1,040,213	1,812,550
2027	148,737	173,991	322,728
2028	(4,595)	(213,382)	(217,977)
	$ 1,265,381	$ 1,513,702	$ 2,779,083

DRAFT 7/29/25

Actuarial assumptions. The total pension liability for KPERS in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Price inflation	2.75%
Wage inflation	3.50%
Salary increases, including wage increases	3.50% to 15.50%, including price inflation
Long-term rate of return, net of investment expense, and including price inflation	7% compounded annually, net of investment expense, and including price inflation

Mortality rates were based on the PUB 2010 Mortality Tables, with age setbacks and age set forwards based on different membership groups. Future mortality improvements are anticipated using Scale MP-2021.

The actuarial assumptions used in the December 31, 2024 valuation was based on the results of an actuarial experience study dated January 29, 2024.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage. Best estimates of arithmetic real rates of return for each major asset class as of the most recent experience study dated January 29, 2024, as provided by KPERS' investment consultant, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Non-U.S. equities	43%	8.20%
Core fixed income	13	2.20
Yield driven	12	5.30
Infrastructure	3	6.80
Real estate	15	5.70
Alternatives	11	12.00
Short-term investments	3	0.30
Total	100%	

Actuarial assumption changes from the prior valuation for KPERS include:

- Mortality rates were changed from being based on the RP-2014 Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different groups using future mortality improvements from Scale MP-2016 to being based on PUB 2010 Mortality Tables, with age setbacks and age set forwards based on different membership groups using future mortality improvements from Scale MP-2021.
- Retirement rates for the C60 group were adjusted to partially reflect observed experience.
- Disability rates were reduced.
- The probability of KPERS 1 members leaving their contributions with KPERS was modified to better reflect observed experience.
- Factors for the State and Local groups that are used to anticipate higher liabilities due to higher final average salary at retirement for pre-1993 hires were modified to better reflect actual experience.
- The administrative expense component of the actuarial required contribution rate was increased from 0.18% to 0.23%.
- Merit salary increase assumption was increased for School and Local Groups.

DRAFT 7/29/25

Actuarial assumption changes from the prior valuation for KP&F include:

- Mortality rates were changed from being based on the RP-2014 Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different groups using future mortality improvements from Scale MP-2016 to being based on PUB 2010 Mortality Tables, with age setbacks and age set forwards based on different membership groups using future mortality improvements from Scale MP-2021.
- Retirement rates were adjusted to partially reflected observed experience.
- Disability rates were reduced.
- Termination rates were increased.
- The administrative expense component of the actuarial required contribution rate was increased from 0.18% to 0.23%.
- Merit salary increase assumption was increased.

Discount rate. The discount rate used by KPERS to measure the total pension liability at June 30, 2024 was 7.00%, which was unchanged from the prior year. The projection of cash flows used to determine the discount rate was based on member and employer contributions. The Local employers do not necessarily contribute the full actuarial determined rate. Based on legislation passed in 1993 and subsequent legislation, the employer contribution rates

certified by the KPERS' Board of Trustees for this group may not increase by more than the statutory cap. The statutory cap for the State fiscal year 2024 was 1.2%. The Local employers are currently contributing the full actuarial contribution rate. Employers contribute the full actuarial determined rate for KP&F. The expected employer actuarial contribution rate was modeled for future years for these groups, assuming all actuarial assumptions are met in the future years. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Unified Government's proportionate share of the collective net pension liability to changes in the discount rate. The following presents the Unified Government's proportionate share of the collective net pension liability calculated using the discount rate of 7.00%, as well as what the Unified Government's proportionate share of the collective net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Unified Government's KPERS proportionate share of the net pension liability	$ 103,858,869	$ 71,739,281	$ 44,896,092
Unified Government's KP&F proportionate share of the net pension liability	262,196,897	191,642,089	132,638,378
	$ 366,055,766	$ 263,381,370	$ 177,534,470

DRAFT

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued KPERS financial report.

2. BPU Pension Plan.

Plan Description. The Retirement Pension Plan for the Kansas City, Kansas Board of Public Utilities (the "Plan") is a contributory, single-employer defined benefit pension plan administered by the Board of Pension Trustees of the Retirement Pension Plan of the Kansas City, Kansas Board of Public Utilities ("the Board") of Pension Trustees.

11/29/23

The Plan is governed by Kansas State statutes, which, provide for the establishment of a Board of Pension Trustees and provides authorization for the Plan to take control and custody of all assets, property, and funds presently held, controlled, and in the possession of the Plan's Board of Pension Trustee. The Plan was established and may be amended only by the Board of Pension Trustees. The Board of Pension Trustees is represented equally by three management seats appointed by the General Manager, and three non-management seats elected by the BPU members. The Plan membership includes all persons employed by the BPU on a regular, permanent basis.

Separate, stand-alone financial statements of the Plan can be obtained from the Pension Administrator, in care of the Human Resources Department of the BPU, 540 Minnesota Avenue, Kansas City, KS 66101.

Benefits Provided. The primary benefits provided by the Plan are retirement benefits. However, the Plan also provides ancillary benefits in the event of pre-retirement death, disability, or termination of employment prior to meeting the eligibility requirements to retire. An employee of the BPU is eligible for coverage at the time of employment as a regular, permanent BPU employee. An employee remains a Member of the Plan as long as they continue employment with the BPU. Vesting is achieved upon the completion of five years of service. For Tier 1 members, retirement is at age 55, regardless of service. Benefits are calculated using the compensation for the three highest years of service within the last 10 years of service, multiplied by the total years of service and the formula factor of 1.80 percent, plus final average salary multiplied by the total years of service prior to January 1, 2004, and the formula factor of 0.40 percent. Benefits vest after five years of service. For Tier 2 members, retirement is at age 65, with five years of service or age 60, with 30 years of service. Benefits are calculated using

the compensation for the member's entire career, multiplied by the formula factor of 1.50 percent. Benefits vest after five years of service.

The COLA is an automatic, simple 3% for members who retired before January 1, 1993. The COLA is not automatic, but discretionary for members who retired on or after January 1, 1993. The COLA can vary from 0% to 3% of the previous year's pension as determined by the Pension Board every year. If, on the first January 1 following benefit commencement, benefits have been received for less than a full calendar year, the increase is a fraction of the determined increase equal to the ratio of number of monthly benefit payments received divided by 12.

The data required regarding the membership of the Plan were furnished by the Pension Administrator of the Plan. The following table summarized the membership of the Plan as of December 31, 2023, the measurement date.

Inactive Members or Beneficiaries Currently Receiving Benefits	818
Disabled Members	9
Inactive member Entitled To But Not Yet Receiving Benefits	29
Inactive Non-vested Members Entitled to a Refund of Member Contributions	-
Active Members	481
Total	1,337

DRAFT

Contributions. Benefit and contribution provisions are established by and may only be amended by the Pension Board of Trustees. Contribution rates are determined annually by the Pension Board of Trustees. BPU contributes a fixed contribution rate, equal to that of the members, currently 8.50% of pensionable earnings. BPU contributed $5,189,710 to the Plan for the year ended December 31, 2024.

Net Pension Liability (Asset). The total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of January 1, 2023 and rolled forward to the measurement date. As of December 31, 2024, the Plan reported a net pension liability of $8,398,649.

7/29/25

Changes in the total pension liability, plan fiduciary net position, and the net pension liability (asset) are:

	Increases (Decreases)		
	Total Pension Liability (a)	**Plan Fiduciary Net Position (b)**	**Net Pension Liability (Assets) (a) - (b)**
Balance at 1/1/2024	$ 524,328,573	$ 503,972,224	$ 20,356,349
Changes for the year:			
Service cost	7,114,743	-	7,114,743
Interest	34,229,652	-	34,229,652
Differences between actual and expected experience	(305,478)	-	(305,478)
Changes in assumptions	12,078,488	-	12,078,488
Employer contributions	-	4,676,426	(4,676,426)
Employee contributions	-	4,676,426	(4,676,426)
Net investment income	-	56,263,485	(56,263,485)
Benefit payments, including member refunds	(35,016,999)	(35,016,999)	-
Administrative expenses	-	(541,232)	541,232
Net changes	18,100,406	30,058,106	(11,957,700)
Balance at 12/31/24	$ 542,428,979	$ 534,030,330	$ 8,398,649

Within the January 1, 2023 valuation, the following changes were applied to the actuarial assumption and method:

- The mortality improvement scale was updated to scale MP-2021.
- Retirement rates were adjusted to better reflect actual experience.
- Termination rates were adjusted to better reflect actual experience.
- The merit salary increase assumption was increased for members with more than five years of service.
- The administrative expense assumption was increased from 0.7% to 1.0% of pay.

Actuarial Assumptions. The total pension liability based on the January 1, 2023 actuarial valuations were determined using the following actuarial assumptions, and applied to all periods included in the respective measurement:

Price inflation	2.35%
Salary inflation	3.10% - 6.10%
Long-term rate of return, net of investment expenses; and including inflation rate assumption	6.75%

Cost of living adjustment: retired before January 1, 1993: 3.0% for all years. Retired on/after January 1, 1993: 0% through 2032 and 3.0% for 2033 and later. Pre-retirement mortality rates were based on the Pub-2010 General Employees Median Mortality Table with generational mortality projections using Scale MP-2021. Post-retirement mortality rates were based on the Pub-2010 General Employees Median Mortality Table with generational mortality projections using Scale MP-2021.

The actuarial assumptions used in the 2023 valuation were based on the results of an assumption review completed in 2024.

The long-term expected rate of return on pension plan investments is reviewed as part of the regular experience study prepared for the Plan. The results of the most recent experience study were presented in 2024. Several factors are considered in evaluating the long-term rate or return assumption, including long-term historical data, estimates inherent in current market data, and an analysis in which best-estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation), along with estimates of variability and correlations for each asset class, were developed by the Plan's investment consultant. These ranges were combined to develop the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The capital market assumptions developed by some investment consultants are often intended for use over a 10-year investment horizon and are not always useful in setting the long-term rate of return for funding pension plans which covers a longer timeframe. The investment consultant for the Board of Public Utilities, at the time the Experience Study was completed, provided capital market assumptions for a 50-year period and those were used as part of the analysis. The long-term rate of return assumption is intended to be a long-term assumption (30 to 50 years) and is not expected to change absent a significant change in the asset allocation, a change in the inflation assumption, or a fundamental change in the market that alters expected returns in future years.

DRAFT
7/29/25

The target asset allocation and best estimates of arithmetic real rates of return for each major asset class used for the 2024 assumption review, as provided by the Plan's investment consultant at that time, Asset Consulting Group, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Large Cap Equity	17.5%	7.2%
Domestic Small Cap Equity	17.5%	8.6%
International Devleoped Equity	20.0%	8.3%
Long/Short Equity	5.0%	5.6%
Core Bonds	26.0%	2.9%
Core Real Estate	7.0%	6.5%
Opportunisitic Added Real Estate	7.0%	8.0%
	100%	

Discount Rate.

The discount rate used to measure the total pension liability at December 31, 2023, was 6.75%. The discount rate used to measure the total pension liability at December 31, 2023, was 6.75%. The projection of cash flows used to determine the discount rate assumed the plan contributions from members and BPU will be made at the current contribution rates as determined annually by the Pension Board in effect on the measurement date:

i. Employee contribution rate: 8.5% of annual compensation
ii. BPU contribution rate: Same as member contributions (8.5% of annual compensation)
iii. Administrative expenses for the current and future years were assumed to be 1.0% of the current member's proportionate share of covered payroll.

Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on Plan investments of 6.75% was applied to all periods of projected benefit payments to determine the total pension liability, within the January 1, 2023 valuation.

DRAFT 7/29/25

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the net pension liability (asset) of the Plan, calculated using a discount rate of 6.75%, as well as the Plan's net pension liability (asset) calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate.

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75)
Net pension liability (asset)	$ 73,598,243	$ 8,398,649	$ (45,967,297)

Pension Expense. For the fiscal year ended December 31, 2024, the BPU recognized pension expense of $(4,917,890). Annual pension expense consists of service cost, interest and administrative expenses on pension liability less employee contributions and projected earnings on pension plan investments. The difference between actual and expected earnings is recorded as deferred outflow/inflow of resources recognized in pension expense over a five-year period.

Deferred Outflows/Inflows of Resources related to Pensions. In accordance with GASB Statement No. 68, the BPU recognizes differences between actual and expected experience with regard to economic or demographic factors, changes of assumptions about future economic or demographic factors, the difference between actual and expected investment returns, changes in proportion, and contributions subsequent to the measurement date as deferred outflow/inflows of resources.

As of December 31, 2024, the BPU reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferrred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 87,362	$ (1,333,064)
Difference between projected and actual earnings on pension plan investments	12,933,222	(44,418,346)
Changes in assumptions	48,381,689	-
Contributions subsequent to measurement date	5,189,710	-
Total	**$ 66,591,983**	**$ (45,751,410)**

The amount reported as deferred outflows of resources as of December 31, 2024 resulting from contributions subsequent to the measurement date of $5,189,710 will be recognized as a reduction in the net pension liability for the year ended December 31, 2024. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

DRAFT 7/29/25

Year ended December 31:	Deferred Outflows (Inflows) of Resources
2025	$ (8,170,430)
2026	1,228,720
2027	25,747,237
2028	(3,154,664)
	$ 15,650,863

3. Summary of Pension Plans

As of December 31, 2024, the Unified Government's net pension liability, deferred inflows of resources and pension expense associated with the Unified Government plan and the BPU plan are summarized as follows:

	Unified Government Plans	BPU Plan	Total Primary Government
Net pension asset (liability)	(263,381,370)	(8,398,649)	(271,780,019)
Deferred outflows of resources	62,105,444	66,591,983	128,697,427
Deferred inflows of resources	(15,825,883)	(45,751,410)	(61,577,293)
Pension expense	45,087,938	(4,917,890)	40,170,048

4. Unified Government Closed Pension Plan.

In 1962, certain individuals elected not to participate in KPERS. Currently, there are 2 remaining retirees or their spouses receiving benefits under the prior plan maintained by the Unified Government. There are no employees contributing to the plan. The most recent actuarial study was prepared in 1998 and estimated total payments for 2025 through 2029 to be approximately $172,710. The Unified Government has made no provision to fund these payments but includes an estimate of the annual expense in the General Fund budget. Payments made to plan retirees for the year ended December 31, 2024 were $41,563 This future payable is included with long-term liabilities.

E. Other Postemployment Benefits (OPEB) Other Than Pensions

1. *Unified Government OPEB Plan*

General Information about the OPEB Plan. The Unified Government sponsors a single employer defined benefit healthcare plan that offers lifetime benefits to retirees and their dependents including medical, dental and vision. Retiree health care coverage to age 65 is mandated under Kansas Statute 12-5040. The UG also offers coverage past age 65 that is secondary to Medicare. Retired employees who do not meet the following employer paid retiree coverage criteria may elect to continue coverage at the retired employee's own expense. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75. The Plan does not issue separate financial statements.

Benefits provided. Employees must qualify for "unreduced" retirement under either KPERS or KP&F. Also, coverage due to disability retirement is available for qualifying individuals at any age who meet the requirements of KPERS or KP&F. A retiree may not enroll in medical coverage after once declining coverage. Dental and vision coverage are available each open enrollment whether or not a prior declination has occurred.

Additionally, employees that elected to retire under an early retirement offer receive direct subsidies off of the normal retiree premium rate to age 65. Employees not receiving a subsidy are required to pay blended premium rates to maintain coverage.

Employees covered by benefit terms. At December 31, 2024, the following employees were covered by the benefit terms:

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Inactive employees or beneficiaries currently receiving benefit payments	571
Active employees	1,919
	2,490

Total Unified Government OPEB Liability

7/29/25

The Unified Government's total OPEB liability of $78,054,568 was measured as of December 31, 2024 and was determined by an actuarial valuation as of January 1, 2024, which was rolled forward to December 31, 2024.

Actuarial Assumptions and other inputs. The total OPEB liability in the January 1, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise noted:

Inflation	2.50%
Salary increases	3.00%
Discount rate	4.22%
Healthcare cost trend rates	6.75% for 2025, decreasing by 0.25% per year to an ultimate rate of 4.50% for 2037 and later years
Retiree's share of benefit related costs	100% of projected health insurance premiums for retirees who retire after December 31, 2010. For retirees who retired prior to December 31, 2010 who met certain criteria under early retirement receive a "subsidy" off the plan premiums ranging from 50% to 100%.

The discount rate was based on the average of the Standard & Poor's Municipal Bond 20 Year High Grade and Fidelity GO AA-20 Year published yields as of the measurement date.

Healthy life mortality rates were based on the Society of Actuaries Pub-2010 Public Retirement Plans Headcount-weighted Mortality Tables using Scale MP-2021 Full Generational Improvement. Disabled life mortality rates were based on the Society of Actuaries Pub-2010 Public Retirement Plans Headcount-weighted General and Public Safety Disabled Mortality Tables using Scale MP-2021 Full Generational Improvement.

The actuarial assumptions used in the January 1, 2024 valuation were based on reasonable expectations of future experience under the postretirement insurance program based on years of experience information provided by the Unified Government and review of industry data as a benchmark against plan experience.

Changes in Total OPEB Liability

	Total OPEB Liability		
	Governmental Activities	Business-Type Activities	Total
Balance at 12/31/23	$ 75,352,407	$ 6,766,608	$ 82,119,015
Changes for the year:			
Service cost	4,018,960	360,901	4,379,861
Interest	3,073,722	276,019	3,349,741
Differences between actual and expected experience	(568,082)	(51,013)	(619,095)
Changes in assumptions	(9,950,679)	(893,566)	(10,844,245)
Net benefits paid by employer	(303,457)	(27,252)	(330,709)
Net changes	(3,729,536)	(334,911)	(4,064,447)
Balance at 12/31/24	$ 71,622,871	$ 6,431,697	$ 78,054,568

Changes in assumptions reflect:

- A change in the discount rate from 3.88% in 2023 to 4.22% in 2024.
- The retirement, disability and turnover assumptions were updated based on the latest available KPERS pension valuation data.
- The projected per capita costs and retiree contribution premiums were updated as part of the evaluation. The January 1, 2025 renewal and 2024 claim experience were taken into account.

DRAFT 7/29/25

Sensitivity to the Total OPEB Liability to Changes in the Discount Rate. The following presents the total OPEB liability of the Unified Government, as well as the estimated Unified Government's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.22%) or 1-percentage-point higher (5.22%) than the current discount rate:

	1% Decrease 3.22%	Discount Rate 4.22%	1% Increase 5.22%
Total OPEB liability	$ 96,687,080	$ 78,054,568	$ 64,066,132

Sensitivity to the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following presents the total OPEB liability of the Unified Government, as well as the estimated Unified Government's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.75% decreasing to 3.5%) or 1-percentage-point higher (7.75% decreasing to 5.5%) than the current healthcare cost trend rates:

		Healthcare Cost Trend Rates	
	1% Decrease (5.75% decreasing to 3.5%)	(6.75% decreasing to 4.5%)	1% Increase (7.75% decreasing to 5.5%)
Total OPEB liability	$ 62,329,178	$ 78,054,568	$ 99,632,119

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2024, the Unified Government recognized OPEB expense of $2,374,795. At December 31, 2024, the Unified Government reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources			Deferred Inflows of Resources		
	Governmental Activities	Business-Type Activities	Primary Government	Governmental Activities	Business-Type Activities	Primary Government
Differences between expected and actual experience	$ 2,173,065	$ 195,142	$ 2,368,207	$ (18,838,323)	$ (1,691,672)	$ (20,529,995)
Changes in assumptions	15,858,665	1,424,099	17,282,764	(37,540,804)	(3,371,144)	(40,911,948)
Total	$ 18,031,730	$ 1,619,241	$ 19,650,971	$ (56,379,127)	$ (5,062,816)	$ (61,441,943)

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Governmental Activities Deferred Outflows (Inflows) of Resources	Business-Type Activities Deferred Outflows (Inflows) of Resources	Total Primary Govenrment Deferred Outflows (Inflows) of Resources
2025	$ (5,411,661)	$ (485,964)	$ (5,897,625)
2026	(4,608,191)	(413,813)	(5,022,004)
2027	(6,573,164)	(590,267)	(7,163,431)
2028	(9,643,727)	(866,002)	(10,509,729)
2029	(7,713,904)	(692,704)	(8,406,608)
Thereafter	(4,396,750)	(394,825)	(4,791,575)
	$ (38,347,397)	$ (3,443,575)	$ (41,790,972)

DRAFT 7/29/25

2. *KPERS Death and Disability OPEB Plan*

Plan Description. The Unified Government participates in an agent multiple employer defined benefit other post-employment benefit (OPEB) plan which is administered by KPERS. The Plan provides long-term disability benefits and life insurance benefit for disabled members to KPERS members, as provided by K.S.A. 74-04927. The plan is administered through a trust held by KPERS that is funded to pay annual benefit payments. Because the trust's assets are used to pay employee benefits other than OPEB, no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. There is no stand-alone financial report for the plan.

Benefits provided: Benefits are established by statute and may be amended by the KPERS Board of Trustees. The Plan provides long-term disability benefits equal to 60% (prior to January 1, 2006, 66 2/3%) of annual compensation, offset by other benefits. Members receiving long-term disability benefits also receive credit towards their KPERS retirement benefits and have their group life insurance coverage continued under the waiver premium provision.

Long-term disability benefit: Monthly benefit is 60% of the member's monthly compensation, with a minimum of $100 and maximum of $5,000. The monthly benefit is subject to reduction by deductible sources of income, which include Social Security primary disability or retirement benefits, worker's compensation benefits, other disability benefits from any other source by reason of employment, and earnings from any form of employment. If the disability begins before age 60, benefits are payable while disability continues until the member's 65th birthday or retirement date, whichever occurs first. If the disability occurs after age 60, benefits are payable while disability continues, for a period of 5 years or until the member retires, whichever occurs first. Benefit payments for

disabilities caused or contributed to by substance abuse or non-biologically based mental illnesses are limited to the term of the disability or 24 months per lifetime, whichever is less. There are no automatic cost-of-living increase provisions. KPERS has the authority to implement an ad hoc cost-of living increase.

Group life waiver of premium benefit: Upon the death of an employee who is receiving monthly disability benefits, the plan will pay a lump-sum benefit to eligible beneficiaries. The benefit amount will be 150% of the greater of the member's annual rate of compensation at the time of disability or the member's previous 12 months of compensation at the time of the last date on payroll. If the member has been disabled for 5 or more years, the annual compensation or salary rate at the time of death will be indexed using the consumer price before the life insurance benefit is computed. The indexing is based on the consumer price index, less one percentage point, to compute the death benefit. If a member is diagnosed as terminally ill with a life expectancy of 12 months or less, the member may be eligible to receive up to 100% of the death benefit rather than having the benefit paid to the beneficiary. If a member retires or disability benefits end, the member may convert the group life insurance coverage to an individual life insurance policy.

Employees covered by benefit terms. At December 31, 2024, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	17
Active employees	1,181
	1,198

DRAFT

Total OPEB Liability

The Unified Government's total OPEB liability of $1,936,531 was measured as of June 30, 2024 and was determined by an actuarial valuation as of December 31, 2023, which was rolled forward to June 30, 2024.

1/29/25

Actuarial assumptions and other inputs. The total OPEB liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all period included in the measurement, unless otherwise noted:

Price inflation	2.75%
Payroll growth	3.00%
Salary increases, including inflation	3.50 to 10.30%, including price inflation
Discount rate	3.93%
Healthcare cost trend rates	Not applicable for the coverage in this plan
Retiree share of benefit cost	Not applicable for the coverage in this plan

The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Index.

Mortality rates were based on RP-2014 Mortality tables, as appropriate, with adjustment for mortality improvements based on Scale MP-2021.

The actuarial assumptions used in the June 30, 2024 valuation was based on the results of an actuarial experience study during 2019-2022. Other demographic assumptions are set to be consistent with the actuarial assumptions reflected in the December 31, 2023 KPERS pension valuation.

Changes in the Total OPEB Liability

	Total KPERS D&D OPEB Liability December 31, 2024		
	Governmental Activities	Business-Type Activities	Total
Balance at fiscal year-end 12/31/23	$ 1,868,107	$ 268,500	$ 2,136,607
Changes for the year:			
Service cost	150,509	21,633	172,142
Interest	69,428	9,979	79,407
Effect of economic/demographic gains or losses	(158,797)	(22,824)	(181,621)
Effect of assumptions changes or inputs	(1,021)	(147)	(1,168)
Benefit payments	(235,053)	(33,783)	(268,836)
Net changes	(174,934)	(25,142)	(200,076)
Balance at fiscal year-end 12/31/24	$ 1,693,173	$ 243,358	$ 1,936,531

Changes of assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period and demographic assumption updates based on the most recent KPERS experience study. The discount rate increased from 3.65% on June 30, 2023 to 3.93% on June 30, 2024.

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the Unified Government, as well as what the Unified Government's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.93%) or 1-percentage-point higher (4.93%) than the current discount rate:

DRAFT

	1% Decrease (2.93%)	Current Discount Rate (3.93%)	1% Increase (4.93%)
Total OPEB liability	$ 2,011,177	$ 1,936,531	$ 1,861,192

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The healthcare trend rates do not affect the liabilities related to the long-term disability benefits sponsored by KPERS. Therefore, there is no sensitivity to a change in healthcare trend rates.

7/29/25

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2024, the Unified Government recognized OPEB expense of $22,643. At December 31, 2024, the Unified Government reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources			Deferred Inflows of Resources		
	Governmental Activities	Business-Type Activities	Primary Government	Governmental Activities	Business-Type Activities	Primary Government
Differences between expected and actual experience	$ -	$ -	$ -	$ (819,034)	$ (117,719)	$ (936,753)
Changes in assumptions	96,625	13,888	110,513	(317,933)	(45,696)	(363,629)
Benefit payments subsequent to the measurement date	117,526	16,892	134,418	-	-	-
Total	$ 214,151	$ 30,780	$ 244,931	$ (1,136,967)	$ (163,415)	$ (1,300,382)

The $134,418 of benefit payments made subsequent to the measurement date will be recognized as a reduction in the total OPEB liability for the year ended December 31, 2025. The remaining amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Governmental Activities Deferred Outflows (Inflows) of Resources	Business-Type Activities Deferred Outflows (Inflows) of Resources	Total Primary Govenrment Deferred Outflows (Inflows) of Resources
2025	$ (200,140)	$ (28,766)	$ (228,906)
2026	(196,576)	(28,254)	(224,830)
2027	(181,809)	(26,131)	(207,940)
2028	(146,703)	(21,085)	(167,788)
2029	(94,837)	(13,631)	(108,468)
Thereafter	(220,277)	(31,660)	(251,937)
	$ (1,040,342)	$ (149,527)	$ (1,189,869)

3. *BPU OPEB Plan*

Plan Description. The Kansas City, Kansas BPU provides certain postemployment health care and life insurance benefits to eligible retirees and their dependents in accordance with provisions established by the BPU's Board of Directors. The plan is a single employer defined benefit healthcare plan administered by the BPU. The BPU currently determined the eligibility, benefits provided, and changes to those provisions applicable to eligible retirees. The plan does not issue separate financial statements. Employees are given a 90-day window to retire with medical coverage at ages 55 and above with seven consecutive years of service. No assets have been segregated and restricted to provide for postretirement benefits.

DRAFT 1/29/25

Benefits policy. The post-retirement benefit plan is a comprehensive major medical plan with a $100 deductible per individual or $200 per family. For individuals, the plan pays 80% of the next $12,500 of allowable charges and 100% thereafter for the remainder of that calendar year. For families, the plan pays 80% of the next $25,000 of allowable charges and 100% thereafter for the remainder of that calendar year. The plan has a lifetime maximum of $750,000. Benefits cease at the first of the month that the retired employee attains age 65 or death. Spouse benefits end at the first of the month that the retired employee attains age 65, the end of the month of the retiree's death, or the spouse's date of death. Retirees are not required to contribute toward the cost of the postretirement benefits.

Employees covered by benefit terms. As of January 1, 2024 (the actuarial valuation date), the OPEB plan had 174 participants eligible to receive benefits under this plan, 106 retirees with medical coverage and 68 retiree spouses with medical coverage.

Total BPU OPEB Liability

The total OPEB liability of $26,579,927 at December 31, 2024 was measured as of December 31, 2023 and was determined by an actuarial valuation as of January 1, 2024.

The total OPEB liability in the January 1, 2024 actuarial valuation was determined using the following actuarial assumptions:

Salary increases, including inflation	2.50% per annum
Discount rate	4.12%
Healthcare cost trend rates	7.00% graded down to 4.50% over 10 years

The discount rate used for the plan was the S&P Municipal Bond 20-Year High Grade Index as of January 1, 2024.

Mortality rates were based on the Pub-2010 Amount Weighted Mortality Table base rates projected generationally with scale MP-2021.

The actuarial cost method was Entry Age Normal Level Percent of Salary.

The BPU's annual OPEB cost, employer contributions, the percentage of annual OPEB cost contributed to the plan and the net OPEB liability for December 31 are as follows:

Changes in Total OPEB Liability

Balance at fiscal year-end 12/31/23	$ 27,140,938
Changes for the year:	
Service cost	826,226
Interest	1,100,990
Plan change	-
Experience losses (gains)	-
Change of assumptions	-
Benefit payments	(2,488,227)
Net changes	(561,011)
Balance at fiscal year-end 12/31/24	$ 26,579,927

DRAFT 7/29/25

Sensitivity of net OPEB liability to changes in the healthcare cost trend rate. The following represents the net OPEB liability calculated using the stated health care cost trend assumption, as well as what the OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage-point or 1-percentage-point higher than the assumed trend rate:

	1% Decrease (6.% to 3.5%)	Healthcare Cost Trend Rates (7.0% decrease to 4.5%)	1% Increase (8.0% to 5.5%)
Total OPEB liability	$ 24,222,139	$ 26,579,927	$ 29,281,717

Sensitivity of net OPEB liability to changes in the discount rate. The following represents the net OPEB liability calculated using the stated discount rate, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease 3.12%	Discount Rate 4.12%	1% Increase 5.12%
Total OPEB liability	$28,351,477	$26,579,927	$24,920,705

OPEB Expense and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2024, the BPU recognized OPEB expense of $($2,149,032)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 400,553	$ 12,142,436
Changes in assumptions	-	-
Total	$ 400,553	$ 12,142,436

The amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Deferred Outflows (Inflows) of Resources
2025	$ (3,653,473)
2026	(3,230,706)
2027	(2,103,353)
2028	(1,620,206)
2029	(1,134,145)
	$ (11,741,883)

Summary of OPEB Plans

As of December 31, 2023, the Unified Government's total OPEB liability, deferred inflows of resources and OPEB expense associated with the two OPEB plans and the BPU plan are summarized as follows:

	Unified Government Plans	BPU Plan	Total Primary Government
Total OPEB liability	$ (79,991,099)	$ (26,579,927)	$ (106,571,026)
Deferred outflows of resources	19,895,902	400,553	20,296,455
Deferred inflows of resources	(62,742,325)	(12,142,436)	(74,884,761)
OPEB expense	2,397,438	(2,149,032)	248,406

DRAFT
7/29/25

F. Economic Condition

As described in Notes III.F., IV.E. and IV.F., the Unified Government has significant long-term liabilities for pensions, other post-employment benefit obligations (OPEB), and compensated absences. These obligations diminish the financial outlook for governmental activities reflected on the Statement of Net Position. For governmental activities, total long-term liabilities for pensions totaled $241,774,411, for OPEB were $73,316,044, and for compensated absences were $41,860,449.

The deficit unrestricted net position of $329,630,293 reflects insufficient assets to provide all the benefits earned by employees under the pension and OPEB plans to meet the liabilities during the adopted amortization periods. A significant majority of the pension, OPEB and compensated absences obligations will be liquidated by General Fund resources. For the year ended December 31, 2024, General Fund revenues accounted for 58% of all governmental fund revenues, excluding the Economic Development Debt Service Fund which is restricted for sales tax obligation and economic development bond repayment. General Fund revenue sources, such as property taxes and sales taxes, are affected by general economic conditions, and the Government, like many other entities, experienced economic challenges over the past decade. There is a reasonable possibility that the current level of net pension, OPEB obligations and compensated absences will continue, or may grow, without interventions by the Board of Commissioners. These continued liability levels are expected to result in increases to the deficit unrestricted net position for governmental activities in future years.

Several actions have been implemented by management to reduce future increases in OPEB-related retiree health benefits and compensated absences liabilities. The Government offers employees two health insurance plans: a traditional plan and a high-deductible health savings plan. In 2016 co-insurance rates on the traditional insurance plan decreased from 100% to 90%, with the employee paying 10% of medical expenses after the deductible has been met. This change continues to reduce the claims paid by the traditional health plan. In 2024 employee deductibles were set to $1,600 single/$3,200 family to reduce the Unified Government's total contributions. Further, management negotiated and implemented employee contributions of $15.15, $28.32 and $42.48 per month depending on salary level towards the employee's and family health care coverage, which was

previously paid 100% by the Government. These employee health care contribution rates were effective in 2024 for all employees. Additionally, the number of members covered by the high-deductible health savings plan enrollment has increased since it began to be offered in 2010. Overall, in 2024, 70% of covered employees elected the high-deductible health savings plan. All of these actions are attributed to the improvement in the Health Benefits Internal Service Fund net position over the past several years.

In January 2014, the Unified Government established a new "employee class" for new and future hires to address leave accrual liability balances at separation. Sick leave accruals, and the payout of accrued vacation and sick leave at separation and retirement, have been significantly reduced for this employee class. This change in accrued leave balances has been implemented for all new employees in KPERS.

The Government expects continued positive sales and compensating use tax revenue performance in the General Fund. Sales tax in 2024 for the General Funds, Dedicated Sales Tax Fund, and the Emergency Medical Services Fund demonstrated positive growth in 2024.

The Hollywood Casino opened in February of 2012 and generated in 2024 approximately $3.7 million gaming revenue and over $4.5 million property tax revenues (to all taxing entities). Consistent with a development agreement, Hollywood Casino also contributed an additional 1% of net gaming revenues on an annual basis, which for 2024 was $1.6 million. The development agreement also requires the construction of a first class- 250 room hotel to begin 24 months after opening or be subject to an additional payment of 1% of net gaming revenues. In April of 2015, the Casino announced a delay in the start of this project and was required to make annual payment amounting to $1.6 million in 2024. This penalty payment will continue until the Casino proceeds with the hotel construction project.

DRAFT

In 2024, Wyandotte County saw a variety major projects covering all sectors of the economy advance. Example of these projects are provided in the Transmittal Letter of this report. Commercial investments have spurred residential construction. In 2024, there were 92 single-family permits issued in Kansas City, Kansas, which is an increase to the 82 single-family permits issued in 2023.

7/29/25

G. Subsequent Events

Bond Issuances

Since January of 2025, the Unified Government has issued one financings for bonds. Series 2025-A was issued in March 2025 as Tax-Exempt GO bonds with a 20 year term The total issuance was $81,020,000 with an interest rates ranging from 4.0%-7.0%

Notes to Required Supplementary Information Budgetary Comparison Schedule

Budgetary Comparison Schedules

The Unified Government adopts a legal budget for the General Fund separately for the city, county and parks divisions; however, for GAAP purposes the General Fund is presented for the Unified Government as a whole. The schedules present both the combined General Fund budgetary schedule, as well as the individual budgetary schedules which represent the legal level of budget authority.

Budget / GAAP Reconciliation

All legal operating budgets are prepared using the modified cash basis of accounting, modified further by the encumbrance method of accounting. Revenues are recognized when cash is received. Expenditures include disbursements, accounts payable and encumbrances. Encumbrances are commitments for future payments and are supported by a document evidencing the commitment, such as a purchase order or contract. Accordingly, the data presented in the budgetary comparison statements differ from the data presented in the financial statements prepared in accordance with accounting principles generally accepted in the United States of America. The following schedule presents the reconciliation between the different bases of reporting for the general fund:

DRAFT 7/29/25

		General Fund
Revenue and other sources:		
GAAP basis revenues and other financing sources	$	249,220,785
Revenue adjustments		(2,222,515)
Intra-fund appropriations and transfers		4,460,000
Subfund not subject to budget		(22,938)
Budgetary basis revenues	**$**	**251,435,332**
Expenditures and other uses:		
GAAP basis expenditures and other financing uses	$	247,667,539
Expenditure adjustments		849,679
Intra-fund appropriations		4,460,000
Change in reserve for encumbrances		(1,836,699)
Subfund not subject to budget		(69)
Budgetary basis expenditures	**$**	**251,140,450**

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - COMBINED
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final	Actual Amounts	
REVENUES					
Tax revenue	$ 214,500,291	$ 238,730,525	$ 236,305,113	$ 230,209,386	$ (6,095,727)
Intergovernmental revenues	5,373,220	5,801,450	5,797,150	8,227,873	2,430,723
Charges for services	7,134,345	6,231,530	8,070,753	6,750,554	(1,320,199)
Fines, forfeitures and penalties	5,317,574	4,285,786	5,597,050	4,671,226	(925,824)
Interest earnings	5,928,765	4,400,000	4,400,000	5,465,989	1,065,989
Licenses and permits	2,150,585	2,554,729	2,365,878	2,250,726	(115,152)
Miscellaneous revenues	4,986,201	8,419,718	8,889,562	8,302,922	(586,640)
TOTAL REVENUES	245,390,981	270,423,738	271,425,506	265,878,676	(5,546,830)
EXPENDITURES					
Personnel	187,674,426	195,528,851	199,223,503	199,420,123	(196,620)
Contractual services	38,994,353	40,933,431	43,268,429	42,261,635	1,006,794
Commodities	7,810,069	7,444,069	7,535,059	7,048,428	486,631
Capital outlay	6,031,580	5,622,950	7,630,032	4,405,593	3,224,439
Grants, claims, shared revenue	8,125,104	8,180,626	8,824,026	6,489,685	2,334,341
Debt service	638,227	10,723,433	10,723,433	638,787	10,084,647
Other	(22)	779,874	779,874	579	779,296
TOTAL EXPENDITURES	249,273,737	269,213,233	277,984,356	260,264,828	17,719,527
OTHER FINANCING SOURCES(USES)					
Transfers in	6,027,948	-	-	3,435,032	3,435,032
Transfers out	(1,866,715)	(4,992,035)	(4,546,035)	(7,278,965)	(2,732,930)
Proceeds from sale of capital assets	16,393	81,200	95,000	-	(95,000)
TOTAL OTHER FINANCING SOURCES (USES)	4,177,626	(4,910,835)	(4,451,035)	(3,843,933)	607,102
NET CHANGE IN FUND BALANCE	294,869	(3,700,330)	(11,009,885)	1,769,915	12,779,800
UNENCUMBERED FUND BALANCE					
Beginning of year	46,383,910	46,678,779	46,678,779	46,678,779	-
End of year	$ 46,678,779	$ 42,978,449	$ 35,668,894	$ 48,448,694	$ 12,779,800

DRAFT
7/29/25

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - CITY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 146,653,525	$ 163,499,716	$ 162,065,173	$ 155,773,779	$ (6,291,394)
Intergovernmental revenues	851,890	840,800	835,000	943,085	108,085
Charges for services	3,847,539	3,623,630	4,974,600	4,609,180	(365,420)
Fines, forfeitures and penalties	2,567,998	1,958,200	2,611,900	2,191,600	(420,300)
Interest earnings	2,594,652	800,000	2,000,000	1,897,564	(102,436)
Licenses and permits	1,141,096	1,264,229	1,239,778	1,244,575	4,797
Miscellaneous revenues	3,852,444	7,129,053	7,432,562	5,931,461	(1,501,101)
TOTAL REVENUES	161,509,144	179,115,628	181,159,013	172,591,245	(8,567,768)
EXPENDITURES					
Personnel	127,564,013	133,020,000	135,300,000	135,093,101	206,899
Contractual services	18,949,762	19,624,745	20,323,355	20,258,532	64,823
Commodities	5,027,583	3,930,653	3,952,086	3,789,328	162,758
Capital outlay	3,920,555	3,287,950	3,828,532	2,728,693	1,099,839
Grants, claims, shared revenue	6,946,615	6,984,836	7,534,836	5,462,235	2,072,601
Debt service	638,227	10,723,433	10,723,433	638,787	10,084,647
Other	-	352,495	352,495	594	351,901
TOTAL EXPENDITURES	163,046,755	177,924,112	182,014,737	167,971,270	14,043,468
OTHER FINANCING SOURCES(USES)					
Transfers in	5,626,028	-	-	3,435,032	3,435,032
Transfers out	(250,000)	(2,754,035)	(2,408,035)	(2,995,187)	(587,152)
Proceeds from sale of capital assets	-	80,000	80,000	-	(80,000)
TOTAL OTHER FINANCING (USES)	5,376,028	(2,674,035)	(2,328,035)	439,845	2,767,880
NET CHANGE IN FUND BALANCE	3,838,417	(1,482,519)	(3,183,759)	5,059,820	8,243,579
UNENCUMBERED FUND BALANCE					
Beginning of year	29,848,176	33,686,593	33,686,593	33,686,593	-
End of year	$ 33,686,593	$ 32,204,074	$ 30,502,834	$ 38,746,413	$ 8,243,579

DRAFT
7/29/25

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - COUNTY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 64,853,074	$ 71,782,279	$ 70,779,624	$ 70,983,017	$ 203,393
Intergovernmental revenues	61,330	60,650	62,150	2,384,788	2,322,638
Charges for services	2,392,298	1,835,500	2,366,153	1,270,302	(1,095,851)
Fines, forfeitures and penalties	2,749,656	2,327,586	2,985,150	2,479,522	(505,628)
Interest earnings	3,334,113	3,600,000	2,400,000	3,568,385	1,168,385
Licenses and permits	979,304	1,190,500	1,006,000	1,005,776	(224)
Miscellaneous revenues	1,013,254	1,177,315	1,333,450	2,096,911	763,461
TOTAL REVENUES	75,383,029	81,973,830	80,932,527	83,788,701	2,856,173
EXPENDITURES					
Personnel	55,516,118	56,548,749	58,600,000	59,228,120	(628,120)
Contractual services	18,091,499	19,128,863	20,721,393	19,957,470	763,923
Commodities	2,080,687	2,781,166	2,792,006	2,488,156	303,849
Capital outlay	1,287,912	2,145,000	2,629,500	1,297,211	1,332,289
Grants, claims, shared revenue	1,171,924	1,185,785	1,279,185	1,021,092	258,093
Other	(22)	276,269	276,269	(16)	276,285
TOTAL EXPENDITURES	78,148,118	82,065,832	86,298,352	83,992,033	2,306,319
OTHER FINANCING SOURCES(USES)					
Transfers in	401,920	-	-	-	-
Transfers out	(1,601,715)	(1,943,000)	(1,943,000)	(3,169,903)	(1,226,903)
Proceeds of sale of capital assets	16,393	1,200	15,000	-	(15,000)
TOTAL OTHER FINANCING (USES)	(1,183,402)	(1,941,800)	(1,928,000)	(3,169,903)	(1,241,903)
NET CHANGE IN FUND BALANCE	(3,948,491)	(2,033,802)	(7,293,825)	(3,373,236)	3,920,589
UNENCUMBERED FUND BALANCE					
Beginning of year	14,548,334	10,599,843	10,599,843	10,599,843	-
End of year	$ 10,599,843	$ 8,566,041	$ 3,306,018	$ 7,226,607	$ 3,920,589

DRAFT
7/29/25

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

GENERAL FUND - PARKS
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 2,993,692	$ 3,448,531	$ 3,460,315	$ 3,452,590	$ (7,726)
Intergovernmental revenues	4,460,000	4,900,000	4,900,000	4,900,000	-
Charges for services	894,508	772,400	730,000	871,072	141,072
Fines, forfeitures and penalties	(80)	-	-	104	104
Interest earnings	-	-	-	40	40
Licenses and permits	30,185	100,000	120,100	375	(119,725)
Miscellaneous revenues	120,505	113,350	123,550	274,550	151,000
TOTAL REVENUES	8,498,811	9,334,281	9,333,965	9,498,730	164,765
EXPENDITURES					
Personnel	4,594,295	5,960,102	5,323,503	5,098,902	224,601
Contractual services	1,953,091	2,179,823	2,223,681	2,045,633	178,048
Commodities	701,798	732,250	790,967	770,944	20,023
Capital outlay	823,113	190,000	1,172,000	379,689	792,311
Grants, claims, shared revenue	6,565	10,005	10,005	6,357	3,648
Other	-	151,110	151,110	-	151,110
TOTAL EXPENDITURES	8,078,862	9,223,290	9,671,266	8,301,525	1,369,741
OTHER FINANCING SOURCES(USES)					
Transfers out	(15,000)	(295,000)	(195,000)	(1,113,875)	(918,875)
TOTAL OTHER FINANCING (USES)	(15,000)	(295,000)	(195,000)	(1,113,875)	(918,875)
NET CHANGE IN FUND BALANCE	404,948	(184,009)	(532,301)	83,330	615,631
UNENCUMBERED FUND BALANCE					
Beginning of year	1,987,400	2,392,348	2,392,348	2,392,348	-
End of year	$ 2,392,348	$ 2,208,339	$ 1,860,047	$ 2,475,678	$ 615,631

DRAFT
7/29/25

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Unified Government's Proportionate Share of the Collective Net Pension Liability – Kansas Pension Employees Retirement System (KPERS) and Kansas Police and Firemen's Retirement System (KP&F)

Last Ten Fiscal Years

	2024	2023	2022	2021	2020
Unified Government's proportion of the collective net pension liability:					
KPERS (local group)	3.377%	3.535%	3.465%	3.538%	3.621%
KP&F (police & firemen)	12.023%	13.287%	12.302%	12.427%	12.349%
Unified Government's proportionate share of the collective net pension liability	$263,381,370	$286,379,788	$246,301,956	$161,039,517	$215,061,071
Unified Government's covered payroll ^	$168,552,802	$165,865,876	$146,974,312	$140,048,272	$138,727,290
Unified Government's proportionate share of the collective net pension liability as a percentage of its covered payroll	156%	173%	168%	115%	155%
Plan fiduciary net position as a percentage of the total pension liability	72.75%	70.70%	69.75%	76.40%	66.30%

	2019	2018	2017	2016	2015
Unified Government's proportion of the collective net pension liability:					
KPERS (local group)	3.602%	3.648%	3.555%	3.574%	3.576%
KP&F (police & firemen)	12.637%	12.724%	13.001%	13.503%	13.892%
Unified Government's proportionate share of the collective net pension liability	$178,229,836	$173,265,380	$173,425,551	$180,695,602	$147,823,146
Unified Government's covered payroll ^	$136,987,470	$132,412,973	$128,258,175	$125,344,016	$125,440,405
Unified Government's proportionate share of the collective net pension liability as a percentage of its covered payroll	130%	131%	135%	144%	118%
Plan fiduciary net position as a percentage of the total pension liability	69.88%	68.88%	67.12%	65.10%	64.95%

^ Covered payroll is measured as of the measurement date ending June 30.

DRAFT 7/29/25

Schedule of Unified Government's Contributions – Kansas Pension Employees Retirement System (KPERS) and Kansas Police and Firemen's Retirement System (KP&F)

Last Ten Fiscal Years

	2024	2023	2022	2021	2020
Contractually required contribution	$ 27,809,172	$ 25,361,724	$ 25,414,551	$ 22,321,806	$ 21,384,810
Contributions in relation to the contractually required contribution	(27,809,172)	(25,361,724)	(25,414,551)	(22,321,806)	(21,384,810)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Unified Government's covered payroll ^	$ 173,161,986	$ 162,876,287	$ 159,981,148	$ 143,436,693	$ 137,696,033
Contributions as a percentage of covered payroll	16.06%	15.57%	15.89%	15.56%	15.53%

	2019	2018	2017	2016	2015
Contractually required contribution	$ 20,992,486	$ 19,024,867	$ 17,613,229	$ 18,275,310	$ 19,104,856
Contributions in relation to the contractually required contribution	(20,992,486)	(19,024,867)	(17,613,229)	(18,275,310)	(19,104,856)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Unified Government's covered payroll ^	$ 138,099,731	$ 135,895,482	$ 130,414,240	$ 125,904,379	$ 125,104,747
Contributions as a percentage of covered payroll	15.20%	14.00%	13.51%	14.52%	15.27%

DRAFT 7/29/25

^ Covered payroll is measured as of the fiscal year end December 31.

Changes in benefit terms for KPERS.

January 1, 2015, the KPERS 3 cash balance plan became effective. Members enrolled in this plan are ones first employed in a KPERS covered position on or after January 1, 2015, or KPERS 1 or KPERS 2 members who left employment before vesting and returned to employment on or after January 1, 2015. The retirement benefit is an annuity based on the account balance at retirement.

For the state fiscal year 2017, the KP&F group had a change in benefit terms. The Legislature changed the duty-related death benefit for KP&F members to the greater of 50% of Final Average Salary and member's accrued retirement benefit under the 100% joint and survivor option, payable to the member's spouse. Including any benefits that may be due to child beneficiaries, the total monthly benefits may not exceed 90% of the member's Final Average Salary. Prior to this bill, the duty-related spousal death benefit for KP&F member was 50% of the Final Average Salary, and the maximum available to the family was 75% of the member's Final Average Salary.

For the state fiscal year 2017, the Legislature changed the working after retirement rules for members who retire on or after January 1, 2018. The key changes to the working after retirement rules were to lengthen the waiting period for KPERS members to return to work from 60 days to 180 days for members who retire before attaining age 62, remove the earnings limitation for all retirees and establish a single-employer contribution schedule for all retirees.

For the state fiscal year 2021, the Legislature provided an increased benefit for disabled members who pass away prior to retirement if the disability was service connected. The monthly benefit is equal to 50% of the member's final average salary at disability plus 10% for each dependent child up to a maximum of 75% or the reinterment benefit the member would have received if the member had retired on the date of death if there are no dependent children.

For the state fiscal year 2023, the Legislature expanded the Deferred Retirement Option Plan (DROP) in KP&F to all employers as of April 27, 2023. Prior to this change, only members employed by the Kansas Highway Patrol and Kansas Bureau of Investigation were eligible.

For the state fiscal year 2024, the Legislature passed House Bill 2711 that included the following changes to the provisions and funding of KPERS:

DRAFT 7/29/25

- The lump sum retiree death benefit was increased from $4,000 to $6,000. The employer contribution rates for Local employers for CY 2025 were increased to reflect the additional contribution required to fund this benefit improvement.
- The employer contribution threshold for the 30% Working After Retirement (WAR) rate increased from $25,000 to $40,000, the earnings limit for KP&F retirees increased from $25,000 to $40,000, and an exemption from employer contributions was created for nurses and direct support workers at Community Development Disability Organizations (CDDOs). These changes had no impact on the valuation because specific assumptions for these occurrences are not used in the valuation.
- HB 2711 also increased the alternative investment cap from 15% to 25% and requires KPERS to divest all publicly traded securities held in funds by countries of concern, as defined by the bill. These changes had no impact on the valuation, because they are not expected to materially affect the asset allocation.

Changes in assumptions for KPERS.

As a result of the experience study completed in November 2016, there were several changes made to the actuarial assumptions and methods since the prior valuation. The changes that impact all groups were effective December 31, 2016 and include:

- The price inflation assumption was lowered from 3.00% to 2.75%.
- The investment return assumption was lowered from 8.00% to 7.75%.
- The general wage growth assumption was lowered from 4.00% to 3.50%.
- The payroll growth assumption was lowered from 4.00% to 3.00%.

Changes from the November 2016 experience study that impacted individual groups are listed below:

KPERS:

- The post-retirement health mortality assumption was changed to the RP-2014 Mortality Table, with adjustments to better fit the observed experience for the various KPERS groups. The most recent mortality improvement scale, MP-2016, is used to anticipate future mortality improvements in the valuation process through the next experience study.

- The active member mortality assumption was modified to also be based on the RP-2014 Employee Mortality Table with adjustments.
- The retirement rates for the select period (when first eligible for unreduced benefits under Rule of 85) were increased, but all other retirement rates were decreased.
- Disability rates were decreased for all three groups.
- The termination of employment assumption was increased for all three groups.
- The interest crediting rate assumption for KPERS 3 members was lowered from 6.50% to 6.25%.

KP&F:

- The post-retirement health mortality assumption was changed to the RP-2014 Mortality Table with 1-year age set forward and the MP-2016, is used to anticipate future mortality improvements.
- The mortality assumption for disabled members was changed to the RP-2014 Disabled Lives Table (generational using MP-2016) with a 1-year age set forward.
- The active member mortality assumption was modified to the RP-2014 Employee Mortality Table with a 1-year age set forward with a 90% scaling factor.
- The retirement rates for Tier 1 were lowered and the ultimate assumed retirement age was changed from 63 to 65 for Tier 2.
- The termination of employment rates for Tier 2 were increased to better match the observed experience.

DRAFT

As a result of the experience study completed in January 2020, there were several changes made to the actuarial assumptions and methods since the prior valuation. The changes that impact all groups were effective December 31, 2019 and include:

- The investment return assumption was lowered from 7.75% to 7.50%.
- The general wage growth assumption was lowered from 3.50% to 3.25%.
- The payroll growth assumption was lowered from 3.00% to 2.75%.

7/29/25

Changes from the January 2020 experience study that impacted individual groups are listed below:

KPERS:

- Retirement rates were adjusted to partially reflect observed experience.
- Termination rates were increased for most KPERS groups.
- Disability rates were reduced.
- Factors for the State group that are used to anticipate higher liabilities due to higher final average salary at retirement for pre-1993 hirs were modified to better reflect actual experience.
- The administrative expense load for contributions rates were increased from 0.16% to 0.18%.

KP&F:

- Retirement rates were adjusted to partially reflect observed experience.
- Factors for the KP&F group that are used to anticipate higher liabilities due to higher final average salary at retirement for pre-1993 hirs were modified to better reflect actual experience.
- The administrative expense load for contributions rates were increased from 0.16% to 0.18%.

December 31, 2020 assumption changes included a decrease of the investment return assumption from 7.75% to7.25% and increase in general wage growth assumption from 3.25% to 3.50%.

December 31, 2021, assumption changes included the following:

For all groups, the investment rate of return assumption decreased from 7.25% to 7.00%.

KPERS:

- Interest crediting rate assumption for KPERS 3 members was lowered from 6.25% to 6.00%.
- Annuity interest rate assumption for KPERS 3 members was lowered from 5.75% to 5.00%.

December 31, 2023 assumption changes included the following:

KPERS:

- Mortality rates were changed from being based on the RP-2014 Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different groups using future mortality improvements from Scale MP-2016 to being based on PUB 2010 Mortality Tables, with age setbacks and age set forwards based on different membership groups using future mortality improvements from Scale MP-2021.
- Retirement rates for the C60 group were adjusted to partially reflect observed experience.
- Disability rates were reduced.
- The probability of KPERS 1 members leaving their contributions with KPERS was modified to better reflect observed experience.
- Factors for the State and Local groups that are used to anticipate higher liabilities due to higher final average salary at retirement for pre-1993 hires were modified to better reflect actual experience.
- The administrative expense component of the actuarial required contribution rate was increased from 0.18% to 0.23%.
- Merit salary increase assumption was increased for School and Local Groups.

DRAFT 7/29/25

KP&F:

- Mortality rates were changed from being based on the RP-2014 Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different groups using future mortality improvements from Scale MP-2016 to being based on PUB 2010 Mortality Tables, with age setbacks and age set forwards based on different membership groups using future mortality improvements from Scale MP-2021.
- Retirement rates were adjusted to partially reflected observed experience.
- Disability rates were reduced.
- Termination rates were increased.
- The administrative expense component of the actuarial required contribution rate was increased from 0.18% to 0.23%.
- Merit salary increase assumption was increased.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Kansas City, Kansas Board of Public Utilities Retirement System's Net Pension Liability and Related Ratios

Fiscal Year Ended December 31, 2024

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service cost	$ 7,114,743	$ 7,782,315	$ 7,850,152	$ 7,280,467	$ 7,289,384	$ 7,201,941	$ 7,440,404	$ 7,297,782	$ 7,339,629	$ 7,560,923
Interest on total pension liability	34,229,652	39,647,110	38,865,663	38,648,801	37,017,215	38,047,652	37,460,630	36,679,579	38,033,409	36,958,326
Difference between expected and actual experience	(305,478)	182,840	(2,509,295)	(8,333,009)	(2,307,726)	(7,318,385)	(10,311,840)	(14,572,637)	(9,622,386)	-
Assumption changes	12,078,488	(92,962,988)	1,666,254	56,495,556	13,177,439	13,089,347	5,161,410	12,331,048	(21,130,167)	-
Benefit payments, including member refunds	(35,016,999)	(34,802,331)	(33,805,491)	(33,386,080)	(33,456,312)	(32,627,516)	(32,206,227)	(31,747,866)	(31,346,590)	(30,832,788)
Net change in total pension liability	18,100,406	(80,153,054)	12,067,283	60,705,735	21,720,000	18,393,039	7,544,377	9,987,906	(16,726,105)	13,686,461
Total pension liability, beginning	524,328,573	604,481,627	592,414,344	531,708,609	509,988,609	491,595,570	484,051,193	474,063,287	490,789,392	477,102,631
Total pension liability, ending (a)	$ 542,428,979	$ 524,328,573	$ 604,481,627	$ 592,414,344	$ 531,708,609	$ 509,988,609	$ 491,595,570	$ 484,051,193	$ 474,063,287	$ 490,789,092
Plan Fiduciary Net Position										
Employer contributions	4,676,426	4,533,603	4,547,136	4,491,136	4,349,056	4,398,226	4,250,560	4,252,025	4,172,968	4,278,318
Employee contributions	4,676,426	4,533,603	4,547,136	4,491,136	4,349,056	4,398,226	4,250,560	4,252,025	4,172,968	4,278,318
Net investment income	56,263,485	(97,471,031)	61,147,813	77,987,680	86,777,876	(12,362,654)	74,677,580	27,612,362	3,875,505	27,423,709
Benefit payments, including member refunds	(35,016,999)	(34,802,331)	(33,805,491)	(33,386,080)	(33,456,312)	(32,627,516)	(32,206,227)	(31,747,866)	(31,346,590)	(30,832,788)
Administrative expenses	(541,232)	(571,138)	(739,852)	(445,527)	(472,985)	(550,640)	(461,577)	(371,417)	(332,625)	(338,801)
Net change in plan fiduciary net position	30,058,106	(123,777,294)	35,696,742	53,138,345	61,546,691	(36,744,358)	50,510,896	3,997,129	(19,457,774)	4,808,756
Plan fiduciary net position, beginning	503,972,224	627,749,518	592,052,776	538,914,431	477,367,740	514,112,098	463,601,202	459,604,073	479,061,847	474,253,091
Plan fiduciary net position, ending (b)	$ 534,030,330	$ 503,972,224	$ 627,749,518	$ 592,052,776	$ 538,914,431	$ 477,367,740	$ 514,112,098	$ 463,601,202	$ 459,604,073	$ 479,061,847
Net pension liability (asset), ending (a) - (b)	$ 8,398,649	$ 20,356,349	$ (23,267,891)	$ 361,568	$ (7,205,822)	$ 32,620,869	$ (22,516,528)	$ 20,449,991	$ 14,459,214	$ 11,727,245
Fiduciary net position as a percentage of the total pension liability	98.45%	96.12%	103.85%	99.94%	101.36%	93.60%	104.58%	95.78%	96.95%	97.61%
Covered payroll	$ 55,016,776	$ 53,336,502	$ 53,495,722	$ 52,836,899	$ 52,494,578	$ 51,909,688	$ 50,272,605	$ 50,070,440	$ 50,400,000	$ 49,091,000
Net pension liability (asset) as a percentage of covered payroll	15.27%	38.17%	-43.49%	0.68%	-13.73%	62.84%	-44.79%	40.84%	28.69%	23.89%

DRAFT 7/29/25

Changes of actuarial assumptions and methods:

- In 2024, the assumed COLA for post January 1, 1993 retirees was changed from 0% through 2032 and 3% thereafter to 0% through 2031 and 3% thereafter, for TPL purposes only.
- In 2024, the mortality improvement scale was updated to scale MP-2021
- In 2024, the retirement and termination rates were adjusted to better reflect actual experience.
- In 2024, the merit salary increase assumption was increased for members with more than five years of service.
- In 2024, the administrative expense assumption was increased from 0.7% of pay to 1% of pay.
- In 2023, the assumed COLA for post January 1, 1993 retirees was changes from 1.9% for 2022, 2.5% for 2023 and 3% thereafter to 0% through 2032 and 3% thereafter, for TPL purposes only.
- In 2022, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2022 and 3% thereafter to 1.9% for 2022, 2.5% for 2023, and 3% thereafter, for TPL purposes only.
- In 2021, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2020 and 3% thereafter to 1% through 2022 and 3% thereafter, for TPL purpose only.
- In 2021, the inflation assumption was decreased from 2.60% to 2.35%.
- In 2021, the investment return assumption was decreased from 7.5% to 6.75%.
- In 2021, the general wage growth assumption was decreased from 3.35% to 3.10%.
- In 2021, the covered payroll growth assumption was decreased from 3.25% to 3.00%.
- In 2021, the interest crediting rate assumption for contribution account balances was decreased from 3.5% to 3.35%.
- In 2021, the mortality assumption was changed to the Pub-2010 General Median Mortality Tables with future mortality improvements modeled using Scale MP-2020.
- In 2021, the individual salary increase assumption was modified to reflect the lower general wage increase assumption of 3.10%. in addition, the merit salary increase assumption as changed to a service-based table.
- In 2021, the asset smoothing method was modified to use a closed 5-year smoothing period instead of a closed 8-year period. The corridor was eliminated.

DRAFT 7/29/25

- In 2020, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2022 and 3% thereafter to 1% through 2020 and 3% thereafter for TPL purposes only.
- In 2019, the inflation assumption was decreased from 3.10% to 2.60%.
- In 2019, the investment return assumption was decreased from 8.0% to 7.5%
- In 2019, the general wage growth assumption was decreased from 4.0% to 3.35%.
- In 2019, the covered payroll growth assumption was decreased from 4.0% to 3.25%.
- In 2019, the interest crediting rate assumption for contribution account balances was decreased from 4.0% to 3.5%.
- In 2019, the mortality assumption was changed to the RP-2014 Blue Collar Mortality Table with future mortality improvements modeled using Scale MP-2017.
- In 2019, retirement rates were adjusted to better reflect actual experience.
- In 2019, termination rates were changed from age-based, sex-distinct assumption to a service-based, unisex assumption.
- In 2019, the individual salary increase assumption was modified to reflect the lower general wage increase assumption of 3.35%. In addition, the merit salary increase assumption was adjusted to reflect higher salary increases at younger ages.
- In 2019, the administration expense assumption was increased from 0.60% of pay to 0.70% of pay.
- In 2019, the amortization method for the unfunded actuarial liability (UAL) was changed to a "layered" amortization approach. The UAL as of January 1, 2019 will continue to be amortized according to the current schedule. New amortization bases will be created on each subsequent valuation date equal to the difference between the actual and expected UAL, with payments calculated using a closed 20-year period as a level-percent of payroll. A new amortization base will also be created when actuarial assumptions are changed, or the benefit structure is modified. An appropriate period will be determined by the Board for these events, after discussion with the actuary.
- In 2018, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2022 and 3% thereafter to 1% through 2021 and 3% thereafter, for TPL purposes only.
- In 2017, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2025 and 3% thereafter to 1% through 2022 and 3% thereafter for TPL purposes only.
- In 2016, the assumed COLA for post January 1, 1993 retirees was changed from 1% through 2020 and 3% thereafter to 1% through 2025 and 3% thereafter for TPL purposes only.

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7/29/25

Schedule of Kansas City, Kansas Board of Public Utilities Retirement System Pension Contributions

Schedule of Employer Ten Year Contributions
Fiscal Year Ended December 31, 2024
(Dollar amounts in thousands)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	$7,040	$6,690	$6,256	$8,030	$4,084	$5,561	$6,458	$5,789	$7,263	$7,428
Actual employer contrirbutions	5,190	4,676	4,534	4,547	4,491	4,462	4,398	4,257	4,251	4,173
Contribution deficiency (excess)	$1,850	$2,014	$1,722	$3,483	($407)	$1,099	$2,060	$1,532	$3,012	$3,255
Covered payroll	$61,055	$55,017	$53,337	$53,496	$52,837	$52,494	$51,910	$50,273	$50,070	$49,091
Contribution as a percentage of covered payroll	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.47%	8.47%	8.49%	8.50%

DRAFT 7/29/25

Notes to Required Supplementary Information for Contributions

The following actuarial methods and assumptions were used to determine the actuarially determined contribution reported in the most recent actuarial valuation (January 1, 2024):

Actuarial cost method Entry age normal cost
Amortization method Level percentage of payroll, closed,
Remaining amortization period Layered bases with both bases having 15-20 years remaining
Asset valuation method 5-year smoothed market
Inflation 2.35%
Salary increases 3.10% to 6.10%
Investment rate of return 6.75%
Cost-of-living adjustments 3.00%
Changes in benefits and funding tiers: In 2010, The Pension Board Trustees adopted a new plan design for members hired on or after January 1, 2010. The new plan is a career average defined benefit plan. The Pension Board Trustees increased the member contribution rate from 5.5 percent to 8.5 percent. This also increased the BPU's matching contribution rate.

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Changes in the Unified Government's
Total OPEB Liability and Related Ratios

Last Eight Fiscal Years*

	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB liability								
Service cost	$ 4,379,861	$ 3,815,209	$ 6,779,718	$ 5,544,299	$ 3,894,743	$ 2,810,322	$ 3,112,838	$ 2,514,400
Interest	3,349,741	3,921,824	2,617,996	2,679,281	3,083,159	2,951,747	2,800,778	2,826,283
Difference in experience	(619,095)	(10,929,188)	2,516,928	(22,957,819)	(833,288)	3,180,510	-	-
Change in assumptions	(10,844,245)	(4,476,707)	(42,900,581)	6,132,889	27,603,635	13,950,951	(10,022,757)	7,737,530
Net benefits paid by employer	(330,709)	(440,887)	(677,410)	(1,320,474)	(1,623,044)	(1,209,981)	(2,433,208)	(2,366,801)
Net change in total OPEB liability	(4,064,447)	(8,109,749)	(31,663,349)	(9,921,824)	32,125,205	21,683,549	(6,542,349)	10,711,412
Total OPEB liability - beginning	82,119,015	90,228,764	121,892,113	131,813,937	99,688,732	78,005,183	84,547,532	73,836,120
Total OPEB liability - ending	$ 78,054,568	$ 82,119,015	$ 90,228,764	$ 121,892,113	$ 131,813,937	$ 99,688,732	$ 78,005,183	$ 84,547,532
Covered-employee payroll	$ 173,161,986	$ 162,876,287	$ 159,981,148	$ 143,436,693	$ 137,696,033	$ 138,099,731	$ 135,895,482	$ 130,414,240
Total OPEB liability as a percentage of covered-employee payroll	45.08%	50.42%	56.40%	84.98%	95.73%	72.19%	57.40%	64.83%

* GASB 75 requires presentation of ten years. As of December 31, 2024, only eight years of information is available

There are no assets accumulated in trust to pay related benefits.

Changes of assumptions. Changes of assumptions reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2024 – 4.22%
2023 – 3.88%
2022 – 4.18%
2021 – 2.04%
2020 – 1.96%
2019 – 3.00%
2018 - 3.68%
2017 - 3.24%
2016 - 3.76%

DRAFT 7/29/25

For 2020, additional changes in assumptions consisted of:

- Updated retirement, turnover and disability assumptions based on the latest available data from KPERS valuation reports.
- Mortality improvement scale was changed from Society of Actuaries MP-2019 Full Generational Improvement to the Society of Actuaries MP-2020 Full Generational Improvement.
- Updated trend rates on per capital costs and retiree contribution premiums considering January 2021 renewal data.

For 2021, additional changes in assumptions consisted of:

- The assumed salary scale was changed from 2.5 to 3%.
- Mortality improvement scale was changed from Society of Actuaries MP-2020 Full Generational Improvement to the Society of Actuaries MP-2021 Full Generational Improvement.
- The assumed enrollment rate for future retiring employees was changed from 60% to 55% for pre-65 retirees and from 255 to 20% for post-65 retirees.
- The drop rate when pre-65 covered retirees attain age 65was changed from 60% to 65%.
- Per capital costs, retiree contribution premiums and trend rates were updated as part of the evaluation.

For 2022, additional changes in assumptions consisted of:

- The trend on per capita costs and retiree contribution premiums was revised. The January 1, 2023 renewal was taken into account.

For 2023, additional changes in assumptions consisted of:

- The assumed proportion of future employees retiring prior to age 65 electing medical coverage with UG upon retirement was revied from 55% to 50%. The dental coverage participation rate upon retirement tat all ages was revised from 55% to 50%. The assumed medical election rate when retiring at age 5 and older remains at 20%.
- The assumed proportion (with retiree coverage prior ot age 65) dropping medical coverage upon attaining age 65 was revised from 65% to 70%.
- The proportion of future retiring employees electing coverage with a spouse was revised from 25% to 20%.
- The proportion of future retiring employees with covered children was revised from 25% to 10%. The assumed average number of children for future retiring employees with a covered child was revised from 1.0 to 1.5.
- The per capita costs, retiree contribution premiums and trend assumptions was revised. The January 1, 2024 renewal was taken into account.

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For 2024, additional changes in assumptions consisted of:

- The retirement, disability and turnover assumptions were updated based on the latest available KPERS pension valuation data.
- The projected per capita costs and retiree contribution premiums were updated as part of the evaluation. The January 1, 2025 renewal and 2024 claim experience were taken into account.

For all years presented, amounts reflect difference in actual versus expected employer contributions.

7/29/25

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REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Changes in the Unified Government's
Death & Disability Total OPEB Liability and Related Ratios

Last Eight Fiscal Years*

	2024	2023	2022	2021	2020	2019	2018	2017
Measurement Date	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017
Total OPEB liability								
Service cost	$ 172,142	$ 161,152	$ 293,439	$ 274,465	$ 240,485	$ 228,688	$ 227,109	$ 232,454
Interest	79,407	79,837	63,984	65,074	99,499	134,993	130,353	106,909
Effect of economic/demographic gains or losses	(181,621)	(60,583)	(244,045)	(118,104)	(211,151)	(830,919)	(212,732)	-
Effect of assumptions changes or inputs	(1,168)	(9,455)	(457,726)	5,448	182,476	44,372	(44,555)	(123,254)
Benefit payments	(268,836)	(254,743)	(206,946)	(249,082)	(237,434)	(231,049)	(278,094)	(363,462)
Net change in total OPEB liability	(200,076)	(83,792)	(551,294)	(22,199)	73,875	(653,915)	(177,919)	(147,353)
Total OPEB liability - beginning	$ 2,136,607	$ 2,220,399	$ 2,771,693	$ 2,793,892	2,720,017	3,373,932	3,551,851	3,699,204
Total OPEB liability - ending	$ 1,936,531	$ 2,136,607	$ 2,220,399	$ 2,771,693	$ 2,793,892	$ 2,720,017	$ 3,373,932	$ 3,551,851
Covered-employee payroll	$ 90,513,677	$ 87,168,447	$81,814,675	$76,760,643	$74,427,862	$75,871,588	$74,543,922	$ 71,961,956
Total OPEB liability as a percentage of covered payroll	2.14%	2.45%	2.71%	3.61%	3.75%	3.59%	4.53%	4.94%

* GASB 75 requires presentation of ten years. As of December 31, 2024, only eight years of information is available. There are no assets accumulated in the trust to pay related benefits.

Changes in assumptions. Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period:

- The discount rate increased from 2.85% on June 30, 2016 to 3.58% on June 30, 2017.
- The discount rate increased from 3.58% on June 30, 2017 to 3.87% on June 30, 2018.
- The discount rate decreased from 3.87% on June 30, 2018 to 3.50% on June 30, 2019.
- The discount rate decreased from 3.50% on June 30, 2019 to 2.21% on June 30, 2020.
- The discount rate decreased from 2.21% on June 30, 2020 to 2.16% on June 30, 2021.
- The discount rate increased from 2.16% on June 30, 2021 to 3.54% on June 30, 2022.
- The discount rate increased from 3.54% on June 30, 2022 to 3.65% on June 30, 2023.
- The discount rate increased from 3.65% on June 30, 2023 to 3.93% on June 30, 2024.

For all years presented, the mortality projection scale is updated to the most recent able published by the Society of Actuaries for each respective year.

DRAFT 7/29/25

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Schedule of Changes of Kansas City, Kansas Board of Public Utilities Total OPEB Liability and Related Ratios

Last Seven Fiscal Years*

	2023	2023	2022	2021	2020	2019	2018
Total OPEB liability							
Service cost	$ 826,226	$ 2,671,292	$ 2,606,139	$ 2,978,629	$ 2,864,066	$ 2,777,950	$ 2,689,238
Interest	1,100,990	1,020,372	994,983	1,631,759	1,531,224	1,677,527	1,617,127
Changes in benefit terms	-	(7,066,895)	-	-	-	-	-
Experience losses (gains)	-	571,001	-	(8,065,304)	-	(294,584)	-
Change of assumptions	-	(11,426,382)	-	(2,080,843)	-	(5,201,435)	-
Net benefits paid by employer	(2,488,227)	(2,212,671)	(2,873,127)	(2,533,557)	(3,765,029)	(3,651,823)	(3,825,597)
Net change in total OPEB liability	(561,011)	(16,443,283)	727,995	(8,069,316)	630,261	(4,692,365)	480,768
Total OPEB liability - beginning	27,140,938	43,584,221	42,856,226	50,925,542	50,295,281	54,987,646	54,506,878
Total OPEB liability - ending	$26,579,927	$27,140,938	$43,584,221	$42,856,226	$50,925,542	$50,295,281	$54,987,646
Covered-employee payroll	$47,843,725	$46,676,805	$44,821,400	$43,728,195	$48,912,628	$47,719,637	$48,709,400
Total OPEB liability as a percentage of covered-employee payroll	55.56%	58.15%	97.24%	98.01%	104.12%	105.40%	112.89%

*GASB 75 requires presentation of ten years. As of December 31, 2024, only seven years of information is available. There are no assets accumulated in the trust to pay related benefits. This information is presented as of the measurement date.

DRAFT 7/29/25

There were no changes in plan provisions, actuarial assumptions and actuarial methods in 2024.

Changes of plan provisions, actuarial assumptions and actuarial methods in 2023:

- The discount rate increased to 2.26% to 4.12%.
- Retiree medical eligibility was updated for Tier II participants. Tier II participants are new eligible for retiree medical benefits if they retire after reaching age 60 with 20 years of service. Previously all participants were eligible for retiree medical benfits if they retired after reaching age 55 with 7 years of service.
- The medical trend was updated to 7.0% graded uniformly to 4.5% over 10 years.

Changes of plan provisions, actuarial assumptions and actuarial methods in 2022:

- None in 2022

Changes of plan provisions, actuarial assumptions and actuarial methods in 2021:

- The discount rate decreased to 2.26% from 3.10%.
- The mortality improvement rates were updated to the PUB-2010 Amount Weighted Mortality table base rates with scale MP-2021.
- The medical trend was updated to 7.50% graded uniformly to 4.50% over 13 years.

Changes of plan provisions, actuarial assumptions and actuarial methods in 2020:

- None in 2020

Changes of plan provisions, actuarial assumptions and actuarial methods in 2019:

- The discount rate increased to 3.10% from 3.03%.
- The mortality improvement rates were updated to use MP2019, compared to MP2017.
- The medical trend was updated to follow the Getzen model after a three-year transition period starting at 7.25% and decreasing uniformly to 6.50%.
- The medical aging factors were updated to adjust for age and gender and are assumed to follow the Yamamoto aging assumptions.

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7/29/25

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GOVERNMENTAL FUNDS

7/29/25

NonMajor Governmental Funds

Special Revenue Funds

Special revenue funds are operating funds used to account for the proceeds of specific revenue sources that are intended for specific purposes other than special assessments or major capital projects.

* **Clerk's Technology Fund**, created on January 1, 2015 by state statute, accounts for revenues received from specified fees charged by the County Treasurer to acquire equipment and technological services for the storing, recording, archiving, retrieving, maintaining and handling of data recorded, stored or generated in the office of the County Treasurer.

* **Community Development Fund** is the Unified Government's entitlement grant from the U.S. Department of Housing and Urban Development (HUD). Federal regulation requires this fund be used to support services and activities benefiting low and moderate income households or areas of the city and county requiring special attention.

* **Court Trustee Fund** supports providing services to children by establishing or enforcing court orders by the Court Trustee Office. All revenue is used to pay for child support enforcement activities.

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* **Dedicated Sales Tax Fund** was established on July 1, 2010 to pay for public safety services and neighborhood infrastructure. The public safety services are provided by the Kansas City, Kansas police & fire departments. The source of revenue is a 3/8th cent sales tax passed by Kansas City, Kansas voters on April 13, 2010. This special measure sales tax expires on June 30, 2020.
* **Developmental Disability Fund** provides resources to support services for mental health or developmental disability clients in the County.

7/29/25

* **Elections Fund** accounts for the administration of community-wide elections in Wyandotte County.

* **Environmental Trust Fund** accumulates resources for future landfill maintenance costs.

* **Health Department Fund** provides resources to support the County Health Department operations and capital expenditures.

* **Jail Commissary Fund** accounts for the sales related to inmate clothing, food and personal products.

* **KCK Minnesota ALL accounts for the transactional activity related to the downtown grocery store.**

* **Library Fund** collects and distributes property taxes to support services rendered by the Kansas City, Kansas Public Library.

* **Register of Deeds Technology Fund** created in 2002 by state statute, accounts for revenues received from specified fees charged by the Register of Deeds to acquire equipment and technological services for storing, recording, archiving, retrieving, maintaining and handling of data recorded or stored in the office.

* **Revolving Loan Fund** addresses very specific needs in the community by providing gap financing for businesses for expansion, job creation or retention. The majority of the revenue is interest income that is utilized to support the administrative costs of the program.

Special Revenue Funds continued

* **Service Program for the Elderly Fund** provides resources for those citizens age 60 and over related to senior centers, transportation, education, and health-related concerns.

* **Special 911 Tax Wyandotte County Fund** is a statewide 911 fee imposed per subscriber account (telephone numbers capable of accessing 911) that applies to hardwire, wireless and VoIP phones. The resourc es are used only for purposes required or permitted under the Kansas 911 Act.

* **Special Alcohol Programs Fund** includes two separate programs. The Special Alcohol Program Grant Program funding is from a portion of the Government's liquor tax allocations from the State of Kansas, with expenditures restricted to providing services for alcohol abuse prevention, treatment or education. The Alcohol Diversion Program is funded through collection of fines from persons found in violation of driving under the influence of alcohol, K.S.A. 8-1567. This programs's expenditures support community services targeting alcohol related programs.

* **Special Asset Fund** accounts for resources associated with the sale or acquisition of significant government assets, including land and buildings. This fund accounts for any related debt payments, operating expenditures, or future land acquisition that may be budgeted from available resources.

* **Special Grants Fund** accounts for grant revenues and related expenditures in the areas of Law Enforcement, Supportive Housing, Aging, Health, Community Correction, District Court, District Attorney, and other grants. A legal operating budget for this fund is not required; therefore, a budgetary schedule is not included in this financial report.

* **Special Law Enforcement Fund** obtains revenues from drug-related court forfeitures and confiscated property. Expenditures are restricted to drug enforcement related programs.

* **Special Parks and Recreation Fund** supports designated park improvement projects. Revenues generated from a portion of liquor sales tax receipts distribtued by the State to the Unified Government.

* **Special Street and Highway Fund** finances road improvement, development and maintenance. Revenues generated primarily from motor fuel taxes collected by the State and distributed to the Government.

* **Tourism and Convention Promotion Fund** receives transient guest taxes levied on hotel and motel lodging within the Kansas City, Kansas. Resources apportioned to the Kansas City, Kansas Convention and Visitor Bureau, the maintenance and repair of Reardon Civic Center, and to support hotel development.

* **Treasurer's Technology Fund** created on January 1, 2015 by state statute, accounts for revenues received from specified fees charged by the County Treasurer to acquire equipment and technological services for the storing, recording, archiving, retrieving, maintaining and handling of data recorded, stored or generated in the office of the County Treasurer.

DRAFT
7/29/25

Debt Service Fund

Debt Service Fund is responsible for servicing the annual principal and interest payments on outstanding debt issued by the Unified Government. These bonds fund major capital improvement and maintenance projects. The primary source of revenue for this fund is from Ad Valorem Property Taxes. Segregation is maintained between debt supported by the boundaries of the City and debt supported by the County.

Capital Project Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

* **County Initiative to Fund Infrastructure Fund** finances infrastructure projects that benefit all of the cities in the County.

* **KCK Minnesota, Inc.** accounts for resources aquired for the construction of the downtown grocery store.

* **Public Building Commission Fund** accounts for resources for constructing, reconstructing, equipping, and furnishing buildings and facilities to be used for county-related Unified Government functions.

DRAFT
7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

As of December 31, 2024

	Special Revenue				
	Clerk's Technology	Community Development	Court Trustee	Dedicated Sales Tax	Developmental Disability
ASSETS					
Cash and investments	$ 94,175	$ -	$ 468,758	$ 9,087,255	$ 909,622
Restricted cash and investments	-	-	-	-	-
Receivables (net of uncollectible)					
Property taxes	-	-	-	-	593,173
Other taxes	-	-	-	2,500,323	-
Accounts	-	-	-	-	-
Notes	-	-	-	-	-
Interest	-	-	-	-	-
Special assessments	-	-	-	-	-
Due from other funds	-	-	-	53,600	-
Due from other governments	-	172,482	-	-	-
Advance to other funds	-	-	-	-	-
TOTAL ASSETS	$ 94,175	$ 172,482	$ 468,758	$ 11,641,178	$ 1,502,795
LIABILITIES					
Accounts and contracts payable	$ 18,994	$ 301,860	$ 1,092	$ 176,688	$ 22,124
Accrued wages and other	-	28,511	18,584	104,227	9,164
Due to others	-	14,213	-	-	-
Due to other funds	-	1,359,175	-	90,397	21
Due to other governments	-	14,378	-	-	-
TOTAL LIABILITIES	18,994	1,718,137	19,676	371,312	31,309
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	-	-	-	-	593,173
Unavailable revenue - interest	-	-	-	-	-
Unavailable revenue - special assessments	-	-	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	-	-	-	-	593,173
FUND BALANCE					
Restricted	75,181	-	449,082	11,269,866	878,313
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	(1,545,655)	-	-	-
TOTAL FUND BALANCE	75,181	(1,545,655)	449,082	11,269,866	878,313
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 94,175	$ 172,482	$ 468,758	$ 11,641,178	$ 1,502,795

DRAFT 7/29/25

continued

Special Revenue						
Elections	Environmental Trust	Health Department	Jail Commissary	KCK ALL, Inc.	Library
$ 934,385	$ 1,211,353	$ 1,268,547	$ 388,291	$ -	$ 2,155,725
-	-	-	-	271,596	-
1,475,492	-	2,982,876	-	-	3,711,359
-	-	582	-	-	-
-	28,635	-	-	-	-
-	-	-	-	4,998,700	-
-	-	-	-	-	24,472
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
$ 2,409,877	$ 1,239,988	$ 4,252,005	$ 388,291	$ 5,270,296	$ 5,891,556
$ 582	$ 179,260	$ 133,076	$ 1,015	$ -	$ -
33,624	-	116,707	-	-	-
200	-	78	-	-	-
-	-	-	-	46,778	-
-	-	-	-	-	-
34,406	179,260	249,861	1,015	46,778	-
1,475,492	-	2,982,876	-	-	3,711,359
-	-	-	-	-	24,472
-	-	-	-	-	-
1,475,492	-	2,982,876	-	-	3,735,831
899,979	-	1,019,268	-	5,223,518	2,155,725
-	1,060,728	-	387,276	-	-
-	-	-	-	-	-
-	-	-	-	-	-
899,979	1,060,728	1,019,268	387,276	5,223,518	2,155,725
$ 2,409,877	$ 1,239,988	$ 4,252,005	$ 388,291	$ 5,270,296	$ 5,891,556

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2024

	Special Revenue			
	Mental Health	Register of Deeds Tech	Revolving Loan	Service Program for the Elderly
ASSETS				
Cash and investments	$ 174,666	$ 35,823	$ 407,216	$ 1,164,792
Restricted cash and investments	-	-	16,684	-
Receivables (net of uncollectible)				
Property taxes	759,006	-	-	1,700,856
Other taxes	-	-	-	-
Accounts	-	-	-	625
Notes	-	-	18,557	-
Interest	-	-	-	-
Special assessments	-	-	-	-
Due from other funds	-	-	-	-
Due from other governments	-	-	-	-
Advance to other funds	-	-	-	-
TOTAL ASSETS	$ 933,672	$ 35,823	$ 442,457	$ 2,866,273
LIABILITIES				
Accounts and contracts payable	$ -	$ 4,183	$ 150	$ 37,257
Accrued wages and other	-	-	-	46,979
Due to others	-	-	-	-
Due to other funds	-	-	-	-
Due to other governments	-	-	-	-
TOTAL LIABILITIES	-	4,183	150	84,236
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax receivable	759,006	-	-	1,700,856
Unavailable revenue - interest	-	-	-	-
Unavailable revenue - special assessments	-	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	759,006	-	-	1,700,856
FUND BALANCE				
Restricted	174,666	31,640	442,307	1,081,181
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
TOTAL FUND BALANCE	174,666	31,640	442,307	1,081,181
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 933,672	$ 35,823	$ 442,457	$ 2,866,273

DRAFT 7/29/25

continued

Special Revenue			
Special 911 Tax Wyandotte County	Special Alcohol Programs	Special Asset	Special Law Enforcement Program
$ 579,645	$ 987,220	$ 1,176,911	$ 1,500,929
-	38,135	389,999	60,000
-	-	-	-
173,340	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	11,608	-
-	-	-	132,849
-	-	-	-
$ 752,985	$ 1,025,355	$ 1,578,518	$ 1,693,778
$ 76,796	$ 18,088	$ 18,860	$ 2,100
-	40,415	-	-
-	-	-	308,682
-	-	210,518	-
-	-	-	-
76,796	58,503	229,378	310,782
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
676,189	966,852	-	1,382,996
-	-	-	-
-	-	1,349,140	-
-	-	-	-
676,189	966,852	1,349,140	1,382,996
$ 752,985	$ 1,025,355	$ 1,578,518	$ 1,693,778

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2024

	Special Revenue				
	Special Parks and Recreation	Special Street and Highway	Tourism and Convention Program	Treasurer's Technology	Total
ASSETS					
Cash and investments	$ 414,082	$ 4,837,593	$ 6,557,917	$ 103,375	$ 34,458,280
Restricted cash and investments	-	-	-	-	776,414
Receivables (net of uncollectible)					
Property taxes	-	-	-	-	11,222,762
Other taxes	-	-	-	-	2,674,245
Accounts	-	370	-	-	29,630
Notes	-	-	-	-	5,017,257
Interest	-	-	-	-	24,472
Special assessments	-	-	-	-	-
Due from other funds	-	-	147,466	-	212,674
Due from other governments	-	-	1,654,883	-	1,960,214
Advance to other funds	-	-	-	-	-
TOTAL ASSETS	$ 414,082	$ 4,837,963	$ 8,360,266	$ 103,375	$ 56,375,948
LIABILITIES					
Accounts and contracts payable	$ 2,656	$ 12,747	$ 29,703	$ -	$ 1,037,231
Accrued wages and other	-	147,652	8,806	-	554,669
Due to others	-	-	-	-	323,173
Due to other funds	-	14,346	-	-	1,721,235
Due to other governments	-	-	-	-	14,378
TOTAL LIABILITIES	2,656	174,745	38,509	-	3,650,686
DEFERRED INFLOWS OF RESOURCES					
Deferred property tax receivable	-	-	-	-	11,222,762
Unavailable revenue - interest	-	-	-	-	24,472
Unavailable revenue	-	-	489,003	-	489,003
TOTAL DEFERRED INFLOWS OF RESOURCES	-	-	489,003	-	11,736,237
FUND BALANCE					
Restricted	411,426	4,663,218	-	103,375	31,904,782
Committed	-	-	7,832,754	-	9,280,758
Assigned	-	-	-	-	1,349,140
Unassigned	-	-	-	-	(1,545,655)
TOTAL FUND BALANCE	411,426	4,663,218	7,832,754	103,375	40,989,025
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 414,082	$ 4,837,963	$ 8,360,266	$ 103,375	$ 56,375,948

DRAFT
7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS - continued

As of December 31, 2024

	Debt Service	Capital Projects		Total Nonmajor Governmental Funds
	Debt Service Fund	County Initiative To Fund Infrastructure	KCK 501, Inc.	2024
ASSETS				
Cash and investments	$ 18,275,777	$ 980,205	$ -	$ 53,714,262
Restricted cash and investments	-	-	2,398	778,812
Receivables (net of uncollectible)				
Property taxes	33,055,174	-	-	44,277,936
Other taxes	344,969	-	-	3,019,214
Accounts	19,959	-	-	49,589
Notes	-	-	-	5,017,257
Interest	79,008	-	-	103,480
Special assessments	301,275	-	-	301,275
Due from other funds	7,757	-	-	220,431
Due from other governments	-	-	-	1,960,214
Advance to other funds	-	-	-	-
TOTAL ASSETS	$ 52,083,919	$ 980,205	$ 2,398	$ 109,442,470
LIABILITIES				
Accounts and contracts payable	$ -	$ -	$ -	$ 1,037,231
Accrued wages and other	280,912	-	-	835,581
Due to others	464,606	-	-	787,779
Due to other funds	33,782	966	-	1,755,983
Due to other governments	-	-	-	14,378
TOTAL LIABILITIES	779,300	966	-	4,430,952
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax receivable	33,055,174	-	-	44,277,936
Unavailable revenue - interest	79,008	-	-	103,480
Unavailable revenue	301,275	-	-	790,278
TOTAL DEFERRED INFLOWS OF RESOURCES	33,435,457	-	-	45,171,694
FUND BALANCE				
Restricted	17,869,162	979,239	2,398	50,755,581
Committed	-	-	-	9,280,758
Assigned	-	-	-	1,349,140
Unassigned	-	-	-	(1,545,655)
TOTAL FUND BALANCE	17,869,162	979,239	2,398	59,839,824
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 52,083,919	$ 980,205	$ 2,398	$ 109,442,470

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended December 31, 2024

	Special Revenue				
	Clerk's Technology	Community Development	Court Trustee	Dedicated Sales Tax	Developmental Disability
REVENUES					
Taxes	$ -	$ -	$ -	$ 14,222,741	$ 726,082
Intergovernmental revenue	-	4,919,991	-	-	16,200
Charges for services	-	-	-	-	-
Fines, forfeitures and penalties	-	556	397,056	104,148	-
Interest income	-	-	-	-	-
Licenses, permits and fees	40,353	-	-	-	-
Miscellaneous revenues	-	120,742	88	77,000	-
TOTAL REVENUES	40,353	5,041,289	397,144	14,403,889	742,282
EXPENDITURES					
General government	100,192	-	1,319	344	-
Public works	-	-	-	23,446	-
Public safety	-	-	-	7,938,461	-
Judicial	-	-	536,399	-	-
Health and welfare	-	-	-	-	634,062
Planning and development	-	2,984,697	-	-	-
Parks and recreation	-	-	-	-	-
Capital outlay	-	2,545,123	-	6,419,211	-
Debt service					
Principal	-	-	-	632,512	-
Interest	-	-	-	143,231	-
Other	-	-	-	-	-
TOTAL EXPENDITURES	100,192	5,529,820	537,718	15,157,205	634,062
Excess (deficiency) of revenues over expenditures	(59,839)	(488,531)	(140,574)	(753,316)	108,220
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	(1,014,000)	-
Issuance of subscriptions	-	-	-	597,384	-
Proceeds from sale of capital assets	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	(416,616)	-
NET CHANGE IN FUND BALANCE	(59,839)	(488,531)	(140,574)	(1,169,932)	108,220
FUND BALANCE					
Beginning of year	135,020	(1,057,124)	589,656	12,439,798	770,093
End of year	$ 75,181	$ (1,545,655)	$ 449,082	$ 11,269,866	$ 878,313

DRAFT 7/29/25

continued

Special Revenue						
Elections	Environmental Trust	Health Department	Jail Commissary	KCK ALL, Inc.	Library
$ 1,840,435	$ -	$ 3,287,358	$ -	$ -	$ 4,219,119
-	-	-	-	-	-
-	-	268,354	-	-	-
-	-	-	-	-	-
-	-	-	-	49,987	65,176
-	-	70,190	-	-	-
234,321	-	230,309	73,696	-	-
2,074,756	-	3,856,211	73,696	49,987	4,284,295
1,780,728	-	13,841	-	-	4,056,955
-	-	-	-	-	-
-	-	-	22,422	-	-
-	-	-	-	-	-
-	-	3,949,636	-	-	-
-	-	-	-	11,608	-
-	-	-	-	-	-
-	155,193	39,346	201,346	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,780,728	155,193	4,002,823	223,768	11,608	4,056,955
294,028	(155,193)	(146,612)	(150,072)	38,379	227,340
-	250,000	-	-	-	-
-	-	-	(155,032)	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	250,000	-	(155,032)	-	-
294,028	94,807	(146,612)	(305,104)	38,379	227,340
605,951	965,921	1,165,880	692,380	5,185,139	1,928,385
$ 899,979	$ 1,060,728	$ 1,019,268	$ 387,276	$ 5,223,518	$ 2,155,725

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

NONMAJOR GOVERNMENTAL FUNDS - continued

For the Year Ended December 31, 2024

	Special Revenue			
	Mental Health	Register of Deeds Tech	Revolving Loan	Service Program for the Elderly
REVENUES				
Taxes	$ 895,902	$ -	$ -	$ 2,164,456
Intergovernmental revenue	-	-	-	-
Charges for services	-	-	-	-
Fines, forfeitures and penalties	-	-	-	-
Interest income	-	-	420	-
Licenses, permits and fees	-	161,412	-	-
Miscellaneous revenues	-	-	-	228
TOTAL REVENUES	895,902	161,412	420	2,164,684
EXPENDITURES				
General government	-	273,076	-	3,695
Public works	-	-	-	1,141,634
Public safety	-	-	-	-
Judicial	-	-	-	-
Health and welfare	750,147	-	-	629,253
Planning and development	-	-	5,131	-
Parks and recreation	-	-	-	-
Capital Outlay	-	-	4,869	124,765
Debt service				
Principal	-	103,857	-	-
Interest	-	2,997	-	-
Other	-	-	-	-
TOTAL EXPENDITURES	750,147	379,930	10,000	1,899,347
Excess (deficiency) of revenues over expenditures	145,755	(218,518)	(9,580)	265,337
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	(135,000)
Issuance of subscriptions	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	(135,000)
NET CHANGE IN FUND BALANCE	145,755	(218,518)	(9,580)	130,337
FUND BALANCE				
Beginning of year	28,911	250,158	451,887	950,844
End of year	$ 174,666	$ 31,640	$ 442,307	$ 1,081,181

DRAFT 7/29/25

continued

Special Revenue			
Special 911 Tax Wyandotte County	Special Alcohol Programs	Special Asset	Special Law Enforcement Program
$ 1,025,515	$ 724,212	$ -	$ -
-	-	-	-
-	-	-	1,009
-	2,095	-	309,783
-	-	-	-
-	-	-	-
-	-	-	86,623
1,025,515	726,307	-	397,415
-	767,415	109,689	-
-	-	-	-
886,704	-	-	134,815
-	-	-	10,488
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	424,303
-	-	-	-
-	-	-	-
-	-	-	-
886,704	767,415	109,689	569,606
138,811	(41,108)	(109,689)	(172,191)
-	-	-	-
-	-	(37,942)	-
-	-	-	-
-	-	-	12,000
-	-	(37,942)	12,000
138,811	(41,108)	(147,631)	(160,191)
537,378	1,007,960	1,496,771	1,543,187
$ 676,189	$ 966,852	$ 1,349,140	$ 1,382,996

DRAFT 7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

NONMAJOR GOVERNMENTAL FUNDS - continued

For the Year Ended December 31, 2024

	Special Revenue				
	Special Parks and Recreation	Special Street and Highway	Tourism and Convention Program	Treasurer's Technology	Total
REVENUES					
Taxes	$ 724,212	$ -	$ 4,681,044	$ -	$ 34,511,076
Intergovernmental revenue	-	7,189,232	-	-	12,125,423
Charges for services	-	-	-	-	269,363
Fines, forfeitures and penalties	-	-	-	-	813,638
Interest income	-	-	-	-	115,583
Licenses, permits and fees	-	-	-	40,353	312,308
Miscellaneous revenues	-	17,574	-	-	840,581
TOTAL REVENUES	724,212	7,206,806	4,681,044	40,353	48,987,972
EXPENDITURES					
General government	21	272	54,208	66,487	7,228,242
Public works	-	4,972,818	241,351	-	6,379,249
Public safety	-	-	-	-	8,982,402
Judicial	-	-	-	-	546,887
Health and welfare	-	-	-	-	5,963,098
Planning and development	-	-	1,596,543	-	4,597,979
Parks and recreation	25,376	-	258,952	-	284,328
Capital Outlay	331,527	2,218,988	1,106,789	6,578	13,578,038
Debt service					
Principal	-	603,241	-	-	1,339,610
Interest	-	74,343	-	-	220,571
Other	-	-	-	-	-
TOTAL EXPENDITURES	356,924	7,869,662	3,257,843	73,065	49,120,404
Excess (deficiency) of revenues over expenditures	367,288	(662,856)	1,423,201	(32,712)	(132,432)
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	250,000
Transfers out	(225,000)	(634,000)	(250,000)	-	(2,450,974)
Issuance of subscriptions	-	-	-	-	597,384
Proceeds from sale of capital assets	-	-	-	-	12,000
TOTAL OTHER FINANCING SOURCES (USES)	(225,000)	(634,000)	(250,000)	-	(1,591,590)
NET CHANGE IN FUND BALANCE	142,288	(1,296,856)	1,173,201	(32,712)	(1,724,022)
FUND BALANCE					
Beginning of year	269,138	5,960,074	6,659,553	136,087	42,713,047
End of year	$ 411,426	$ 4,663,218	$ 7,832,754	$ 103,375	$ 40,989,025

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7/29/25

Debt Service	Capital Projects		Total Nonmajor Governmental Funds
Debt Service Fund	County Initiative To Fund Infrastructure	KCK 501, Inc.	2024
$ 39,507,534	$ 1,908,346	$ -	$ 75,926,956
-	-	-	12,125,423
-	-	-	269,363
-	-	-	813,638
513,872	-	-	629,455
-	-	-	312,308
492,428	-	-	1,333,009
40,513,834	1,908,346	-	91,410,152
-	929,107	-	8,157,349
-	-	-	6,379,249
-	-	-	8,982,402
-	-	-	546,887
-	-	-	5,963,098
-	-	51,444	4,649,423
-	-	-	284,328
-	-	-	13,578,038
25,397,240	-	-	26,736,850
11,035,991	-	92,992	11,349,554
-	-	-	-
36,433,231	929,107	144,436	86,627,178
4,080,603	979,239	(144,436)	4,782,974
1,582,053	-	37,942	1,869,995
(1,146,662)	-	-	(3,597,636)
-	-	-	597,384
-	-	-	12,000
435,391	-	37,942	(1,118,257)
4,515,994	979,239	(106,494)	3,664,717
13,353,168	-	108,892	56,175,107
$ 17,869,162	$ 979,239	$ 2,398	$ 59,839,824

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: CLERK'S TECHNOLOGY FUND
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Fines, fees, forfeitures	$ 39,653	$ 60,000	$ 45,000	$ 40,353	$ (4,647)
Miscellaneous revenue	-	-	-	-	-
TOTAL REVENUES	39,653	60,000	45,000	40,353	(4,647)
EXPENDITURES					
Contractual services	68,362	100,000	93,000	70,766	22,234
Commodities	4,750	20,000	10,000	4,995	5,005
Capital Outlay	-	-	-	-	-
TOTAL EXPENDITURES	73,111	120,000	103,000	75,761	27,239
NET CHANGE IN FUND BALANCE	(33,458)	(60,000)	(58,000)	(35,408)	22,592
UNENCUMBERED FUND BALANCE					
Beginning of year	128,821	95,363	95,363	95,363	-
End of year	$ 95,363	$ 35,363	$ 37,363	$ 59,955	$ 22,592

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: COURT TRUSTEE
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			
	Actual Amounts	Original	Final Amended	Actual Amounts	Variance with Final Budget- Positive (Negative)
REVENUES					
Intergovernmental	$ -	$ -	$ -	$ -	$ -
Fines, fees, forfeitures	481,017	350,000	481,000	397,056	(83,944)
Miscellaneous revenue	-	-	-	88	88
TOTAL REVENUES	481,017	350,000	481,000	397,144	(83,856)
EXPENDITURES					
Personnel	468,847	524,346	522,001	477,199	44,802
Contractual services	55,247	98,508	98,508	56,675	41,833
Commodities	4,062	8,492	8,492	3,659	4,833
Other	-	35,400	35,400	-	35,400
TOTAL EXPENDITURES	528,156	666,746	664,401	537,533	126,868
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	(47,140)	(316,746)	(183,401)	(140,389)	43,012
UNENCUMBERED FUND BALANCE					
Beginning of year	636,696	589,556	589,556	589,556	-
End of year	$ 589,556	$ 272,810	$ 406,155	$ 449,167	$ 43,012

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: DEDICATED SALES TAX
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Tax revenue	$ 13,361,990	$ 13,787,000	$ 14,366,000	$ 14,668,670	$ 302,670
Intergovernmental	-	-	-	-	-
Fines, fees, forfeitures	-	-	-	104,178	104,178
Miscellaneous revenue	2,508	10,500	10,500	782,923	772,423
TOTAL REVENUES	13,364,498	13,797,500	14,376,500	15,555,771	1,179,271
EXPENDITURES					
Personnel	5,352,042	5,984,813	5,954,510	5,755,818	198,692
Contractual services	1,116,817	1,304,383	1,308,653	1,183,223	125,430
Commodities	463,702	1,162,974	1,158,704	1,110,695	48,009
Capital outlay	2,552,894	7,541,900	7,571,900	6,989,942	581,958
Other	-	-	-	-	-
TOTAL EXPENDITURES	9,485,455	15,994,070	15,993,767	15,039,678	954,089
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(1,014,000)	(1,014,000)	(1,014,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(1,014,000)	(1,014,000)	(1,014,000)	-
NET CHANGE IN FUND BALANCE	3,879,043	(3,210,570)	(2,631,267)	(497,907)	2,133,360
UNENCUMBERED FUND BALANCE					
Beginning of year	3,124,263	7,003,306	7,003,306	7,003,306	-
End of year	$ 7,003,306	$ 3,792,736	$ 4,372,039	$ 6,505,399	$ 2,133,360

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: DEVELOPMENTAL DISABILITY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 634,416	$ 723,087	$ 727,261	$ 726,081	$ (1,180)
Intergovernmental	-	-	-	16,200	16,200
Miscellaneous revenue	59,850	50,000	60,000	9,136	(50,864)
TOTAL REVENUES	694,266	773,087	787,261	751,417	(35,844)
EXPENDITURES					
Personnel	221,122	237,104	235,943	235,899	44
Contractual services	264,224	388,657	388,657	389,497	(840)
Commodities	10,097	17,500	17,500	8,665	8,835
Capital outlay	-	150,000	150,000	-	150,000
Other	-	85,000	85,000	-	85,000
TOTAL EXPENDITURES	495,443	878,261	877,100	634,061	243,039
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	198,823	(105,174)	(89,839)	117,356	207,195
UNENCUMBERED FUND BALANCE					
Beginning of year	562,216	761,039	761,039	761,039	-
End of year	$ 761,039	$ 655,865	$ 671,200	$ 878,395	$ 207,195

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: ELECTIONS
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			
	Actual Amounts	Original	Final Amended	Actual Amounts	Variance with Final Budget- Positive (Negative)
REVENUES					
Tax revenue	$ 1,619,498	$ 1,845,136	$ 1,840,577	$ 1,840,436	$ (141)
Intergovernmental	-	-	-	-	-
Charges for services	354	1,862	-	703	703
Miscellaneous revenue	1,700	18,353	354,081	234,503	(119,578)
TOTAL REVENUES	1,621,552	1,865,351	2,194,658	2,075,642	(119,016)
EXPENDITURES					
Personnel	963,860	1,053,920	1,090,000	1,204,045	(114,045)
Contractual services	372,439	508,278	504,783	507,276	(2,493)
Commodities	75,002	122,525	106,275	34,299	71,976
Capital outlay	-	-	-	-	-
Other	-	50,000	50,000	-	50,000
TOTAL EXPENDITURES	1,411,301	1,734,723	1,751,058	1,745,620	5,438
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	210,251	130,628	443,600	330,022	(113,578)
UNENCUMBERED FUND BALANCE					
Beginning of year	344,441	554,692	554,692	554,692	-
End of year	$ 554,692	$ 685,320	$ 998,292	$ 884,714	$ (113,578)

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: ENVIRONMENTAL TRUST
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Intergovernmental	$ -	$ -	$ -	$ -	$ -
Charges for services	-	-	-	-	-
Miscellaneous revenue	28,721	250,000	250,000	-	(250,000)
TOTAL REVENUES	28,721	250,000	250,000	-	(250,000)
EXPENDITURES					
Contractual services	21,991	20,000	20,000	-	20,000
Capital outlay	295,500	150,000	150,000	12,635	137,365
Other	-	80,000	80,000	-	80,000
TOTAL EXPENDITURES	317,491	250,000	250,000	12,635	237,365
OTHER FINANCING SOURCES (USES)					
Transfers In	250,000	-	-	250,000	(250,000)
TOTAL OTHER FINANCING SOURCES (USES)	250,000	-	-	250,000	(250,000)
NET CHANGE IN FUND BALANCE	(38,770)	-	-	237,365	(262,635)
UNENCUMBERED FUND BALANCE					
Beginning of year	903,852	865,082	865,082	865,082	-
End of year	$ 865,082	$ 865,082	$ 865,082	$ 1,102,447	$ (262,635)

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - BUDGETARY BASIS (NON-GAAP)

SPECIAL REVENUE FUND: HEALTH DEPARTMENT
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 2,897,266	$ 3,300,816	$ 3,309,170	$ 3,287,359	$ (21,811)
Intergovernmental revenue	55,900	15,000	15,000	-	(15,000)
Charges for services	221,431	288,500	255,000	268,354	13,354
Licenses and permits	72,630	88,000	70,000	70,190	190
Miscellaneous revenue	76,838	380,100	401,200	261,672	(139,528)
TOTAL REVENUES	3,324,065	4,072,416	4,050,370	3,887,575	(162,794)
EXPENDITURES					
Personnel	2,972,421	3,190,000	3,216,470	3,152,733	63,737
Contractual services	473,109	611,503	607,263	536,832	70,431
Commodities	134,559	200,281	204,581	101,657	102,924
Capital outlay	58,686	50,000	-	29,453	(29,453)
Grants, claims, shared revenue	200,000	200,000	200,000	200,000	0
Other	-	100,000	50,000	-	50,000
TOTAL EXPENDITURES	3,838,775	4,351,784	4,278,314	4,020,675	257,639
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(60)	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(60)	-	-	-
NET CHANGE IN FUND BALANCE	(514,710)	(279,428)	(227,944)	(133,100)	94,845
UNENCUMBERED FUND BALANCE					
Beginning of year	1,591,656	1,076,946	1,076,946	1,076,946	-
End of year	$ 1,076,946	$ 797,518	$ 849,002	$ 943,846	$ 94,845

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: JAIL COMMISSARY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Intergovernmental	$ -	$ -	$ -	$ -	$ -
Miscellaneous revenue	223,966	60,000	60,000	73,696	13,696
TOTAL REVENUES	223,966	60,000	60,000	73,696	13,696
EXPENDITURES					
Contractual	-	500	500	365	135
Commodities	31,646	99,500	99,500	22,057	77,443
Capital outlay	-	-	225,000	201,346	23,654
		-	-	-	-
TOTAL EXPENDITURES	31,646	100,000	325,000	223,768	101,232
Transfers Out	-	-	-	(155,032)	155,032
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	(155,032)	155,032
NET CHANGE IN FUND BALANCE	192,320	(40,000)	(265,000)	(305,104)	114,928
UN Beginning of year	489,653	681,973	681,973	681,973	-
End of year	$ 681,973	$ 641,973	$ 416,973	$ 376,869	$ 114,928

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: LIBRARY DISTRICT
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			
	Actual Amounts	Original	Final Amended	Actual Amounts	Variance with Final Budget-Positive (Negative)
REVENUES					
Tax revenue	$ 4,164,932	$ 4,216,237	$ 4,216,090	$ 4,219,119	$ 3,030
Intergovernmental	-	-	-	-	-
Interest income	88,623	20,000	20,000	65,176	45,176
Miscellaneous revenue	-	-	182,564	-	(182,564)
TOTAL REVENUES	4,253,555	4,236,237	4,418,654	4,284,295	(134,358)
EXPENDITURES					
Contractual services	-	1,650	1,650	-	1,650
Other	4,121,355	4,420,429	4,420,429	4,056,955	363,474
TOTAL EXPENDITURES	4,121,355	4,422,079	4,422,079	4,056,955	365,124
OTHER FINANCING SOURCES (USES)					
Transfers In	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	132,200	(185,842)	(3,425)	227,340	230,766
UNENCUMBERED FUND BALANCE					
Beginning of year	1,796,188	1,928,388	1,928,388	1,928,388	-
End of year	$ 1,928,388	$ 1,742,546	$ 1,924,963	$ 2,155,728	$ 230,766

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: MENTAL HEALTH
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 788,396	$ 898,265	$ 900,835	$ 895,903	$ (4,932)
Intergovernmental	-	-	-	-	-
TOTAL REVENUES	788,396	898,265	900,835	895,903	(4,932)
EXPENDITURES					
Contractual services	-	-	-	-	-
Grants, claims, shared revenue	750,148	834,148	834,148	750,148	84,000
Other	-	10,000	10,000	-	10,000
TOTAL EXPENDITURES	750,148	844,148	844,148	750,148	94,000
OTHER FINANCING SOURCES (USES)					
Transfers Out	(84,000)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(84,000)	-	-	-	-
NET CHANGE IN FUND BALANCE	(45,752)	54,117	56,687	145,755	89,068
UNENCUMBERED FUND BALANCE					
Beginning of year	74,661	28,909	28,909	28,909	-
End of year	$ 28,909	$ 83,026	$ 85,596	$ 174,664	$ 89,068

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SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: REGISTER OF DEEDS TECHNOLOGY FUND
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Fines/fees/forfeitures	$ 158,612	$ 150,000	$ 155,000	$ 153,416	$ (1,584)
Licenses and permits	-	-	-	7,996	7,996
TOTAL REVENUES	158,612	150,000	155,000	161,412	6,412
EXPENDITURES					
Contractual services	143,582	160,170	400,170	379,930	20,240
TOTAL EXPENDITURES	143,582	160,170	400,170	379,930	20,240
NET CHANGE IN FUND BALANCE	15,030	(10,170)	(245,170)	(218,518)	26,652
UNENCUMBERED FUND BALANCE					
Beginning of year	277,176	292,206	292,206	292,206	-
End of year	$ 292,206	$ 282,036	$ 47,036	$ 73,688	$ 26,652

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SERVICE PROGRAM FOR THE ELDERLY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Tax revenue	$ 1,904,604	$ 2,169,866	$ 2,176,336	$ 2,164,456	$ (11,880)
Intergovernmental	2,322,262	-	-	-	-
Miscellaneous revenue	25,829	30,600	30,600	19,751	(10,849)
TOTAL REVENUES	4,252,695	2,200,466	2,206,936	2,184,207	(22,729)
EXPENDITURES					
Personnel	2,391,273	1,282,695	1,055,198	1,194,969	(139,771)
Contractual services	1,995,776	281,028	281,528	217,990	63,538
Commodities	902,315	304,578	304,078	342,714	(38,636)
Capital Outlay	206,997	-	-	-	-
Grants, claims, shared revenue	180,658	209	209	-	209
Other	-	100,000	100,000	-	100,000
TOTAL EXPENDITURES	5,677,019	1,968,510	1,741,013	1,755,673	(14,660)
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
Transfers out	-	(135,000)	(135,000)	(135,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(135,000)	(135,000)	(135,000)	-
NET CHANGE IN FUND BALANCE	(1,424,324)	96,956	330,923	293,534	(37,389)
UNENCUMBERED FUND BALANCE					
Beginning of year	1,143,016	(281,308)	(281,308)	(281,308)	-
End of year	$ (281,308)	$ (184,352)	$ 49,615	$ 12,226	$ (37,389)

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL 911 TAX - WYANDOTTE COUNTY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Tax revenue	$ 965,773	$ 979,200	$ 1,000,000	$ 1,015,470	$ 15,470
Intergovernmental	-	-	-	-	-
Miscellaneous revenue	-	-	-	-	-
TOTAL REVENUES	965,773	979,200	1,000,000	1,015,470	15,470
EXPENDITURES					
Contractual services	1,018,814	932,400	910,700	823,303	87,397
Commodities	2,219	52,000	52,000	3,780	48,220
Other	-	25,000	25,000	-	25,000
TOTAL EXPENDITURES	1,021,034	1,009,400	987,700	827,083	160,617
NET CHANGE IN FUND BALANCE	(55,261)	(30,200)	12,300	188,387	176,087
UNENCUMBERED FUND BALANCE					
Beginning of year	358,028	302,767	302,767	302,767	-
End of year	$ 302,767	$ 272,567	$ 315,067	$ 491,154	$ 176,087

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL ALCOHOL AND DRUG PROGRAMS
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 681,195	$ 720,000	$ 735,000	$ 724,212	$ (10,788)
Intergovernmental	-	-	-	-	-
Fines, forfeitures and penalties	1,097	698	-	2,095	2,095
TOTAL REVENUES	682,292	720,698	735,000	726,307	(8,693)
EXPENDITURES					
Personnel	442,059	677,961	642,645	513,541	129,104
Contractual services	307,151	216,261	216,261	219,760	(3,499)
Commodities	11,958	18,117	18,117	14,025	4,092
Capital Outlay	-	-	50,000	19,620	30,380
Grants, claims, shared revenue	-	-	-	-	-
Other	-	150,000	150,000	-	150,000
TOTAL EXPENDITURES	761,168	1,062,339	1,077,023	766,946	310,076
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	(78,875)	(341,641)	(342,023)	(40,639)	301,384
UNENCUMBERED FUND BALANCE					
Beginning of year	1,084,902	1,006,027	1,006,027	1,006,027	-
End of year	$ 1,006,027	$ 664,386	$ 664,004	$ 965,388	$ 301,384

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL ASSETS
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Miscellaneous revenue	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	-	-	-	-	-
EXPENDITURES					
Contractual services	121,558	250,000	250,000	147,631	102,369
Other	-	-	-	-	-
TOTAL EXPENDITURES	121,558	250,000	250,000	147,631	102,369
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(300,000)	(300,000)	-	300,000
TOTAL OTHER FINANCING SOURCES (USES)	-	(300,000)	(300,000)	-	300,000
NET CHANGE IN FUND BALANCE	(121,558)	(550,000)	(550,000)	(147,631)	402,369
UNENCUMBERED FUND BALANCE					
Beginning of year	1,588,328	1,466,770	1,466,770	1,466,770	-
End of year	$ 1,466,770	$ 916,770	$ 916,770	$ 1,319,139	$ 402,369

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL PARKS AND RECREATION
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget- Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
REVENUES					
Tax revenue	$ 681,195	$ 720,000	$ 735,000	$ 724,212	$ (10,788)
Intergovernmental	-	-	-	1,350	1,350
TOTAL REVENUES	681,195	720,000	735,000	725,562	(9,438)
EXPENDITURES					
Personnel	198,492	-	-	21	(21)
Contractual services	191,500	-	-	13,948	(13,948)
Commodities	-	-	-	-	-
Capital outlay	548,295	550,000	650,000	418,765	231,235
Others	-	50,000	50,000	-	50,000
TOTAL EXPENDITURES	938,287	600,000	700,000	432,734	267,266
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(125,000)	(225,000)	(225,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(125,000)	(225,000)	(225,000)	-
NET CHANGE IN FUND BALANCE	(257,092)	(5,000)	(190,000)	67,829	257,829
UNENCUMBERED FUND BALANCE					
Beginning of year	346,123	89,031	89,031	89,031	-
End of year	$ 89,031	$ 84,031	$ (100,969)	$ 156,860	$ 257,829

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: SPECIAL STREET AND HIGHWAY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Intergovernmental revenue	$ 7,122,138	$ 7,412,210	$ 7,150,000	$ 7,189,232	$ 39,232
Miscellaneous revenue	451,357	50,000	50,000	373,230	323,230
TOTAL REVENUES	7,573,495	7,462,210	7,200,000	7,562,462	362,462
EXPENDITURES					
Personnel	2,992,776	2,852,556	2,814,285	2,951,211	(136,926)
Contractual	1,229,214	1,719,225	1,719,225	1,580,763	138,462
Commodities	805,722	1,250,318	1,250,318	1,075,195	175,123
Capital outlay	2,159,826	2,447,750	2,447,750	2,269,678	178,072
Grants, claims, shared revenue	-	15,000	15,000	-	15,000
Other	-	200,000	200,000	-	200,000
TOTAL EXPENDITURES	7,187,538	8,484,849	8,446,578	7,876,847	569,731
OTHER FINANCING SOURCES (USES)					
Transfers out	-	(550,000)	(634,000)	(634,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(550,000)	(634,000)	(634,000)	-
NET CHANGE IN FUND BALANCE	385,957	(1,572,638)	(1,880,578)	(948,385)	932,193
UNENCUMBERED FUND BALANCE					
Beginning of year	4,513,230	4,899,187	4,899,187	4,899,187	-
End of year	$ 4,899,187	$ 3,326,549	$ 3,018,609	$ 3,950,802	$ 932,193

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: TOURISM AND CONVENTION PROMOTION
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 4,594,696	$ 5,200,000	$ 4,700,000	$ 4,681,044	$ (18,956)
Licenses and permits	-	-	-	-	-
Miscellaneous revenues	-	-	-	26,630	26,630
TOTAL REVENUES	4,594,696	5,200,000	4,700,000	4,707,674	7,674
EXPENDITURES					
Personnel	66,774	420,152	368,921	196,908	172,013
Contractual	208,330	675,475	696,135	320,558	375,577
Commodities	41,728	207,850	187,190	148,400	38,790
Capital Outlay	1,349,202	3,125,000	3,475,000	2,498,869	976,131
Grants, claims, shared revenue	1,503,391	1,523,800	1,523,800	1,624,043	(100,243)
Other	-	1,200,000	550,000	-	550,000
TOTAL EXPENDITURES	3,169,425	7,152,277	6,801,046	4,788,778	2,012,267
OTHER FINANCING SOURCES (USES)					
Transfers out	(250,000)	(350,000)	(350,000)	(250,000)	100,000
TOTAL OTHER FINANCING SOURCES (USES)	(250,000)	(350,000)	(350,000)	(250,000)	100,000
NET CHANGE IN FUND BALANCE	1,175,271	(2,302,277)	(2,451,046)	(331,105)	2,119,941
UNENCUMBERED FUND BALANCE					
Beginning of year	3,763,084	4,938,355	4,938,355	4,938,355	-
End of year	$ 4,938,355	$ 2,636,078	$ 2,487,309	$ 4,607,250	$ 2,119,941

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

SPECIAL REVENUE FUND: TREASURER'S TECHNOLOGY FUND
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Fines, forfeitures and penalties	$ 39,653	$ 60,000	$ 45,000	$ 40,353	$ (4,647)
Miscellaneous revenues	-	-	-	-	-
TOTAL REVENUES	39,653	60,000	45,000	40,353	(4,647)
EXPENDITURES					
Contractual Services	4,953	5,000	5,000	-	5,000
Commodities	64,318	51,000	51,000	10,274	40,726
Capital Outlay	18,820	24,000	24,000	6,578	17,422
Other	-	5,000	5,000	-	5,000
TOTAL EXPENDITURES	88,091	85,000	85,000	16,852	68,148
NET CHANGE IN FUND BALANCE	(48,438)	(25,000)	(40,000)	23,501	63,501
UNENCUMBERED FUND BALANCE					
Beginning of year	120,806	72,368	72,368	72,368	-
End of year	$ 72,368	$ 47,368	$ 32,368	$ 95,869	$ 63,501

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

DEBT SERVICE FUND - CITY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 31,017,299	$ 34,719,096	$ 34,087,650	$ 34,776,316	$ 688,666
Intergovernmental revenue	-	-	-	-	-
Interest income	292,816	170,000	160,000	327,364	167,364
Miscellaneous revenue	181,998	14,030,712	13,863,762	243,977	(13,619,785)
TOTAL REVENUES	31,492,113	48,919,808	48,111,412	35,347,657	(12,763,754)
EXPENDITURES					
Contractual Services	-	30,000	30,000	-	30,000
Debt service	42,172,645	44,632,064	44,632,064	44,632,051	13
Other	-	1,000,000	1,000,000	-	1,000,000
TOTAL EXPENDITURES	42,172,645	45,662,064	45,662,064	44,632,051	1,030,013
OTHER FINANCING SOURCES (USES)					
Transfers in	12,360,645	-	-	13,161,536	13,161,536
Transfers out	(292,844)	(294,300)	(294,300)	(330,074)	(35,774)
TOTAL OTHER FINANCING SOURCES (USES)	12,067,801	(294,300)	(294,300)	12,831,462	13,125,762
NET CHANGE IN FUND BALANCE	1,387,269	2,963,444	2,155,048	3,547,069	1,392,021
UNENCUMBERED FUND BALANCE					
Beginning of year	9,501,756	10,889,025	10,889,025	10,889,025	-
End of year	$ 10,889,025	$ 13,852,469	$ 13,044,073	$ 14,436,094	$ 1,392,021

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

DEBT SERVICE FUND - COUNTY
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			Variance with Final Budget-
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
REVENUES					
Tax revenue	$ 4,196,144	$ 4,791,335	$ 4,763,628	$ 4,731,217	$ (32,411)
Interest income	92,456	60,000	100,000	140,667	40,667
Miscellaneous revenue	385,905	1,890,000	1,886,000	386,450	(1,499,550)
TOTAL REVENUES	4,674,505	6,741,335	6,749,628	5,258,333	(1,491,294)
EXPENDITURES					
Contractual Services	-	6,000	6,000	-	6,000
Capital Outlay	203,676	205,000	255,000	203,676	51,324
Debt service	5,603,860	5,588,624	5,588,624	5,585,733	2,891
Other	-	300,000	300,000	-	300,000
TOTAL EXPENDITURES	5,807,536	6,099,624	6,149,624	5,789,410	360,214
OTHER FINANCING SOURCES (USES)					
Transfers in	1,500,000	-	-	1,500,000	1,500,000
TOTAL OTHER FINANCING SOURCES (USES)	1,500,000	-	-	1,500,000	1,500,000
NET CHANGE IN FUND BALANCE	366,969	641,711	600,004	968,924	368,920
UNENCUMBERED FUND BALANCE					
Beginning of year	2,147,204	2,514,173	2,514,173	2,514,173	-
End of year	$ 2,514,173	$ 3,155,884	$ 3,114,177	$ 3,483,097	$ 368,920

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

CAPITAL PROJECTS FUND: COUNTY INITIATIVE TO FUND INFRASTRUCTURE
Year Ended December 31, 2024

	2023	2024			
		Budget Amounts			
	Actual Amounts	Original	Final Amended	Actual Amounts	Variance with Final Budget- Positive (Negative)
REVENUES					
Tax revenue	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	-	-	-	-	-
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	-	-	-	-	-
UNENCUMBERED FUND BALANCE					
Beginning of year	-	-	-	-	-
End of year	$ -	$ -	$ -	$ -	$ -

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ENTERPRISE FUNDS

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Proprietary Funds

Proprietary funds are a group of funds that account for activities that are often seen in the private sector and are operated in a similar manner as in the private sector.

Enterprise Funds

Revenues from user service fees directly fund the six funds contained in the Enterprise Funds category. Of the six funds, two funds are considered major funds, the Sewer System Fund and the Kansas City, Kansas Board of Public Utilities Fund. Statements for these two major enterprise funds are included in the Basic Financial Statements found in the Financial Section of this document. A comparative budgetary schedule of the Sewer System Fund is presented in this report

* **Sewer System Enterprise Fund** provides financing for Water Pollution Control and is responsible for day-to-day and future operations, routine system maintenance, capital investment and payment on outstanding
* **Board of Public Utilities (BPU) Fund** is the Unified Government's electric and water utlity system managed, operated, maintained and controlled on a day-to-day basis by the Board of Public Utilities. The BPU is an administrative agency of the Unified Government. The BPU water and electric utility assets are owned by the Unified Government.

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Non Major Enterprise Funds

* **Emergency Medical Services Fund** was established on January 1, 2005 to pay for emergency medical services, including ambulance transport provided by the Kansas City, Kansas Fire Department. Primary sources of revenue are a one-fourth cent public safety sales tax passed by Kansas City, Kansas voters on June 8, 2004 and various charges for services.

7/29/25

* **Public Levee Enterprise Fund** expends lease income revenues to pay for the operation of and improvements to office and warehouse space located in the Fairfax Industrial District, and for payments on outstanding debt. The facility contains approximately 560,000 square fee of industrial and office space on approximately 111 acres.
* **Stormwater Utility Enterprise Fund** receives revenue from the Stormwater Utility fee that is used to fund the operations, maintenance, capital improvements and debt service for the Unified Government's Municipal Separate Storm Sewer System.
* **Sunflower Hills Golf Course Fund** established through an interlocal agreement, provides funding for an 18-hole, 192-acre championship golf course and clubhouse facilities. Revenues are generated from greens fees, cart rentals and concessions.
* **Stadium Fund** records the revenues and expenditures related to the operations of a professional baseball stadium acquired by the Unified Government in 2014.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF NET POSITION

NONMAJOR ENTERPRISE FUNDS

As of December 31, 2024

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Solid Waste	Totals Nonmajor Funds
ASSETS							
Cash and temporary investments	$ 5,314,171	$ 346,418	$ 3,397,467	$ 807,180	$ -	$ 144,975	$ 10,010,211
Receivables (net uncollectible)							
Taxes	1,666,881	-	-	-	-	-	1,666,881
Accounts and returns	949,704	75,747	643,541	6,985	302,256	1,740,746	3,718,979
Lease	-	6,690,017	-	-	-	-	6,690,017
Due from other funds	223,123	-	1,495,106	-	-	-	1,718,229
Capital assets	11,698,097	116,598	63,652,545	6,306,714	7,579,710	-	89,353,664
Construction in progress	694,075	-	11,391,779	-	-	-	12,085,854
Accumulated depreciation	(7,417,634)	-	(7,272,145)	(5,009,096)	(1,159,902)	-	(20,858,777)
TOTAL ASSETS	13,128,417	7,228,780	73,308,293	2,111,783	6,722,064	1,885,721	104,385,058
DEFERRED OUTFLOWS OF RESOURCES							
Deferred refunding	-	2,812	-	-	-	-	2,812
Deferred outflows - pensions	3,175,559	-	68,784	52,753	-	-	3,297,096
Deferred outflows - OPEB	605,250	-	42,653	32,488	-	-	680,391
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,780,809	2,812	111,437	85,241	-	-	3,980,299
LIABILITIES							
CURRENT LIABILITIES							
Accounts and contracts payable	143,083	-	547,624	23,724	4,722	817,280	1,536,433
Accrued wages and other	132,382	-	69,491	10,683	-	51,621	264,177
Due to others	629	-	-	-	-	9,235	9,864
Accrued interest payable	-	2,916	428,749	-	-	-	431,665
Due to other funds	68,149	-	-	147,466	294,427	-	510,042
Compensated absences payable	659,463	-	24,997	9,124	-	10,419	704,003
Total OPEB liability	40,050	-	7,144	5,411	-	-	52,605
Current maturities of long-term debt	714,265	250,739	1,960,652	38,717	-	-	2,964,373
Total current liabilities	1,758,021	253,655	3,038,657	235,125	299,149	888,555	6,473,162
LONG-TERM LIABILITIES							
Compensated absences payable	3,736,956	-	141,652	51,704	-	59,041	3,989,353
Leases payable	2,010,156	-	-	89,373	-	-	2,099,529
General obligation bonds payable (net of unamortized premiums)	-	-	31,337,175	-	-	-	31,337,175
Total OPEB liability	2,364,031	-	167,727	127,746	-	-	2,659,504
Net pension liability	13,676,767	-	280,227	214,919	-	-	14,171,913
Total long-term liabilities	21,787,910	-	31,926,781	483,742	-	59,041	54,257,474
TOTAL LIABILITIES	23,545,931	253,655	34,965,438	718,867	299,149	947,596	60,730,636
DEFERRED INFLOWS OF RESOURCES							
Deferred inflows - leases	-	6,626,738	-	-	-	-	6,626,738
Deferred inflows - pensions	939,099	-	10,419	7,990	-	-	957,508
Deferred inflows - OPEB	1,892,412	-	136,387	103,861	-	-	2,132,660
TOTAL DEFERRED INFLOWS OF RESOURCES	2,831,511	6,626,738	146,806	111,851	-	-	9,716,906
NET POSITION							
Net investment in capital assets	2,250,117	(134,141)	35,766,427	1,169,528	6,419,808	-	45,471,739
Unrestricted	(11,718,333)	485,340	2,541,059	196,778	3,107	938,125	(7,553,924)
TOTAL NET POSITION	$ (9,468,216)	$ 351,199	$ 38,307,486	$ 1,366,306	$ 6,422,915	$ 938,125	$ 37,917,815

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

NONMAJOR ENTERPRISE FUNDS
Year ended December 31, 2024

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Solid Waste	Totals Nonmajor Funds
OPERATING REVENUES							
Charges for service	$ 6,327,013	$ -	$ -	$ 1,492,261	561,022	10,568,971	$ 18,949,267
Fines/forfeits/fees	-	-	8,318,350	-	-	-	8,318,350
Earned lease income	-	238,727	-	-	-	-	238,727
Miscellaneous revenues	5,000	-	4,822	3,928	-	1,293	15,043
TOTAL OPERATING REVENUES	6,332,013	238,727	8,323,172	1,496,189	561,022	10,570,264	27,521,387
OPERATING EXPENSES							
Cost of sales and service	10,599,474	77,195	4,524,989	1,121,230	1,081,312	10,534,223	27,938,423
Depreciation and amortization	1,102,175	-	1,303,829	170,139	152,004	-	2,728,147
TOTAL OPERATING EXPENSES	11,701,649	77,195	5,828,818	1,291,369	1,233,316	10,534,223	30,666,570
Operating income (loss)	(5,369,636)	161,532	2,494,354	204,820	(672,294)	36,041	(3,145,183)
NON-OPERATING REVENUES (EXPENSES)							
Taxes	9,481,824	-	-	-	-	-	9,481,824
Interest earnings	210,488	123,340	268,772	18,893	-	3,990	625,483
Interest expense	(118,887)	(16,263)	(1,014,350)	(5,342)	-	-	(1,154,842)
TOTAL NON-OPERATING REVENUES (EXPENSES)	9,573,425	107,077	(745,578)	13,551	-	3,990	8,952,465
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	4,203,789	268,609	1,748,776	218,371	(672,294)	40,031	5,807,282
Transfers in	531,474	-	1,843,146	24,000	250,000	-	2,648,620
Transfers out	(5,001,190)	(30,447)	(1,129,168)	(100,000)	-	(273,000)	(6,533,805)
Capital contributions-local government	-	-	2,905,227	-	-	-	2,905,227
TOTAL CONTRIBUTIONS AND TRANSFERS	(4,469,716)	(30,447)	3,619,205	(76,000)	250,000	(273,000)	(979,958)
CHANGE IN NET POSITION	(265,927)	238,162	5,367,981	142,371	(422,294)	(232,969)	4,827,324
Beginning of year	(9,202,289)	113,037	32,939,505	1,223,935	6,845,209	1,171,094	33,090,491
End of year	$ (9,468,216)	$ 351,199	$ 38,307,486	$ 1,366,306	$ 6,422,915	$ 938,125	$ 37,917,815

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CASH FLOWS

NONMAJOR ENTERPRISE FUNDS

Year ended December 31, 2024

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Solid Waste	Totals Nonmajor Funds
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from customers	$ 6,386,004	$ 191,394	$ 7,677,328	$ 1,492,008	$ 381,197	$ 10,477,971	$ 26,605,902
Payments to suppliers	(2,668,182)	(77,195)	(2,675,717)	(670,703)	(578,977)	(9,928,282)	(16,599,056)
Payments to employees	(6,806,973)	-	(1,589,419)	(401,717)	-	(520,229)	(9,318,338)
NET CASH FLOW FROM OPERATING ACTIVITIES	(3,089,151)	114,199	3,412,192	419,588	(197,780)	29,460	688,508
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES							
Receipts from sales taxes	9,779,110	-	-	-	-	-	9,779,110
Transfer in	531,474	-	1,843,146	24,000	250,000	-	2,648,620
Transfers out	(5,001,190)	(30,447)	(1,129,168)	(100,000)	-	(273,000)	(6,533,805)
NET CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES	5,309,394	(30,447)	713,978	(76,000)	250,000	(273,000)	5,893,925
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Principal paid on bonds	-	(240,000)	(1,869,880)	-	-	-	(2,109,880)
Principal paid on lease	(689,697)	-	-	(37,525)	-	-	(727,222)
Principal paid on temporary notes	-	-	(412,667)	-	-	-	(412,667)
Interest payments received on lease receivables	-	110,694	-	-	-	-	110,694
Proceeds from issuance of bonds	-	-	1,129,168	-	-	-	1,129,168
Interest paid on bonds and leases	(118,887)	(14,717)	(1,119,750)	(5,342)	-	-	(1,258,696)
Payments for debt issuance costs	-	-	(9,852)	-	-	-	(9,852)
Acquisition of capital assets	(71,974)	-	(1,857,265)	(59,402)	(52,220)	-	(2,040,861)
NET CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES	(880,558)	(144,023)	(4,140,246)	(102,269)	(52,220)	-	(5,319,316)
CASH FLOWS FROM INVESTING ACTIVITIES							
Interest on investments	210,488	12,646	238,552	18,893	-	3,990	484,569
NET CASH FLOW FROM INVESTING ACTIVITIES	210,488	12,646	238,552	18,893	-	3,990	484,569
NET INCREASE (DECREASE) IN CASH AND INVESTMENTS	1,550,173	(47,625)	224,476	260,212	-	(239,550)	1,747,686
CASH AND CASH EQUIVALENTS							
Beginning of year	3,763,998	394,043	3,172,991	546,968	-	384,525	8,262,525
End of year	$ 5,314,171	$ 346,418	$ 3,397,467	$ 807,180	$ -	$ 144,975	$ 10,010,211

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7/29/25

	EMS	Public Levee	Stormwater Enterprise	Sunflower Hills Golf Course	Stadium	Solid Waste	Totals Nonmajor Funds
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES							
Operating income (loss)	$ (5,369,636)	$ 161,532	$ 2,494,354	$ 204,820	$ (672,294)	$ 36,041	$ (3,145,183)
Adjustments to reconcile operating income (loss) to cash flow from operating activities							
Depreciation and amortization	1,102,175	-	1,303,829	170,139	152,004	-	2,728,147
Changes in assets and liabilities							
Accounts receivable	53,991	(25,868)	(133,961)	(4,181)	201,372	(92,293)	(940)
Lease receivable/deferred inflow	-	(21,465)	-	-	-	-	(21,465)
Deferred outflows - pensions	1,461,089	-	43,823	33,834	-	-	1,538,746
Deferred outflows - OPEB	233,869	-	(10,092)	(8,046)	-	-	215,731
Accrued wages and expenses	59,087	-	28,529	2,605	-	(25,106)	65,115
Accounts payable	56,765	-	47,555	6,765	(2,411)	41,358	150,032
Accrued vacation and sick pay	110,201	-	166,649	26,314	-	69,460	372,624
Due to others	629	-	-	-	-	-	629
Due to/from other funds	-	-	(511,883)	-	123,549	-	(388,334)
Total OPEB liability	(125,185)	-	(9,668)	(7,357)	-	-	(142,210)
Net pension liability	(1,468,784)	-	(9,443)	(7,242)	-	-	(1,485,469)
Deferred inflows - pensions	842,374	-	6,011	(2,673)	-	-	845,712
Deferred inflows - OPEB	(45,726)	-	(3,511)	4,610	-	-	(44,627)
NET CASH FROM OPERATING ACTIVITIES	$ (3,089,151)	$ 114,199	$ 3,412,192	$ 419,588	$ (197,780)	$ 29,460	$ 688,508
SUPPLMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES							
Capital contributions-local government	$ -	$ -	$ 2,905,227	$ -	$ -	$ -	$ 2,905,227
Accounts payable incurred for purchase of capital assets	-	-	203,031	-	-	-	203,031

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: SEWER SYSTEM

Year ended December 31, 2024 *Unaudited*

	2023	2024			
		Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
OPERATING REVENUES					
Charges for services	$ 51,065,271	$ 51,130,500	$ 53,139,500	$ 51,836,440	$ (705,940)
Permits and licenses	541,585	322,289	322,289	404,350	$ (82,061)
Miscellaneous revenues	21,071	69,843	69,843	2,001,123	$ (1,931,280)
TOTAL OPERATING REVENUES	51,627,928	51,522,632	53,531,632	54,241,913	(2,719,281)
OPERATING EXPENSES					
Personnel costs	11,297,228	12,085,968	11,923,033	11,701,866	$ 384,102
Contractual services	3,863,381	5,169,109	5,169,109	4,903,193	$ 265,916
Commodities	3,988,245	6,041,661	6,041,661	4,313,764	$ 1,727,897
Capital outlay	6,496,421	7,942,000	7,942,000	7,448,362	$ 493,638
Grants, claims and shared revenue	6,273,599	6,449,999	6,449,999	6,273,599	$ 176,400
TOTAL OPERATING EXPENSES	31,918,874	37,688,737	37,525,802	34,640,783	3,047,954
Net operating income (loss)	19,709,054	13,833,895	16,005,830	19,601,130	328,673
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	5,946	13,500	13,500	10,577	$ 2,923
Transfers In	-	-	-	-	$ -
Intergovernmental	-	-	-	-	$ -
Interest earnings	1,574,314	375,000	500,000	1,489,598	$ (1,114,598)
Debt service	(1,722,096)	(2,801,575)	(2,801,575)	(1,201,248)	$ (1,600,327)
Other	-	(250,000)	(250,000)	-	$ (250,000)
Transfers out: debt service	(9,892,043)	(12,359,516)	(12,359,516)	(15,342,650)	(2,983,134)
TOTAL NON-OPERATING REVENUES (EXPENSES)	(10,033,879)	(15,022,591)	(14,897,591)	(15,043,723)	(5,945,136)
NET CHANGE IN UNENCUMBERED FUND BALANCE	9,675,175	(1,188,696)	1,108,239	4,557,407	(5,616,464)
UNENCUMBERED FUND BALANCE					
Beginning of year	21,697,951	31,373,126	31,373,126	31,373,126	-
End of year	$ 31,373,126	$ 30,184,430	$ 32,481,365	$ 35,930,533	$ (5,616,464)

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: EMERGENCY MEDICAL SERVICES

Year ended December 31, 2024 *Unaudited*

	2023	2024			
		Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
OPERATING REVENUES					
Charges for service	$ 6,200,741	$ 5,467,000	$ 6,060,000	$ 6,405,572	$ (938,572)
Miscellaneous revenues	27,416	10,000	10,000	5,219	(4,781)
TOTAL OPERATING REVENUES	6,228,157	5,477,000	6,070,000	6,410,791	(943,353)
OPERATING EXPENSES					
Personnel costs	6,517,419	7,110,724	7,007,795	6,866,060	141,735
Contractual services	1,084,170	1,024,440	1,024,440	1,106,845	(82,405)
Commodities	951,169	853,572	853,572	880,650	(27,078)
Capital outlay	1,205,815	766,000	766,000	748,125	17,875
Grants,claims,shared revenue	532,739	532,739	532,739	532,739	-
TOTAL OPERATING EXPENSES	10,291,312	10,287,475	10,184,546	10,134,420	50,127
Net operating income (loss)	(4,063,155)	(4,810,475)	(4,114,546)	(3,723,629)	(893,226)
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	8,907,991	9,234,000	9,800,000	9,779,111	(20,889)
Intergovernmental	-	-	-	-	-
Proceeds from sale of capital assets	134,200	-	-	-	-
Interest earnings	66,308	5,000	5,000	170,832	165,832
Transfers out	(2,800,000)	(4,770,000)	(4,770,000)	(4,770,000)	-
Other non-operating expense	-	(15,000)	(15,000)	-	15,000
TOTAL NON-OPERATING REVENUES (EXPENSES)	6,308,499	4,454,000	5,020,000	5,179,943	159,943
NET CHANGE IN UNENCUMBERED FUND BALANCE	2,245,344	(356,475)	905,454	1,456,314	(733,283)
UNENCUMBERED FUND BALANCE					
Beginning of year	1,126,923	3,372,267	3,372,267	3,372,267	-
End of year	$ 3,372,267	$ 3,015,792	$ 4,277,721	$ 4,828,581	$ (733,283)

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: PUBLIC LEVEE
Year ended December 31, 2024

	2023	2024			
		Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
OPERATING REVENUES					
Miscellaneous revenues	$ 332,115	$ 334,862	$ 324,114	$ 332,115	$ 8,001
TOTAL OPERATING REVENUES	332,115	334,862	324,114	332,115	8,001
OPERATING EXPENSES					
Contractual services	67,320	75,600	75,600	77,195	(1,595)
Commodities	-	-	-	-	-
Capital outlay	-	10,000	10,000	-	10,000
TOTAL OPERATING EXPENSES	67,320	85,600	85,600	77,195	8,405
Net operating income (loss)	264,795	249,262	238,514	254,919	16,405
NON-OPERATING REVENUES (EXPENSES)					
Intergovernmental	-	-	-	-	-
Interest earnings	12,435	8,000	8,000	4,236	(3,764)
Transfer out: debt service	(253,880)	(253,240)	(253,240)	(283,687)	(30,447)
Other non-operating expense	-	(50,000)	(50,000)	-	50,000
TOTAL NON-OPERATING REVENUES (EXPENSES)	(241,445)	(295,240)	(295,240)	(279,451)	15,789
NET CHANGE IN UNENCUMBERED FUND BALANCE	23,350	(45,978)	(56,726)	(24,532)	32,194
UNENCUMBERED FUND BALANCE					
Beginning of year	319,282	342,632	342,632	342,632	-
End of year	$ 342,632	$ 296,654	$ 285,906	$ 318,100	$ 32,194

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: STORMWATER
Year ended December 31, 2024

	2023	2024			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Fines, forfeitures and penalties	$ 5,551,551	$ 9,100,000	$ 9,189,800	$ 8,129,440	$ (1,060,360)
Permits and licenses	92,390	-	-	188,910	188,910
Miscellaneous revenues	-	700,000	700,000	91,513	(608,487)
TOTAL OPERATING REVENUES	5,643,941	9,800,000	9,889,800	8,409,863	(1,479,937)
OPERATING EXPENSES					
Personnel costs	623,046	1,737,724	1,706,026	1,616,514	89,512
Contractual services	247,465	316,650	316,650	276,836	39,814
Commodities	1,998	2,000	2,000	1,530	470
Capital outlay	2,093,384	4,117,800	4,300,000	3,884,236	415,764
Grants, claims, shared revenue	322,736	498,036	657,226	657,226	-
TOTAL OPERATING EXPENSES	3,288,629	6,672,210	6,981,902	6,436,342	545,560
Net operating income (loss)	2,355,312	3,127,790	2,907,898	1,973,521	(934,377)
NON-OPERATING REVENUES (EXPENSES)					
Intergovernmental	-	-	-	-	-
Interest earnings	111,403	30,000	30,000	114,544	84,544
Transfers In	-	-	-	511,883	511,883
Transfers out: debt service	(1,964,722)	(1,966,728)	(1,966,728)	(1,966,728)	-
Other non-operating expense	-	(600,000)	(600,000)	-	600,000
TOTAL NON-OPERATING REVENUES (EXPENSES)	(1,853,319)	(2,536,728)	(2,536,728)	(1,340,301)	1,196,427
NET CHANGE IN UNENCUMBERED FUND BALANCE	501,993	591,062	371,170	633,220	262,050
UNENCUMBERED FUND BALANCE					
Beginning of year	989,367	1,491,360	1,491,360	1,491,360	-
End of year	$ 1,491,360	$ 2,082,422	$ 1,862,530	$ 2,124,580	$ 262,050

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: SUNFLOWER HILLS GOLF COURSE
Year ended December 31, 2024

	2023	2024			
		Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Actual Amounts	Original	Final Amended	Actual Amounts	
OPERATING REVENUES					
Charges for service	$ 1,335,772	$ 1,526,000	$ 1,596,000	$ 1,492,261	$ (103,739)
Miscellaneous revenues	5,445	15,000	15,000	4,526	(10,474)
TOTAL OPERATING REVENUES	1,341,217	1,541,000	1,611,000	1,496,788	(114,212)
OPERATING EXPENSES					
Personnel costs	325,630	390,755	440,348	337,107	103,241
Contractual services	431,183	480,001	480,001	466,284	13,717
Commodities	207,246	232,900	232,900	207,678	25,222
Capital outlay	311,202	291,500	341,500	130,888	210,612
Grants, claims, shared revenue	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,275,261	1,395,156	1,494,749	1,141,957	352,791
Net operating income (loss)	65,957	145,844	116,251	354,830	238,579
NON-OPERATING REVENUES (EXPENSES)					
Interest earnings	17,411	5,000	5,000	14,712	9,712
Transfers In	15,000	-	-	15,000	15,000
Transfers out	-	(60,000)	(100,000)	(100,000)	-
Other non-operating expense	-	(94,129)	(125,000)	-	125,000
TOTAL NON-OPERATING REVENUES (EXPENSES)	32,411	(149,129)	(220,000)	(70,288)	149,712
NET CHANGE IN UNENCUMBERED FUND BALANCE	98,368	(3,285)	(103,749)	284,543	388,291
UNENCUMBERED FUND BALANCE					
Beginning of year	376,384	474,752	474,752	474,752	-
End of year	$ 474,752	$ 471,467	$ 371,003	$ 759,295	$ 388,291

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: STADIUM
Year ended December 31, 2024

	2023	2024			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Miscellaneous revenues	$ -	$ 250,000	$ 250,000	$ 109,914	$ (140,086)
TOTAL OPERATING REVENUES	-	250,000	250,000	109,914	(140,086)
OPERATING EXPENSES					
Contractual services	408,092	484,600	484,600	323,471	161,129
Commodities	-	-	-	-	-
Capital outlay	-	-	-	-	-
TOTAL OPERATING EXPENSES	408,092	484,600	484,600	323,471	161,129
Net operating income (loss)	(408,092)	(234,600)	(234,600)	(213,557)	21,043
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	-	-	-	69,911	69,911
Intergovernmental	-	-	-	-	-
Interest earnings	-	15,000	15,000	-	(15,000)
Transfer in	250,000	-	-	250,000	250,000
Other non-operating expense	-	(374,000)	(374,000)	(533,201)	(159,201)
TOTAL NON-OPERATING REVENUES (EXPENSES)	250,000	(359,000)	(359,000)	(213,290)	145,710
NET CHANGE IN UNENCUMBERED FUND BALANCE	(158,092)	(593,600)	(593,600)	(426,847)	166,753
UNENCUMBERED FUND BALANCE					
Beginning of year	2,366,214	2,208,122	2,208,122	2,208,122	-
End of year	$ 2,208,122	$ 1,614,522	$ 1,614,522	$ 1,781,275	$ 166,753

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGETARY COMPARISON SCHEDULE (BUDGETARY BASIS)

ENTERPRISE FUND: SOLID WASTE

Year ended December 31, 2024

	2023	2024			
		Budgeted Amounts			Variance with Final Budget -
	Actual Amounts	Original	Final Amended	Actual Amounts	Positive (Negative)
OPERATING REVENUES					
Charges for service	$ 10,459,706	$ 10,550,000	$ 11,633,121	$ 10,525,298	$ (1,107,823)
Licenses, Permits and Fees	-	-	-	285	285
Miscellaneous revenues	627	18,000	18,000	7,419	(10,581)
TOTAL OPERATING REVENUES	10,460,333	10,568,000	11,651,121	10,533,002	(1,118,119)
OPERATING EXPENSES					
Personnel costs	224,576	411,984	401,615	562,283	(160,668)
Contractual services	8,844,217	10,005,088	10,005,161	9,898,513	106,648
Commodities	19,668	36,008	35,935	20,793	15,142
Capital outlay	-	-	-	-	-
Grants, claims, shared revenue	(309)	-	-	-	-
TOTAL OPERATING EXPENSES	9,088,152	10,453,080	10,442,711	10,481,589	(38,877)
Net operating income (loss)	1,372,181	114,920	1,208,410	51,413	(1,156,996)
NON-OPERATING REVENUES (EXPENSES)					
Tax revenue	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Interest earnings	39,418	-	-	3,990	3,990
Transfers out	(250,000)	(265,000)	(273,000)	(273,000)	-
Other non-operating expense	-	-	-	-	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	(210,582)	(265,000)	(273,000)	(269,010)	3,990
NET CHANGE IN UNENCUMBERED FUND BALANCE	1,161,599	(150,080)	935,410	(217,596)	(1,153,006)
UNENCUMBERED FUND BALANCE					
Beginning of year	-	1,161,599	1,161,599	1,161,599	-
End of year	$ 1,161,599	$ 1,011,519	$ 2,097,009	$ 944,002	$ (1,153,006)

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INTERNAL SERVICE FUNDS

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Internal Service Funds

Internal Service Funds derive their revenues primarily from other Unified Government units and exist to support the implementation of an internal function.

* **Workers' Compensation Fund** receives revenue from the Unified Government operating departments to pay claims submitted by Unified Government employees related to injuries incurred on the job. The fund also pays for administrative services associated with claims review.
* **Health Benefits Fund** receives premium revenue and contributions from current and former employees and from the Unified Government as the employer's share of premiums for health insurance. Expenses include claims paid on behalf of employees and covered dependents, insurance premiums to the health plans, administrative services associated with claims review of self-insured plans, and stop-loss insurance premiums for the self-insured plans.
* **Cafeteria Plan (Section 125) Fund** receives deductions from employees' salary and reimburses employees for expenses related to medical claims or dependent care. All contributions not claimed by employees revert to the Unified Government.

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF NET POSITION

INTERNAL SERVICE FUNDS

As of December 31, 2024

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet	Totals Internal Service
ASSETS					
Cash and investments	$ -	$ -	$ 221,005	$ 5,889,192	$ 6,110,197
Restricted cash	6,947,245	15,797,055	48,092	-	22,792,392
Accounts receivable	-	982,665	115	307	983,087
Prepayments and other current assets		496,725			496,725
Capital assets	-	-	-	13,061,068	13,061,068
Accumulated depreciation	-	-	-	(2,375,024)	(2,375,024)
TOTAL ASSETS	$ 6,947,245	$ 17,276,445	$ 269,212	$ 16,575,543	$ 41,068,445
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	$ 29,705	$ 119,779	$ -	$ 518,622	$ 668,106
Accrued wages and other	-	-	-	88,735	88,735
Due to others	-	97,097	-	-	97,097
Current maturities of long-term debt	-	-	-	2,141,002	2,141,002
Claims incurred but not reported	1,546,000	3,126,000	-	-	4,672,000
Total current liabilities	1,575,705	3,342,876	-	2,748,359	7,666,940
LONG-TERM LIABILITIES					
Leases payable	-	-	-	7,369,917	7,369,917
Claims incurred but not reported	2,734,000	-	-	-	2,734,000
Total long-term liabilities	2,734,000	-	-	7,369,917	10,103,917
TOTAL LIABILITIES	4,309,705	3,342,876	-	10,118,276	17,770,857
NET POSITION					
Net investment in capital assets	-	-	-	900,366	900,366
Unrestricted	2,637,540	13,933,569	269,212	5,556,901	22,397,222
Net position	$ 2,637,540	$ 13,933,569	$ 269,212	$ 6,457,267	$ 23,297,588

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION

ALL INTERNAL SERVICE FUNDS
Year ended December 31, 2024

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet	Totals Internal Service
OPERATING REVENUES					
Miscellaneous revenues	$ 3,381,372	$ 41,294,426	$ 165,308	$ 6,058,887	$ 50,899,993
Reimbursements	-	5,179,371	-	270,063	5,449,434
TOTAL OPERATING REVENUES	3,381,372	46,473,797	165,308	6,328,950	56,349,427
OPERATING EXPENSES					
Cost of sales and service	3,603,709	41,198,441	179,701	7,841,088	52,822,939
Depreciation and amortization	-	-	-	1,687,656	1,687,656
TOTAL OPERATING EXPENSES	3,603,709	41,198,441	179,701	9,528,744	54,510,595
Net operating income (loss)	(222,337)	5,275,356	(14,393)	(3,199,794)	1,838,832
NON-OPERATING REVENUE					
Interest income	-	581,501	-	-	581,501
Interest expense	-	-	-	(478,636)	(478,636)
TOTAL NON-OPERATING REVENUES	-	581,501	-	(478,636)	102,865
Income (loss) before transfers	(222,337)	5,856,857	(14,393)	(3,678,430)	1,941,697
Transfers in	-	-	-	7,975,015	7,975,015
Transfers out	-	-	-	(9,000)	(9,000)
Total transfers	-	-	-	7,966,015	7,966,015
NET INCOME (LOSS)	(222,337)	5,856,857	(14,393)	4,287,585	9,907,712
NET POSITON					
Beginning of year, restated	2,859,877	8,076,712	283,605	2,169,682	13,389,876
End of year	$ 2,637,540	$ 13,933,569	$ 269,212	$ 6,457,267	$ 23,297,588

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CASH FLOWS

INTERNAL SERVICE FUNDS

Year ended December 31, 2024

	Workers' Compensation	Self-Insured Health Care	Cafeteria Plan (Section 125)	Fleet	Totals Internal Service
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$ 3,381,372	$ 46,439,157	$ 165,309	$ 6,621,641	$ 56,607,479
Payments to employees and suppliers	(3,702,794)	(41,579,956)	(179,702)	(7,747,293)	(53,209,745)
NET CASH FLOWS FROM OPERATING ACTIVITIES	(321,422)	4,859,201	(14,393)	(1,125,652)	3,397,734
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:					
Transfers in	-	-	-	7,975,015	7,975,015
Transfer out	-	-	-	(9,000)	(9,000)
NET CASH FLOW FROM NON_CAPITAL FINANCING ACTIVITIES	-	-	-	7,966,015	7,966,015
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Principal paid on subscription liabilities	-	-	-	(1,339,032)	(1,339,032)
Acquisition of capital assets	-	-	-	(1,157,190)	(1,157,190)
Interest paid on leases	-	-	-	(478,636)	(478,636)
NET CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES	-	-	-	(2,974,858)	(2,974,858)
CASH FLOWS FROM INVESTING ACTIVITIES:					
Interest on investments	-	581,501	-	-	581,501
NET CASH FLOW FROM INVESTING ACTIVITIES	-	581,501	-	-	581,501
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(321,422)	5,440,702	(14,393)	3,865,505	8,970,392
CASH AND CASH EQUIVALENTS					
Beginning of year	7,268,667	10,356,353	283,490	2,023,687	19,932,197
End of year	$ 6,947,245	$ 15,797,055	$ 269,097	$ 5,889,192	$ 28,902,589
RECONCILIATION OF OPERATING INCOME TO CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income (loss)	$ (222,337)	$ 5,275,356	$ (14,393)	$ (3,199,794)	$ 1,838,832
Depreciation and amortization	-	-	-	1,687,656	1,687,656
Changes in assets and liabilities					
Accounts receivable	-	(34,640)	-	292,691	258,051
Prepaid expenses	-	(496,725)	-	-	(496,725)
Accounts payable	16,915	(351,753)	-	81,951	(252,887)
Claims incurred	(116,000)	467,000	-	-	351,000
Accrued wages and other	-	-	-	11,844	11,844
Due to others	-	(37)	-	-	(37)
Due to other funds	-	-	-	-	-
	$ (321,422)	$ 4,859,201	$ (14,393)	$ (1,125,652)	$ 3,397,734
SUPPLMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of right-to-use lease assets	$ -	$ -	$ -	$ 5,425,693	$ 5,425,693
Accounts payable incurred for purchase of capital assets	-	-	-	274,759	274,759

DRAFT 7/29/25

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CUSTODIAL

FUNDS

7/29/25

Fiduciary Funds

Fiduciary funds are trust and agency funds which account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units, or other funds. These include expendable trust funds, non-expendable trust funds, pension trust funds, and agency funds.

Agency Funds

Agency Funds hold funding for short periods of time operating primarily as a clearing account. All cash balances are offset by amounts due to others. Agency funds render custodial care to assets pending disbursement to outside entities.

* **Agency Fund**
* **Fire Insurance Proceeds Fund**
* **Sheriff Agency Fund**
* **County-wide Tax Collection Agency Fund**
* **County-wide Tax Distribution Agency Fund**

DRAFT
7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF FIDUCIARY NET POSITION

CUSTODIAL FUNDS

As of December 31, 2024

	Custodial	Fire Insurance Proceeds	Sheriff	Tax Collection	Tax Distribution	Totals Custodial
ASSETS						
Restricted cash	164,386	273,215	22,711	193,316,374	266,314	194,043,000
Accounts receivable	-	-	-	163,004,855	-	163,004,855
TOTAL ASSETS	$ 164,386	$ 273,215	$ 22,711	$ 356,321,229	$ 266,314	$ 357,047,855
LIABILITIES						
Accounts payable	$ 28,795	$ -	$ -	$ -	$ -	$ 28,795
Due to other governments	-	-	-	356,321,229	266,314	356,587,543
TOTAL LIABILITIES	28,795	-	-	356,321,229	266,314	356,616,338
NET POSITION						
Restricted for individuals, organizations and other governments	135,591	273,215	22,711	-	-	431,517
TOTAL NET POSITION	$ 135,591	$ 273,215	$ 22,711	$ -	$ -	$ 431,517

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7/29/25

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

COMBINING STATEMENT OF CHANGES IN

FIDUCIARY NET POSITION

CUSTODIAL FUNDS

Year ended December 31, 2024

	Custodial	Fire Insurance Proceeds	Sheriff	Tax Collection	Tax Distribution	Totals Custodial
ADDITION						
Property tax collections for other governments	$ -	$ -	$ -	$ 365,907,848	$ -	$ 365,907,848
Miscellaneous revenues	326,971	358,468	764,407	-	-	1,449,846
TOTAL ADDITIONS	326,971	358,468	764,407	365,907,848	-	367,357,694
DEDUCTIONS						
Payments to individuals	554,354	314,737	765,959	-	-	1,635,050
Payments of property tax to other governments	-	-	-	5,528,842	360,379,006	365,907,848
TOTAL DEDUCTIONS	554,354	314,737	765,959	5,528,842	360,379,006	367,542,898
Transfers in	-	-	-	-	360,379,006	360,379,006
Transfers out	-	-	-	(360,379,006)	-	(360,379,006)
Total transfers	-	-	-	(360,379,006)	360,379,006	-
NET INCREASE (DECREASE) IN FIDUCIARY NET POSITION	(227,383)	43,731	(1,552)	-	-	(185,204)
NET POSITON						
Beginning of year	362,974	229,484	24,263	-	-	616,721
End of year	$ 135,591	$ 273,215	$ 22,711	$ -	$ -	$ 431,517

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7/29/25

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7/29/25

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STATISTICAL SECTION

7/29/25

Table of Contents - Statistical Section

This part of the Unified Government's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

168 Financial Trends

These schedules contain trend information to help the reader understand how the Government's financial performance and well-being have changed over time.

180 Revenue Capacity

These schedules contain information to help the reader assess the factors affecting the Government's ability to generate its property and sales tax.

185 Debt Capacity

These schedules present information to help the reader assess the affordability of the Government's current levels of outstanding debt and the Government's ability to issue additional debt in the future.

193 Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Government's financial activities take place and to help make comparisons over time and with other governments.

195 Operating Information

These schedules contain information about the Government's operations and resources to help the reader understand how the Government's financial information relates to the services the Government provides and the activities it performs.

DRAFT 7/29/25

STATISTICAL TABLE 1

NET POSITION BY COMPONENT

Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2015	2016	2017	2018	2019
Governmental activities					
Net investments in capital assets	$ 218,839,753	$ 225,611,496	$ 226,298,253	$ 249,395,151	$ 268,860,822
Restricted	79,616,230	84,133,876	74,886,254	86,512,929	85,808,095
Unrestricted	(354,048,111)	(353,178,248)	(315,942,908)	(338,402,058)	(339,257,317)
Total governmental activities net position	$ (55,592,128)	$ (43,432,876)	$ (14,758,401)	$ (2,493,978)	$ 15,411,600
Business-type activities					
Net investments in capital assets	$ 432,030,655	$ 471,942,667	$ 488,707,860	$ 499,366,603	$ 509,282,358
Restricted	24,783,759	25,717,935	25,954,674	49,511,293	26,735,699
Unrestricted	69,117,940	42,417,360	45,185,221	(4,798,090)	9,343,625
Total business-type activities net position	$ 525,932,354	$ 540,077,962	$ 559,847,755	$ 544,079,806	$ 545,361,682
Primary government					
Net investments in capital assets	$ 650,870,408	$ 697,554,163	$ 715,006,113	$ 748,761,754	$ 778,143,180
Restricted	104,399,989	109,851,811	100,840,928	136,024,222	112,543,794
Unrestricted	(284,930,171)	(310,760,888)	(270,757,687)	(343,200,148)	(329,913,692)
Total primary government net position	$ 470,340,226	$ 496,645,086	$ 545,089,354	$ 541,585,828	$ 560,773,282

DRAFT
7/29/25

STATISTICAL TABLE 1

NET POSITION BY COMPONENT

Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2020	2021	2022	2023	2024
Governmental activities					
Net investments in capital assets	$ 259,603,942	$ 265,518,821	$ 292,701,168	$ 278,274,837	$ 261,351,543
Restricted	81,555,519	76,870,648	99,351,584	69,106,355	96,000,621
Unrestricted	(343,500,700)	(343,298,277)	(355,411,182)	(325,451,948)	(331,675,682)
Total governmental activities net position	$ (2,341,239)	$ (908,808)	$ 36,641,570	$ 21,929,244	$ 25,676,482
Business-type activities					
Net investments in capital assets	$ 485,462,592	$ 534,145,757	$ 556,952,184	$ 599,919,109	$ 649,627,310
Restricted	31,293,134	24,343,798	47,742,244	22,841,477	21,726,362
Unrestricted	63,563,603	79,584,514	84,398,098	123,722,837	150,839,615
Total business-type activities net position	$ 580,319,329	$ 638,074,069	$ 689,092,526	$ 746,483,423	$ 822,193,287
Primary government					
Net investments in capital assets	$ 745,066,534	$ 799,664,578	$ 849,653,352	$ 878,193,946	$ 910,978,853
Restricted	112,848,653	101,214,446	147,093,828	91,947,832	117,726,983
Unrestricted	(279,937,097)	(263,713,763)	(271,013,084)	(201,729,111)	(180,836,067)
Total primary government net position	$ 577,978,090	$ 637,165,261	$ 725,734,096	$ 768,412,667	$ 847,869,769

DRAFT
7/29/25

STATISTICAL TABLE 2

CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2015	2016	2017	2018	2019
Expenses					
Governmental activities:					
General government	$ 28,081,551	$ 31,250,339	$ 30,324,399	$ 30,447,281	$ 32,947,428
Public safety	134,877,172	139,151,974	139,866,477	145,559,280	156,717,467
Public works	76,009,713	62,108,387	65,534,985	64,795,863	67,665,978
Health and welfare	13,069,750	15,530,414	14,957,543	13,880,444	13,650,191
Parks and recreation	5,556,053	5,967,847	7,448,621	7,828,508	8,098,363
Planning and development	67,407,166	45,154,673	24,245,427	24,699,526	21,875,540
Interest on long-term debt	20,104,585	20,602,274	20,321,679	25,531,319	24,183,534
Total governmental activities expenses	$ 345,105,990	$ 319,765,908	$ 302,699,131	$ 312,742,221	$ 325,138,501
Business-type activities:					
Electric and Water systems	$ 273,413,456	$ 270,044,786	$ 273,413,258	$ 284,157,531	$ 290,019,817
Public levee	211,632	190,179	113,519	108,483	107,781
EMS	7,218,816	7,266,969	10,132,328	10,201,350	10,305,994
Stormwater	2,908,812	2,831,245	2,006,057	3,570,892	3,036,743
Sewer system	23,147,910	25,676,909	28,894,047	35,149,846	34,645,993
Sunflower Hills golf course	719,991	757,028	782,958	824,759	720,099
Stadium	552,003	742,200	528,497	578,167	726,746
Solid Waste					
Total business-type activities expenses	$ 308,172,620	$ 307,509,316	$ 315,870,664	$ 334,591,028	$ 339,563,173
Total primary government expenses	$ 653,278,610	$ 627,275,224	$ 618,569,795	$ 647,333,249	$ 664,701,674
Program Revenues					
Charges for services:					
General government	$ 4,962,124	$ 5,802,345	$ 5,014,382	$ 6,619,097	$ 7,409,086
Public safety	7,640,286	5,702,180	5,679,690	5,856,608	5,452,967
Public works	9,175,237	8,828,774	9,489,049	9,638,427	9,666,478
Health and welfare	736,527	711,645	868,595	403,803	356,524
Parks and recreation	625,328	618,126	616,285	618,120	537,007
Planning and development	6,673,326	5,792,374	4,975,089	4,927,775	4,746,603
Operating grants and contributions:					
General government	1,263,590	1,172,971	1,198,765	2,450,678	2,175,369
Public safety	5,700,271	3,845,781	3,814,692	2,536,718	5,492,653
Public works	8,194,694	12,394,593	8,893,059	8,619,522	9,136,570
Health and welfare	6,824,396	7,047,909	6,400,927	6,629,010	6,583,572
Parks and recreation	-	41,835	20,000	46,096	-
Planning and development	54,585,186	26,439,262	4,489,930	4,054,685	4,602,526
Interest on long-term debt	604,126	594,493	608,384	637,748	611,247
Capital grants and contributions:					
Public works	241,773	358,375	25,086	37,700	-
Public safety	336,597	595,000	0	85,000	0
Planning and development	383,781	404,275	353,008	1,253,471	1,048,386
Total governmental activities program revenues	$ 107,947,242	$ 80,349,938	$ 52,446,941	$ 54,414,458	$ 57,818,988
Business-type activities:					
Charges for services:					
Electric and Water systems	$ 303,124,272	$ 301,043,289	$ 317,306,293	$ 355,792,700	$ 337,165,553
EMS	4,697,399	4,662,102	4,275,169	4,785,597	4,508,964
Public Levee	327,058	327,878	328,708	329,544	330,389
Stormwater	3,613,029	3,405,211	3,453,630	3,467,149	3,491,246
Sewer system	28,979,670	32,224,143	32,810,512	34,435,053	35,083,358
Sunflower Hill golf course	588,922	584,356	637,721	646,631	662,945
Stadium	216,345	7,448,809	116,390	197,628	152,604
Solid Waste	-	-	-	-	-
Operating grants and contributions:					
Sewer system	-	-	-	-	-
EMS	-	-	-	-	-
Stormwater	-	-	-	-	-
Stadium	-	-	-	-	-
Capital grants and contributions:					
Electric and Water systems	951,950	230,046	220,273	0	326,924
Sewer system	-	-	-	-	-
Stadium	-	-	-	-	-
Total business-type activities program revenues	342,498,645	349,925,834	359,148,696	399,654,302	381,721,983
Total primary government program revenues	$ 450,445,887	$ 430,275,772	$ 411,595,637	$ 454,068,760	$ 439,540,971
Net (Expense)/Revenue					
Governmental activities	$ (237,158,748)	$ (239,415,970)	$ (250,252,190)	$ (258,327,763)	$ (267,319,513)
Business-type activities	34,326,025	42,416,518	43,278,032	65,063,274	42,158,810
Total primary government net expense	$ (202,832,723)	$ (196,999,452)	$ (206,974,158)	$ (193,264,489)	$ (225,160,703)

DRAFT 7/29/25

STATISTICAL TABLE 2

CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2020	2021	2022	2023	2024
Expenses					
Governmental activities:					
General government	$ 46,081,807	$ 51,105,899	$ 42,092,879	$ 63,364,527	$ 69,622,501
Public safety	168,659,170	173,450,714	181,471,067	200,272,776	203,149,752
Public works	71,655,700	65,973,222	77,491,047	77,801,584	77,254,254
Health and welfare	19,560,456	27,011,034	20,289,472	18,095,245	18,434,521
Parks and recreation	7,477,837	8,886,854	9,336,878	11,216,106	11,461,365
Planning and development	20,881,157	30,562,069	14,858,134	16,537,695	22,999,392
Interest on long-term debt	23,537,202	19,055,772	19,929,269	20,954,989	21,640,733
Total governmental activities expenses	$ 357,853,329	$ 376,045,564	$ 365,468,746	$ 408,242,922	$ 424,562,518
Business-type activities:					
Electric and Water systems	$ 271,085,996	$ 284,436,297	$ 301,806,042	$ 284,856,650	$ 286,510,025
Public levee	102,929	96,167	94,872	137,705	93,458
EMS	9,364,828	10,361,190	13,316,641	11,152,702	11,820,536
Stormwater	4,012,266	3,790,095	4,659,361	4,879,492	6,843,168
Sewer system	32,882,275	31,296,078	35,042,977	39,773,881	41,077,210
Sunflower Hills golf course	790,063	919,431	1,022,690	1,117,258	1,296,711
Stadium	601,415	828,080	526,539	567,184	1,233,316
Solid Waste				9,890,236	10,534,223
Total business-type activities expenses	$ 318,839,772	$ 331,727,338	$ 356,469,122	$ 352,375,108	$ 359,408,647
Total primary government expenses	$ 676,693,101	$ 707,772,902	$ 721,937,868	$ 760,618,030	$ 783,971,165
Program Revenues					
Charges for services:					
General government	$ 7,590,719	$ 11,569,789	$ 8,599,826	$ 10,460,888	$ 10,787,566
Public safety	3,567,931	3,632,334	3,672,434	4,786,828	4,122,402
Public works	9,147,363	9,661,213	9,588,881	640,293	634,522
Health and welfare	166,866	797,364	895,527	294,061	338,544
Parks and recreation	495,328	765,715	753,863	924,613	871,551
Planning and development	4,554,870	4,904,724	5,389,683	3,820,162	4,336,017
Operating grants and contributions:					
General government	11,590,656	1,410,501	876,225	6,921,119	14,252,625
Public safety	12,316,017	35,920,243	11,674,285	10,217,207	4,287,323
Public works	12,520,109	9,368,383	8,054,623	2,111,391	459,680
Health and welfare	18,548,633	12,908,179	13,872,101	9,689,744	9,657,422
Parks and recreation	401,048	1,272,207	759,999	720,201	-
Planning and development	4,833,154	5,935,441	6,942,045	3,486,621	10,310,677
Interest on long-term debt	399,224	117,540	43,533	78,270	45,843
Capital grants and contributions:					
Public works	-	4,906,884	-	8,124,311	7,342,652
Public safety	0	-	-	-	-
Planning and development	1,210,483	933,873	1,270,636	1,143,782	2,503,489
Total governmental activities program revenues	$ 87,342,401	$ 104,104,390	$ 72,393,661	$ 63,419,491	$ 69,950,313
Business-type activities:					
Charges for services:					
Electric and Water systems	$ 317,891,727	$ 349,364,924	$ 385,079,551	$ 355,347,779	$ 372,442,450
EMS	3,778,553	4,039,818	4,315,565	6,362,356	6,332,013
Public Levee	331,243	332,114	238,726	236,916	238,727
Stormwater	3,509,770	3,559,075	5,153,807	5,643,940	8,323,172
Sewer system	36,444,432	41,471,826	42,986,534	46,686,727	46,637,160
Sunflower Hill golf course	819,475	975,791	1,082,780	1,341,217	1,496,189
Stadium	5,000	72,407	50,023	-	561,022
Solid Waste	-	-	-	10,460,333	10,570,264
Operating grants and contributions:					
Sewer system	-	702,712	-	-	$ -
EMS	-	1,309,241	315,482	-	-
Stormwater	-	169,079	288,896	-	-
Stadium	-	192,316	107,370	-	-
Capital grants and contributions:					
Electric and Water systems	1,075,471	952,442	1,362,312	574,408	2,456,011
Sewer system	-	-	-	-	-
Stadium	-	-	-	-	-
Total business-type activities program revenues	363,855,671	403,141,745	440,981,046	426,653,676	449,057,008
Total primary government program revenues	$ 451,198,072	$ 507,246,135	$ 513,374,707	$ 490,073,167	$ 519,007,321
Net (Expense)/Revenue					
Governmental activities	$ (270,510,928)	$ (271,941,174)	$ (293,075,085)	$ (344,823,431)	$ (354,612,205)
Business-type activities	45,015,899	71,414,407	84,511,924	74,278,568	89,648,361
Total primary government net expense	$ (225,495,029)	$ (200,526,767)	$ (208,563,161)	$ (270,544,863)	$ (264,963,844)

DRAFT 7/29/25

TABLE 2 (continued)

CHANGES IN NET POSITION - continued
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2015	2016	2017	2018	2019
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	$ 104,289,273	$ 105,929,939	$ 110,469,527	$ 110,743,951	$115,943,989
Sales taxes	72,404,103	73,902,389	73,524,198	74,255,486	75,426,327
Franchise taxes	8,725,685	8,979,443	9,664,207	10,001,733	9,868,997
Other taxes	5,836,065	5,696,014	5,470,819	5,706,705	5,897,243
Transient guest tax	1,185,040	1,763,133	3,751,538	3,945,813	5,647,608
Grants from other governments	-	-	-	-	-
Unrestricted investment earnings	3,914,400	3,977,930	5,775,143	8,320,182	11,303,414
Miscellaneous	9,422,352	16,595,349	11,309,618	14,601,298	8,509,622
Special Item	-	-	-	-	
Transfers	35,768,078	34,731,025	34,431,779	46,060,258	52,627,891
Total governmental activities	$ 241,544,996	$ 251,575,222	$ 254,396,829	$ 273,635,426	$ 285,225,091
Business-type activities:					
Sales taxes	$ 5,022,869	$ 5,985,525	$ 6,236,128	$ 6,927,197	$ 7,069,412
Other taxes	-	-	-	1,014	1,161
Unrestricted investment earnings	542,002	611,090	893,377	1,014,204	1,848,963
Miscellaneous	847,764	(136,500)	1,745,278	2,488,071	2,831,421
Transfers	(35,768,078)	(34,731,025)	(34,431,779)	(46,060,258)	(52,627,891)
Total business-type activities	$ (29,355,443)	$ (28,270,910)	$ (25,556,996)	$ (35,629,772)	$ (40,876,934)
Total primary government	$ 212,189,553	$ 223,304,312	$ 228,839,833	$ 238,005,654	$ 244,348,157
Change in Net Position					
Government activities					
Changes in Net Position	$ 4,386,248	$ 12,159,252	$ 4,144,639	$ 15,307,663	$ 17,905,578
Net Position-Beginning of year, originally reported	82,583,209	(55,592,128)	(43,432,876)	(14,758,401)	(2,493,978)
Restatement-Correction of error	-	-	-	-	-
Change in accounting principle	(142,561,585.00)	0	24,529,836.00	(3,043,240)	-
Total governmental activities	$ (55,592,128)	$ (43,432,876)	$ (14,758,401)	$ (2,493,978)	$ 15,411,600
Business-type activities					
Changes in Net Position	$ 4,970,582	$ 14,145,608	$ 17,721,036	$ 29,433,502	$ 1,281,876
Net Position-Beginning of year	513,037,006	525,932,354	540,077,962	559,847,755	544,079,806
Prior period adjustment	7,924,766	-	2,048,757	(45,201,451)	-
	$ 525,932,354	$ 540,077,962	$ 559,847,755	$ 544,079,806	$ 545,361,682
Net Position:					
Total primary government	$ 470,340,226	$ 496,645,086	$ 545,089,354	$ 541,585,828	$ 560,773,282

DRAFT
7/29/25

TABLE 2 (continued)

CHANGES IN NET POSITION - continued
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2020	2021	2022	2023	2024
General Revenues and Other Changes in Net Position					
Governmental activities:					
Property taxes	$ 118,166,137	$ 127,351,048	$ 130,917,355	$ 141,598,421	$ 158,663,468
Sales taxes	76,885,685	88,112,826	94,834,899	101,226,433	102,302,814
Franchise taxes	9,705,600	9,958,685	10,732,065	11,003,319	11,889,902
Other taxes	4,205,024	5,058,376	5,918,109	5,995,346	9,077,088
Transient guest tax	2,859,491	4,660,106	6,535,035	6,816,616	6,476,246
Grants from other governments	-	-	9,199,778	8,456,195	15,016,508
Unrestricted investment earnings	9,649,746	5,125,105	6,389,869	13,370,126	14,222,685
Miscellaneous	12,921,713	9,764,718	7,776,815	8,012,003	8,319,627
Special Item				-	-
Transfers	18,364,693	23,342,741	45,430,469	33,632,646	32,391,105
Total governmental activities	$ 252,758,089	$ 273,373,605	$ 317,734,394	$ 330,111,105	$ 358,359,443
Business-type activities:					
Sales taxes	$ 7,007,328	$ 8,176,848	$ 8,901,158	$ 10,097,633	$ 9,481,824
Other taxes	1,348	-	7,694	-	-
Unrestricted investment earnings	1,082,715	847,716	1,106,658	2,738,073	3,532,207
Miscellaneous	215,050	658,510	1,716,115	3,909,269	5,438,577
Transfers	(18,364,693)	(23,342,741)	(45,430,469)	(33,632,646)	(32,391,105)
Total business-type activities	$ (10,058,252)	$ (13,659,667)	$ (33,698,844)	$ (16,887,671)	$ (13,938,497)
Total primary government	$ 242,699,837	$ 259,713,938	$ 284,035,550	$ 313,223,434	$ 344,420,946
Change in Net Position			24,659,309		
Government activities					
Changes in Net Position	$ (17,752,839)	$ 1,432,431	$ 24,659,309	$ (14,712,326)	$ 3,747,238
Net Position-Beginning of year, originally reported	15,411,600	(2,341,239)	(908,808)	36,641,570	21,929,244
Restatement-Correction of error	-	-	10,458,285	-	-
Change in accounting principle	-	-	2,432,784	-	-
Total governmental activities	$ (2,341,239)	$ (908,808)	$ 36,641,570	$ 21,929,244	$ 25,676,482
Business-type activities					
Changes in Net Position	$ 34,957,647	$ 57,754,740	$ 50,813,080	$ 57,390,897	$ 75,709,864
Net Position-Beginning of year	545,361,682	580,319,329	638,074,069	689,092,526	746,483,423
Prior period adjustment	-	-	205,377	-	-
	$ 580,319,329	$ 638,074,069	$ 689,092,526	$ 746,483,423	$ 822,193,287
Net Position:					
Total primary government	$ 577,978,090	$ 637,165,261	$ 725,734,096	$ 768,412,667	$ 847,869,769

DRAFT
7/29/25

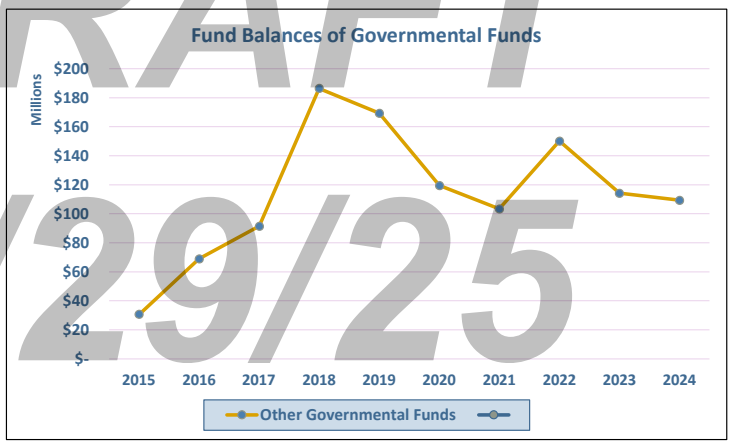
STATISTICAL TABLE 3

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2015	2016	2017	2018	2019
General Fund					
Restricted	95,443	$ 95,443	$ 95,443	$ 95,443	$ 95,443
Committed	854,812	0	0	0	-
Assigned	2,912,722	3,933,271	4,069,920	5,503,779	4,471,574
Unassigned	27,726,681	27,696,778	36,791,489	34,389,662	37,790,094
Total General Fund	$ 31,589,658	$ 31,725,492	$ 40,956,852	$ 39,988,884	$ 42,357,111
Percent Change	*92.9%*	*0.4%*	*29.1%*	*-2.4%*	*5.9%*
All Other Governmental Funds					
Unspendable	$ -	5,440,000	$ -	$ -	$ -
Restricted	33,152,395	56,585,544	82,163,570	177,686,051	159,458,737
Committed	1,284,274	2,375,319	4,767,100	7,174,790	8,447,866
Assigned	-	5,139,085.00	5,139,085.00	2,282,700.00	2,282,700.00
Unassigned	(3,685,239)	(580,379)	(561,299)	(683,485)	(850,823)
Total all Other Governmental Funds	$ 30,751,430	$ 68,959,569	$ 91,508,456	$ 186,460,056	$ 169,338,480
Percent Change	*-486.5%*	*124.2%*	*32.7%*	*103.8%*	*-9.2%*

DRAFT
7/29/25



STATISTICAL TABLE 3

FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2020	2021	2022	2023	2024
General Fund					
Restricted	$ 95,443	$ 95,443	$ 95,443	$ 95,443	$ 95,443
Committed	-	-	-	-	-
Assigned	4,581,051	5,101,326	9,614,905	6,533,163	2,652,608
Unassigned	40,977,190	59,674,181	58,133,274	62,168,262	66,695,413
Total General Fund	$ 45,653,684	$ 64,870,950	$ 67,843,622	$ 68,796,868	$ 69,443,464
Percent Change	*7.8%*	*42.1%*	*3.7%*	*1.4%*	*0.9%*
All Other Governmental Funds					
Unspendable	$ -	$ -	$ -	205,262	$ -
Restricted	111,530,473	100,394,684	149,915,692	113,443,601	112,527,456
Committed	7,301,660	5,151,945	7,511,736	8,317,854	9,280,758
Assigned	$ 2,044,568	1,742,931	1,596,878	1,496,771	1,349,140
Unassigned	(1,385,100)	(3,869,182)	(8,792,493)	(9,299,988)	(13,763,581)
Total all Other Governmental Funds	$ 119,491,601	$ 103,420,378	$ 150,231,813	$ 114,163,500	$ 109,393,773
Percent Change	*-29.4%*	*-13.4%*	*45.3%*	*-24.0%*	*-4.2%*

DRAFT
7/29/25

STATISTICAL TABLE 4

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2015	2016	2017	2018	2019
Revenues					
Taxes	$ 196,028,207	$ 195,524,823	$ 209,542,539	$ 206,360,059	$ 215,917,252
Intergovernmental	68,927,599	54,416,579	23,990,742	23,746,738	27,370,185
Charges for services	14,786,758	13,782,849	14,424,024	14,807,672	15,199,940
Fines and forfeits	9,152,902	7,535,348	7,266,553	7,829,422	7,331,246
Interest Income	2,855,537	2,803,724	1,828,131	6,211,161	9,100,117
Licenses and permits	2,404,850	2,628,059	2,570,451	2,651,126	2,694,649
Other	9,227,352	16,568,721	11,133,339	14,561,623	8,734,947
Total revenues	$ 303,383,205	$ 293,260,103	$ 270,755,779	$ 276,167,801	$ 286,348,336
Expenditures					
General government	$ 27,126,153	$ 29,159,365	$ 28,950,253	$ 28,953,898	$ 30,492,479
Public works	35,654,979	36,652,852	38,523,202	40,116,849	41,206,279
Public Safety	118,496,129	117,167,080	120,721,404	126,139,420	130,277,175
Judicial	11,169,082	11,468,010	12,196,847	13,161,253	14,124,184
Health and welfare	12,774,870	15,154,463	14,613,019	13,608,068	13,094,480
Planning and Development	53,036,380	35,909,445	13,052,514	23,032,351	16,848,941
Parks & Recreation	5,301,110	5,550,802	7,102,928	7,309,228	7,595,949
Debt service:					
Principal	43,995,575	46,828,716	44,963,584	32,730,745	62,658,108
Interest and fiscal charges	20,190,883	20,083,466	18,620,321	20,217,355	22,513,861
Other	1,957,418	1,456,590	845,732	2,150,796	1,021,328
Capital outlay	51,792,280	44,458,150	55,181,642	32,781,343	64,558,294
Total expenditures	$ 381,494,859	$ 363,888,939	$ 354,771,446	$ 340,201,306	$ 404,391,078
Other financing sources (uses)					
Transfers from other funds	$ 53,266,795	$ 59,753,898	$ 54,963,639	$ 104,790,616	$ 90,958,343
Transfers to other funds	(11,777,041)	(20,120,797)	(13,977,551)	(56,162,560)	(24,637,036)
Proceeds from issuance of bonds	68,872,912	30,930,000	20,850,799	102,124,300	27,109,524
Discount from issuance of bonds	(579,274)	-	-	-	-
Proceeds from refunding bonds	16,800,000	31,139,046	41,702,092	-	8,980,000
Proceeds from sale of assets	18,619,010	182,608	322,050	39,675	32,300
Proceeds from sale of land	-	-	-	-	-
Proceeds from capital lease	1,720,103	2,873,264	3,441,173	4,245,442	3,222,010
Issuance of notes payable	-	-	-	-	6,860,000
Issuance of finance purchases	-	-	-	-	-
Issuance of subscriptions	-	-	-	-	-
Premium from issuance of bonds	1,361,927	1,656,531	885,643	2,979,664	944,347
Premium from issuance of refunding bonds	3,039,776	2,558,259	7,608,069	-	1,357,483
Payment to refunding bond escrow agent	(19,293,926)	-	-	-	(11,537,578)
Total other financing sources (uses)	$ 132,030,282	$ 108,972,809	$ 115,795,914	$ 158,017,137	$ 103,289,393
Net change in fund balances	$ 53,918,628	$ 38,343,973	$ 31,780,247	$ 93,983,632	$ (14,753,349)
Total expenditures	$ 381,494,859	$ 363,888,939	$ 354,771,446	$ 340,201,306	$ 404,391,078
Capital outlay from recon GAAP to Mod Accr	22,463,135	22,747,158	30,595,671	25,134,677	42,503,167
Non-capital expenditures	$ 359,031,724	$ 341,141,781	$ 324,175,775	$ 315,066,629	$ 361,887,911
Debt service	$ 64,186,458	$ 66,912,182	$ 63,583,905	$ 52,948,100	$ 85,171,969
Debt SVC at % of non-capital expenditures	17.88%	19.61%	19.61%	16.81%	23.54%

Note:
2019 and 2020: Significant variances noted in Net Change in Fund Balances are due primarily to timing of when Bond Proceeds were received compared to when Capital Outlay costs were incurred.

DRAFT 7/29/25

STATISTICAL TABLE 4

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2020	2021	2022	2023	2024
Revenues					
Taxes	$ 213,387,162	$ 237,217,078	$ 251,464,882	$ 269,523,747	$ 289,972,718
Intergovernmental	60,340,583	66,858,815	57,689,734	40,842,910	62,496,763
Charges for services	14,573,623	15,708,297	16,800,492	7,474,797	7,040,124
Fines and forfeits	5,245,490	6,248,721	5,417,133	6,136,556	6,037,953
Interest Income	5,804,046	5,084,157	4,862,557	10,467,844	11,006,090
Licenses and permits	2,528,407	2,943,671	2,592,776	2,430,401	2,563,091
Other	10,810,946	9,602,833	7,529,757	7,027,139	8,286,272
Total revenues	$ 312,690,257	$ 343,663,572	$ 346,357,331	$ 343,903,394	$ 387,403,011
Expenditures					
General government	$ 41,914,421	$ 36,620,370	$ 36,335,889	$ 54,260,246	$ 62,731,123
Public works	39,579,646	38,348,799	56,310,260	46,060,290	38,391,996
Public Safety	137,960,043	147,961,589	151,543,141	167,283,383	175,918,889
Judicial	13,741,130	13,253,653	15,574,681	10,930,717	12,290,273
Health and welfare	18,942,104	26,544,207	20,010,579	17,533,612	17,669,598
Planning and Development	13,996,307	28,497,110	16,502,210	12,225,198	18,416,469
Parks & Recreation	6,977,724	8,079,612	8,353,054	9,839,018	10,462,385
Debt service:					
Principal	102,889,522	51,610,837	49,780,715	73,186,158	61,650,661
Interest and fiscal charges	21,898,894	17,510,967	18,081,400	18,995,724	19,917,103
Other	1,155,333	635,813	984,132	800,081	1,038,594
Capital outlay	95,782,324	79,153,728	52,117,392	77,862,617	98,802,504
Total expenditures	$ 494,837,448	$ 448,216,685	$ 425,593,453	$ 488,977,044	$ 517,289,595
Other financing sources (uses)					
Transfers from other funds	$ 124,474,424	$ 111,157,761	$ 131,787,166	$ 77,060,772	$ 85,242,613
Transfers to other funds	(69,132,597)	(48,770,810)	(75,047,431)	(17,511,684)	(18,128,529)
Proceeds from issuance of bonds	73,464,321	39,793,000	39,631,861	48,088,965	53,579,522
Discount from issuance of bonds	-	-	(447,064)	-	(191,543)
Proceeds from refunding bonds	10,260,000	-	33,413,250	-	-
Proceeds from sale of assets	2,215,364	391,091	693,812	16,393	12,000
Proceeds from sale of land	-	-	-	-	-
Proceeds from capital lease	1,577,496	2,984,042	5,410,918	345,847	1,137,500
Issuance of notes payable	-	-	-	-	-
Issuance of finance purchases	-	-	642,534	-	661,812
Issuance of subscriptions	-	-	-	-	650,792
Premium from issuance of bonds	3,583,376	2,144,072	885,183	2,558,290	2,799,286
Premium from issuance of refunding bonds	263,961	-	-	-	-
Payment to refunding bond escrow agent	(11,109,460)	-	(8,550,000)	-	-
Total other financing sources (uses)	$ 135,596,885	$ 107,699,156	$ 128,420,229	$ 110,558,583	$ 125,763,453
Net change in fund balances	$ (46,550,306)	$ 3,146,043	$ 49,184,107	$ (34,515,067)	$ (4,123,131)
Total expenditures	$ 494,837,448	$ 448,216,685	$ 425,593,453	$ 488,977,044	$ 517,289,595
Capital outlay from recon GAAP to Mod Accr	43,562,857	33,498,077	31,589,795	41,634,903	45,024,915
Non-capital expenditures	$ 451,274,591	$ 414,718,608	$ 394,003,658	$ 447,342,141	$ 472,264,680
Debt service	$ 124,788,416	$ 69,121,804	$ 67,862,115	$ 92,181,882	$ 81,567,764
Debt SVC at % of non-capital expenditures	27.65%	16.67%	15.95%	20.61%	17.27%

DRAFT 7/29/25

STATISTICAL TABLE 5

GOVERNMENTAL ACTIVITIES GENERAL REVENUES TAX AND OTHER BY SOURCE

Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2015	2016	2017	2018	2019
General Revenue Tax Source [1]					
Property	$ 104,289,273	$ 105,929,939	$ 110,469,527	$ 110,743,951	$ 115,943,989
Sales and use	72,404,103	73,902,389	73,524,198	74,255,486	75,426,327
BPU franchise tax/PILOT [1]	-	-	-	-	-
Other franchise	8,725,685	8,979,443	9,664,207	10,001,733	9,868,997
Casino revenues - 3% share [3]	3,250,869	3,257,077	3,283,960	3,371,222	3,441,939
Other taxes	2,585,196	2,438,937	2,186,859	2,335,483	2,455,304
Transient guest	1,185,040	1,763,133	3,751,538	3,945,813	5,647,608
Subtotal general revenues, taxes	$ 192,440,166	$ 196,270,918	$ 202,880,289	$ 204,653,688	$ 212,784,164
BPU franchise tax/PILOT transfer [2]	30,658,851	30,336,724	32,673,555	35,490,480	34,116,534
Total sources	$ 223,099,017	$ 226,607,642	$ 235,553,844	$ 240,144,168	$ 246,900,698
Percentage change	*3.4%*	*1.6%*	*3.9%*	*1.9%*	*2.8%*

[1] Based on Statement of Activities, Governmental activities General Revenues.
[2] KCK Board of Public Utilities (BPU) franchise tax/PILOT accounted for as a transfer beginning in 2014.
[3] Hollywood Casino revenue sharing agreement of 3% of casino gross revenues began in 2012.

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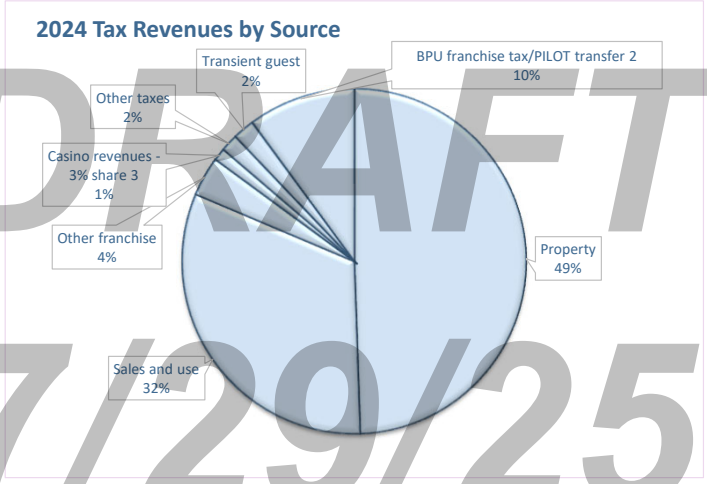
7/29/25

STATISTICAL TABLE 5

**GOVERNMENTAL ACTIVITIES GE
TAX AND OTHER BY SOURCE**
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2020	2021	2022	2023	2024
General Revenue Tax Source [1]					
Property	$ 118,166,137	$ 127,351,048	$ 130,917,355	$ 141,598,421	$ 158,663,468
Sales and use	83,893,013	88,112,826	94,834,899	101,226,433	102,302,814
BPU franchise tax/PILOT [1]	-	-	-	-	-
Other franchise	9,705,600	9,958,685	10,732,065	11,003,319	11,889,902
Casino revenues - 3% share [3]	2,336,826	3,137,897	3,435,000	3,641,918	3,756,670
Other taxes	1,869,546	1,920,479	2,483,109	2,353,428	5,320,418
Transient guest	2,859,491	4,660,106	6,535,035	6,816,616	6,476,246
Subtotal general revenues, taxes	$ 218,830,613	$ 235,141,041	$ 248,937,463	$ 266,640,135	$ 288,409,518
BPU franchise tax/PILOT transfer [2]	32,687,316	31,715,220	37,073,894	33,632,646	32,391,105
Total sources	$ 251,517,929	$ 266,856,261	$ 286,011,357	$ 300,272,781	$ 320,800,623
Percentage change	*1.9%*	*6.1%*	*7.2%*	*5.0%*	*6.8%*



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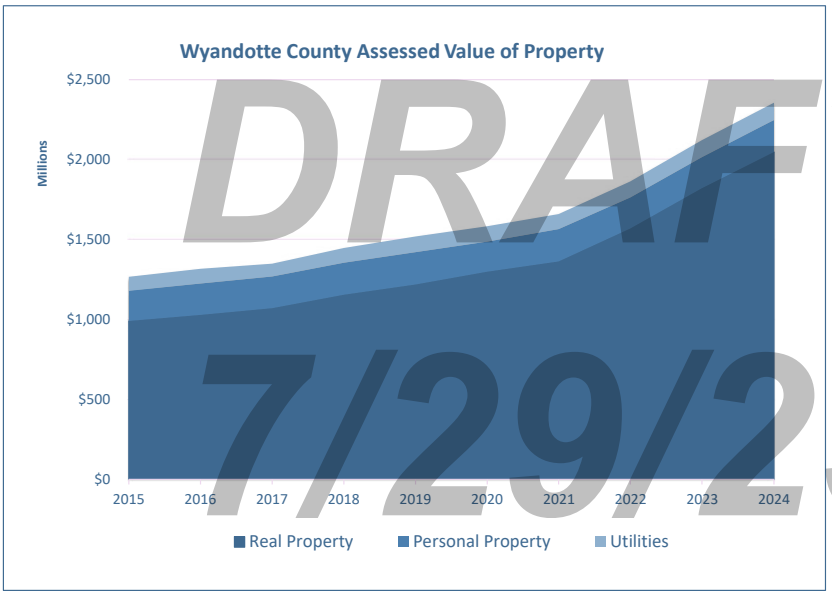
STATISTICAL TABLE 6

ASSESSED AND ESTIMATED ACTUAL VALUES OF TAXABLE TANGIBLE PROPERTY
Including Motor Vehicles, Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT

	Assessed Value of Property in Wyandotte County				
Fiscal Year	Real Estate Property [1]	Personal Property [2]	State Assessed Utilities [2]	Total Assessed Value	% Change
2015	990,206,580	189,771,046	85,851,534	1,265,829,160	3.9%
2016	1,028,187,363	196,689,211	91,717,690	1,316,594,264	4.0%
2017	1,070,760,527	197,834,401	80,141,950	1,348,736,878	2.4%
2018	1,153,637,230	201,516,545	90,353,466	1,445,507,241	7.2%
2019	1,217,354,051	202,855,707	98,704,152	1,518,913,910	5.1%
2020	1,298,183,957	187,562,994	97,399,427	1,583,146,378	4.2%
2021	1,361,653,318	202,228,419	94,088,630	1,657,970,367	4.7%
2022	1,568,398,746	193,804,239	100,847,525	1,863,050,510	12.4%
2023	1,820,884,106	194,319,862	105,870,356	2,121,074,324	13.8%
2024	2,047,038,923	199,973,008	108,162,557	2,355,174,488	11.0%



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[1] Real Property Estimated Actual Value is the value assigned by the County Appraiser on taxable property as of the October final certification.
[2] Personal Property includes motor vehicle valuation. Estimated Actual Value and Estimated Actual Value for Utilities based on State assessed rate.
[3] The total direct tax rate for citizens in Wyandotte County varies according to the location of the property and the relation of the various taxing entities within the County borders. The total direct tax rate presented represents the rate for property located in the City of Kansas City, Kansas. The applicable drainage rates for property in other cities, school districts or drainage districts will vary.

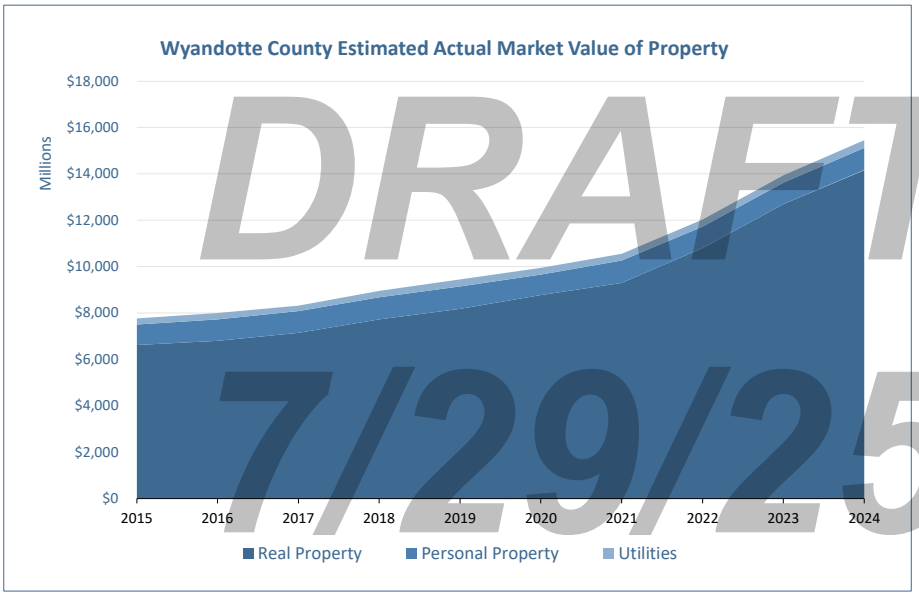
Source: Unified Government Clerk's Office

TABLE 6 (continued)

ASSESSED AND ESTIMATED ACTUAL VALUES OF TAXABLE TANGIBLE PROPERTY (continued)
Including Motor Vehicles, Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT continued

	Estimated Actual Market Value of Property in Wyandotte County					
Fiscal Year	Real Estate Property [1]	Personal Property [2]	State Assessed Utilities [2]	Total Estimated Actual Market Value	Assessed/ Actual Ratio	Total Direct Tax Rate [3]
2015	6,616,509,010	885,480,168	260,156,164	7,762,145,342	16.96%	82.688
2016	6,795,221,270	921,819,045	277,932,394	7,994,972,709	16.87%	80.688
2017	7,144,561,380	931,360,363	242,854,394	8,318,776,137	17.38%	78.883
2018	7,720,323,770	952,057,909	273,798,382	8,946,180,061	16.98%	77.149
2019	8,179,639,260	961,811,888	299,103,491	9,440,554,639	16.77%	77.662
2020	8,766,646,730	887,807,863	295,149,779	9,949,604,372	15.91%	77.798
2021	9,298,100,690	965,074,749	285,117,061	10,548,292,500	15.72%	77.820
2022	10,794,436,070	928,690,022	305,598,561	12,028,724,653	15.49%	75.805
2023	12,685,297,680	927,014,590	320,819,261	13,933,131,531	15.22%	75.773
2024	14,163,534,235	961,919,678	327,765,324	15,453,219,237	15.24%	67.921



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STATISTICAL TABLE 7

DIRECT AND OVERLAPPING PROPERTY TAX MILL LEVY RATES

Last Ten Years

(rate per $1,000 of assessed value)

	2015	2016	2017
County Direct Rates			
General	31.029	31.029	31.082
Election	0.869	0.869	0.870
County Park	1.384	1.384	1.386
Service Program - Aging	1.022	1.022	1.024
Health Department	1.551	1.551	1.554
Mental Health	0.423	0.423	0.424
Developmental Disabilities	0.344	0.344	0.345
County Infrastructure	-	-	-
Bond and Interest	2.191	2.191	2.195
Total County direct rate	38.813	38.813	38.880
City Direct Rates			
Kansas City			
Kansas City - City General Fund	27.093	25.093	23.167
Kansas City - Bond & Interest Fund	16.782	16.782	16.83596
Kansas City - Total	43.875	41.875	40.003212
Bonner Springs (includes library)	33.658	33.657	33.689261
Edwardsville	47.367	47.367	46.154726
Lake Quivira	17.749	17.228	17.228
Unified Government Direct Rate (County + City)			
Unified Government - Kansas City	82.688	80.688	78.883
Unified Government - Bonner Springs	72.471	72.470	72.569
Unified Government - Edwardsville	86.180	86.180	85.035
Unified Government - Lake Quivera	56.562	56.041	56.108
Community College	27.336	27.336	27.383612
School Districts			
USD #500 - Kansas City, Kansas	49.309	49.309	49.390
USD #204 - Bonner Springs	62.775	62.659	62.575
USD #203 - Piper	59.701	58.430	58.422
USD #202 - Turner (includes recreation)	68.837	63.059	67.554
Drainage Districts	3.052-16.378	3.080-15.664	2.665-16.206
Library Districts			
Wyandotte County Library District	6.059	6.059	6.042
USD #500 Kansas City, Kansas Library District	10.985	10.985	11.036
Statewide Levy	1.500	1.500	1.500

Source: Unified Government Clerk's Office

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STATISTICAL TABLE 7

DIRECT AND OVERLAPPING PROPERTY TAX MILL LEVY RATES

Last Ten Years

(rate per $1,000 of assessed value)

	2018	2019	2020	2021	2022	2023	2024
County Direct Rates							
General	31.187	31.389	31.440	31.449	29.191	28.180	26.508
Election	0.873	0.879	0.881	0.881	0.881	0.880	0.695
County Park	1.391	1.400	1.402	1.403	1.652	1.652	1.347
Service Program - Aging	1.027	1.034	1.036	1.036	1.036	1.035	0.804
Health Department	1.559	1.710	1.713	1.573	1.573	1.572	1.410
Mental Health	0.425	0.428	0.429	0.429	0.429	0.428	0.359
Developmental Disabilities	0.346	0.207	0.207	0.348	0.347	0.347	0.280
County Infrastructure	-	-	-	-	-	1.000	-
Bond and Interest	2.202	2.216	2.220	2.221	2.220	2.219	2.056
Total County direct rate	39.011	39.263	39.327	39.338	37.328	37.313	33.459
City Direct Rates							
Kansas City							
Kansas City - City General Fund	21.242	21.387	21.427392	21.434	21.431	21.421	19.195
Kansas City - Bond & Interest Fund	16.896	17.011	17.043	17.048	17.046	17.038	15.267
Kansas City - Total	38.13786	38.398337	38.470	38.482	38.477	38.460	34.462000
Bonner Springs (includes library)	38.322644	38.40305	38.328078	42.892	41.876	39.871	38.834
Edwardsville	46.138558	45.887294	43.29856	42.298	41.692	40.940	40.057
Lake Quivira	17.277	17.228	17.277	17.226	16.927	19.628	19.298
Unified Government Direct Rate (County + City)							
Unified Government - Kansas City	77.149	77.662	77.798	77.820	75.805	75.773	67.921
Unified Government - Bonner Springs	77.333	77.666	77.655	82.230	79.204	77.184	72.293
Unified Government - Edwardsville	85.149	85.151	82.626	81.636	79.021	78.254	73.516
Unified Government - Lake Quivera	56.288	56.491	56.604	56.564	54.255	56.941	52.757
Community College	27.475764	27.559729	27.425977	27.426	27.375	27.375	27.375
School Districts							
USD #500 - Kansas City, Kansas	49.489	49.604	49.652	49.659	49.656	49.636	50.310
USD #204 - Bonner Springs	60.568	62.359	60.911	57.138	52.138	53.291	52.695
USD #203 - Piper	62.131	57.122	57.209	57.797	63.647	66.270	66.275
USD #202 - Turner (includes recreation)	60.640	63.818	60.909	54.319	54.349	54.443	53.767
Drainage Districts	2.608-18.183	2.513-17.492	3.189-19.567	2.793-19.683	2.651-20.558	2.470-20.558	2.470-20.558
Library Districts							
Wyandotte County Library District	6.068	6.122	6.129	6.130	6.122	5.444	4.880
USD #500 Kansas City, Kansas Library District	11.086	11.145	11.169	11.172	11.174	11.165	11.509
Statewide Levy	1.500	1.500	1.500	1.500	1.500	1.500	1.500

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Source: Unified Government Clerk's Office

STATISTICAL TABLE 8

PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Ago

	Fiscal Year 2024			Fiscal Year 2015		
Property Taxpayers [1]	**Assessed Value**	**Rank**	**Percentage of Total County Taxable Assessed Value** [2]	**Assessed Value**	**Rank**	**Percentage of Total County Taxable Assessed Value** [2]
W-LD Legends	$ 47,317,701	1	2.16%	$ 30,580,338	3	2.68%
Kansas Entertainment	29,789,073	2	1.36%	39,250,000	1	3.45%
General Motors	25,642,173	3	1.17%	35,885,253	2	3.15%
Magellan Pipeline	23,422,739	4	1.07%	19,275,429	4	1.69%
Burlington Northern Santa Fe	20,843,893	5	0.95%	14,127,311	6	1.24%
Union Pacific Railroad	18,708,483	6	0.78%	16,576,253	5	1.46%
Sp Bennet Lake Development	17,068,401	7	0.85%	---	---	---
Phillips 66 Carrier	14,075,744	8	0.64%	---	---	---
Cerner Corporation	11,768,095	9	0.54%	12,540,775	7	1.10%
Kansas Gas Service	11,691,663	10	0.53%	---	---	---
Schlitterbahn				12,455,873	8	1.09%
Nebraska Furniture Mart				12,270,498	9	1.08%
Prime Investments LLC				10,743,581	10	0.94%
	$ 220,327,965		**10.05%**	**$ 203,705,311**		**17.88%**

Total 2024 County
Taxable Assessed Value: $2,193,146,842

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Notes:
[1] Does not include tax exempt properties, including businesses with granted exemptions requiring payments in lieu of taxes or properties that are part of a tax increment financing (TIF) district.

[2] Total County Taxable Assessed Value does not include motor vehicle property valuation.

Source: Unified Government County Appraiser's Office

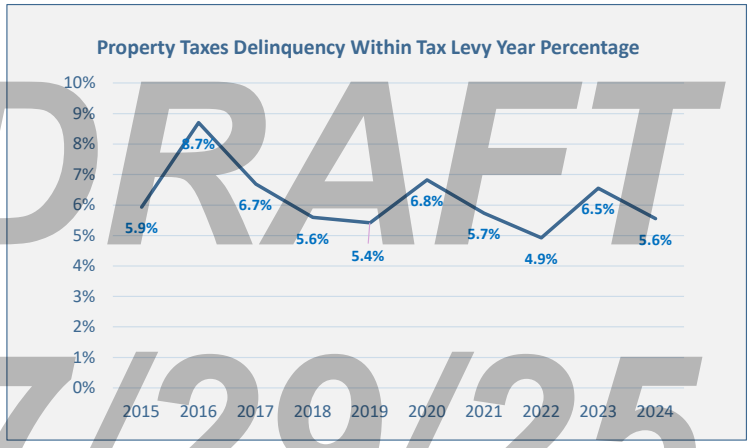
7/29/25

STATISTICAL TABLE 9

PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

UNIFIED GOVERNMENT PRIMARY GOVERNMENT - COUNTY-WIDE

		Collected within the Fiscal Year of the Current Levy				Total Collections to Date		
Budget Year [1]	Taxes Levied for the Fiscal Year (Original Levy)[2]	Taxes Collected	Percentage of Original Levy Less TIF Levy	Taxes Delinquent	Percent Delinquent[3]	Collections in Subsequent Year[4]	Total Collected	Percentage of Adjusted Levy
2015	87,265,691	82,087,300	94.1%	5,178,391	5.9%	4,472,811	86,560,111	99.2%
2016	93,214,739	85,097,921	91.3%	8,116,818	8.7%	3,853,124	88,951,045	95.4%
2017	92,784,037	86,574,111	93.3%	6,209,926	6.7%	4,013,314	90,587,425	97.6%
2018	92,810,927	87,620,141	94.4%	5,190,786	5.6%	3,252,345	90,872,486	97.9%
2019	97,808,187	92,509,105	94.6%	5,299,082	5.4%	2,949,742	95,458,847	97.6%
2020	103,519,283	96,456,117	93.2%	7,063,166	6.8%	2,907,510	99,363,627	96.0%
2021	109,445,962	103,172,823	94.3%	6,273,139	5.7%	3,766,378	106,939,201	97.7%
2022	116,438,707	110,705,473	95.1%	5,733,234	4.9%	1,010,217	111,715,690	95.9%
2023	126,058,421	117,801,762	93.5%	8,256,659	6.5%	1,026,721	118,828,483	94.3%
2024	144,362,450	136,345,307	94.4%	8,017,143	5.6%	724,887	137,070,194	94.9%



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Notes:
Tax amounts (levied, collected, delinquent) in table are for county, city and library mill levies.
[1] Taxes levied support the subsequent year's budget, e.g., 2021 taxes financed 2022 budgeted expenditures.
[2] Taxes Levied (Original Levy) excludes tax increment financing (TIF) values.
[3] Delinquent amount includes those parcels taxed and not paying, including tax-exempt parcels. Parcels exempted for TIF purposes are not included.
[4] County Treasurer's records do not provide a determination of delinquent tax collections by levy year; therefore, delinquent tax collections may include collections of prior year delinquencies and current year delinquencies

Source: Unified Government Finance Department

STATISTICAL TABLE 10

TOTAL ASSESSED TANGIBLE PROPERTY VALUATION OF THE COUNTY AND CITY OF KANSAS CITY, KANSAS
WYANDOTTE COUNTY AND CITY OF KANSAS CITY, KANSAS

Wyandotte County, Kansas

Year	Real Estate Property	Personal Property	State Assessed Utilities	Assessed Value before Motor Vehicle	Motor Vehicles	Total Assessed Valuation	Percent Change
2015	990,206,580	63,375,062	85,851,534	1,139,433,176	126,395,984	1,265,829,160	#VALUE!
2016	1,028,187,363	61,627,010	91,717,690	1,181,532,063	135,062,201	1,316,594,264	4.0%
2017	1,070,760,527	57,811,642	80,141,950	1,208,714,119	140,022,759	1,348,736,878	2.4%
2018	1,153,637,230	55,524,816	90,353,466	1,299,515,512	145,991,729	1,445,507,241	7.2%
2019	1,217,354,051	52,466,647	98,704,152	1,368,524,850	150,389,060	1,518,913,910	5.1%
2020	1,298,183,957	50,007,107	97,399,427	1,445,590,491	137,555,887	1,583,146,378	4.2%
2021	1,361,653,318	46,067,346	94,088,630	1,501,809,294	156,161,073	1,657,970,367	4.7%
2022	1,568,398,746	40,331,173	100,847,525	1,709,577,444	153,473,066	1,863,050,510	12.4%
2023	1,820,884,106	39,912,315	105,870,356	1,966,666,777	154,407,547	2,121,074,324	13.8%
2024	2,047,038,923	37,945,362	108,162,557	2,193,146,842	162,027,646	2,355,174,488	11.0%

City of Kansas City, Kansas

Year	Real Estate Property	Personal Property	State Assessed Utilities	Assessed Value before Motor Vehicle	Motor Vehicles	Total Assessed Valuation	Percent Change
2015	884,539,295	58,869,677	77,655,254	1,021,064,226	114,240,821	1,135,305,047	#VALUE!
2016	921,243,873	56,777,514	83,664,066	1,061,685,453	122,671,850	1,184,357,303	4.3%
2017	954,627,361	53,272,856	72,077,008	1,079,977,225	127,407,120	1,207,384,345	1.9%
2018	1,029,105,367	50,757,362	82,024,133	1,161,886,862	132,686,800	1,294,573,662	7.2%
2019	1,080,987,011	47,982,201	89,943,144	1,218,912,356	136,614,808	1,355,527,164	4.7%
2020	1,151,245,313	45,552,396	88,142,418	1,284,940,127	124,532,379	1,409,472,506	4.0%
2021	1,203,067,444	41,695,374	84,416,361	1,329,179,179	142,063,978	1,471,243,157	4.4%
2022	1,388,972,325	35,981,361	89,880,490	1,514,834,176	139,905,585	1,654,739,761	12.5%
2023	1,614,389,450	35,956,239	95,236,469	1,745,582,158	140,598,720	1,886,180,878	14.0%
2024	1,816,963,750	33,911,976	97,137,002	1,948,012,728	147,749,968	2,095,762,696	11.1%

Source: Unified Government Clerk's Office

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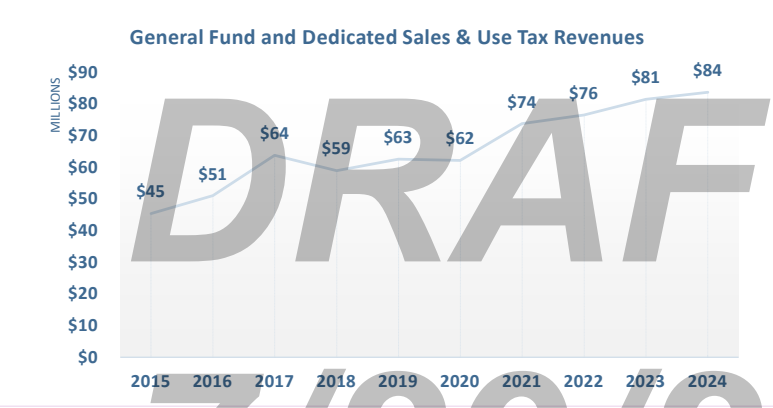
STATISTICAL TABLE 11

SELECTED SALES AND USE TAX REVENUES AND COUNTY-WIDE RETAIL SALES RECEIPTS
Last Ten Fiscal Years

	General Fund & Dedicated Sales and Use Tax Revenues				
Year	General Fund City & County Sales & Use Tax [1]	Dedicated Sales & Use Tax [2]	Subtotal General Fund and Dedicated Sales & Use Tax Revenue [3]	Wyandotte County Retail Sales Receipts [4]	Percent Change in Retail Sales Receipts
2015	37,877,474	7,541,364	45,418,838	2,208,780,095	3.7%
2016	42,420,844	8,543,043	50,963,887	2,283,631,272	3.4%
2017	53,759,356	9,963,932	63,723,288	2,224,774,634	(2.6%)
2018	48,507,240	10,390,797	58,898,037	2,348,850,077	5.6%
2019	51,920,536	10,604,122	62,524,658	2,417,760,169	2.9%
2020	51,619,150	10,508,294	62,127,444	2,364,612,315	(2.2%)
2021	61,479,806	12,210,331	73,690,137	2,695,770,318	14.0%
2022	63,154,674	13,294,667	76,449,341	2,882,441,012	6.9%
2023	67,400,882	13,975,125	81,376,007	3,004,244,964	4.2%
2024	68,991,408	14,668,670	83,660,078	3,037,887,896	1.1%



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Notes:

[1] Includes city and county sales and use taxes to city / county general funds. Beginning in 2017, base sales and use tax revenues resulting from the pay off of the original STAR bonds related to Village West are included.

[2] Dedicated sales tax of 0.375% for public safety and neighborhood infrastructure originally began July 1, 2010 expiring July 1, 2020. A referendum passed in 2018 extended tax 10 years until July 1, 2030.

[3] Emergency Medical Services Enterprise Fund 0.25% sales and use tax revenues not included.

[4] Based on Kansas state sales tax collections. Sales tax rate changes are as follows: July 1, 2010 State of Kansas rate increased by 1.0% and local rate by 0.375%; July 1, 2013 State of Kansas rate decreased by 0.15%; and July 1, 2015 State of Kansas rate increased by 0.35%.

Source: Unified Government, Finance Department. Figures on a modified accrual basis of accounting.

TABLE 12

CITY GENERAL FUND SALES AND USE TAX REVENUE
Last Ten Fiscal Years

Year	City Sales Tax	City Portion of County Tax	City Use Tax	City Portion of County Use Tax	City General Fund Sales & Use Taxes Total
2015	13,824,822	11,515,101	4,194,270	3,244,537	32,778,730
2016	15,717,589	12,322,303	4,504,963	3,414,582	35,959,437
2017	21,922,528	16,258,394	4,850,326	3,698,294	46,729,542
2018	19,731,411	15,377,433	3,723,088	2,945,642	41,777,574
2019	19,756,221	15,467,901	4,726,302	3,707,160	43,657,584
2020	19,278,310	15,236,790	4,843,197	3,709,033	43,067,330
2021	22,287,016	17,820,337	6,436,408	5,022,569	51,566,330
2022	23,194,856	18,739,195	7,368,608	5,189,197	54,491,856
2023	26,448,362	20,011,491	8,159,313	6,280,089	60,899,255
2024	24,148,399	18,908,190	9,333,607	7,215,413	59,605,609

Source: Unified Government, Finance Department. Figures on a modified accrual basis of accounting

Note:

Sales and use taxes to City General Fund do not include sales taxes pledged to special sales tax districts. Also, sales and use tax revenue from the Emergency Medical Services (0.25%) and Dedicated Public Safety and Neighborhood Infrastructure (0.375%) are accounted for in other funds and not reflected in the above table. Beginning in 2017, base sales and use tax revenues resulting from the pay off of the original STAR bonds related to Village West are included.

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TABLE 13

KANSAS SPEEDWAY STAR BONDS SALES AND USE TAX REVENUES
Last Ten Fiscal Years

Year	State Sales & Use Tax	City Sales & Use Tax	County Sales & Use Tax	Total Kansas Speedway STAR Bond Sales & Use Tax Revenues
2015	3,641,160	948,592	542,688	5,132,440
2016	5,376,299	1,344,175	777,237	7,497,711
2017	2,190,945	190,915	131,406	2,513,266
2018	933,764	246,328	137,350	1,317,442
2019	951,443	237,946	136,987	1,326,376
2020	173,406	43,349	24,921	241,676
2021	616,544	154,133	86,079	856,756
2022	968,294	242,070	138,884	1,349,249
2023	1,101,234	275,375	158,056	1,534,665
2024	819,855	207,630	119,253	1,146,738

Source: Unified Government, Finance Department. Figures reflected on a budgetary (cash) basis of accounting

STATISTICAL TABLE 18

PLEDGED-REVENUE DEBT COVERAGE
Last Ten Fiscal Years

	Kansas City, Kansas Board of Public Utilities (BPU) Revenue Bonds				
Fiscal Year	Gross Revenues [1]	Direct Operating Expenses [1]	Net Available Revenue	Total Debt Service Requirements	Coverage
2015	$ 303,124,272	$ 201,260,954	$ 101,863,318	$ 45,334,587	2.25
2016	301,043,289	210,246,970	90,796,319	48,079,981	1.89
2017	317,306,293	214,070,198	103,236,095	51,014,663	2.02
2018	355,792,700	219,002,751	136,789,949	52,290,494	2.62
2019	337,165,553	222,758,535	114,407,018	54,603,319	2.10
2020	317,891,727	205,725,330	112,166,397	54,314,369	2.07
2021	349,364,924	221,866,477	127,498,447	47,982,646	2.66
2022	385,079,551	238,523,616	146,555,935	47,985,296	3.05
2023	355,347,779	219,797,665	135,550,114	47,984,483	2.82
2024	372,442,450	222,063,207	150,379,243	47,982,218	3.13

Notes:
[1] Excludes depreciation expense, amortization expense and amortization revenue.
[2] Includes sales tax generated in the Prairie Delaware Redevelopment District.
See more in Note III.F. to the financial statements.
[3] Includes sales tax generated in three transporation development districts.
See more in Note III.F. to the financial statements.

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7/29/25

TABLE 18 (continued)

PLEDGED-REVENUE DEBT COVERAGE
Last Ten Fiscal Years

	Unified Government STAR Bonds [2]				Unified Government TDD Bonds [3]			
Fiscal Year	Sales Tax Revenues	Principal	Interest	Coverage	Sales Tax Revenues	Principal	Interest	Coverage
2015	$ 61,697,772	$ 45,026,515	$ 16,782,445	1.00	$ 3,007,406	$ 1,575,000	$ 1,257,442	1.06
2016	46,582,407	24,810,143	13,533,052	1.21	2,745,887	1,661,000	1,221,362	0.95
2017	5,445,930	2,276,733	5,691,103	0.68	2,927,428	1,791,000	1,140,044	1.00
2018	7,250,654	6,940,303	5,672,497	0.57	2,991,901	2,073,000	1,054,075	0.96
2019	9,228,692	3,473,423	5,572,233	1.02	2,655,021	1,683,000	950,726	1.01
2020	9,800,828	4,351,276	5,616,055	0.98	2,092,717	1,782,000	876,229	0.79
2021	10,607,633	3,982,143	5,211,438	1.15	2,663,406	1,720,000	785,839	1.06
2022	20,679,199	4,069,194	9,138,338	1.24	2,853,473	2,015,000	688,502	1.06
2023	17,427,158	2,861,958	4,009,447	2.54	2,997,016	2,360,000	585,403	1.02
2024	23,602,743	3,734,009	3,945,117	3.07	3,023,791	2,830,000	457,163	0.92

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7/29/25

STATISTICAL TABLE 14

RATIOS OF OUTSTANDING DEBT BY TYPE

Last Ten Fiscal Years

Governmental Activities

Fiscal Year	General Obligation Bonds [1]	Special Obligation Bonds	Revenue Bonds	Capital Leases	Notes Payable	Section 108 Loan	Finance Purchase	Subscription	STAR Bonds	TDD Bonds	**Total Governmental Activities**
2015	$ 245,001,722	$52,599,618	$ 10,000,992	$ 6,839,477	$ -	$ 1,650,000	$ -	$ -	$ 79,987,272	$ 23,999,096	$ 420,078,177
2016	268,701,047	56,181,878	16,730,134	7,706,512	-	1,244,000	-	-	66,824,018	22,351,665	439,739,254
2017	305,030,147	52,418,414	14,507,922	9,409,186	-	810,000	-	-	65,570,581	20,713,000	468,459,250
2018	329,177,181	74,357,140	46,721,504	11,403,800	-	-	-	-	63,770,866	18,640,000	544,070,491
2019	308,434,899	67,767,866	43,251,908	11,648,501	6,860,000	-	-	-	62,674,684	16,957,000	517,594,858
2020	283,941,994	61,820,593	50,201,377	10,770,999	6,860,000	-	-	-	61,265,726	15,175,000	490,035,689
2021	285,324,329	55,430,320	49,513,197	11,538,239	6,860,000	-	-	-	59,880,226	13,455,000	482,001,311
2022	314,173,164	47,773,000	45,240,000	17,852,112	6,860,000	-	542,534	-	62,561,288	11,440,000	506,442,098
2023	291,260,000	37,501,075	43,815,189	17,056,986	6,860,000	-	445,529	8,081,225	74,191,139	9,036,505	488,247,648
2024	290,803,561	37,465,000	42,420,000	22,866,604	6,860,000	-	871,320	7,278,256	70,733,299	6,027,229	485,325,269

Business Type Activities

Fiscal Year	General Obligation Bonds	Lease Payable	Sewer Revolving Loan	STAR Bonds	BPU Revenue Bonds	BPU Capital Leases	Finance Purchase	BPU Government Loan	**Total Primary Government**	Percentage of Personal Income [2]	Per Capita [2]
2015	$ 68,858,876	$ 2,450,728	$ 14,222,104	$ 6,405,559	$ 574,800,051	$ 3,812,374	$ -	$ 33,275,100	$ 1,123,902,969	17.4%	6,986
2016	79,224,592	1,890,492	15,860,581	-	743,723,718	2,261,193	-	34,076,540	1,316,776,370	26.2%	8,165
2017	89,779,979	1,216,581	13,735,452	-	721,916,037	1,003,499	-	34,810,372	1,330,921,170	26.5%	8,520
2018	94,457,179	2,607,743	17,983,765	-	699,393,354	-	-	34,374,826	1,392,887,358	24.8%	8,265
2019	95,205,198	6,062,397	17,154,137	-	673,745,673	-	-	34,021,269	1,343,783,532	23.6%	8,095
2020	113,660,189	5,271,831	16,810,706	-	657,169,165	-	-	31,430,229	1,314,377,809	21.5%	7,953
2021	126,776,991	4,698,085	15,478,140	-	629,993,966	-	-	28,058,186	1,287,006,679	20.3%	7,604
2022	155,784,886	4,145,630	13,991,472	-	601,853,768	-	-	26,886,013	1,309,103,867	20.0%	7,816
2023	161,763,182	3,579,733	11,776,617	-	572,573,570	-	-	32,874,947	1,261,783,298	19.2%	7,559
2024	172,800,553	2,852,510	10,892,153	-	542,233,371	-	-	32,582,482	1,240,663,157	18.1%	7,323

DRAFT 7/29/25

Details regarding the Unified Government's outstanding debt can be found in the Notes to the Financial Statements

[1] This includes all long-term general obligation debt consisting of: general obligation bonds, tax increment financed GO bonds and bond anticipation notes

[2] Population and personal income data can be found in the Demographics Statistical Table.
These ratios are calculated using personal income and populations for the prior calendar year

STATISTICAL TABLE 15

RATIOS OF GENERAL BONDED DEBT OUTSTANDING

Last Ten Fiscal Years

	General Bonded Debt Outstanding					
Fiscal Year	General Obligation Debt [1]	Less: Amounts Restricted to Repaying Principal	Total General Bonded Debt	Percentage of Personal Income [2]	Percentage of Actual Value of Taxable Property [3]	Total General Bonded Debt Per Capita [2]
2015	313,860,598	(5,542,420)	308,318,178	4.73%	3.97%	1,883
2016	347,925,639	(8,866,589)	339,059,050	6.68%	4.24%	2,056
2017	394,810,126	(11,771,055)	383,039,071	7.25%	4.60%	2,318
2018	423,634,360	(14,757,747)	408,876,613	7.45%	4.57%	2,466
2019	403,640,097	(14,678,201)	388,961,896	6.82%	4.12%	2,343
2020	397,602,183	(8,183,792)	389,418,391	6.38%	3.91%	2,356
2021	412,101,320	(12,375,278)	399,726,042	6.30%	3.79%	2,362
2022	448,713,428	(18,869,566)	429,843,862	6.57%	4.08%	2,569
2023	488,247,648	(15,018,150)	473,229,498	7.24%	4.49%	2,829
2024	485,325,269	(15,363,133)	469,962,136	8.23%	3.32%	2,809

Notes:

[1] Includes General Obligation Bonds for governmental and business-type activities net of premiums and discounts.

[2] Population and personal income data can be found in the Demographics Statistical Table.

[3] Property value data can be found in Actual Value of Property Statistical Table 6.

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7/29/25

STATISTICAL TABLE 16

DEBT RATIOS
AS OF DECEMBER 31, 2024

	Wyandotte Co.	Kansas City
Estimated Actual Valuation (Appraised)	$ 15,453,219,237	$ 13,806,858,081
Equalized Assessed Tangible Valuation[(a)]	$ 2,193,146,842	$ 1,948,012,728
Population (U.S. Census Estimate)	169,418	152,933
Outstanding General Obligation Indebtedness (as of December 31, 2024)		
General Obligation Bonds	$ 12,095,000	$ 227,041,518
General Obligation Notes	$ -	$ 15,995,000
Less: Debt Service Funds on Hand as of December 31, 2024	**$ (3,249,711)**	**$ (8,276,517)**
Net Outstanding General Obligation Indebtedness	$ 8,845,289	$ 234,760,001
Ratio of Net General Obligation Debt to Estimated Actual Valuations	0.06%	1.70%
Ratio of Net General Obligation Debt to Equalized Assessed Tangible Valuation	0.40%	12.05%
Net General Obligation Debt per Capita	$ 52	$ 1,535
Overlapping Indebtedness	$ 464,545,461	$ 409,399,034
Direct and Overlapping Indebtedness	$ 473,390,750	$ 644,159,035
Ratio of Direct and Overlapping Indebtedness to Estimated Actual Valuation	3.06%	4.67%
Ratio of Direct & Overlapping Debt to Equalized Assessed Tangible Valuation	21.59%	33.07%
Overlapping Indebtedness per Capita	$ 2,742	$ 2,677
Direct and Overlapping Indebtedness per Capita	$ 2,794	$ 4,212

(a) Includes real property, personal property, and state assessed utility valuations and excludes valuations for motor vehicles.

Source: Unified Government, Finance Department

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7/29/25

STATISTICAL TABLE 17

LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

	2015 (As of 12/31/15)	2016 (As of 12/31/16)	2017 (As of 12/31/17)	2018 (As of 12/31/18)
Statutory debt capacity:				
Equalized assessed valuation of taxable tangible property	$ 1,139,433,176	$ 1,181,532,063	$ 1,208,714,119	$ 1,299,515,512
Estimated tangible valuation of motor vehicles	126,395,984	135,062,201	140,022,759	145,991,729
Estimated tangible valuation for calculating bonded indebtedness limit	1,265,829,160	1,316,594,264	1,348,736,878	1,445,507,241
	-	-	-	-
Debt limit (30% of total valuation)	379,748,748	394,978,279	404,621,063	433,652,172
	-	0	0	0
Amount of debt applicable to limit				
Total bonded indebtedness	369,585,001	374,610,000	428,455,000	446,925,000
Less exempt issues	(128,992,366)	(104,969,576)	(188,067,178)	(195,641,010)
	-	-	-	(180,000)
Total net debt applicable to limit	240,592,635	269,640,424	240,387,822	251,463,990
	-	-	-	-
Legal debt margin	$ 139,156,113	$ 125,337,855	$ 164,233,241	$ 182,188,182
Total net debt applicable to the limit as a percentage of debt limit	**63%**	**68%**	**59%**	**58%**

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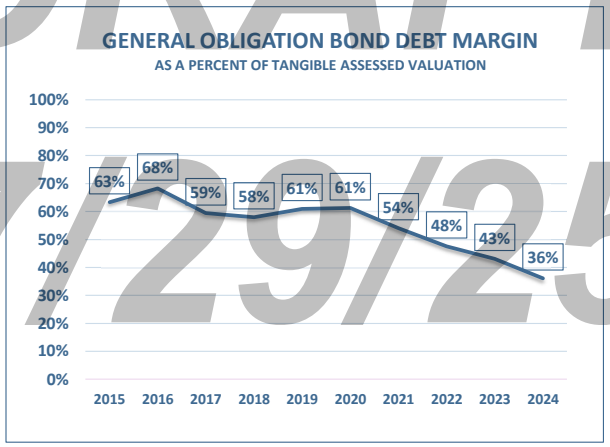
7/29/25



STATISTICAL TABLE 17

LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

	2019 (As of 12/31/19)	2020 (As of 12/31/20)	2021 (As of 12/31/21)	2022 (As of 12/31/22)	2023 (As of 12/31/23)	2024 (As of 12/31/24)
Statutory debt capacity:						
Equalized assessed valuation of taxable tangible property	$ 1,368,524,850	$ 1,445,590,491	$ 1,501,809,294	$ 1,709,577,444	$ 1,966,666,777	$ 2,193,146,842
Estimated tangible valuation of motor vehicles	150,389,060	137,555,887	156,161,073	153,473,066	154,407,547	162,027,646
Estimated tangible valuation for calculating bonded indebtedness limit	1,518,913,910	1,583,146,378	1,657,970,367	1,863,050,510	2,121,074,324	2,355,174,488
	-	-	-	-	-	
Debt limit (30% of total valuation)	455,674,173	474,943,913	497,391,110	558,915,153	636,322,297	706,552,346
	-	0	0	-	0	
Amount of debt applicable to limit						
Total bonded indebtedness	429,025,000	416,905,000	425,690,000	455,825,000	465,985,000	468,230,000
Less exempt issues	(151,413,891)	(125,970,130)	(156,804,507)	(189,803,071)	(191,832,401)	(213,098,482)
	-	-	-	-	-	
Total net debt applicable to limit	277,611,109	290,934,870	268,885,493	266,021,929	274,152,599	255,131,518
	-	-	-	-	-	
Legal debt margin	$ 178,063,064	$ 184,009,043	$ 228,505,617	$ 292,893,224	$ 362,169,698	$ 451,420,828
Total net debt applicable to the limit as a percentage of debt limit	**61%**	**61%**	**54%**	**48%**	**43%**	**36%**

DRAFT
7/29/25

STATISTICAL TABLE 19

INDIRECT DEBT
AS OF DECEMBER 31, 2024

Four school districts are located completely within the territorial limits of the Unified Government, as is the Kansas City, Kansas Community College.

Jurisdiction	Total Debt	Applicable % to Unified Government	Unified Government
Unified Government of Wyandotte County & Kansas City, KS	$ 1,240,663,157	100.00%	$ 1,240,663,157
Kansas City, Kansas Community College	-	100.00%	-
U.S.D. No. 500	250,175,000	100.00%	250,175,000
U.S.D. No. 202	42,645,000	100.00%	42,645,000
U.S.D. No. 203	108,810,000	100.00%	108,810,000
U.S.D. No. 204	36,025,000	98.02%	35,311,475
City of Bonner Springs	17,255,000	94.87%	16,368,986
City of Edwardsville	11,235,000	100.00%	11,235,000
Total Direct and Overlapping			**$ 1,705,208,618**

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Note: Overlapping governments are those that coincide, at least in part, with the geographical boundaries of the County or City. This tabl estimates the portion of the outstanding debt of those overlapping goverments that is borne by the residents of Wyandotte Count and Kansas City, Kansas. The applicable percentage is based on the County & City percent share of the respective entities total assessed valuation. The percentage used is the higher of the County or City percentage to show the consolidated tota

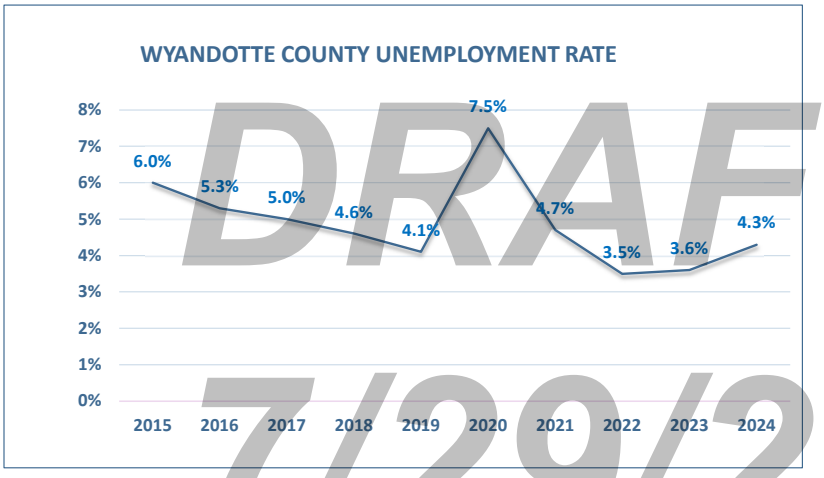
Source: Unified Government, Finance Department.

7/29/25

STATISTICAL TABLE 20

DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Year	County Population [1]	Personal Income [2] *(thousands of dollars)*	Per Capita [2] Personal Income	County-wide Public School Enrollment [3]	Unemployment Rate
2015	163,776	$ 6,430,127	$ 38,825	30,417	6.0%
2016	164,924	$ 5,051,634	$ 30,223	30,834	5.3%
2017	165,254	$ 5,249,811	$ 31,278	31,583	5.0%
2018	165,781	$ 5,436,654	$ 32,218	31,440	4.6%
2019	166,009	$ 5,686,972	$ 33,582	31,873	4.1%
2020	169,245	$ 6,160,627	$ 36,472	31,514	7.5%
2021	167,279	$ 6,458,633	$ 38,614	30,971	4.7%
2022	165,719	$ 6,605,121	$ 39,880	30,752	3.5%
2023	166,932	$ 6,821,722	$ 41,273	31,564	3.6%
2024	169,418	$ 6,872,319	$ 41,590	31,928	4.3%



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Sources and Notes:

[1] U.S. Dept of Commerce, Bureau of Census, Local Population Estimates; non-decennial Census figures are time-series data updated annually with release of annual population estimate. Note, the 2020 population number is from the decennial Census count.
[2] Personal Income and Per Capita Personal Income per U.S. Bureau of Economic Analysis. Most recent year is an estimate based on trends.
[3] School enrollment of Kansas City, Kansas #500, Turner #202, Piper #203, Bonner Springs #204 and parochial schools in Wyandotte County.

STATISTICAL TABLE 21

PRINCIPAL EMPLOYERS
Current Year and Nine Years Ago

	Fiscal Year 2024			Fiscal Year 2015		
	Employees in County (Employment Range)	Rank	Percentage of Total County Employment	Employees in County (Employment Range)	Rank	Percentage of Total County Employment
Kansas University Health Systems	8500+	1	8.94%	5000+	1	6.44%
University of Kansas Medical Center	3500-3999	2	4.09%	3000-4000	2	3.90%
Kansas City, KS School District #500	3000-3499	3	3.59%	2500-4000	4	3.65%
United Parcel Service	2500-2999	4	2.94%	-	-	-
Amazon Fullfillment Center	2500-2999	5	2.63%	-	-	-
Unified Government of Wyandotte Co/KCK	2000-2499	6	2.49%	1000-2499	7	2.52%
Associated Wholesale Grocers	2000-2499	7	2.39%	1000-2499	8	1.28%
General Motors Corporation	2000-2499	8	2.30%	3500-4000	3	3.47%
Burlington Norther Santa Fe	2000-2499	9	2.10%	2500-4000	5	2.69%
URBN Outfitters	1000-1499	10	1.47%			
Cerner	-	-	-	1000-2499	6	2.69%
Providence Medican Center	-	-	-	1000-2499	9	1.27%
Nebraska Furniture Mart	-	-	-	1000-2499	10	0.97%
	31,347		**32.94%**	**26,892**		**28.88%**

DRAFT 7/29/25

Source: Unified Government Budget, Strategy & Research Department

Note: CAEMP25N discontinued Nov. 2024; this data had been used in ACFR employers stats section

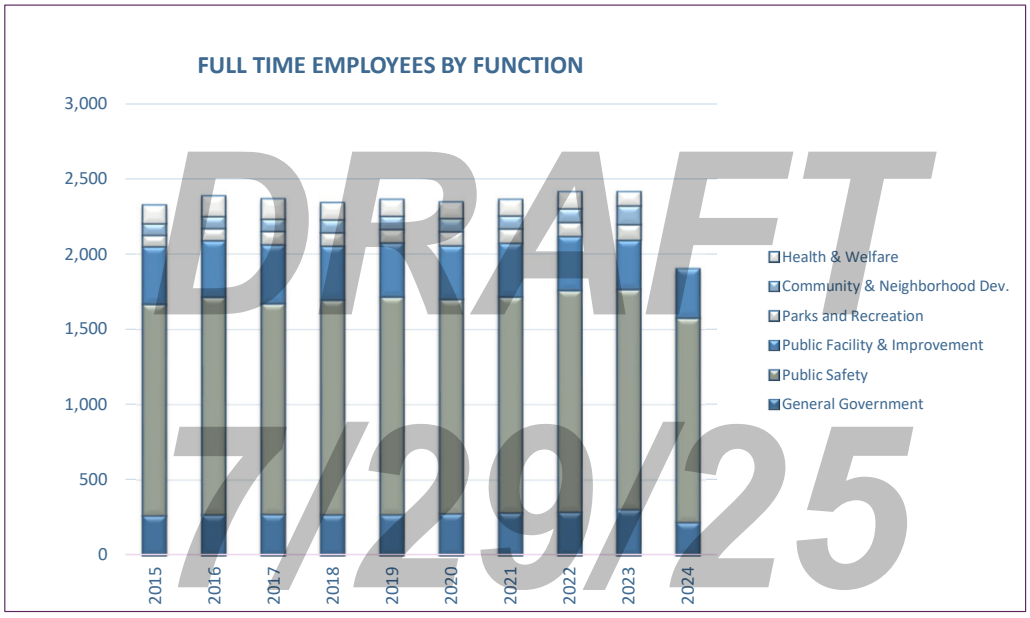
QCEW data* avg. thru 2Q 2024		93121
	BNSF employees	2000
Total		95121

QCEW program includes workers covered by State unemployment insurance (UI) and Federal workers covered by Unempl. Compensation for Federal Employee (UCFE)
Workers excluded are armed forces, self-employed and railroad workers. Railroad workers added to total QCEW data

STATISTICAL TABLE 22

FULL-TIME EQUIVALENT UNIFIED GOVERNMENT EMPLOYEES BY FUNCTION
Last Ten Fiscal Years

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government	261	268	270	269	268	274	281	286	302	216
Public Safety	1,405	1,445	1,399	1,425	1,446	1,423	1,433	1,471	1,462	1,357
Public Facility & Improvement	380	375	391	357	359	357	357	359	326	330
Parks and Recreation	77	80	89	89	89	94	95	92	105	0
Community & Neighborhood Dev.	79	81	84	89	89	88	88	93	124	0
Health & Welfare	125	136	134	111	112	109	109	113	95	0
Total FTE Employees	**2,326**	**2,383**	**2,366**	**2,339**	**2,362**	**2,345**	**2,363**	**2,414**	**2,414**	**1,903**
Total FTE Percentage Change	0.4%	2.4%	(0.7%)	(1.2%)	1.0%	(0.7%)	0.8%	2.2%	0.0%	(21.2%)
Population per FTE	70	69	70	71	70	70	71	69	-	89



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Source: Unified Government Annual Budget Documents

STATISTICAL TABLE 23

OPERATING INDICATORS BY FUNCTION
Last Ten Fiscal Years

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government										
Number of Register of Deeds documents recorded	23,208	22,713	23,886	22,538	23,042	23,423	29,126	23,837	20,580	20,023
Number of registered voters	82,550	74,239	78,020	82,741	85,316	86,711	89,674	92,228	90,533	95,661
Public Safety										
Number of 911 calls	223,413	181,381	173,667	163,366	177,608	145,532	178,291	144,398	156,786	142,795
Number of Fire Department calls for service	25,244	22,215	31,433	32,291	31,949	32,166	33,721	33,756	36,162	25,500
Public Facility and Improvement										
Number of bridges maintained [1]	151	151	151	151	181	277	277	292	292	292
Miles of road maintained	1,943	1,943	1,943	1,943	2,400	2,400	2,400	2,400	2,400	24,000
Parks & Recreation										
Park acres maintained	2,715	2,715	2,715	2,715	2,715	2,715	2,715	2,715	2,715	2,715
Community and Neighborhood Development										
Number of demolition permits issued	109	88	96	105	112	43	32	31	54	48
[2] Number of assistance downpayments issued	14	21	7	8	87	-	-	-	-	-
[3] Number of grants/ loans awarded	68	73	80	67	14	62	73	77	79	80
Public Health and Welfare										
Number of visits to the Health Department	24,811	23,630	21,509	17,360	20,988	9,368	149,778	19,319	43,719	12,860
Number of clients to the Health Department	12,493	11,976	10,741	7,610	10,057	4,830	71,288	9,894	9,738	5,221
Number of visits to the WIC Division [4]	52,225	48,131	46,057	42,434	42,492	36,757	35,349	34,149	32,623	31,094
Number of clients to the WIC Division [4]	6,309	6,033	5,507	5,215	5,075	5,126	5,191	5,377	5,317	5,312
Number of congregate meals served to seniors	34,225	36,041	36,277	37,504	37,137	27,950	32,696	47,735	48,606	51,366
Number of home delivered meals served to seniors	118,797	127,240	124,726	110,388	117,669	100,373	103,532	103,122	100,558	82,841
Number of newsletters distributed	19,200	20,626	21,257	21,555	21,671	21,132	20,418	19,320	20,204	19,762
Number of legal assistance hours provided	496	481	522	494	480	572	556	490	490	525

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Notes:

[1] Number of bridges maintained includes addition of 84 short span bridges not captured in prior year data
[2] Downpayment Assistance Program (CHIP) is aimed at low-to moderate-income households to provide assistance for purchasing single-family homes
Averaging an estimated value of $12,000, each downpayment represents an estimated $2 million investment over a ten year period
[3] Grants are aimed at very low-income single-family households and includes emergency grants, roofs, sewers, residential barrier removal,
special service grants, lead-based paint removal, and other similar improvements
Also includes grants/loans for low-to moderate income households, such as the HELP loan program.
Averaging an estimated value of $4,000, each grant/loan represents an estimated $4 million investment over a ten year period
[4] The Special Supplemental Nutrition Programfor Women Infants and Children (WIC) provides federal grants to states for supplemental foods, health care referrals, and
nutrition education for low-income pregnant, breastfeeding, and non-breastfeeding postpartum women, and to infants and children up to age five at nutritional risk

Source: Unified Government Finance Department, Budget Office and individual departments

STATISTICAL TABLE 24

CAPITAL ASSET STATISTICS
Last Ten Fiscal Years

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government										
Office buildings	13	14	15	15	15	15	15	15	15	15
Other buildings	21	21	30	30	30	30	30	30	30	31
Public Safety										
Fire stations	18	18	18	18	18	19	19	19	19	19
Primary fire trucks/ pumpers	22	23	22	22	22	22	22	23	23	23
Primary ambulances	12	12	9	9	9	10	10	9	9	9
Police stations	7	7	8	8	8	8	8	8	8	8
Public Facility and Improvement										
Number of bridges	151	151	151	151	181	277	277	292	292	292
Miles of roads	1,943	1,943	1,943	1,943	2,400	2,400	2,400	2,400	2400	2,400
Number of wastewater plants	5	5	5	5	5	5	5	5	5	5
Parks & Recreation										
Number of recreation centers	10	10	10	10	10	10	10	10	10	10
Number of parks	53	53	53	53	53	53	53	53	53	53

[1] Number of bridges maintained includes addition of 84 short span bridges not captured in prior year data

Source: Unified Government Finance Department, Budget Office and individual departments.

DRAFT
7/29/25

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: July 31, 2025

Re: **Change of Zone Petition COZ2024-040 and Master Plan Amendment MPL2024-013**

GENERAL INFORMATION

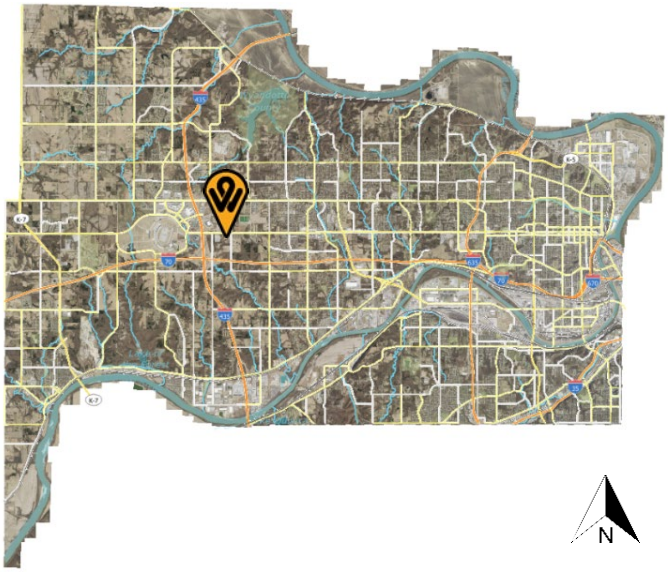
Applicant Information:
Curtis Holland
Polsinelli PC
900 West 48th Place
Kansas City, Missouri 64112

Subject Property:
9611 State Avenue
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Business Park to Commercial (Prairie Delaware Piper Area Plan) to build a 4,650 square foot convenience store and gas station.

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

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



Plan Area: Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	**CP-2 Planned General District**	**Undeveloped land**
South	**A-G Agriculture District**	**Large lot single-family home**
East	**A-G Agriculture District**	**Large lot single-family home**
West	**A-G Agriculture District**	**Large lot single-family home**

Total Tract Size: 1.29 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Business Park/Office District, which allows business parks, manufacturing, light industrial uses, distribution-warehouse, truck and other employment activity. A Master Plan Amendment to Commercial has been filed, which allows commercial retail, full-size grocery, pharmacy, and other related retail and service establishments.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies State Avenue as a Major Arterial.

Parking Requirement: Section 27-466(e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 19 parking spaces are required. The Applicant is providing 25 parking spaces.

Landscaping Requirement: Section 27-467(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The development is

	required to provide 26 trees. The includes 14 site trees, four (4) street trees, and 8 trees planted within parking lot islands. The Applicant is providing 37 trees.
Advertisement:	The Wyandotte Echo – April 17, 2025 Letters to Property Owners – April 18, 2025 and May 5, 2025
Public Hearing:	July 14, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Curtis Holland with Polsinelli PC, filed a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Planned Mixed Business Park/Office District to Commercial for a 4,650 square foot convenience store and gas station on 1.29 acres at 9611 State Avenue.

City Ordinance Requirements: *Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339*

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. 14200-01442 – April 21, 2014 – January 12, 2018 – tall grass, weeds, and unfit structure.
2. 15500-00011 – April 17, 2015 – February 1, 2018 – boarding permit for vacant house.

Outstanding or Related Permits and Cases:

1. COZ2023-034, MPL2023-013, and PR2023-043 – to build a convenience store/gas station (denied by the Unified Government Board of Commissioners on April 25, 2024).
2. COZ2023-013, SP2023-021, PR2023-017 and MPL2023-008 – To build a gas station/convenience store (Withdrawn).
3. PR2024-038 – Final Development Plan (Approved July 14, 2025)

FACTORS TO BE CONSIDERED

1. ***Neighborhood character***

   The subject property is within the I-435 West Statistical Neighborhood and is not within any Neighborhood Group Boundary. The area along State Avenue is in transition, as the primary east-west commercial corridor in the City, the north side of State Avenue, formerly Schlitterbahn Vacation Village is being redeveloped with various commercial uses and the south side was a trucking business, but is now a vacant site and office and St. Patrick's Catholic Church to the east. East of 94th Street, south on State Avenue remains residential whereas north on State Avenue is Homefield Training Center (volleyball and basketball activities) and a dental office.

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 will provide a service to drivers traveling on Interstate 435, however, there is a gas station proposed approximately three-quarters (¾) mile east at 90th and State Avenue.

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

   The removal of the restrictions will not detrimentally affect nearby property.

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

   The property has been vacant without a primary structure since 2018.

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 use is not reasonably necessary as there are already gas stations and convenience stores along State Avenue, primarily east and north of the subject property. That said, if designed, constructed and managed properly, it could benefit the community without negative impacts to adjacent property owners.

   There are Interstate 435 intersection improvements and the potential redesign of 98th Street through this site to align with the existing 98th Street north of State Avenue.

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 will increase traffic or parking demand in ways that may affect safety on State Avenue due to the divided median along the street. A Traffic Memorandum is being reviewed by Planning Engineering and the Public Works Department.

This petition will not move forward until a traffic memorandum is approved.

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

The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Business Park/Office District, which allows business parks, manufacturing, light industrial uses, distribution-warehouse, truck and other employment activity. A Master Plan Amendment to Commercial has been filed, which allows commercial retail, full-size grocery, pharmacy, and other related retail and service establishments, courtyards and open space. The proposed use complies with the Prairie Delaware Piper Area Plan with an amendment.

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

The proposed use will not cause environmental harm if the business is properly managed – daily site trash pickup and accident spills are cleaned up as soon as they occur. Existing tree stands on the southern, undeveloped portion of the project/property must be preserved, and street trees will be planted along State Avenue and within the parking lot.

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

a. Water service

BPU provides water service.

b. Sanitary sewer service

UG does not provide sanitary sewer service.

c. Storm water control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District #221.

e. Fire

Fire service is provided by Fire Station #6 located at 98th and State Avenue.

f. Transit

Kansas City ATA provides service at 94th and State Avenue, approximately one-quarter (¼) mile east , Route #101.

g. Schools

Public education is provided by Kansas City, Kansas USD 500.

h. Streets

Designed to meet Public Works standards.

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

The proposed use will have a minimal economic impact on the community.

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

The proposed use is not capable of meeting applicable ordinance and other requirements without deviations.

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 individual landowner is minimal. If the application is denied, the property can still be used with permitted A-G Agriculture District uses.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting via Zoom on April 28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Commercial Design Guidelines
Pedestrian Connectivity
Landscaping and Screening
Sanitary Sewer Access
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2024-040** and **MPL2024-013**, subject to:

1. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.**
    a. **The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the ordinance;**
2. **Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:**
    a. **Divisions or breaks in materials;**
    b. **Building offsets (projections, recesses, niches);**
    c. **Window bays;**
    d. **Separate entrances and entry treatment; or**
    e. **Variation in rooflines.**

    Faux windows, masonry recesses, on the east, south and west facades can break up the elevation;
3. **Downspouts shall be internalized;**
4. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
5. ~~**Keep existing full growth trees behind the building.**~~
    a. ~~**Record an Open Space Easement for all of the trees in the rear of the property;**~~ **(Removed by City Planning Commission)**
6. **Enhance landscaping along the north, west and east property lines;**
7. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
8. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
9. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
10. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30**

inches at maturity.

11. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
12. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
13. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
14. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
15. **All landscaping shall be irrigated within an in-ground irrigation system;**
16. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
17. **Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;**
18. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;**
19. **Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;**
    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;
20. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do**

not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade;

22. **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. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet 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 slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customer must take account of 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 account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;**
23. **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.**
    a. **Pole and pylon signs are prohibited.**
24. **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;**
25. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
26. **Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
27. **Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and**

requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;

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; and,**
29. **In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.**

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 **COZ2024-040** and **MPL2024-013** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
KCKFD Comment Letter
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Floor Plan
Building Elevations
Building Rendering
Site Photographs taken by the Planning Staff dated June 15, 2023.

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	July 14, 2025 Approval	July 31, 2025
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025
Final Development Plan	July 14, 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 **MPL2024-013** 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 **MPL2024-013,** 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.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2024-040** 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 **COZ2024-040,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:18:29:

COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC
Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct a convenience store and fueling station at 9611 State Avenue (in conjunction with PR2024-038 and MPL2024-013). *Detailed Outline of Requested Action:* The applicant, Curtis Holland with Polsinelli PC, filed a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Planned Mixed Business Park/Office District to Commercial, and Final Plan Review for a 4,650 square foot convenience store and gas station on 1.29 acres at 9611 State Avenue.

PR2024-038 - CURTIS HOLLAND WITH POLSINELLI PC
Synopsis: Final Development Plan to construct a convenience store and fueling station at 9611 State Avenue.

MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC
Synopsis: Master Plan Amendment from Business Park to Commercial (Prairie-Delaware Piper Area Plan) to construct a c-store and fueling station at 9611 State

Avenue.

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

Present in Support:

- James McClure, Applicant Representative, 900 West 48th Place, Kansas City, Missouri 64112, requested removal of condition #5 to allow for necessary grading work.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:20:57: Long Range Planner Alyssa Marcy stated that this request is for a Change of Zone from A-G to CP-2 Planned General Business District, a Final Plan Review, and a Master Plan Amendment. Staff has no major issues with this plan, although there is a slight concern about traffic that is expected to be addressed when realignment occurs with 98th Street.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:28:28:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of MPL2024-013, striking condition #5:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.**
    a. **The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the ordinance;**
2. **Section 27-576(c)(2) In order to break up the monotonous appearance of**

long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:

a. **Divisions or breaks in materials;**
b. **Building offsets (projections, recesses, niches);**
c. **Window bays;**
d. **Separate entrances and entry treatment; or**
e. **Variation in rooflines.**

Faux windows, masonry recesses, on the east, south and west facades can break up the elevation;

3. **Downspouts shall be internalized;**
4. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
5. ~~**Keep existing full growth trees behind the building.**~~
    a. ~~**Record an Open Space Easement for all of the trees in the rear of the property;**~~ **(Removed by City Planning Commission)**
6. **Enhance landscaping along the north, west and east property lines;**
7. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
8. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
9. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
10. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.**
11. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
12. **Section 27-577(d)(1) At least 75 percent of the length of the 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;

13. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
14. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
15. **All landscaping shall be irrigated within an in-ground irrigation system;**
16. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
17. **Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;**
18. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;**
19. **Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;**
    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;
20. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade;**
22. **Regarding BPU transformer screening, the following applies:**
    g. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    h. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.**
    i. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    j. **For slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**

k. **Customer must take account of 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 account the growth of saplings).**

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

23. **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.**
    a. **Pole and pylon signs are prohibited.**
24. **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;**
25. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
26. **Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
27. **Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;**
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; and,

29. **In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.**

Motion starts at 1:29:37:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2024-040:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

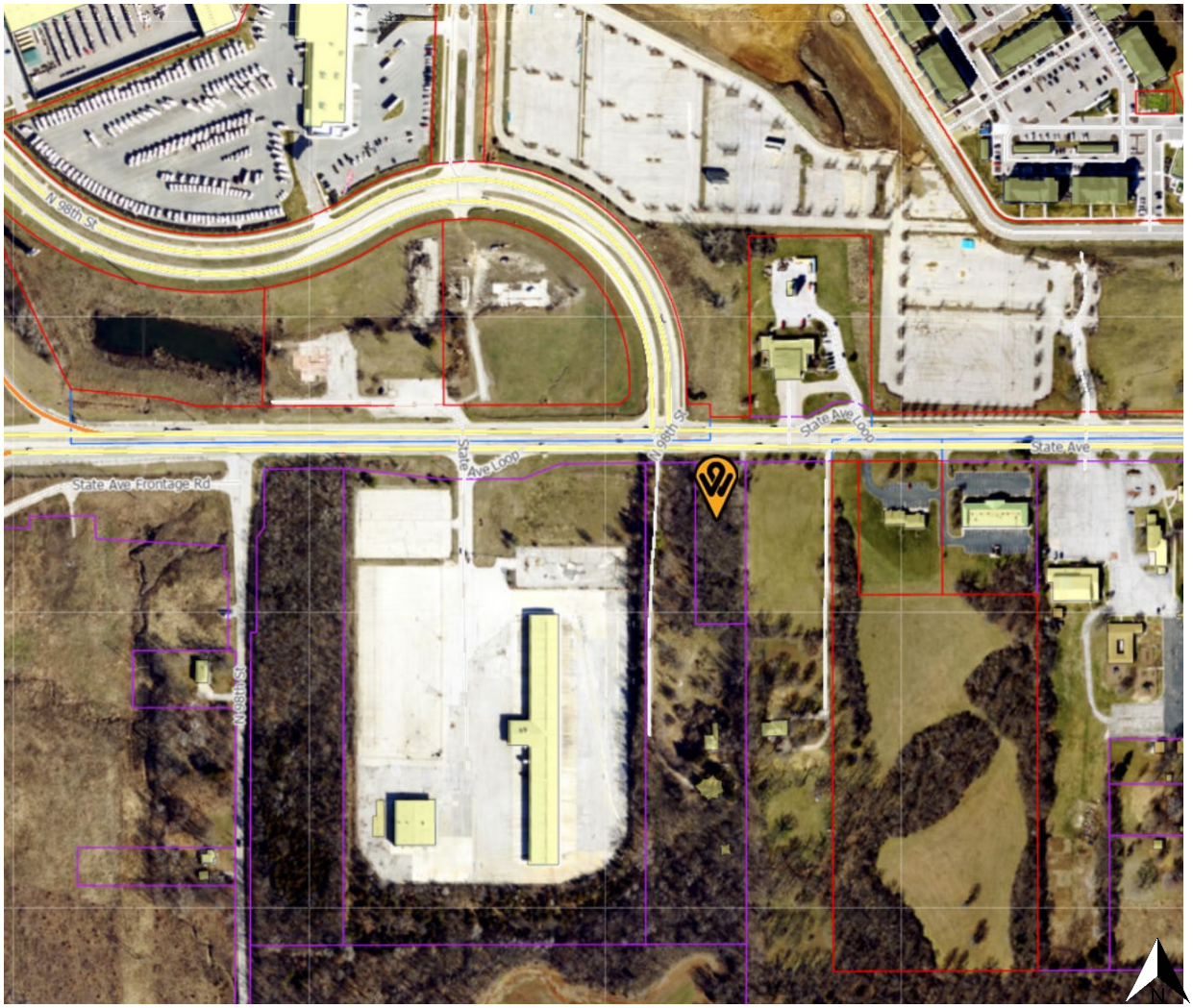
Motion starts at 1:30:24:

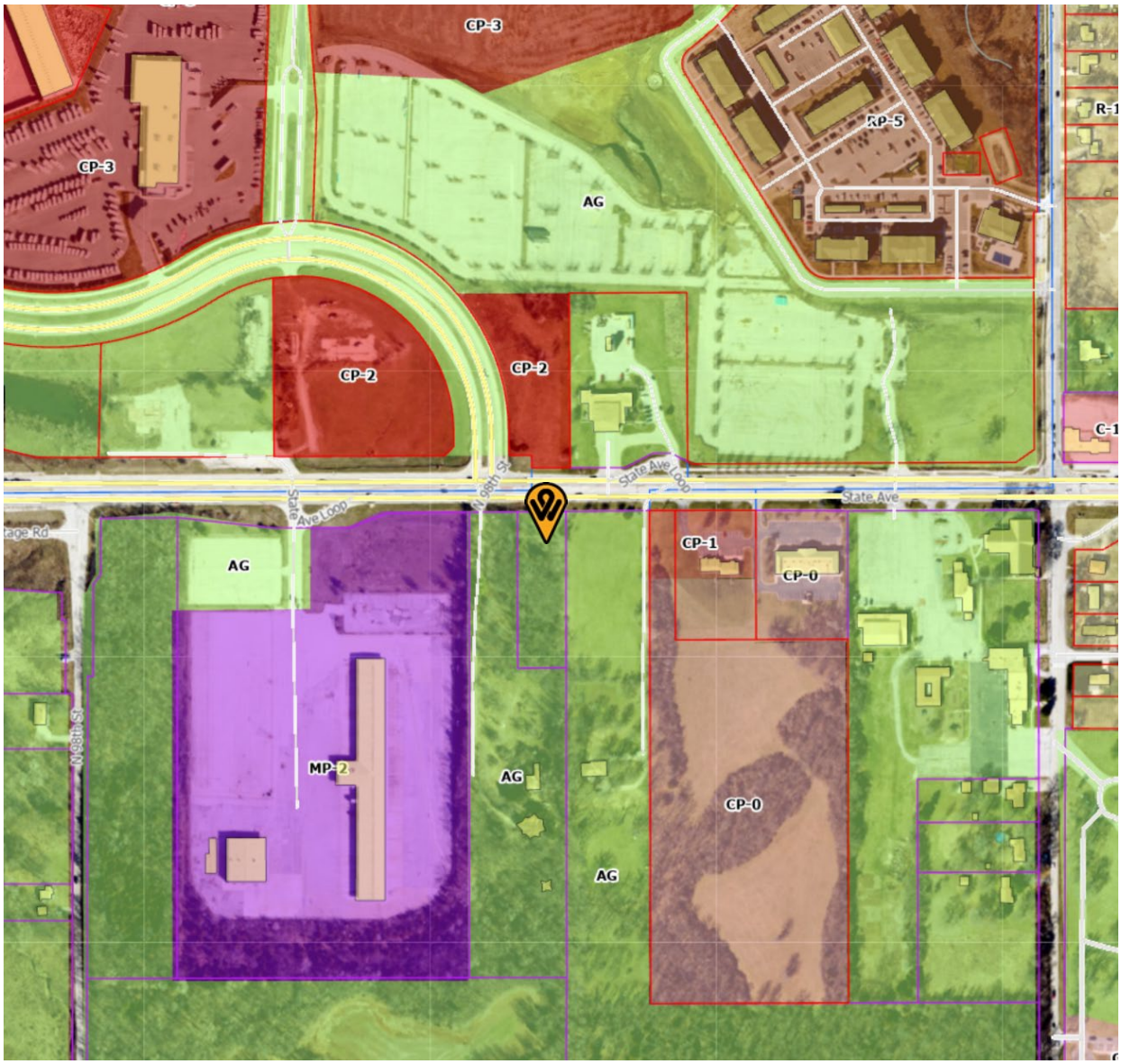
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PR2024-038:**

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

Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

ATTACHMENTS




CP-3
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RP-5
R-1
C-1
State Ave Loop
State Ave
State Ave Loop
State Ave
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CP-0
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MP-2
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CP-0
AG

STATE AVE
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Public / Semi-Public
Planned Office District
94TH
N

DEVELOPMENT REVIEW COMMITTEE

Unified Government of Wyandotte County/ Kansas City, Kansas

FIRE DEPARTMENT-FIRE PREVENTION DIVISION
815 North 6th St. (913) 573-5550
Kansas City, Kansas 66101 (913) 551-0490 fax

DEPARTMENTAL REQUIREMENTS AND RECOMMENTDATIONS

DRC No. PR2023-043,COZ2023-034, MPL2023-019 Address: 9611 State Avenue

Development Name: GERALD MENEFEE Description: convenience store / fueling statior

STAFF ONLY : ☐ A ☐ A/C ☐ F & F ☐ H/C ☐ R/A

Ordinance Requirements:

Before this Department can approve the issuance of a building permit for the above-named project, the developer, owner or contractor must address / agree with the following requirements, stipulated by the Unified Government Ordinances, by signing this form.

**Provide a fire truck turning drawing based on the following data:

-Length- 48'	-Inside turn radius- 31 ft
-Wheel base- 272.5 in.	-Wall to wall radius- 58 ft
-Front overhang- 96 in (Front axle to bumper)	-Aerial Ladder Overhang- 148" (@14' above grade) (Front axle to end of ladder above cab)
-Rear overhang-133.5 in.	-Minimum clearance(height between axles)-10"
-Width- 84 in	-Inside Cramp Angle- 44deg
-Minimum departure angle-7 deg	-Minimum approach angle- 7 deg
-Curb to curb radius- 50.5 ft	-Max weight-84,000lbs

**Provide a minimum canopy to grade clearance of 14'

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

Harvey Fields Digitally signed by Harvey Fields Date: 2024.01.08 11:30:41 -06'00' 1/8/2024

Attending DRC Member: Date

I,_____, as_____of the above referenced project, do hereby certify that I will comply with all of the above ordinance requirement(s), and give consideration to the recommendation(s) above.

Signature and Date **Contact Phone Number and Email Address**

Mailing Address, City, State, and Zip Code

PLANNING
ENGINEERING
IMPLEMENTATION

Date: June 4, 2025

To: Planning and Urban Design Staff

From: Dan Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
On the Go - PR2024-038
PEI #240419

General Planning:

1. These entitlements will not move forward until the traffic study has been reviewed and approved by Planning Engineering and Public Works.
   Response: Acknowledged. The plans have been coordinated with the future KDOT improvements. We have not received any TIS comments.

2. 98th Street south of State Avenue is being redesigned through this site as part of the Homefield/Interstate 435 intersection improvements, which will affect the building and parking for this project.
   Response: Acknowledged. We have coordinated with the KDOT project design team. See Sheet C105 which shows the future improvements to State Ave and 96th Street. The proposed project will work seamlessly with the future improvements.

3. How will this site obtain sanitary sewer access?
   Response: The site will utilize a holding tank. The holding tank is estimated to require a 2,000 gallon capacity. The final permit plans will include final details and sizing calculations for the holding tank as well as final flowlines for all sanitary sewer piping.

4. Provide a truck turning template to show service can be provided for EMS, garage and fueling trucks.
   Response: See added truck turn plans on Sheets C102-C104.

5. Underground storage tanks will require a KDHE permit.
   Response: Acknowledged

6. Sidewalk shall be at least five (5) feet wide with a five and one-half (5-½) foot landscape median along State Avenue.
   Response: The sidewalk along State Avenue will be constructed with the KDOT improvements. We are showing the sidewalk ramps to be constructed across the new drive entrance for this project which align with the future KDOT sidewalk.

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7. Section 27-578(c)(1) The use of sidewalks, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits. The sidewalk on the west side of the building connecting the rear parking lot to the front door shall have pedestrian lighting
   Response: Acknowledged

8. Section 27-575(e)(1) The majority of all surface parking and all drive-through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.
   Response: Acknowledged

9. What are the proposed hours of operation?
   Response: The proposed hours of operation is 24 hours 7 days a week.

10. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks should be painted in drive aisles, so drivers are alert to look for pedestrians.
    Response: Crosswalks will be painted white.

11. Indicate the approximate location of the KCATA transit stop along State Avenue. A four (4) foot sidewalk shall be constructed from the transit stop, through the parking lot, to the front door of the building.
    a. A transit shelter should be constructed on State Avenue similar to the Homefield Training Center. Contact Desiray Bush, Director of Transportation at (913) 573-8312 or dbush@wycokck.org.

    Response: Given the future KDOT improvements, we are unsure if installing a transit stop at this time would be prudent. However, we will discuss directly with Desiray Bush and comply with KCATA requirements.

Building Architecture:

1. The following requirements of the Commercial Development Guidelines Overlay District have not been met:
   a. Sec 27-576(d)(1) A single building development with multiple buildings must maintain a consistent style/architectural theme. Architectural design building materials, colors, forms, roof style and detailing should all work together to express consistent design. This includes all pads within a retail development, as well as gasoline pump canopies or other accessory structures.

   Response: Please see revised building elevations we have maintained consistency in the style and materials used. Whole building shall have brick and stone veneer on all four sides, with less than 10% of concrete stucco.

2. Provide a material palette.
   Response: Please find attached the material palette.

3. Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.
   a. The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the

ordinance.
Response: Please see revised building elevations and we have added windows and other features on all four sides.

4. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:
   a. Divisions or breaks in materials;
   b. Building offsets (projections, recesses, niches);
   c. Window bays;
   d. Separate entrances and entry treatment; or
   e. Variation in rooflines.

   Faux windows, masonry recesses, on the east, south and west facades can break up the elevation.

   Response: Please see revised building elevations we have incorporated all these requirements on the building exterior.

5. Downspouts shall be internalized.
   Response: Please see revised sheet 3 we added a note that downspouts shall be internalized and will drain in to the storm system.

6. Gasoline pump canopies shall have masonry wrapped columns that match the convenience store.
   Response: Please see sheet 2, showing one of the canopy column with brick veneer around it all the way to the bottom of the roof system.

7. Show realistic wall mounted lights on the building.
   Response: Please see revised building elevations as advised the exterior light fixture has been changed.

Landscaping and Screening:

1. Keep existing full growth trees behind the building.
   a. Record an Open Space Easement for all of the trees in the rear of the property.
   Response: Saving the trees won't be possible since a graded slope from the detention basin goes all the way to the south property line.

2. Enhance landscaping along the north, west and east property lines.
   Response: We acknowledge this comment. See revised landscape plan.

3. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.
   Response: We acknowledge this comment.

4. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General

Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.

Response: We acknowledge this comment. See revised landscape plan.

5. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right- of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.
   Response: We acknowledge this comment.

6. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.
   Response: We acknowledge this comment.

7. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
   a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
   b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

   Response: We acknowledge this comment. See revised landscape plan.

8. Section 27-577(d)(1) At least 75 percent of the length of the 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.
   Response: We acknowledge this comment.

9. All privacy fencing along the side and rear shall have masonry columns every 32 feet running.
   Response: We acknowledge this comment. Fencing has been shown on the west and south.

PLANNING
ENGINEERING
IMPLEMENTATION

Date:	April 28, 2025
Meeting Date:	April 28, 2025, 6:00 PM
Location of Meeting:	Virtual via Zoom
Project:	COZ2024-040 Master Plan Amendment MPL2024-013 and final plan review PR2024-038 9611 State Avenue, Kansas City, KS
Neighborhood Attendees:	none.
Development Team:	Judd D. Claussen, P.E. – Phelps Engineering Curtis Holland & Jim McClure – Polsinelli David Anderson – Owner/OTG representative.

1. Curtis and Judd started meeting at 6 pm. After 20 minutes of waiting, no one joined. The meeting ended at 6:20pm.

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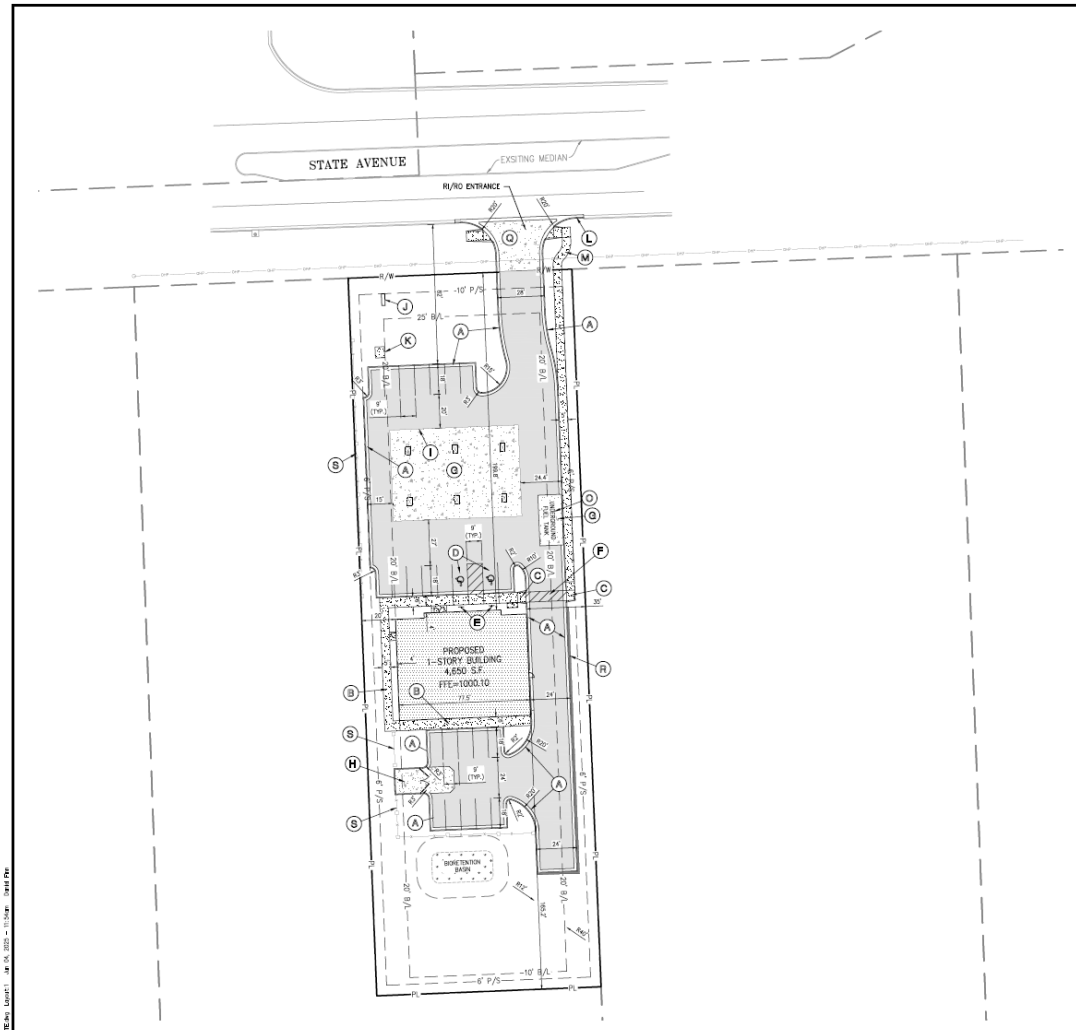
SITE PLAN – AERIAL
ON THE GO TRAVEL CENTER
9811 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET
C100
LEGEND
PROPERTY LINE
LOT LINE
RIGHT-OF-WAY
6" CURB & GUTTER
2' CURB & GUTTER
BUILDING SETBACK LINE
LANDSCAPE SETBACK LINE
STANDARD DUTY ASPHALT PAVEMENT
PROPOSED BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
SCALE: 1" =30'
STATE AVENUE
EXISTING MEDIAN
PROPOSED
1-STORY BUILDING
4,850 S.F.
FFE=100.00



LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
   a) City ordinances & UCPMC Regulations.
   b) The City of Kansas City Technical Specifications and Municipal Code.
   c) The Project Technical Specifications.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications of the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Kansas City, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining the work during this construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal/or relocation of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all subcontractors, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc., as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All work shall be installed in base bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer, however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety precautions, or, on or near the construction site.
11. AVAILABILITY/RELIABILITY: The drawings represented in these plans are in accordance with established practices of civil engineering for the design functions and were intended for the extent of this type. However, neither the Engineer nor its consultant shall be guaranteed can or do construct these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
12. No work is to be allowed within the public right-of-way or easements without a right of way work permit.
13. All grading construction and earthwork grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.
14. Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and or pumping shall be re-worked or removed in accordance with the project specifications. Fluxit or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
15. All curb shall be sloped for positive drainage. Contractor shall see "dry curb and gutter" as needed in localized paved areas that drain away from the curb and gutter. See paving details.
16. The Contractor is responsible for the protection all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
17. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead in, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the City's satisfaction.
18. The contractor is responsible for providing barrier, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
19. All disturbed areas are to receive 4" topsoil, seed, and water until a healthy stand of grass is established. See the landscaping plans for requirements.
20. The contractor shall sod all disturbed areas that are not shown to be landscaped.
21. Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, steps paving, sidewalks, wall pockets, etc. Also, provides building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s) or to back of curb.
22. Provide "No Parking" pavement marking and signing as required by local authority.
23. Refer to building plans for site lighting electrical plan.
24. Contractor shall be responsible for special inspections for pavements and curbs per city of Kansas City 2012 section 10-4-5.7 (c). The following website is a link to download the Kansas City development ordinance http://www.kansas-city.org/coordplan/kcdo.aspx
25. BOWAT grants are to be used for all concrete curbs, sidewalks and concrete pavement.
26. The parking lot pavement and roadways shall be constructed and tested in accordance with the 2006 updates to the Kansas City Development Ordinance Section 10-4-5.7 (B) (1).
27. Contractor vehicles (including vehicles of construction personnel) shall not be parked within the Right-of-Way. All staging and storage of equipment and/or materials for private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor to close a lane.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE PAINTED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL GUIDELINES WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-A TRAFFIC MARKING SERIES B-2910 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 50°F AND RISING. TWO COATS SHALL BE APPLIED.

SITE KEY NOTES:

(A) CONSTRUCT 6" CURB (TYPICAL).
(B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
(C) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTABLE WARNING).
(D) CONSTRUCT ACCESSIBLE PARKING SPACE INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & CONCRETE WHEEL STOPS. SEE ACCESSIBLE PARKING SPACE DETAIL.
(E) INSTALL HANDICAPPED PARKING SIGN (2).
(F) CONSTRUCT STRIPED PEDESTRIAN CROSSWALK.
(G) INSTALL CONCRETE PAVEMENT.
(H) INSTALL TRASH ENCLOSURE (SEE ARCHITECT PLANS).
(I) CANOPY FOR GAS PUMPS (UNDER SEPARATE PERMIT).
(J) PROPOSED MONUMENT SIGN (SEE ARCHITECT PLANS).
(K) INSTALL TRANSFORMER PAD.
(L) CONSTRUCT 3' PUBLIC CONCRETE CURB & GUTTER PER UNIFIED GOVERNMENT STANDARD DETAIL UG 4100-3.
(M) CONSTRUCT PUBLIC CONCRETE SIDEWALK PER UNIFIED GOVERNMENT STANDARD DETAIL UG-4020-1.
(N) PROPOSED TRANSFORMER PAD (SEE UTILITY PLAN).
(O) FUTURE FUEL TANK LOCATION (SUPPLIER = PHILLIPS 66).
(P) INSTALL 32'X10' KCATA BUS SHELTER W/ NEW CONCRETE SIDEWALK (SEE SHEET C7.0)
(Q) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE PER CITY STD. DETAIL.
(R) CONSTRUCT RETAINING WALL.
(S) INSTALL 6' VINYL SCREEN FENCE W/ MASONRY COLUMNS AT 10' O.C. (MAX SPACING).

BUILDING & LOT DATA

Site Area	56,102 S.F./1.29 Ac.
Proposed Zoning	CP-2
Proposed Building No. of Stories	1 Story
C-Store Building S.F.	4,650 S.F.
Floor Area Ratio (FAR)	0.08
Existing Impervious Area	1,935 S.F. / 0.04 AC.
Proposed Impervious Area	31,715 S.F./0.73 AC.

PARKING SUMMARY

Parking Required	
C-Store 4 Spaces Per Every 1000 S.F. (4650/1000=4.65x4)	19 Spaces
Total Parking Required	19 Spaces
Parking Provided	
Standard Parking Provided	33 Spaces
Accessible Parking Spaces Provided	2 Spaces
Pump Parking Provided	12 Spaces
Total Parking Provided	37 Spaces

LEGAL DESCRIPTION:

9405, S12, T11, R33, ACRES 1.29, BEG 59.15 S OF NE COR NW 1/4 NE 1/4; S 02°19'57"E, 425 FEET; S87°47'02"W, 132.3 FEET; N01°39'39", 425 FEET; N87°47'02" 130.35 FEET TO POB CONTG 1.29 AC M/L
GROSS AREA = ±1.291 ACRES / ±56,225 SQ.FT.

SCALE: 1"=30'
0' 30' 60'

PHILLIPS ENGINEERING, INC.
PLANNING
ENGINEERING
SURVEYING
DEVELOPMENT SOLUTIONS
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phillipsengineering.com

SITE PLAN – DETAILED

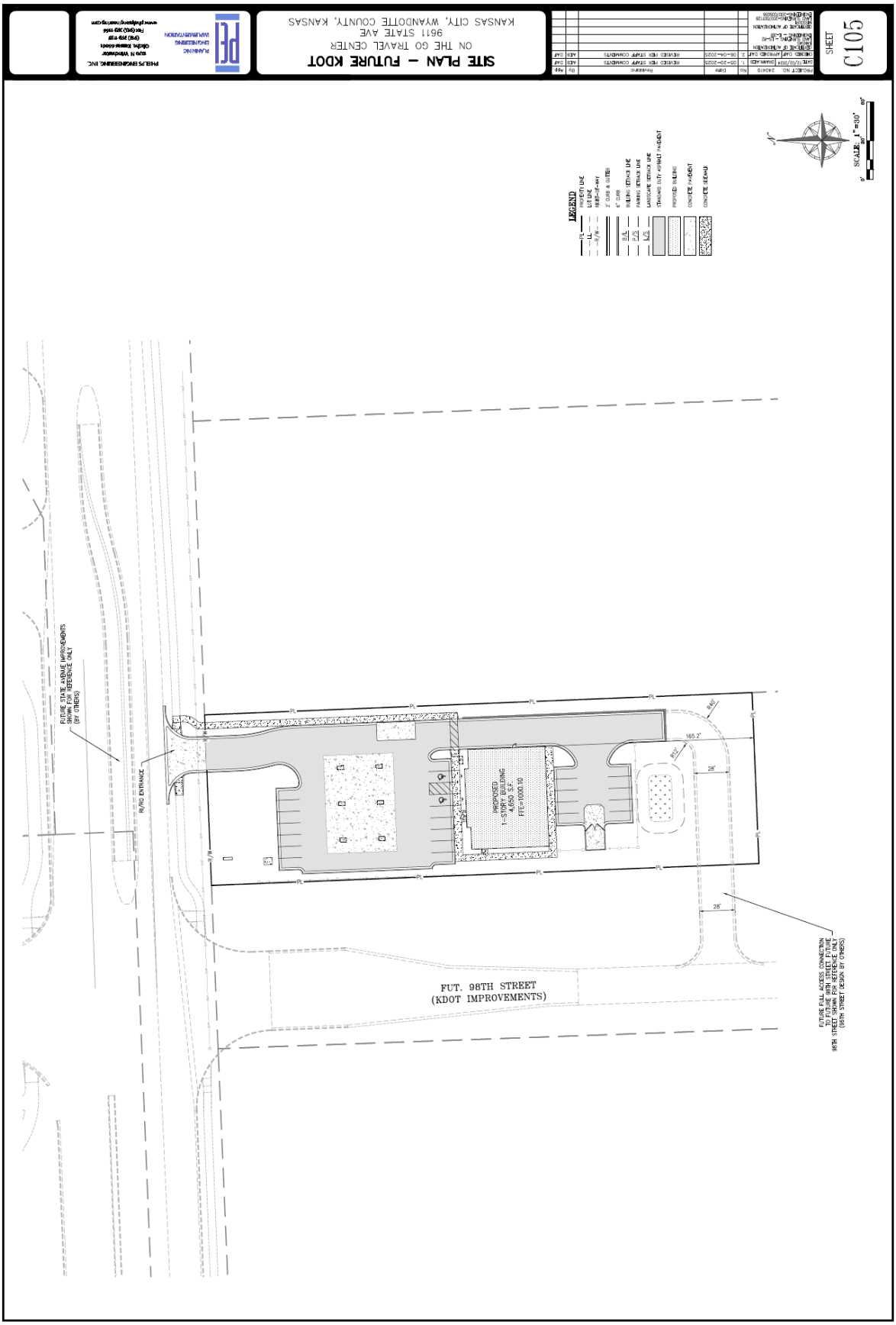
ON THE GO TRAVEL CENTER
9611 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

No.	Date	Revisions	By	Mgr
1	05-30-2025	REVISED PER STAFF COMMENTS	AED	SAF
2	06-24-2025	REVISED PER STAFF COMMENTS	AED	SAF

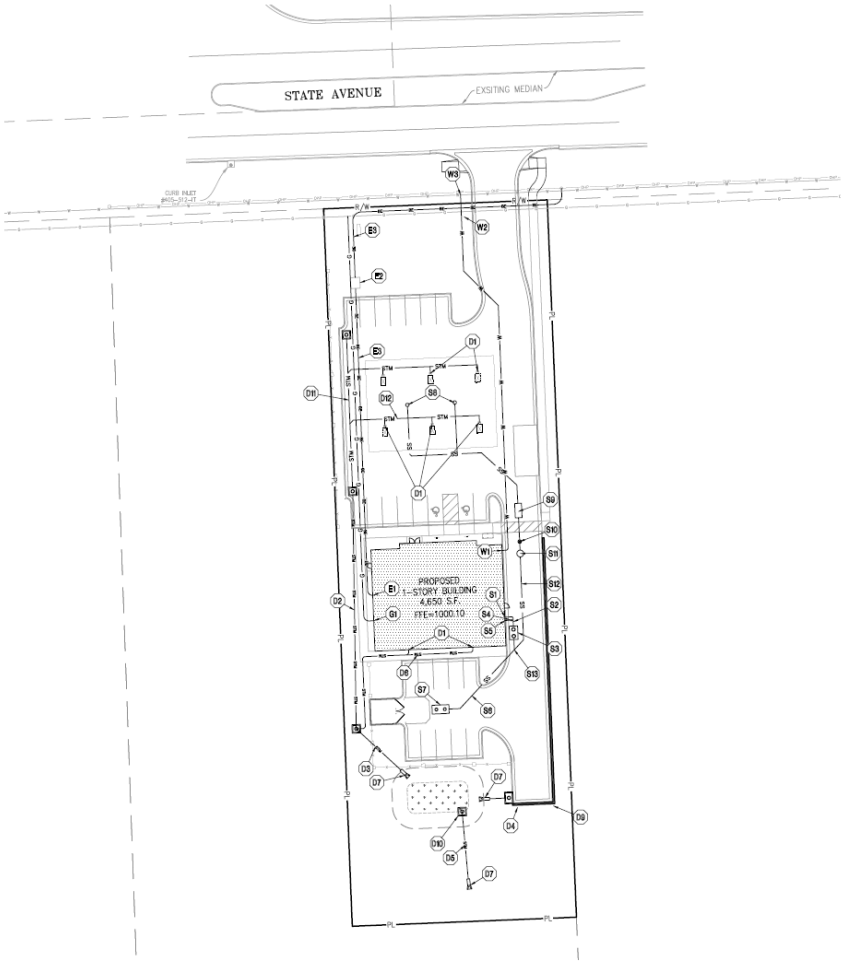
PROJECT NO. 24049
DATE 07/07/2025 DRAWN BY AED
CHECKED BY SAF
APPROVED BY SAF

SHEET
C101

\\NAS25-SERVER\Projects\24\24049\Civil\PDF\SITE.dwg, Layout 1, Jul 24, 2025 - 11:54am, David Rex


SITE PLAN – FUTURE KDOT
ON THE GO TRAVEL CENTER
9811 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET
C105
LEGEND
PROPERTY LINE
CENTER LINE
RIGHT-OF-WAY
2' CURB & GUTTER
6" CURB
BUILDING SETBACK LINE
PARKING SETBACK LINE
LANDSCAPE SETBACK LINE
(STANDARD DUTY ASPHALT PAVEMENT)
PROPOSED BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
SCALE: 1"=30'
FUTURE STATE AVENUE IMPROVEMENTS
SHOWN FOR REFERENCE ONLY
(BY OTHERS)
IN/EG ENTRANCE
PROPOSED
1-STORY BUILDING
4,650 S.F.
FFE=1000.10
165.2'
28'
28'
FUT. 98TH STREET
(KDOT IMPROVEMENTS)
FUTURE FULL ACCESS CONNECTION
TO FUTURE 98TH STREET EXTENDED
98TH STREET SHOWN FOR REFERENCE ONLY
(98TH STREET DESIGN BY OTHERS)

GRADING PLAN
ON THE GO TRAVEL CENTER
9811 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET
C200
SITE GRADING NOTES:
LEGEND
PROPOSED 1-STORY BUILDING
STATE AVENUE
EXISTING MEDIAN
VICINITY MAP
SEC.
SCALE: 1"=80'
Know what's below.
Call before you dig.



UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. This information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate/ adjust/ remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the Unified Government's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No requests or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe orientation and vertical pipe orientation is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing, and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow, devices, pits, valves and all other problematic required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of Unified Government.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings. To the public line. All work shall conform to the requirements of the Unified Government.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, Unified Government, and all other governing agencies (including local, county, state and federal) authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. In the case of these construction documents the contractor hereby agrees that he/she shall be solely responsible for: the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed as the fill grows. All utilities are to be placed in bench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):
   - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
     1. Seamless Copped Tubing: Type "K" soft copper, ASTM B88.
     2. Fittings: Wrought copper (WLC) lite antimony solder joint, ASME B 16.22.
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to Unified Government's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will coordinate excavation of work.
19. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to occupancy/ building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
20. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
21. When a building utility connection from any utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
22. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY KEY NOTES:

- (S1) CONNECT TO BUILDING INTERIOR SANITARY SEWER PLUMBING. (SEE MEP PLANS). TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR). FL=1000.00 FL=997.00
- (S2) CONTRACTOR TO INSTALL 10 L.F. 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 2.0% MIN.
- (S3) INSTALL SUMP PRODUCTS SB-1000 GREASE INTERCEPTOR. TC=999.64 FL 6" IN=995.14 FL 6" OUT=995.14
- (S4) INSTALL 2 WAY CLEANOUT.
- (S5) INSTALL 3" PVC (SDR-26) VENT LINE FROM 2 WAY CLEANOUT TO BUILDING (SEE MEP PLANS).
- (S6) CONTRACTOR TO INSTALL 60 L.F. 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 2.0% MIN.
- (S7) INSTALL 2,000 GALLON HOLDING TANK. TC=999.00 FL 6" IN=994.56
- (S8) INSTALL 6" DRAIN STANDARD GRATE, BOX SHIELD, TYP2 & 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE FROM FUEL PUMP ISLANDS TO SAND/OIL INTERCEPTOR.
- (S9) INSTALL SYSTEM STK-300 SAND/OIL INTERCEPTOR. TC=999.20 FL 6" IN=995.41 FL 6" OUT=995.41
- (S10) INSTALL CHECK VALVE ON 6" SANITARY SEWER SERVICE LINE WITH VALVE BOX ACCESSIBLE AT GRADE.
- (S11) INSTALL (2) 750 GAL SUBMER PUMPS (MODEL WH70-77) WITH POLYETHYLENE TANK AND (1) 750 GAL SUBMER PUMPS (MODEL WH70-77) WITH POLYETHYLENE TANK AND ON-SITE SEWERTY ADVISOR ALARM PANEL. TC=999.00 FL 6" IN=996.20
- (S12) INSTALL 1-½" HDPE PRIVATE SANITARY SEWER FORCE MAIN FROM (E GRINDER PUMP TO 6" BUILDING SANITARY SEWER SERVICE LINE.
- (S13) CONNECT TO BUILDING INTERIOR GREASE PLUMBING LINE. (SEE MEP PLANS). FL=998.40 FL 4"=998.84
- (G1) GAS ENTRY WITH GAS METER: CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR INSTALLATION OF GAS METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- (E1) ELECTRIC ENTRY INTO BUILDING. FOLLOW ENTRY REQUIREMENTS (SEE BUILDING ELECTRIC PLAN).
- (E2) INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & INSTALL CONDUITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONDUITS AND ANY CONCRETE AS DEFINED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- (E3) INSTALL PRIMARY ELECTRICAL CONDUIT FOLLOW ENTRY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- (W1) 2" TYPE K COPPER DOMESTIC WATERLINE/ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (SEE BUILDING PLANS), GATE VALVES, REDUCERS, VENTS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH BPU.
- (W2) CONTRACTOR TO INSTALL NEW 1"-½" DOMESTIC WATER METER AND YET PER CURRENT BPU STANDARDS. TRANSITION TO 2" TYPE K COPPER DOMESTIC WATERLINE DOWNSTREAM OF METER.
- (W3) CONTRACTOR TO INSTALL 8"x1-½" TAP ON EXISTING PUBLIC WATER MAIN FOR PROPOSED DOMESTIC SERVICE LINE. CONTACT BPU FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. **SHOP ALL PLUMBER CONTRACTOR FOR ACTUAL METER AND SYSTEM EQUIPMENT THAT ARE REQUIRED BY BPU.**

- (D1) TYPICAL STORM WATER DRAIN LINE FROM ROOF OR FOUNDATION DRAIN. SEE ARCH. PLANS FOR BUILDING CONNECTION LOCATIONS. ROOF DRAIN LINES SHALL BE PVC SDR 35 OR HDPE (S.T.). MINIMUM SLOPE SHALL BE 0.50%
- (D2) INSTALL 140 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D3) INSTALL 31 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D4) INSTALL 12 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D5) INSTALL 40 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D6) INSTALL 120 L.F. 6" HDPE PRIVATE STORM SEWER.
- (D7) INSTALL 15" HDPE PRIVATE END SECTION W/ 5 S.Y. FLAIR STONE REPAIR.
- (D8) INSTALL 4'x4' PRIVATE GRATE INLET.
- (D9) INSTALL 6'x4' PRIVATE NON-JETHACK CURB INLET.
- (D10) INSTALL 4'x4' PRIVATE CONTROL STRUCTURE.
- (D11) INSTALL 131 L.F. 6" HDPE PRIVATE STORM SEWER.
- (D12) INSTALL 77 L.F. 6" HDPE PRIVATE STORM SEWER.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
AT	EXISTING CABLE TELEVISION LINE
T	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
E	EXISTING BURIED ELECTRIC LINE
W	EXISTING OVERHEAD POWER LINE
WT	EXISTING OVERHEAD TELEPHONE LINE
S	EXISTING SANITARY SEWER LINE
STORM SEWER	EXISTING STORM SEWER LINE (A SIZE)
T	EXISTING BURIED TELEPHONE LINE
W	EXISTING WATER LINE (A SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
ED	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
STORM SEWER	PROPOSED STORM SEWER LINE (A SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W	PROPOSED WATER LINE (A SIZE)
F	PROPOSED FIRE LINE (A SIZE)
ST	PROPOSED ROOF DRAIN (A SIZE)

SCALE: 1"=30'

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHILIPS ENGINEERING, INC.
929 N Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.philipsengineering.com

PLANNING
ENGINEERING
LAND DEVELOPMENT

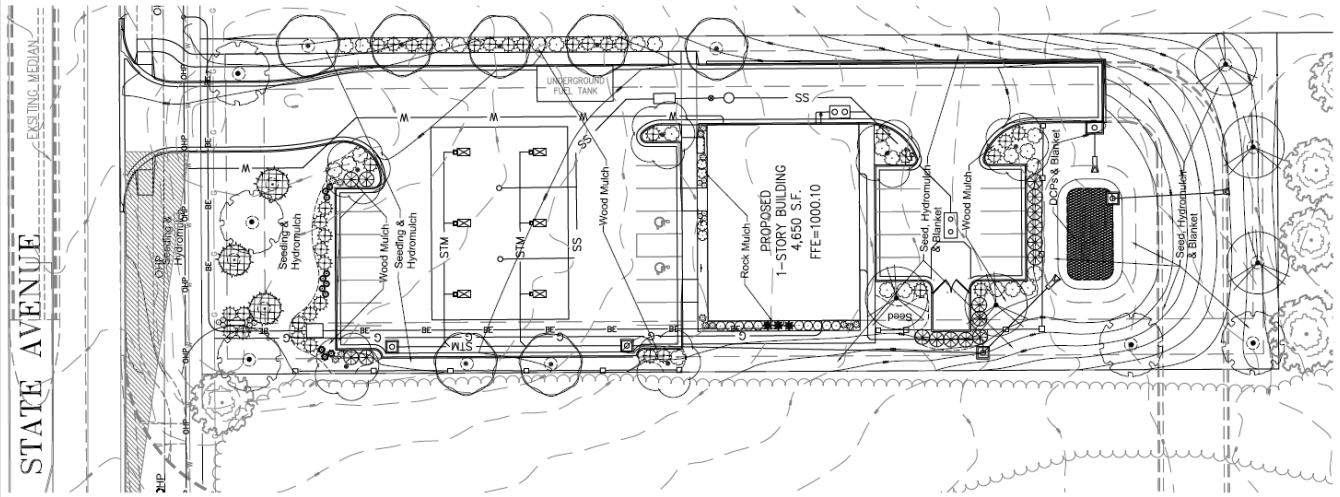
UTILITY PLAN
ON THE GO TRAVEL CENTER
9611 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

No.	Date	Revisions	By	App
1	06-04-2025	REVISED PER STAFF COMMENTS	AJS	JMF
2	06-04-2025	REVISED PER STAFF COMMENTS	AJS	JMF

PROJECT NO: 24-0XX
DRAWN BY: AJS
CHECKED BY: JMF
DATE OF ACTIVATION: 6-4-25
DATE OF INSPECTION: 6-4-25
DATE OF ACKNOWLEDGEMENT: 6-4-25

SHEET
C300

\\VMS2-SERVER\Projects\P\24\PhilipsOne\PDF\UTILITY.dwg, Layout 1, Jul 04, 2025 - 11:53am, Jared Rei



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	5	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"Cal	
	7	Gymnocladus dioicus 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"Cal	
	3	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	6	Nyssa sylvatica / Black Gum	B & B	2"Cal	
	5	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SHRUBS					
	4	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanses Barberry 15"-18" hgt. & sp.	2 gal		
	10	Hypericum frondosum 'Sunburst' / Sunburst Hypericum 18"-24" hgt. & sp.	2 gal		
	17	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	37	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal		
	25	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
GRASSES					
	12	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal		
	3	Miscanthus sinensis 'Gracillimus' / Maiden Grass 24"-30" hgt.	3 gal		
	16	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal		
	11	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass 15"-18" hgt.	1 gal		
GROUND COVERS					
	288	Spartina pectinata / Prairie Cordgrass 5" DCP 18" o.c.	flat @		

NOTE:
SEE SHEET LS-2 FOR CONSTRUCTION DETAILS AND SPECIFICATION NOTES.

0 20 40
SCALE 1" = 20'

Sight Triangle
25'
170'

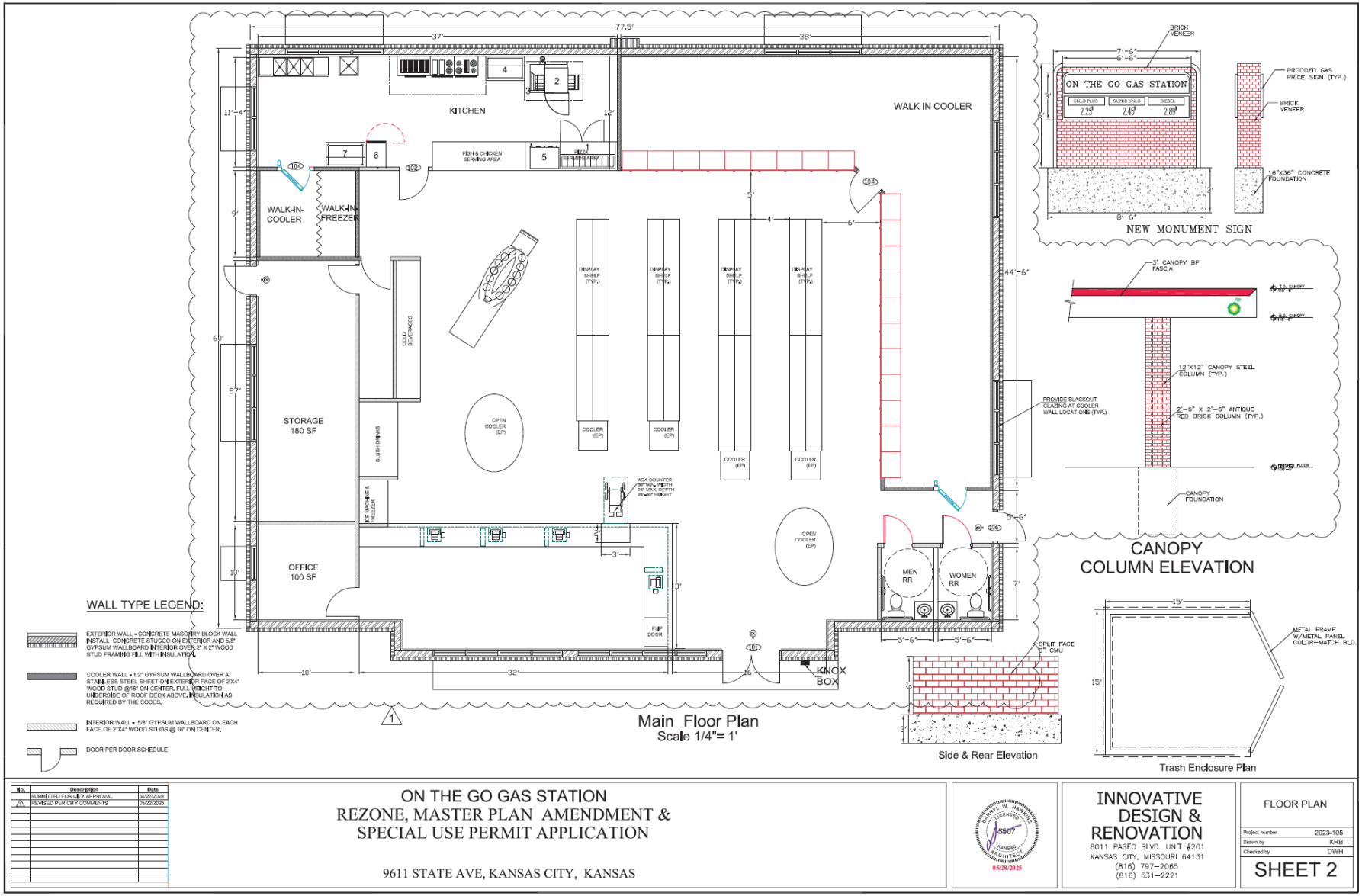
Utility Note:
Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

PETER A. OPPERMANN LICENSED LANDSCAPE ARCHITECT

05/23/2025

Landscape Plan
On The Go
9611 State Avenue
Kansas City, Kansas
LS-1

Oppermann LandDesign, LLC
Land Planning ♦ Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
petecoppermann56@gmail.com
913.522.5598



No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	04/27/2023
1	REVISED PER CITY COMMENTS	05/22/2025

ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION

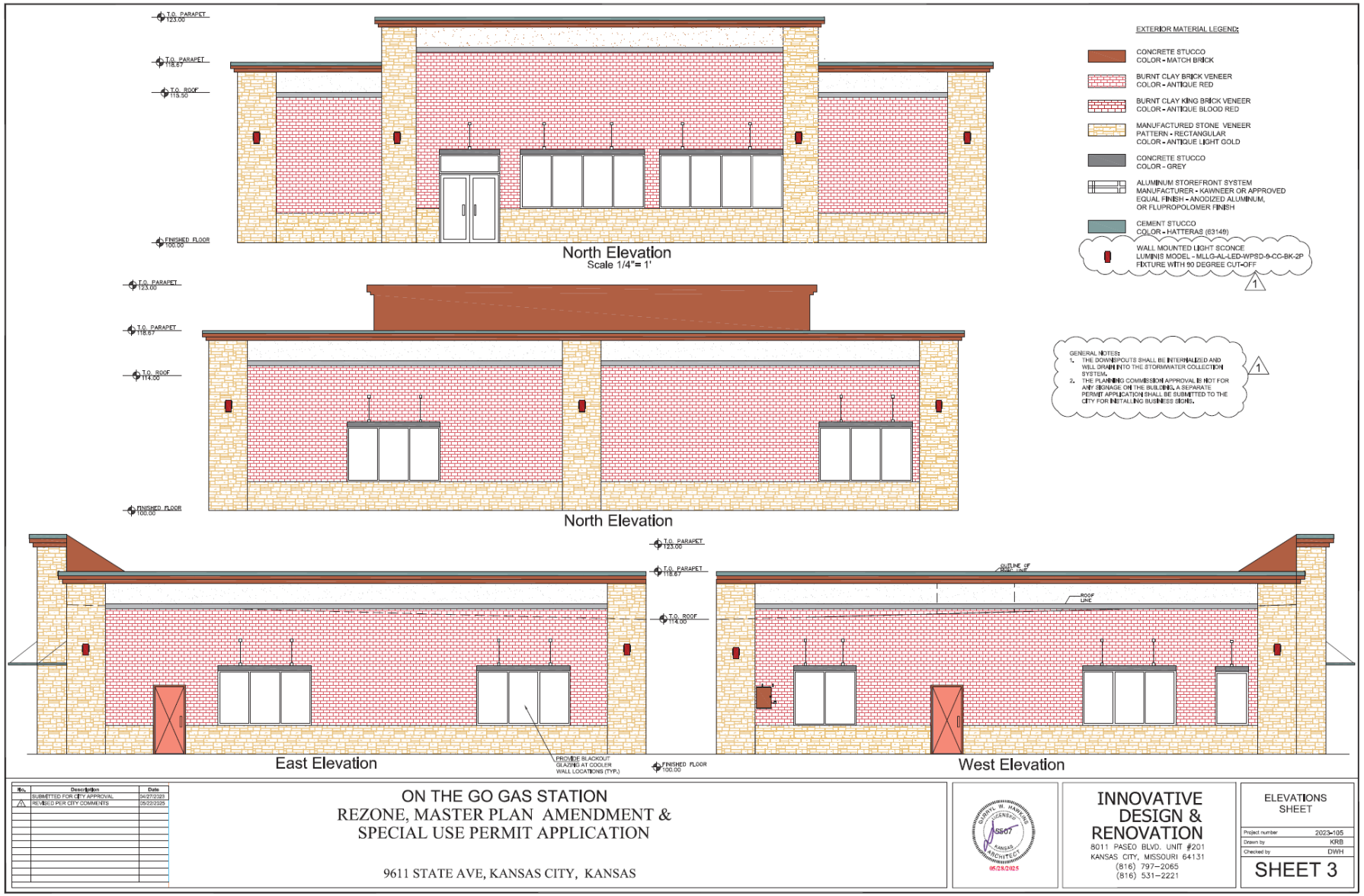
9611 STATE AVE, KANSAS CITY, KANSAS

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

FLOOR PLAN

Project number	2023-105
Drawn by	KRB
Checked by	DWH

SHEET 2


T.O. PARAPET 123.00
T.O. PARAPET 118.67
T.O. ROOF 115.50
FINISHED FLOOR 100.00
North Elevation
Scale 1/4"= 1'
T.O. PARAPET 123.00
T.O. PARAPET 118.67
T.O. ROOF 114.00
FINISHED FLOOR 100.00
North Elevation
T.O. PARAPET 123.00
T.O. PARAPET 118.67
T.O. ROOF 114.00
PROVIDE BLACKOUT GLAZING AT COOLER WALL LOCATIONS (TYP.)
FINISHED FLOOR 100.00
East Elevation
OUTLINE OF HVAC LINE
ROOF LINE
West Elevation
EXTERIOR MATERIAL LEGEND:
CONCRETE STUCCO COLOR - MATCH BRICK
BURNT CLAY BRICK VENEER COLOR - ANTIQUE RED
BURNT CLAY KING BRICK VENEER COLOR - ANTIQUE BLOOD RED
MANUFACTURED STONE VENEER PATTERN - RECTANGULAR COLOR - ANTIQUE LIGHT GOLD
CONCRETE STUCCO COLOR - GREY
ALUMINUM STOREFRONT SYSTEM MANUFACTURER - KAWNEER OR APPROVED EQUAL FINISH - ANODIZED ALUMINUM, OR FLUPROPOLOMER FINISH
CEMENT STUCCO COLOR - HATTERAS (63149)
WALL MOUNTED LIGHT SCONCE LUMINIS MODEL - MLLG-AL-LED-WPSD-9-CC-BK-2P FIXTURE WITH 90 DEGREE CUT-OFF
1
GENERAL NOTES:
1. THE DOWNSPOUTS SHALL BE INTERNALIZED AND WILL DRAIN INTO THE STORMWATER COLLECTION SYSTEM.
2. THE PLANNING COMMISSION APPROVAL IS NOT FOR ANY SIGNAGE ON THE BUILDING. A SEPARATE PERMIT APPLICATION SHALL BE SUBMITTED TO THE CITY FOR INSTALLING BUSINESS SIGNS.
1
No. | Description | Date
1 | SUBMITTED FOR CITY APPROVAL | 04/27/2023
2 | REVISED PER CITY COMMENTS | 05/22/2025
ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION
9611 STATE AVE, KANSAS CITY, KANSAS
DARRYL W. HAWKINS
LICENSED
KANSAS
ARCHITECT
05/28/2025
INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221
ELEVATIONS SHEET
Project number 2023-105
Drawn by KRB
Checked by DWH
SHEET 3

GAS STATION RENDERING

Project number

Drawn by KRB

Checked by DWH

SHEET 4

ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION

9611 STATE AVE, KANSAS CITY, KANSAS

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	04/27/2023

BUILDING RENDERING

Project number

Drawn by KRB

Checked by DWH

SHEET 5

ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION

9611 STATE AVE, KANSAS CITY, KANSAS

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD., UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	04/27/2023

Figure 1. Site Photograph of 9611 State Avenue looking south from 98th Street (provided by Planning Staff).

Figure 2. Site Photograph of 9611 State Avenue looking south from 98th Street (provided by Planning Staff).

Figure 3. Site Photograph of 9611 State Avenue looking south from State Avenue (provided by Planning Staff).

Figure 4. Site Photograph of 9611 State Avenue looking east from State Avenue (provided by Planning Staff).

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: July 31, 2025

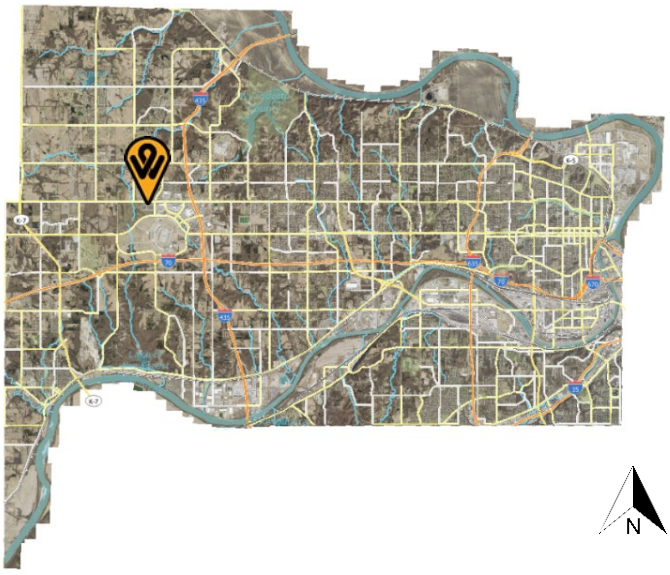
Re: **Change of Zone Petition COZ2025-011 and Master Plan Amendment MPL2025-007**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

Subject Property:
11319 Parallel Parkway
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone and Master Plan Amendment to build a self-storage facility.



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

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

Proposed Zoning District(s):
CP-3 Planned Commercial District

	Adjacent Zoning	Adjacent Uses
North	RP-3 Planned Townhouse District	Attached single-family homes – senior housing (Hazelwood Villas)
South	RP-5 Planned Apartment District	Apartments (Village West Apartments Phase II)
East	R-1 Single Family District	Maywood Community Church
West	RP-5 Planned Apartment District	Apartments (Village West Apartments Phase III)

Total Tract Size: 3.07 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as 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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial.

Parking Requirement: Section 27-467(d) uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 271 parking spaces are required. The applicant is providing 10 parking spaces. (The applicant has applied for a parking variance, BOZA2025-015 which is scheduled to be heard on June 9, 2025).

Landscaping Requirement: Section 27-467(g) Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent.

Advertisement:	The Wyandotte Echo – Change of Zone - May 16, 2025 and Master Plan Amendment – May 16, 2025 Letters to Property Owners – May 17, 2025 and June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District and a Master Plan Amendment from Commercial/Business Park to Commercial to build two (2) self-storage buildings totaling 118,489 square feet at 11319 Parallel Parkway.

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 one (1) Notice of Violation on the property between on May 8, 2025 – ABT2025-0659 – Abatement – Mow entire lot and remove scattered trash.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – PLAT2025-015 – Preliminary Plat, approved on July 14, 2025 meeting.
2. 2025 – BOZA2025-015 – Variance – Requesting a parking reduction from 474 to 10 parking spaces.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

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 multi-family apartments abutting to the south and west. North of Parallel Parkway is Hazelwood Senior Villas, an age restricted neighborhood comprised of single-family homes, detached and attached and an assisted living facility.

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 surrounded by apartments zoned RP-5 Planned Apartment District to the west and south and a church zoned R-1 Single Family District to the east. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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 property is not suitable for uses to which it has been restricted as A-G Agriculture District allows single-family homes and agricultural activities, which along a mixed-use corridor – multi-family apartments and commercial retail businesses is not congruent with adjacent uses. Removal of these restrictions for CP-3 Planned Commercial District will not detrimentally affect nearby property as it is only a matter of time that commercial businesses/uses extend west from Hutton Road to North 115th Street.

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 vacant. Based on aerial photographs, the property has been vacant since at least 1997, but was part of a larger ownership during that time.

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 not reasonably necessary for the convenience and welfare of the public on its surface, but may provide an opportunity for residents in the multi-family apartments to the south and west and possibly the senior living neighborhood to the north to store items close to their residence. The proposed use will not affect the use, quality, or marketability of nearby property as this

parcel is encircled with dense, multi-family apartments to the south and west and an established church, Maywood Community Church to the east.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of Parallel Parkway, a Major Arterial to accommodate it if managed properly. A Traffic Impact Study has been submitted and is being reviewed by the Public Works Department.

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

   The Prairie Delaware Piper Area Plan designates the subject property as Commercial/Business Park, which allows for 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. The proposed use conforms to the Prairie Delaware Piper Area Plan designation.

8. ***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 provided the site is properly managed and there are no hazardous materials stored on the premises.

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 electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by West Patrol, District #228.

   e. ***Fire***

Fire service is provided by Station #12, which is 1.25 miles away from the subject property.

f. Transit

Public Transit is provided by Route #101, #113, and #116 with a stop at North 109th Street and Village West Parkway.

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the building elevations – exterior building materials, massing and articulation, landscaping, screening and buffering to comply with the Commercial Design Guidelines, the proposed use is capable of meeting these ordinance requirements.

The proposed use is not capable of meeting ordinance requirements because Section 27-467(e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. A Variance application for reduction in parking has been submitted and will be heard by the Board of Zoning Appeals.

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 public health, safety and welfare is minimal. There is no tangible gain to the public health, safety and welfare as the proposed use serves only those patrons that need to use the self-storage facility, whether it be for their personal or business needs. 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.

MASTER PLAN AMENDMENT

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 multi-family apartments abutting to the south and west. North of Parallel Parkway is Hazelwood Senior Villas, an age restricted neighborhood comprised of single-family homes, detached and attached and an assisted living facility.

2. ***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 Prairie Delaware Piper Area Plan was adopted in 2004. Numerous amendments have occurred in the last 20 years, specifically to the south and west, which was designated as Commercial/Business Park (Prairie Delaware Piper Area Plan) to Medium Density and High Density Residential (City-Wide Master Plan, now known as the PlanKCK Comprehensive Plan) to build apartments and Mixed Residential (Prairie Delaware Piper Area Plan) for a senior living neighborhood on the north side of Parallel Parkway, which changed the character of the corridor between Hutton Road and North 115th Street from a rural, farmland to a mixed use corridor.

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

   The amendment is consistent with the goals and policies of the Prairie Delaware Piper Area Plan.

4. ***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 provides storm water control to the property.

   d. ***Police***

Police service is provided by West Patrol, District #228.

e. Fire

Fire service is provided by Station #12, which is 1.25 miles away from the subject property.

f. Transit

Public Transit is provided by Route #101, #113, and #116 with a stop at North 109th Street and Village West Parkway.

g. Schools

Public Education is provided by Delaware Ridge Elementary School, Robert E. Clark Middle School, and Bonner Springs High School, under Bonner Springs/Edwardsville USD 204.

h. Streets

The subject property is accessed off of Parallel Parkway, a Major Arterial.

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

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a split designation between Commercial and Business Park (Prairie Delaware Piper Area Plan).

6. 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.

The proposed amendment will not 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. The properties to the west and south are designated Medium and High Density Residential (PlanKCK Comprehensive Plan). The amendment to Commercial will remove the Business Park designation, which eliminates more intensive light industrial uses.

7. 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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on May 27, 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 Commercial Design Guidelines
Landscaping, Screening and Buffering
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2025-011 and MPL2025-007**, subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-015 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 BOZA2025-015 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The following requirements of the Commercial Development Guidelines Overlay District have not been met, and from which Applicant is requesting a deviation for approval:**
   a. **Section 27-576(e)(2) Exterior building materials shall not include the following:**
      i. **Split shakes, rough sawn, or board and batten wood;**
      ii. **Vinyl siding;**
      iii. **Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;**
      iv. **Field painted or prefinished corrugated metal siding;**
      v. **Standard single-tee or double-tee concrete systems; or**
      vi. **EIFS at the ground level or comprising more than 15 percent of any facade.**

      Additionally, metal paneling cannot exceed 15 percent of any façade;
3. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
4. **Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be**

determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;

5. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 3.07 acres, 33 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
6. **All parking lot islands must have trees installed in them;**
7. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
8. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;**
9. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system;**
12. **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;

13. 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;

14. 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;

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

16. 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;

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. 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;

19. For the Final Development Plan: 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;

20. **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,**
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.**

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 **COZ2025-011 and MPL2025-007** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-007** 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 **MPL2025-007,** 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 **MPL2025-007** 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 **COZ2025-004,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:31:06:

COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District at 11319 Parallel Parkway (in conjunction with PLAT2025-015, MPL2025-007, and BOZA2025- 015). *Detailed Outline of Requested Action*: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District, Preliminary Plat to plat one (1) commercial lot and a Master Plan Amendment from Commercial/Business Park to Commercial to build two (2) self-storage buildings totaling 118,489 square feet at 11319 Parallel Parkway.

PLAT2025-015 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Preliminary Plat for Village West, Legends Self-Storage at 11319 Parallel Parkway.

MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Master Plan Amendment from Business Park / Commercial (Prairie Delaware Piper Area Plan) to Commercial (Prairie Delaware Piper Area Plan)
at 11319 Parallel Parkway.

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

Present in Support:

- Tye Zehner, Applicant, 7616 Washington Street, Kansas City, Missouri 64114

Present in Opposition:

- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109, not in support or in opposition, comments on staff report, storm water concerns

Staff Recommendation starts at 1:38:46: Long Range Planner Alyssa Marcy that this project has very heavy landscaping and screening requirements, as noted on the staff report, it includes planting 33 trees and screening to separate the business from the residential area. It also includes planting trees within the parking lot islands as well. Staff recommends approval with conditions.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:40:01:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-007:**

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

Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-015 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 BOZA2025-015 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The following requirements of the Commercial Development Guidelines Overlay District have not been met, and from which Applicant is requesting a deviation for approval:**
   a. **Section 27-576(e)(2) Exterior building materials shall not include the following:**
      i. **Split shakes, rough sawn, or board and batten wood;**
      ii. **Vinyl siding;**
      iii. **Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;**
      iv. **Field painted or prefinished corrugated metal siding;**
      v. **Standard single-tee or double-tee concrete systems; or**
      vi. **EIFS at the ground level or comprising more than 15 percent of any facade.**

      Additionally, metal paneling cannot exceed 15 percent of any façade;
3. **Section 27-317 Electrical power, telephone service, and cable television (if**

applicable) shall be provided by underground wiring for all new wiring provided;

4. **Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;**
5. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 3.07 acres, 33 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
6. **All parking lot islands must have trees installed in them;**
7. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
8. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;**
9. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    c. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    d. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system;**
12. **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;**

13. **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;**
14. **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;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **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;**
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. **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;**
19. **For the Final Development Plan: 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;

20. **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,**
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.**

Motion starts at 1:40:38:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-011:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 1:41:24:

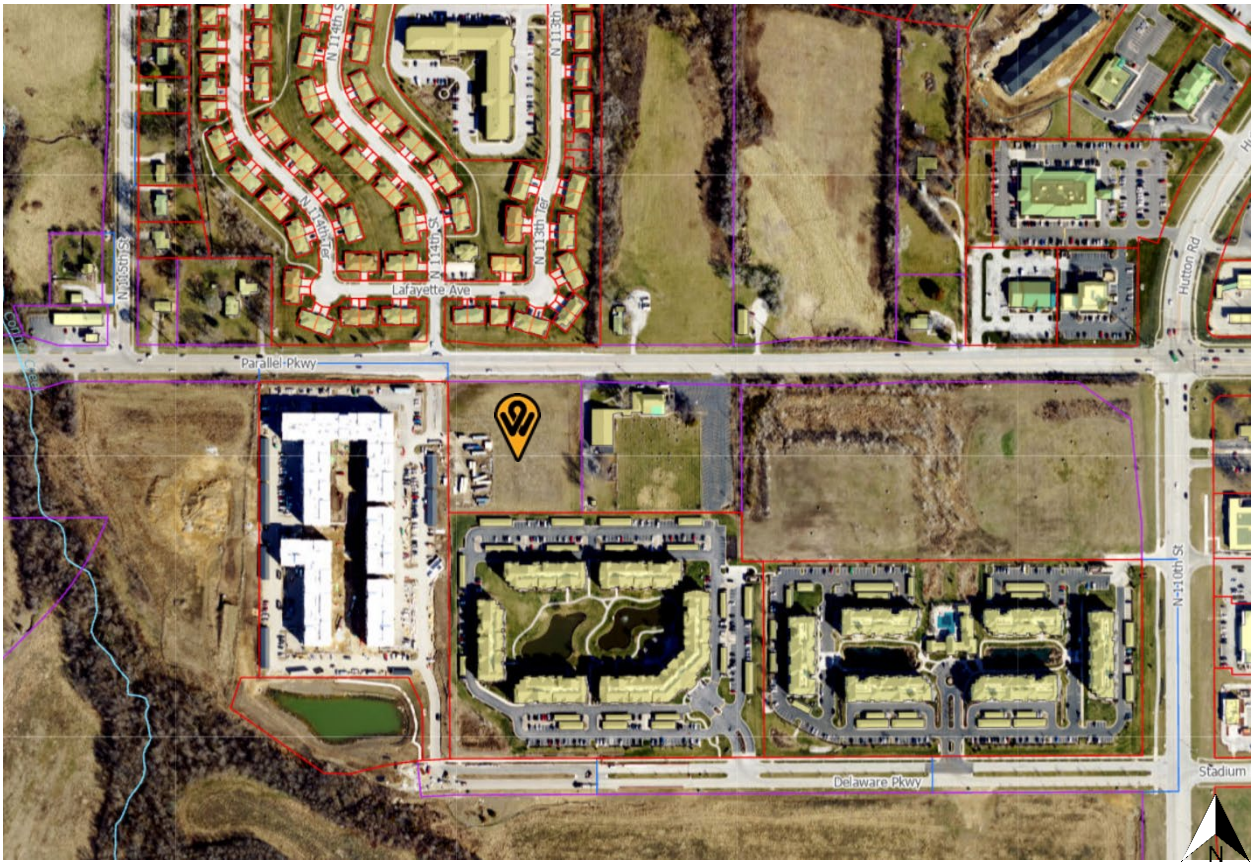
On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of PLAT2025-015:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

ATTACHMENTS

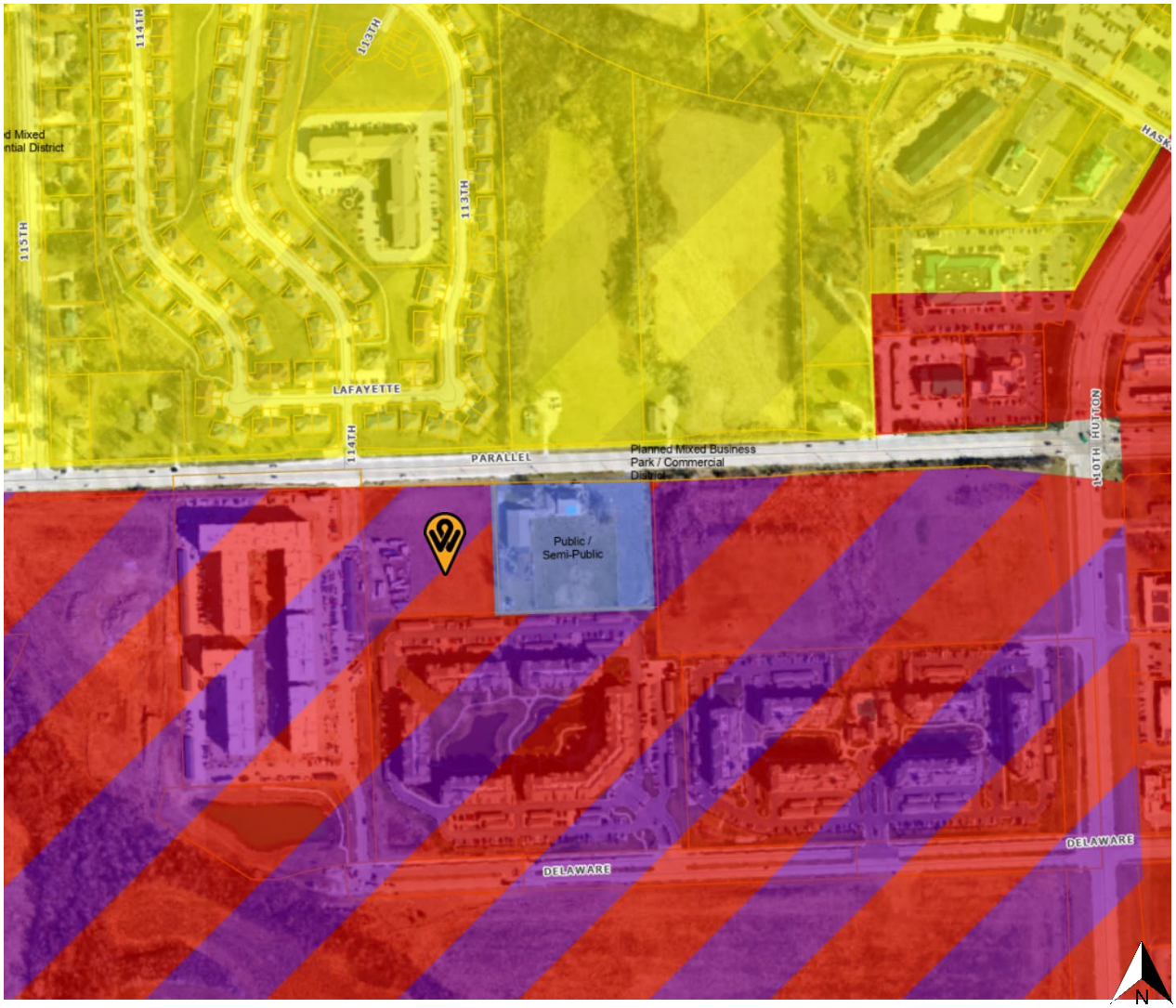
AERIAL IMAGERY



ZONING MAP

RP-5
R-1
RP-3
AG
CP-0
CP-0
CP-2
Lafayette Ave
Parallel Pkwy
AG
R-1
AG
RP-5
RP-5
RP-5
Delaware Pkwy
N 110th St
Hutton Rd
N 115th St
N 114th St
N 113th Ter
N 114th Ter
N

LAND USE MAP


114TH
113TH
115TH
113TH
LAFAYETTE
114TH
PARALLEL
Planned Mixed Business
Park / Commercial
District
110TH HUTSON
Public /
Semi-Public
DELAWARE
DELAWARE
N

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

May 27, 2025

Department of Planning + Urban Design
Unified Government of Wyandotte County ● Kansas City, Kansas

RE: Change of Zone Petition COZ2025-011, PLAT2025-016 and Master Plan Amendment MPL2025-006

Mr. Byron Toy and Ms. Rose Morris,

We have received draft comments dated June 9, 2025 on the proposed self-storage facility located at 11319 Parallel Parkway for the above referenced project. The project team has reviewed the comments and have the following responses or summary of revisions:

Planning and Urban Design Comments:

General Planning:

1. This City Planning Commission case is being heard in conjunction with BOZA2025-015. 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 BOZA2025-015 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law.
   Response: Acknowledged.

2. Provide site line cross sections that illustrate what is visible from the north, south, east and west property lines.
   Response: Cross sections have been added. Can be seen on sheets A1.0-A1.2 as well as A5.0-A5.4.

3. What are the proposed hours of operation?
   Response: The standard operating hours will be 9am to 5pm, with after hours access code on a per customer basis with approval from owner.

4. Build an 8-foot sidewalk along the south side of Parallel Parkway in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property.
   Response: An 8-foot sidewalk is proposed along the south side of Parallel Parkway along the site.

5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
   Response: Acknowledged.

6. Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site.
   Response: Acknowledged. The project will be constructed in a single phase.

Building Architecture:

1. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:

a. Divisions or breaks in materials;
b. Building offsets (projections, recesses, niches);
c. Window bays;
d. Separate entrances and entry treatment; or,
e. Variation in rooflines.

Response: Features have been added to the east façade. Can be seen on sheet A2.0 drawing 2.

2. Section 27-576(d)(5) A single, large dominant building mass shall be avoided. Changes in mass should be related to entrances, the integral structure, and/or the organization of spaces and activities.
Response: Acknowledged.

3. Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.
   a. Building design should avoid large expanses of highly reflective surfaces and mirror glass exterior walls.
   b. Highly tinted glass or glass tinted in unnatural colors should be avoided.

   Response: Acknowledged. Building materials are proposed to be durable, economically maintained, and will retain its appearance over time.

4. Section 27-576(e)(2) Exterior building materials shall not include the following:
   a. Split shakes, rough sawn, or board and batten wood;
   b. Vinyl siding;
   c. Smooth-faced grey concrete block, painted or stained concrete block, tilt-upconcrete panels;
   d. Field painted or prefinished corrugated metal siding;
   e. Standard single-tee or double-tee concrete systems; or
   f. EIFS at the ground level or comprising more than 15 percent of any facade. Additionally, metal paneling cannot exceed 15 percent of any façade.

   Response: Material calculations can be found on sheets A2.0 and A2.1.

5. Downspouts shall be internalized.
   Response: Parapet removed and downspouts have been added on the south façade of the A building and the north façade of the B building. Gutters and downspouts are facing internally to the property only. Can be seen on sheet A2.0 drawing 4 and sheet A2.1 drawings 1 & 2.

Landscaping and Screening:

1. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 3.07 acres, 33 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.
   Response: The code calculations have been updated on the landscape plan and the 33 trees have been provided per Section 27-577(a)(5).

2. All parking lot islands must have trees installed in them.
   Response: The parking lot island does have a proposed tree.

3. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.
Response: A 25-foot landscape zone has been provided between Parallel Parkway and the access drive north of Building A.

4. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.
Response: Landscape plan has been updated per Section 27-577(b)(2).

5. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
    a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
    b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

    Response: Landscaping follows Section 27-577(b)(3).

6. Section 27-577(d)(1) At least 75 percent of the length of the 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.
Response: Landscaping follows Section 27-577(d)(1).

7. All landscaping shall be with an in-ground irrigation system.
Response: Acknowledged. Irrigation design will be provided further into the final development plan process.

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.
Response: Acknowledged.
2. 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 shll be granted a sign permit. Contact the Department of Planning and Urban Design at (910) 537-5750 or signpermits@wycokck.org to begin this process.
Response: Acknowledged.

Standard Conditions:

1. 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. The BPU transformer have appropriate screening.

2. 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.

3. 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) 573-8620or 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.

4. All existing and future driveways must feature curb cuts that are constructed to UG standards.
Response: Acknowledged.

5. 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.

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.
Response: Acknowledged.

7. 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.

8. For the Final Development Plan: 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

9. 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.

10. 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:

General Engineering Review No. 1

1. Provide 10-foot utility easements around the out-boundary lot lines of the plat; 5-foot easements both sides of interior lines.
Response: A 10-foot utility easement has been added to the North out-boundary lot line. A 5-foot easement has been added to the West, South, and East interior lot line.

2. Public Works and County Surveyor may have additional comments.
Response: Acknowledged.

3. Provide any easements as required including access obstruction (retaining wall), off-site discharge of runoff or fill, temporary construction, drainage, sanitary sewer, and cross-access.
Response: Easements will be set as the design progresses after preliminary.

Public Plan Set:

a. Public plans set is required for sanitary sewer.
Response: Public Plans will be provided later in the final development process.

b. Coordinate with Ricky Ledgerwood, Public Works Coordinator, (913) 573-5421.
Response: Acknowledged.

c. Insert plat in Public Plan sets.
Response: Acknowledged.

Renaissance Infrastructure Consulting

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
www.ric-consult.com

May 27, 2025

Project Name: Village West, Legends Self-Storage
Project Address: 11319 Parallel Parkway
Kansas City, KS 66109
Application Number: COZ2025-011

Village West, Legends Self-Storage Neighborhood Meeting
Meeting Location: Microsoft Teams
Meeting called to order at: 4:30pm

Attendees:

Name	Role	Company
Tye Zehner	Applicant	Strickland Construction
Tom Eisenhauer	Applicant	Strickland Construction
Rogers Strickland	Applicant	Strickland Construction
Ashley Cronin	Applicant Representative	Renaissance Infrastructure Consulting (RIC)
Chase Kohler	Applicant Representative	RIC
Stephen Allison	Property Owner	
Owen Haake	Associated with Aspire	Northpoint Development

Agenda:

1. Introductions
    a. Applicant Team Introductions
    b. Attendee Introductions

2. Project Summary
    a. Current site conditions are undeveloped
    b. Proposed project is a self-storage facility consisting of two buildings, for a total of 626 storage units.
        i. Isometric Views
        ii. General Site Layout

3. Questions/Comments
    a. Owen Haake: What are the clear dimensions of building B openings?
        Response: Overhead doors are 12'-0" wide by 14'-0" tall.
    b. Owen Haake: What is the depth of building B units?
        Response: Units are 45'-0" deep
    c. Owen Haake: How does the Fire Truck navigate the site?
        Response: Fire truck enters from the shared drive with Aspire apartments and exits through the east entry off Parallel Parkway
    d. Owen Haake: What is the intended schedule for the project?
        Response: Dependent on review timeline with UG but aiming to break ground Q3 of this year with a 1-year construction timeline.
    e. Owen Haake: When will we be on commission and council?
        Response: Planning Commission and Board of Zoning Appeals Public Hearing is set for 6/9, Board of Commissioners/Public Hearing is set for 6/26
    f. Owen Haake: Supports the project and is a good use for the property.
    g. Owen Haake: Likes that the aesthetics will blend well with the Aspire Apartments.

h. Stephen Allison: Supportive of project and has talked to Maywood Community Church and they are also supportive.

4. Meeting Adjourned at: 5:04pm

Minutes taken by: Chase Kohler and Ashley Cronin

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-011.
2. That I conducted a neighborhood meeting on 5-27-2025.
3. The notice to nearby property owners was sent on 5-12-2025.
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.

Tye Zehner
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of May, 2025.

My commission expires 15 of July, 2026.

Deidra L Smith
Notary Public
State of Kansas
My Comm Exp 7/15/2026

Deidra L Smith
Notary Public

h. Stephen Allison: Supportive of project and has talked to Maywood Community Church and they are also supportive.

4. Meeting Adjourned at: 5:04pm

Minutes taken by: Chase Kohler and Ashley Cronin

AFFIDAVIT – NEIGHBORHOOD MEETING

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Tye Zehner
Affiant

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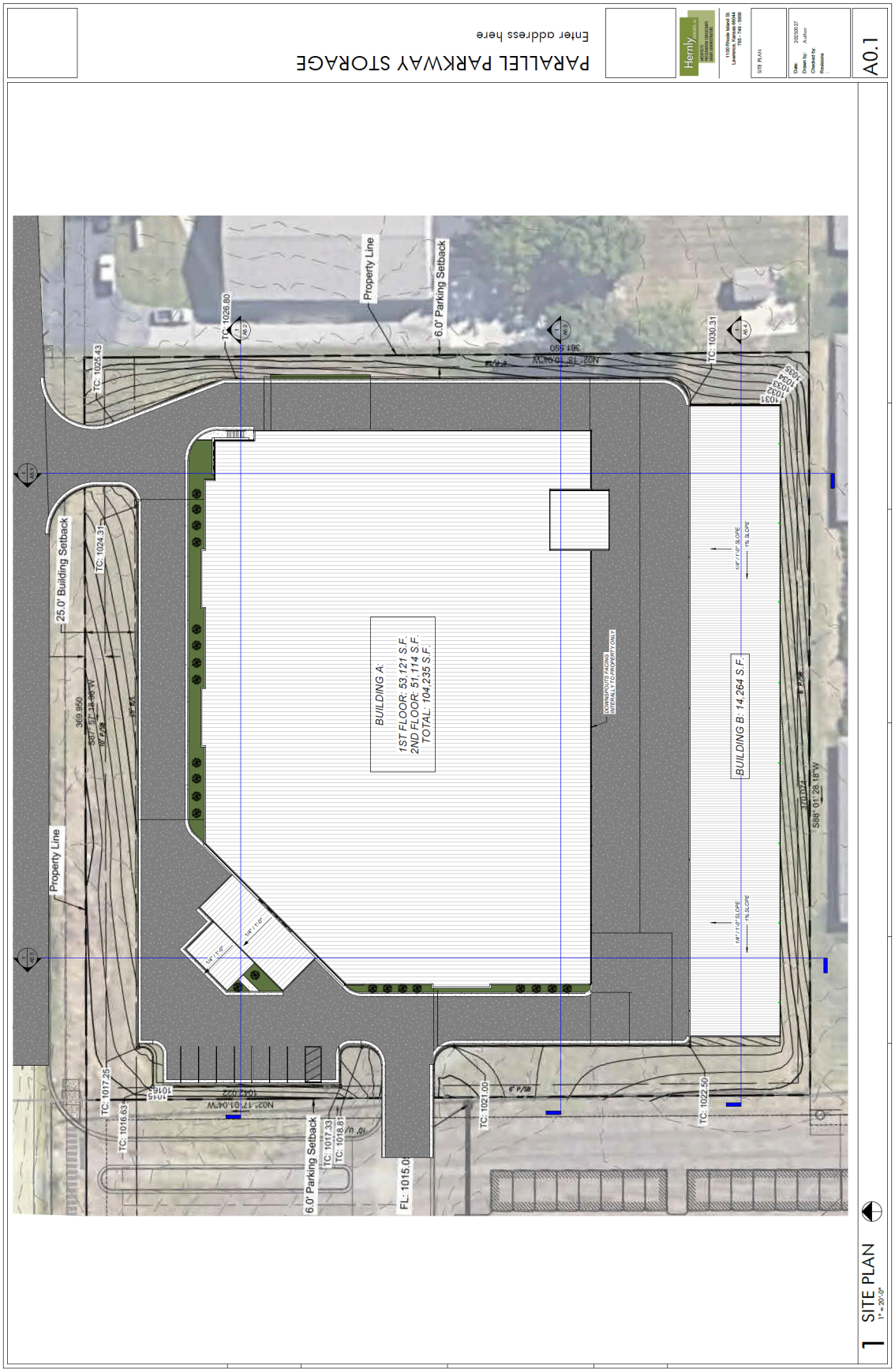
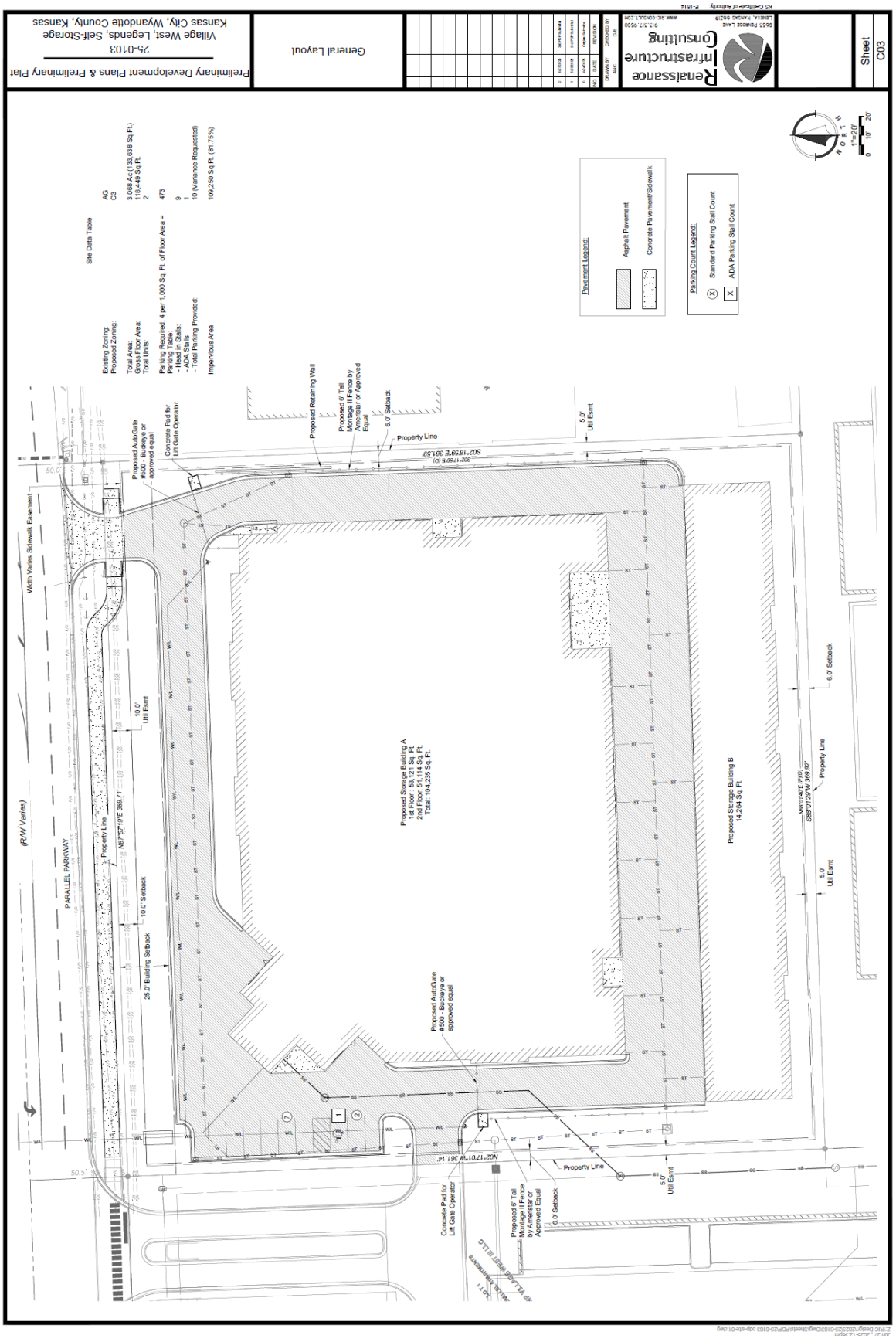
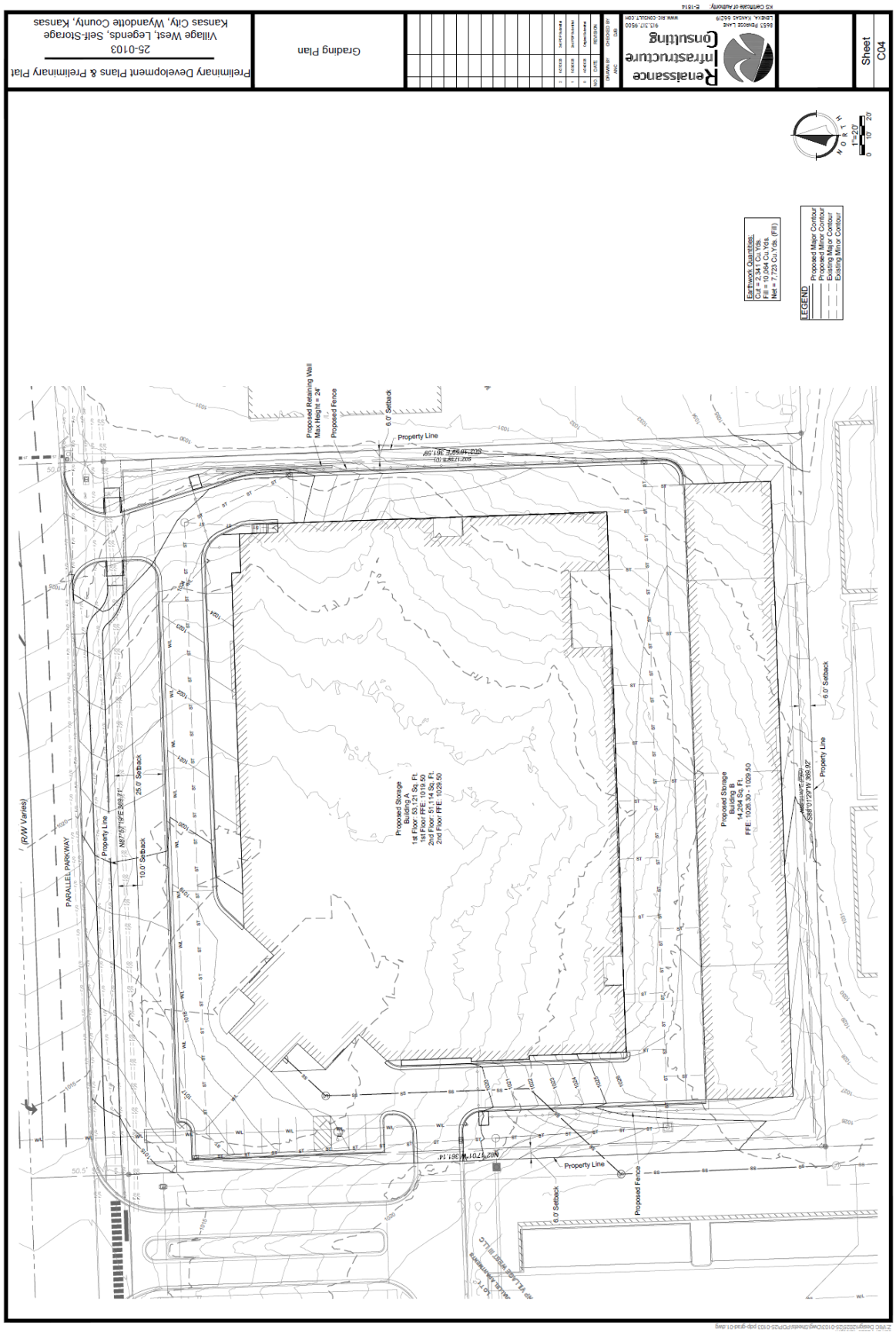
Notary Public
State of Kansas
My Comm Exp 7/15/2026

Deidra L Smith
Notary Public


PARALLEL PARKWAY STORAGE
Enter address here
Hernly
A0.1
Property Line
6.0' Parking Setback
25.0' Building Setback
BUILDING A:
1ST FLOOR: 53,121 S.F.
2ND FLOOR: 51,114 S.F.
TOTAL: 104,235 S.F.
BUILDING B: 14,264 S.F.
DOWNSPOUTS FACING INTERALLY TO PROPERTY ONLY
TC: 1026.80
TC: 1025.43
TC: 1030.31
TC: 1024.31
TC: 1017.25
TC: 1016.63
TC: 1017.33
TC: 1018.81
TC: 1021.00
TC: 1022.50
FL: 1015.0
S88° 01' 28.18"W
1 SITE PLAN
1" = 20'-0"


Preliminary Development Plans & Preliminary Plat
26-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
General Layout
Renaissance Infrastructure Consulting
Sheet
C03
Site Data Table
Existing Zoning: AG
Proposed Zoning: C3
Total Area: 3.088 Ac (133,938 Sq.Ft.)
Gross Floor Area: 15,449 Sq.Ft.
Total Units: 2
Parking Required: 4 per 1,000 Sq. Ft. of Floor Area = 473
Parking Provided:
- Head in Stalls: 9
- ADA Stalls 1
- Total Parking Provided: 10 (Variance Requested)
Impervious Area 109,250 Sq.Ft. (81.75%)
Pavement Legend:
Asphalt Pavement
Concrete Pavement/Sidewalk
Parking Count Legend:
Standard Parking Stall Count
ADA Parking Stall Count
PARALLEL PARKWAY
(R/W Varies)
Width Varies Sidewalk Easement
Property Line
10.0' Setback
25.0' Building Setback
10.0' Util Easmt
Proposed AutoGate #500 - Buckeye or approved equal
Concrete Pad for Lift Gate Operator
Proposed Retaining Wall
Proposed 6' Tall Montage II Fence by Ameristar or Approved Equal
6.0' Setback
5.0' Util Easmt
Proposed Storage Building A
1st Floor: 83,121 Sq. Ft.
2nd Floor: 61,144 Sq. Ft.
Total: 104,226 Sq.Ft.
Proposed Storage Building B
14,264 Sq. Ft.
N87°57'19"E 369.71'
S87°57'19"W 369.71'
S02°17'59"E 361.58'
N02°17'01"W 361.14'
50.0'
50.5'


Preliminary Development Plans & Preliminary Plat
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Grading Plan
Renaissance Infrastructure Consulting
Sheet
C04
Earthwork Quantities:
Cut = 2,341 Cu. Yds.
Fill = 10,064 Cu. Yds.
Net = 7,723 Cu. Yds. (Fill)
LEGEND
Proposed Major Contour
Proposed Minor Contour
Existing Major Contour
Existing Minor Contour
Proposed Retaining Wall
Max Height = 24'
Proposed Fence
6.0' Setback
Property Line
Proposed Storage
Building A
1st Floor: 53,121 Sq. Ft.
1st Floor FFE: 1019.50
2nd Floor: 51,114 Sq. Ft.
2nd Floor FFE: 1029.50
Proposed Storage
Building B
14,264 Sq. Ft.
FFE: 1026.30 - 1029.50
PARALLEL PARKWAY
(R/W Varies)
25.0' Setback
10.0' Setback

Renaissance Infrastructure Consulting
Sheet C05
Site Utility Plan
Preliminary Development Plans & Preliminary Plat
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Proposed Storage Building A 1st Floor: 53,121 Sq. Ft. 1st Floor FFE: 1019.50 2nd Floor: 51,156 Sq. Ft. 2nd Floor FFE: 1029.50
Proposed Storage Building B 14,264 Sq. Ft. FFE: 1028.30 - 1029.50
Proposed Retaining Wall
Proposed Fence
Property Line
6.0' Setback
5.0' Util Esmt
300' Fire Hydrant Radius
Proposed Fire Hydrant
Proposed Storm Sewer
Proposed Sanitary Sewer
Proposed Fire Line
Proposed Domestic Water Line
Proposed Combination Domestic & Fire Meter Vault
Ex. Fiber Optic Lines
10.0' Util Esmt
25.0' Setback
10.0' Setback
PARALLEL PARKWAY
(R/W Varies)
Width Varies Sidewalk Easement
Ex. Storm Sewer
Ex. Sanitary Sewer 492-041-MH MH DPT 11.2
Ex. 8" PVC

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AS	Acer saccharum 'Bailsta' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	5
	GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	8
	TM	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2" Cal.	B&B	6
EVERGREEN TREES					
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	6` Ht.	B&B	18
	JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6` Ht.	B&B	13
	PS	Pinus strobus / White Pine	6` Ht.	B&B	5
ORNAMENTAL TREES					
	CO	Cercis canadensis / Eastern Redbud	2" Cal.	B&B	5
SHRUBS					
	HPB	Hydrangea paniculata `ILVOBO` TM / Bobo Panicled Hydrangea	3 Gal. 18" Ht. Min.		12
	HRS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal. 18" Ht. Min.		30
	JCG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal., 18"-24" Ht. Min.		60
	JFG	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal., 18"-24" Ht. Min.		18
	STO	Spiraea thunbergii 'Ogon' / Mellow Yellow™ Spirea	3 Gal. 18" Ht. Min.		30
	TMD	Taxus x media 'Densiformis' / Dense Yew	5 Gal., 18"-24" Ht. Min.		51
GRASSES					
	BCB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 gal.		14
PERENNIALS					
	LMB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.		95
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	
GROUND COVERS					
	AM2	Aggregate Mulch; RE: Notes / Buffalo River Rock	MULCH		
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE CALCULATIONS

C-3 Commercial Landscaping and Screening *(Per Section 27-467)*
Required: 1 tree per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property
Provided: 133,707 sqft. / 7,000 = 19 trees + 75% = 33 trees

Landscaping and Screening *(Per Section 27-577)*
Required: Landscaping shall exceed the typical code requirements by at least 75%
Landscape area between commercial districts and residential districts must provide 100% sight obscuring year round
Provided: Minimum 75% provided;
Year round screening between commercial and residential provided

Street Trees *(Per Section 27-577)*
Required: 1 tree (min. 2" in cal.) per 30 feet of street easement or street frontage
Provided: *Parallel Parkway* 369.95' / 30' = 12 street trees

Easements *(Per Section 27-577)*
Required: New construction must provide at least a 25' landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide of greater
Provided: 25' easement provided

Parking lot screening *(Per Section 27-577)*
Required: Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets
Provided: Continuous evergreen screen provided along parking

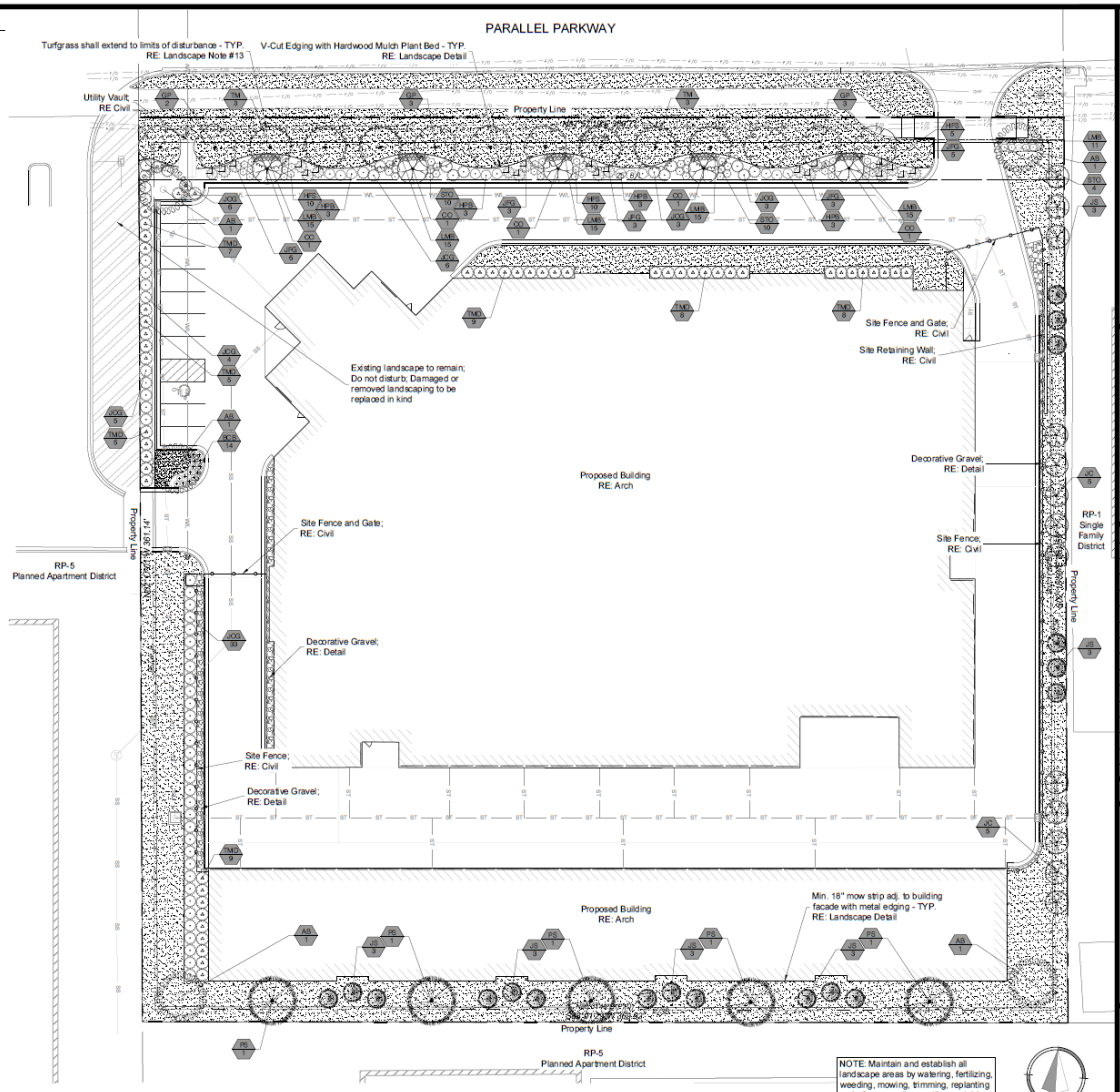
Buffer Landscaping *(Per Section 27-577)*
Required: Landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material
Provided: Year round screening between commercial and residential provided

Building Foundation Planting *(Per Section 27-577)*
Required: At least 75% 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 ground covers
Provided: Foundation plantings provided across drive

Parking Lot Trees *(Per Section 27-698)*
Required: Nonindustrial and non-structured parking lots that have a paved area wider than a double loaded aisle and more than 20,000 sf in area shall provide 1 shade tree for each 20 parking spaces on the interior of the parking lot
Provided: 10 parking spaces = 1 tree

Screening of Outside Trash Bins or Trash Containers *(Per Section 27-698)*
Required: 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
Provided: As required.

Screening of Mechanical Equipment *(Per Section 27-698)*
Required: Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials.
Provided: As required.



Preliminary Development Plans & Preliminary Plat

25-0103

Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas

Landscape Plan

NO	DATE	REVISION
3	10/30/25	3rd PDP Submittal
2	10/30/25	2nd PDP Submittal
1	10/06/25	Original Submittal

DRAWN BY: NP | CHECKED BY: AL

Renaissance Infrastructure Consulting
8826 Santa Fe Drive
Overland Park, KS 66212
913.814.9660
www.RICONSULT.com
KS Certificate of Authority: E-1614

Sheet
L01

UNIT MIX LEGEND

- 3x10
- 5x5
- 5X10
- 5x10
- 9X10
- 10x10
- 10x12.4
- 10x13.2
- 10X14
- 10X14.9
- 10x15
- 10x16.6
- 10x16.7
- 10X19
- 10x20
- 10x20.7
- 10x21.7
- 10X24
- 10x25.3
- 10x28
- 10x30
- 15x18
- 18.3x20
- DRIVE THROUGH
- MECH
- OFFICE
- RESTROOM

UNIT MIX - 1ST STORY

BUILDING	UNIT SIZE	COUNT	AREA	UNIT TYPE
A	3x10	1	30 SF	GIC
A	5x5	1	25 SF	GIC
A	5X10	1	50 SF	GIC
A	5x10	9	450 SF	GIC
A	9X10	2	180 SF	GIC
A	10x10	115	11500 SF	GIC
A	10x12.4	1	124 SF	GIC
A	10x13.2	1	132 SF	GIC
A	10X14	1	140 SF	GIC
A	10X14.9	1	149 SF	GIC
A	10x15	63	9450 SF	GIC
A	10x16.6	4	664 SF	GIC
A	10x16.7	2	334 SF	GIC
A	10X19	1	190 SF	GIC
A	10x20	71	14200 SF	GIC
A	10x20.7	2	414 SF	GIC
A	10x21.7	2	434 SF	GIC
A	10X24	1	240 SF	GIC
A	10x25.3	1	253 SF	GIC
A	10x28	4	1120 SF	GIC
A	10x30	5	1500 SF	GIC
A	15x18	1	270 SF	GIC
A	18.3x20	1	366 SF	GIC
A	DRIVE THROUGH	1	0 SF	
A	MECH	1	0 SF	
A	OFFICE	2	0 SF	
A	RESTROOM	2	0 SF	
TOTAL		297	42215 SF	
		297	42215 SF	

1 UNIT MIX - BLDG A - 1ST STORY
1/16" = 1'-0"

PARALLEL PARKWAY STORAGE

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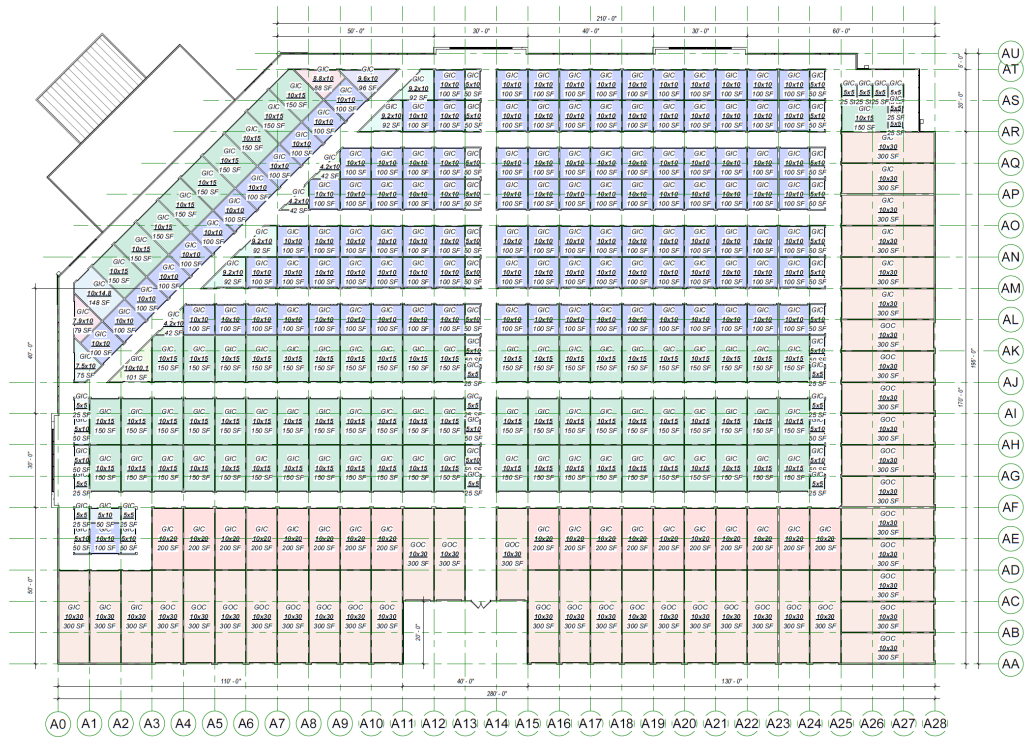
Hernly Associates, Inc.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

UNIT MIX - BLDG A 1ST STORY

Date: 20240609
Drawn by: Author
Checked by:
Revisions

A1.3



UNIT MIX LEGEND

- 4.2x10
- 5x5
- 5x10
- 7.5x10
- 7.9x10
- 8.8x10
- 9.2x10
- 9.6x10
- 10x10
- 10x10.1
- 10x14.8
- 10x15
- 10x20
- 10x30

UNIT MIX - 2ND STORY

BUILDING	UNIT SIZE	COUNT	AREA	UNIT TYPE
A	4.2x10	3	126 SF	GIC
A	5x5	16	400 SF	GIC
A	5x10	25	1250 SF	GIC
A	7.5x10	1	75 SF	GIC
A	7.9x10	1	79 SF	GIC
A	8.8x10	1	88 SF	GIC
A	9.2x10	4	368 SF	GIC
A	9.6x10	1	96 SF	GIC
A	10x10	117	11700 SF	GIC
A	10x10.1	1	101 SF	GIC
A	10x14.8	1	148 SF	GIC
A	10x15	74	11100 SF	GIC
A	10x20	18	3600 SF	GIC
A	10x30	9	2700 SF	GIC
A	10x30	32	9600 SF	GOC
		304	41431 SF	
TOTAL		304	41431 SF	

1 UNIT MIX - BLDG A - 2ND STORY
1/16" = 1'-0"

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PROFESSIONAL CONSULTANTS
DRAFT ADMINISTRATORS

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785 - 749 - 5806

UNIT MIX - BLDG A 2ND STORY

Date: 20240609
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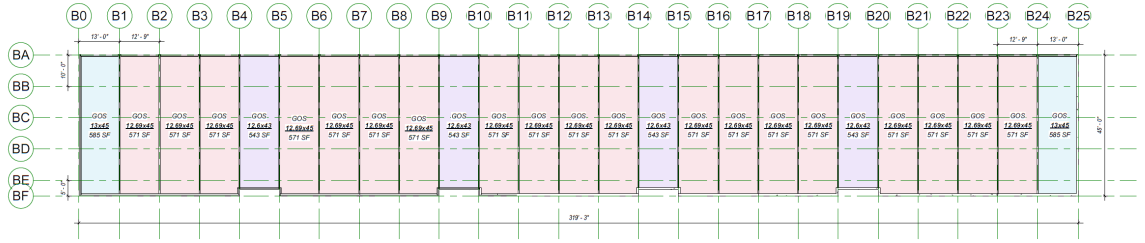
Checked by:
Revisions:

A1.4



1 UNIT MIX - BLDG B
1/16" = 1'-0"

UNIT MIX - BLDG B

BUILDING	UNIT SIZE	COUNT	AREA	UNIT TYPE
B	12.6x43	4	2172 SF	GOS
B	12.69x45	19	10849 SF	GOS
B	13x45	2	1170 SF	GOS
		25	14191 SF	
TOTAL		25	14191 SF	

PARALLEL PARKWAY STORAGE

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GRANT ADMINISTRATORS

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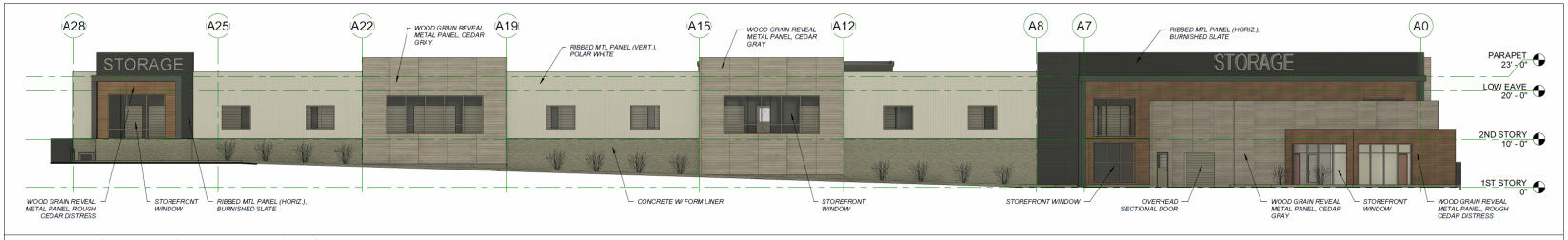
Lawrence, Kansas 66044
785 - 749 - 5886

UNIT MIX - BLDG B

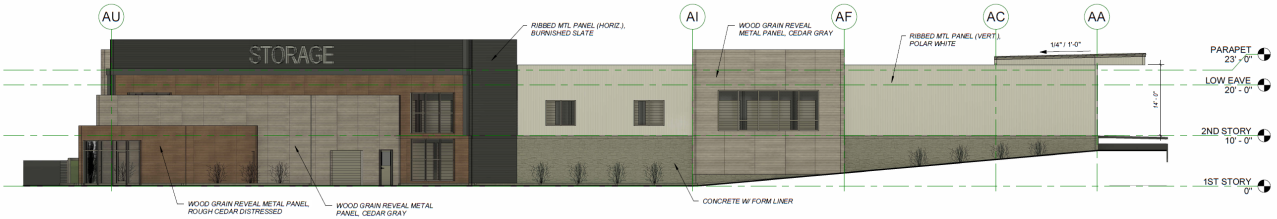
Date: 20240609
Drawn by: Author
Checked by:
Revisions:

A1.5

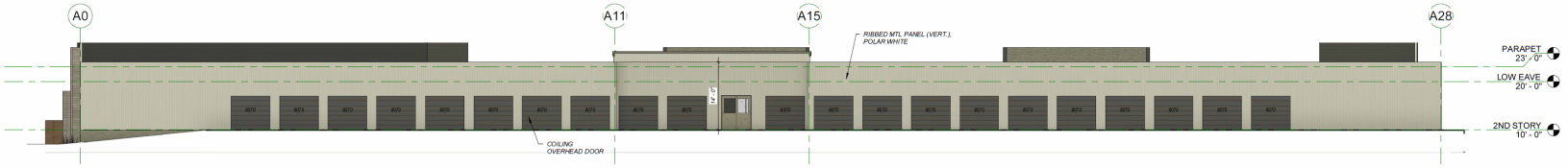


1 BLDG A - NORTH ELEVATION
1" = 10'-0"

2 BLDG A - EAST ELEVATION
1" = 10'-0"



3 BLDG A - WEST ELEVATION
1" = 10'-0"



4 BLDG A - SOUTH ELEVATION
1" = 10'-0"

PARALLEL PARKWAY STORAGE
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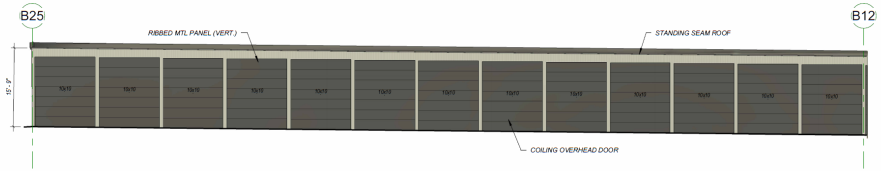
Hernly Associates, Inc.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS
1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5906

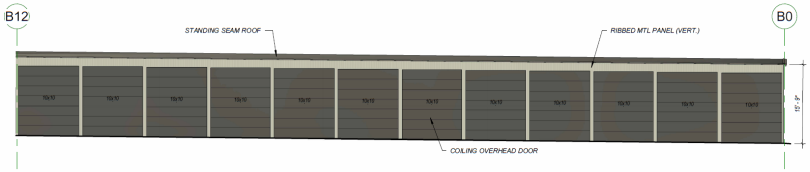
ELEVATIONS - BLDG A

Date: 20240609
Drawn by: Author
Checked by:
Revisions:

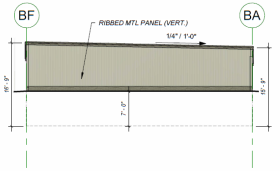
A2.0



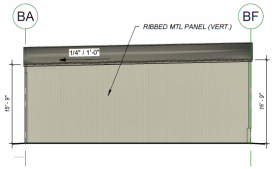
1 BLDG B - NORTH ELEVATION - A
1" = 10'-0"



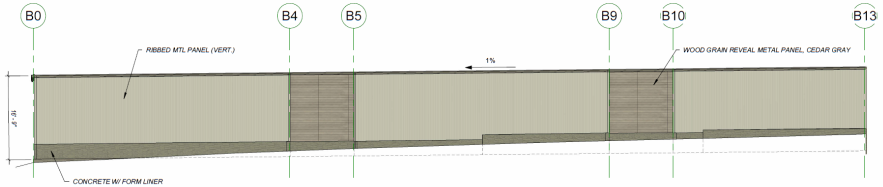
2 BLDG B - NORTH ELEVATION - B
1" = 10'-0"



3 BLDG B - EAST ELEVATION
1" = 10'-0"



4 BLDG B - WEST ELEVATION
1" = 10'-0"



5 BLDG B - SOUTH ELEVATION - Dependent 1
1" = 10'-0"

6 BLDG B - SOUTH ELEVATION - Dependent 2
1" = 10'-0"

PARALLEL PARKWAY STORAGE

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STONE ARCHITECTURE
1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

ELEVATIONS - BLDG B

Date: 20240609
Drawn by: Author
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Revisions:

A2.1

PARALLEL PARKWAY STORAGE
Enter address here
Hernly
1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 9809
PERSPECTIVES
Date: 2024/06/09
Drawn by: Author
Checked by:
Revisions
A7.0
STORAGE
1 NORTH EAST PERSPECTIVE
STORAGE
2 NORTH WEST PERSPECTIVE
3 SOUTH WEST PERSPECTIVE

PARALLEL PARKWAY STORAGE
Enter address here
Hernly
MATERIALS
Date: 20240609
Drawn by: Author
Checked by:
Revisions:
A8.0
COLOR #1
MBCI "POLART WHITE" - 7.2 PANEL
COLOR #5
MPI WOOD GRAIN REVEAL METAL PANEL, "CEDAR GRAY"
COLOR #4
MPI WOOD GRAIN REVEAL METAL PANEL, "ROUGH CEDAR DISTRESS"
COLOR #3
MBCI "BURNISHED SLATE" - 7.2 PANEL
COLOR #2
CONCRETE W/ FORM LINER
STORAGE
COLOR #1
COLOR #2
COLOR #3
COLOR #4
COLOR #5

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: July 31, 2025

Re: **Change of Zone Petition COZ2025-012**

GENERAL INFORMATION

Applicant Information:
Guy Tiner
924 South 132nd Street
Bonner Springs, Kansas 66012

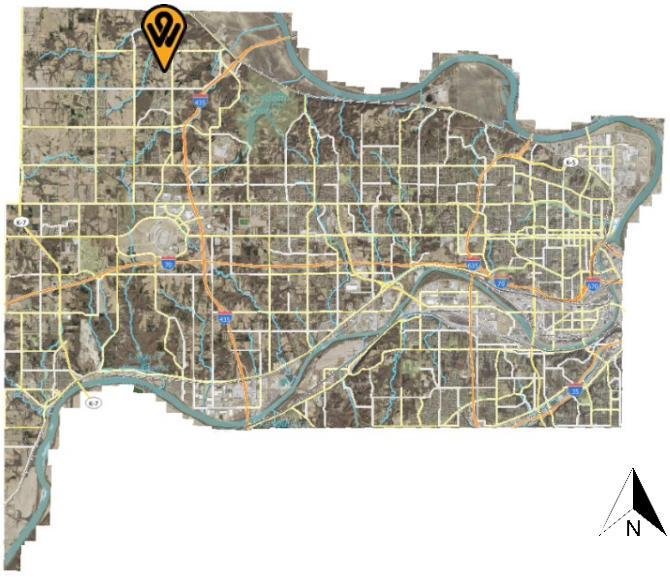
Subject Property:
4950 Hutton Road and 10800 Hollingsworth Road
Kansas City, Kansas 66109

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



	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture and R-1 Single Family Districts**	**Single-family homes**
South	**A-G Agriculture District**	**Single-family homes**
East	**A-G Agriculture, R Rural Residential and R-1 Single Family Districts**	**Single family homes**
West	**A-G Agriculture District**	**Farmland and a single-family home**

Total Tract Size: 58.82 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 Hollingsworth Road as a Major Collector and Hutton Road and Hubbard Road as Minor Collector.

Parking Requirement: Section 27-454(e) 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) 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 and June 20, 2025

Public Hearings: July 14, 2025 and July 31, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Guy Tiner, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District at 4950 Hutton Road and 10800 Hollingsworth Road on 58.82 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. BOZA2025-016 – Variance to exceed the 3:1 lot width-to-depth ratio for an unplatted lot (to be heard by the Board of Zoning Appeals on July 14, 2025).

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 I-435 Statistical Neighborhood and Block Group 0448041. The neighborhood consists of large lot single-family homes along Hutton Road with some smaller single-family lots along Hubbard Road. Hutton Road is a high trafficked north/south two (2) lane roadway with access from State Avenue to Wolcott Drive.

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 Hutton Road, Hubbard Road and Hollingsworth Road and the rural northern fringe of Hutton Road.

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 allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 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 property has been vacant farmland since at least 1997 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.

The proposed development will provide housing 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 an open, vacant agricultural field into a small, single-family subdivision.

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 of 10 single-family homes will not increase traffic along Hutton Road to a degree that will adversely affect the road capacity, safety, or create parking problems. 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 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

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 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 residences will generate property tax for the Unified Government and increased

residences would create greater demand on local retail and thereby sales taxes; 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. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sherrif, schools, etc.).

If the road is privatized, the UG will not have to maintain the infrastructure, but we will have to provide services (Police, Fire, Sheriff, school, etc.).

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 will still have property that is able to be developed, however, not in the intensity they originally sought to redevelop it as or keep as either agricultural or open space.

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.

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 subdivision will be built in accordance with the Department of Planning and Urban Design, Public Works Department, KCKFD and Wyandotte County Health Department 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 not in compliance with the standards and requirements of the zoning ordinance and subdivision regulations because the remaining Lot 8 lot does not meet the 3:1 lot width to depth ratio. If the 58 acres are preliminary platted concurrently, a variance from the Board of Zoning Appeals is not required.

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 Hubbard Road. There are lots similar in size to the proposed subdivision. Staff has not received the proposed square footages or the architectural design of the residences, so we cannot offer additional comments at this time and have asked that these documents be provided in *Staff Comments and Suggestions*.

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. Paving this area for houses, roads and driveways 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 Prairie Delaware Piper Area Plan single-family design guidelines and zoning ordinance should support the 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 land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining it in perpetuity, unless the applicant privatizes the subdivision roadway, absolving the Unified Government of future maintenance.

BPU is still responsible for maintaining water and electrical services to this subdivision.

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, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along Hubbard Road, Hollingsworth Road and Hutton Road are rural in nature with large lot single-family homes on septic service being sanitary waste disposal and open ditches for stormwater runoff.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on June 12, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Variance
Compliance with the Prairie Delaware Piper Area Plan
Unified Government Infrastructure Maintenance Costs
Pedestrian Connectivity and Sidewalks

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2025-012**, subject to:

1. **The proposed variance, BOZA2025-016, associated with COZ2025-012 and PLAT2025-016 is not necessary if the "concept plan" is preliminary platted, and the proposed final plat of 10 lots proceeds as desired;**
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. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Hutton Road without variance from the Board of Zoning Appeals;**
5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
6. **The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
7. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;**

8. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;**
9. **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;**
10. **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;**
11. **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;**
12. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the west property line on Hutton Road;**
13. **Per the Subdivision Code, build a five (5) foot sidewalk on the private street;**
14. **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);**
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. **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. 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;

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 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,

27. **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 **COZ2025-012** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Prairie Delaware Piper Area Plan Residential Design Guidelines
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Final Plat
Concept Plan

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary and Final Plat	July 14, 2025 Approved	TBD

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

MOTIONS

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-012** 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 **COZ2025-012,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:42:03:

COZ2025-012 - GUY TINER
Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for select lots in the Tiner Farms subdivision at 10800 Hollingsworth Road and 4950 Hutton Road (in conjunction with PLAT2025-016 and BOZA2025-016).
Detailed Outline of Requested Action: The applicant, Guy Tiner, 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 10 single-family residential lots to build a subdivision at 4950 Hutton Road and 10800 Hollingsworth Road on 58.82 acres.

PLAT2025-016 - GUY TINER
Synopsis: Preliminary and Final Plat for a residential subdivision, Tiner Farms, at 10800 Hollingsworth Road and 4950 Hutton Road.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson stated he has spoken with neighboring property owners.

Present in Support:

- Krystal Voth, Applicant Representative, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:43:53: Long Range Planner Alyssa Marcy stated that the related variance, BOZA2025-016, was approved earlier in the evening. Staff recommends approval with conditions.

Motion starts at 1:44:11:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-012:**

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

Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

1. **The proposed variance, BOZA2025-016, associated with COZ2025-012 and PLAT2025-016 is not necessary if the "concept plan" is preliminary platted, and the proposed final plat of 10 lots proceeds as desired;**
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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;

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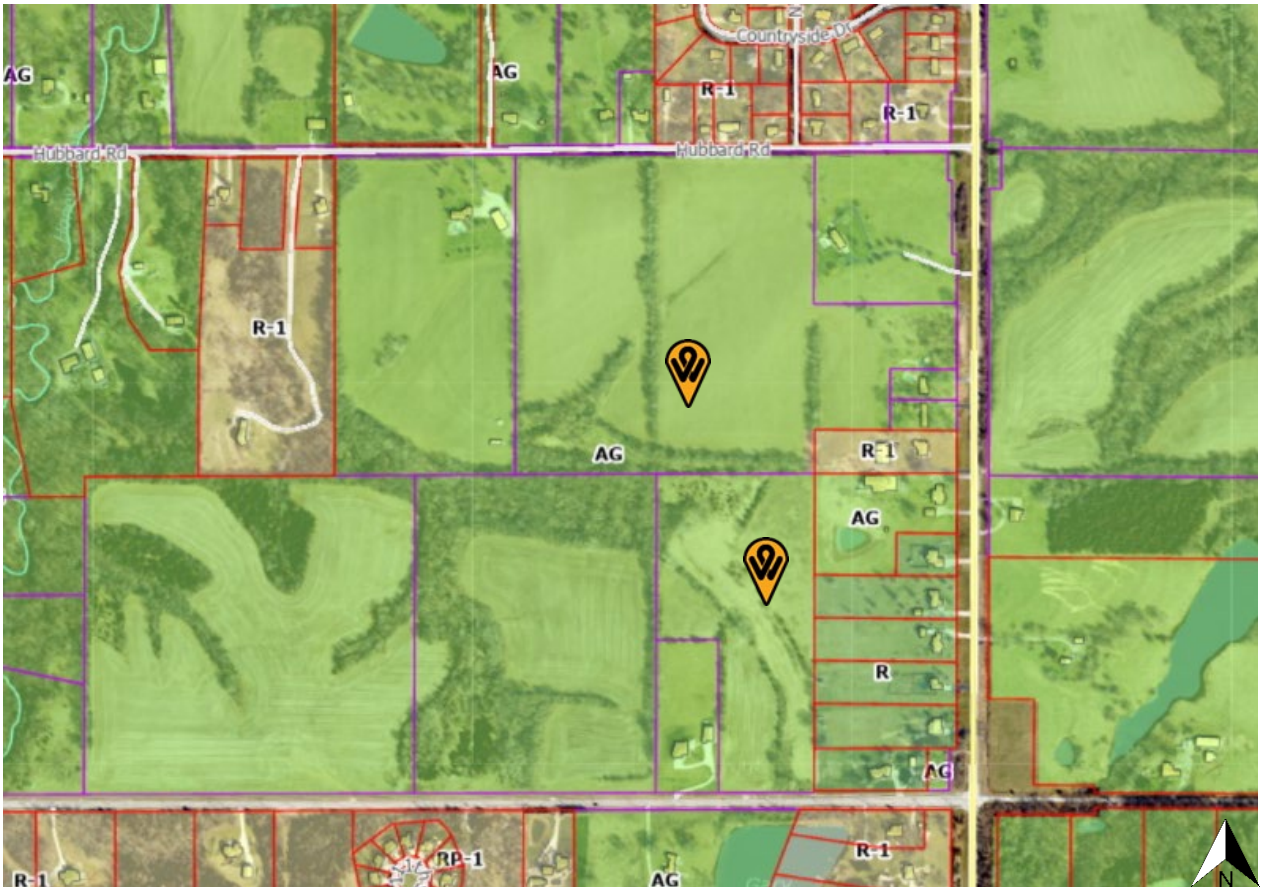
27. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition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

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


AG
AG
Countryside Dr
R-1
R-1
Hubbard Rd
Hubbard Rd
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R-1
AG
R
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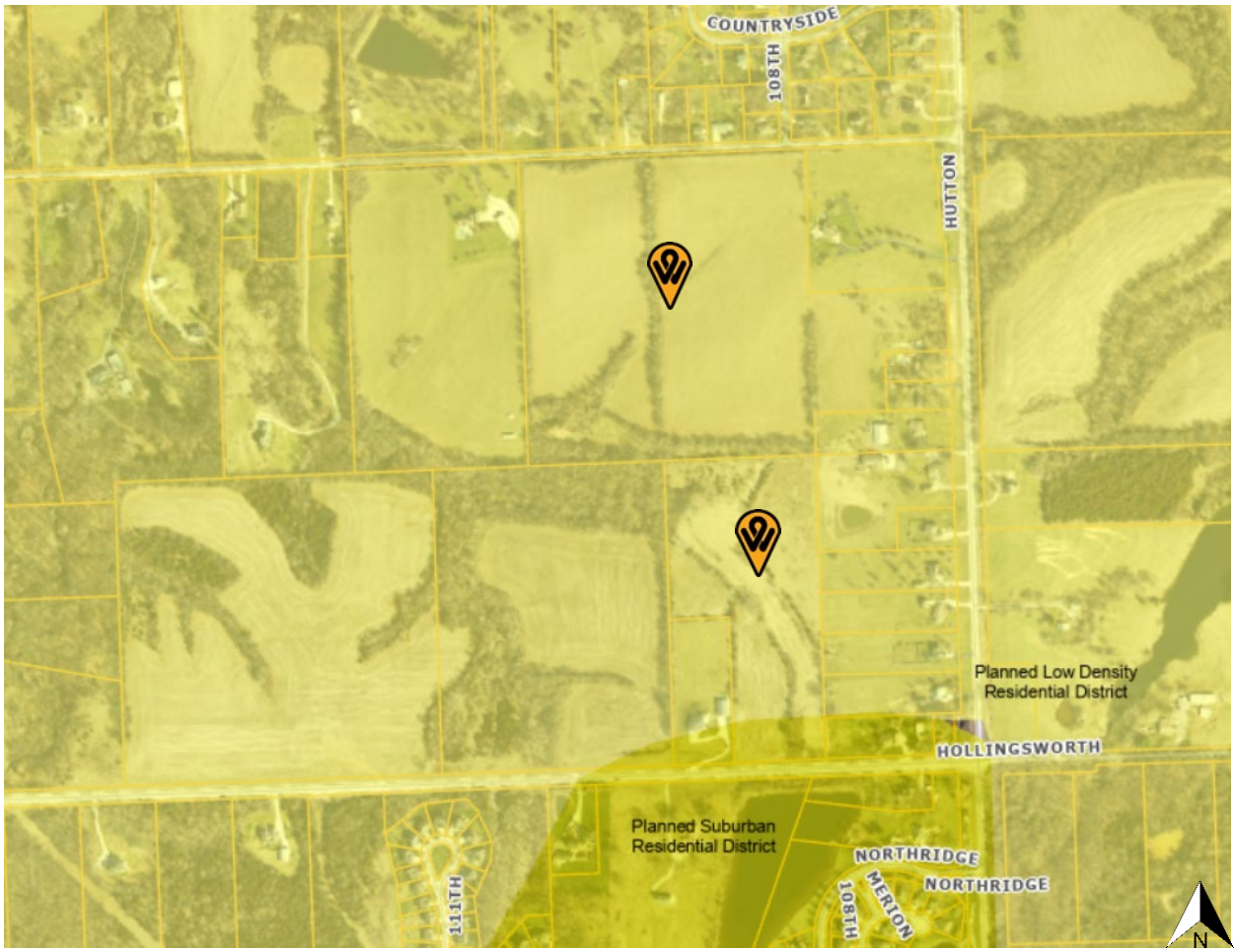
RP-1
AG
R-1
N

LAND USE MAP


COUNTRYSIDE
108TH
HUTTON
Planned Low Density
Residential District
HOLLINGSWORTH
Planned Suburban
Residential District
NORTHRIDGE
NORTHRIDGE
108TH
MERION
111TH
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:

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

1) None

-Acknowledge

COZ2025-012 & PLAT2025-016

Planning and Urban Design Comments:

1. The proposed variance, BOZA2025-016, associated with COZ2025-012 and PLAT2025-016 is not necessary if the "concept plan" is preliminary platted, and the proposed final plat of 10 lots proceeds as desired. Revise the preliminary plat to include all 58 acres as a platted subdivision, followed by a final plat for 10 lots.

– The purpose of completing this plat first is to save the developer money. To complete a preliminary plat, ALC would have to complete a lot of engineering cost and as of right now the developer does not want to pay those costs upfront. The goal is to split off the lots and sell them to pay for the future development.

2. 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. **-Acknowledge**

3. 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. **-Acknowledge**

4. Sec. 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Hutton Road without variance from the Board of Zoning Appeals. **-Acknowledge**

5. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features. **-Acknowledge**

6. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet. **-Acknowledge**

7. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding. **-Acknowledge**

8. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable. **-Acknowledge**

9. 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. **-Acknowledge**

10. 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. **-Acknowledge**

11. 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. **-Acknowledge**

12. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the west property line on Hutton Road. **-Acknowledge, we acknowledge to build the sidewalk along the frontage of said property, not the entire length of Hutton Road.**

13. Per the Subdivision Code, build a five (5) foot sidewalk on the private street. **-Acknowledge**

Standard Conditions:

1. 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). **-Acknowledge**

2. 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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

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. **-Acknowledge**

COZA2025-012 & BOZA2025-016 Meeting Minutes

June 12, 2025 5:30-6:30

Staff from Atlas Land Consulting Present: Krystal Voth

Members of the public:

Andy Fonseca and Amberly Bard - 4910 Hutton Road

Mr. Fonseca has concerns regarding the potential traffic of a subdivision and asked where a future road would be located. Mr. Fonsenca stated that he does not want the 40 acres to be developed in the future because he views it as his backyard and he does not want to see houses.

Mackenzie Landen - 10946 Hubbard Road

Closing on the property moving in on June 30. Ms. Landen wanted to know if the 30' of ROW that is being shown encroaches upon her property which is on the north side of Hubbard.

Jeffrey Lehman - 4920 Hutton Road

Mr. Lehman stated that he has paperwork showing an easement that may encroach upon Mr. Tiner's property. Staff asked Mr. Lehman if he could provide that to us so we can ensure all legally valid easements are shown.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

Comes now Krystal A. Voth, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #_COZA2025-012 & BOZA2025-016.
2. That I conducted a neighborhood meeting on June 12, 2025 from 5:30PM to 6:30PM.
3. The notice to nearby property owners was sent on May 23, 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.

/S/ Krystal A. Voth, MURP
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 13 day of June, 2025.

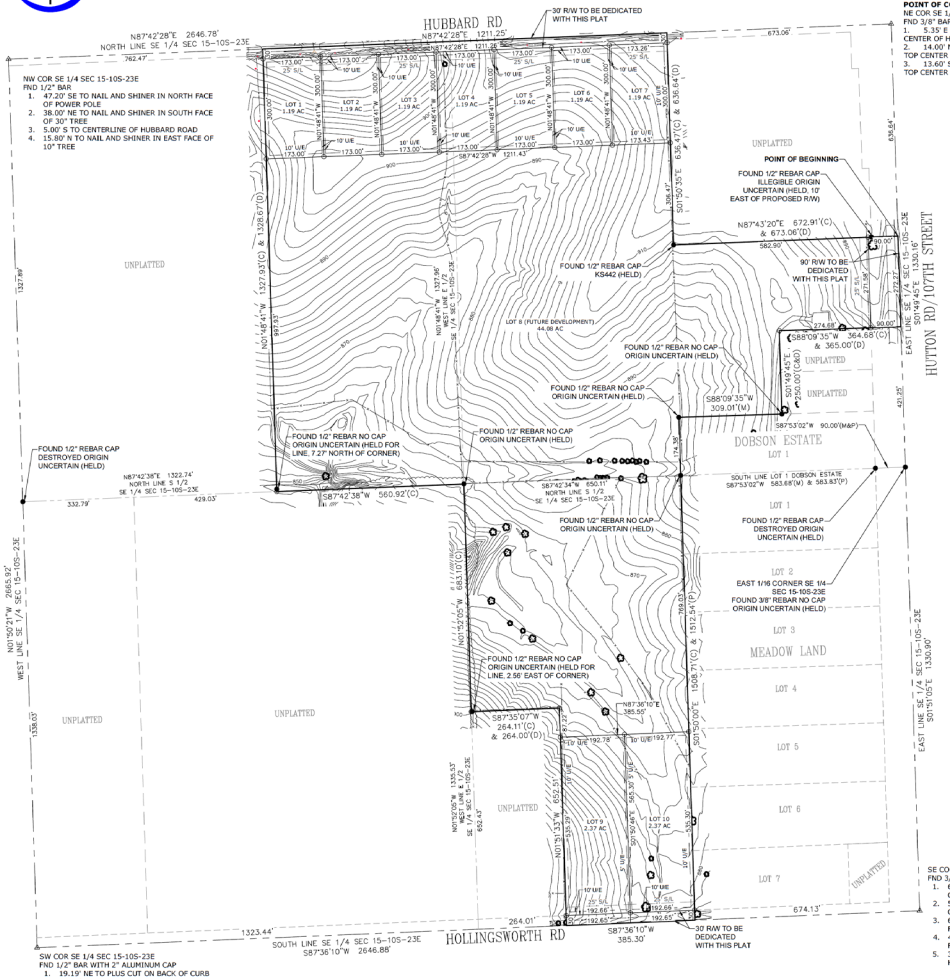
My commission expires 25 of November, 2028.

Rylea Breann Oliver
Notary Public State of Kansas
My Appt Expires 11/25/28

Rylea Oliver
Notary Public

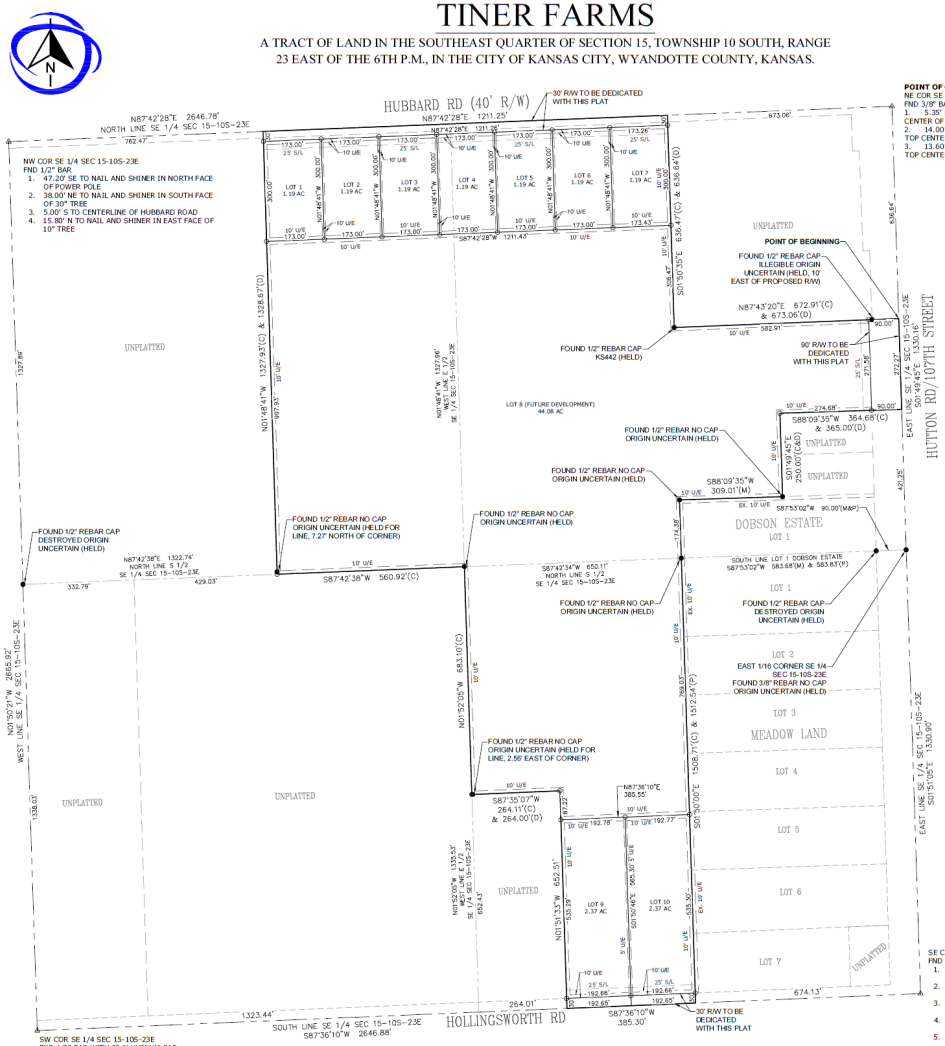
TINER FARMS

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.


HUBBARD RD
HOLLINGSWORTH RD
HUTTON RD/107TH STREET
DOBSON ESTATE
LOT 1
MEADOW LAND
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8 (FUTURE DEVELOPMENT) 44.80 AC
LOT 9 2.37 AC
LOT 10 2.37 AC
LOT 1 1.19 AC
LOT 2 1.19 AC
LOT 3 1.19 AC
LOT 4 1.19 AC
LOT 5 1.19 AC
LOT 6 1.19 AC
LOT 7 1.19 AC
UNPLATTED
30' R/W TO BE DEDICATED WITH THIS PLAT
90' R/W TO BE DEDICATED WITH THIS PLAT
POINT OF BEGINNING
FOUND 1/2" REBAR CAP ILLEGIBLE ORIGIN UNCERTAIN (HELD, 10' EAST OF PROPOSED R/W)
FOUND 1/2" REBAR CAP KS442 (HELD)
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD)
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD FOR LINE 7.27' NORTH OF CORNER)
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD FOR LINE 2.56' EAST OF CORNER)
FOUND 1/2" REBAR CAP DESTROYED ORIGIN UNCERTAIN (HELD)
FOUND 1/2" REBAR CAP DESTROYED ORIGIN UNCERTAIN (HELD)
EAST 1/16 CORNER SE 1/4 SEC 15-10S-23E
FOUND 3/8" REBAR NO CAP ORIGIN UNCERTAIN (HELD)
N87°43'20"E 672.91'(C) & 673.06'(D)
S88°09'35"W 364.68'(C) & 365.00'(D)
S88°09'35"W 309.01'(M)
S87°53'02"W 90.00'(M&P)
S87°53'02"W 583.68'(M) & 583.87'(P)
S87°42'38"W 560.92'(C)
S87°42'34"W 650.31'
S87°35'07"W 264.11'(C) & 264.00'(D)
N87°36'10"E 385.55'
N87°36'10"E 385.30'
S87°36'10"W 385.30'
N87°42'28"E 2646.78'
NORTH LINE SE 1/4 SEC 15-10S-23E
N87°42'28"E 1211.25'
N87°42'38"E 1322.74'
NORTH LINE S 1/2 SE 1/4 SEC 15-10S-25E
SOUTH LINE SE 1/4 SEC 15-10S-23E S87°36'10"W 2646.88'
1323.44'
264.01'
674.13'
673.06'
762.47'
332.79'
429.03'
NW COR SE 1/4 SEC 15-10S-23E FND 1/2" BAR
1. 47.20' SE TO NAIL AND SHINER IN NORTH FACE OF POWER POLE
2. 38.00' NE TO NAIL AND SHINER IN SOUTH FACE OF 30" TREE
3. 5.00' S TO CENTERLINE OF HUBBARD ROAD
4. 15.80' N TO NAIL AND SHINER IN EAST FACE OF 10" TREE
SW COR SE 1/4 SEC 15-10S-23E FND 1/2" BAR WITH 2" ALUMINUM CAP
1. 19.19' NE TO PLUS CUT ON BACK OF CURB
2. 25.87' SE TO PLUS CUT ON BACK OF CURB
3. 29.19' SW TO PLUS CUT ON BACK OF CURB
4. 16.09' NW TO PLUS CUT ON BACK OF CURB
SE COR SE 1/4 SEC 15-10S-23E FND 3/8" IRON BAR
1. 65.99' SW TO PLUS CUT ON BACK OF CURB
2. 58.67' NW TO PLUS CUT ON BACK OF CURB
3. 69.80' NE TO MAG NAIL IN SOUTH FACE OF POWER POLE
4. 45.90' SE TO MAG NAIL IN NORTH FACE OF POWER POLE
5. 3' NORTH TO CENTERLINE OF HOLLINGSWORTH ROAD
POINT OF COMMENCEMENT NE COR SE 1/4 SEC 15-10S-23E FND 3/8" BAR
1. 5.35' E TO PK NAIL IN TOP CENTER OF HUB GUARD
2. 14.00' NE TO PK NAIL IN TOP CENTER OF HUB GUARD
3. 13.60' SE TO PK NAIL IN TOP CENTER OF HUB GUARD
EAST LINE SE 1/4 SEC 15-10S-23E 1330.16'
EAST LINE SE 1/4 SEC 15-10S-23E 1330.90'
WEST LINE SE 1/4 SEC 15-10S-23E 2665.92'
NORTH LINE SE 1/4 SEC 15-10S-23E 1327.93'(C) & 1328.67'(D)
SOUTH LINE SE 1/4 SEC 15-10S-23E 1327.96'
S01°50'35"E 638.47'(C) & 638.64'(D)
S01°49'45"E 2250.00'(C&D)
N01°50'21"W 1508.71'(C) & 1512.54'(P)
N01°50'21"W 1336.03'
N01°50'06"W 1325.53'
N01°49'41"W 1327.96'
N01°49'41"W 681.83'
N01°49'41"W 652.51'
N01°51'15"W 652.43'
N01°51'15"W 1330.90'
S01°50'35"E 308.47'
S01°49'45"E 582.90'
S01°49'45"E 421.25'
S01°50'06"E 565.30'
S01°50'06"E 769.03'
S01°50'06"E 174.30'
S01°50'06"E 192.77'
S01°50'06"E 192.68'
S01°50'06"E 192.65'
S01°50'06"E 192.66'
S01°50'06"E 192.66'
S01°50'06"E 192.66

TINER FARMS

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.



DESCRIPTION PER DEED 2007R-13309

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER (S ½ OF SECTION 15, TOWNSHIP 10, RANGE 23, IN WYANDOTTE COUNTY, KANSAS,
LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
ALSO LESS;
A TRACT OF LAND IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS EAST 750.00 FEET; ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND THE CENTER LINE OF HUBBARD ROAD, AS NOW ESTABLISHED; THENCE SOUTH 0 DEGREES 06 MINUTES 10 SECONDS WEST 1328.67 FEET, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS WEST 750.00 FEET, ALONG SAID SOUTH LINE, TO A POINT ON THE WEST LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 0 DEGREES 04 MINUTES 30 SECONDS EAST 1327.93 FEET, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
ALSO LESS;
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23; THENCE WEST 90 FEET; THENCE NORTH AND PARALLEL WITH THE EAST SECTION LINE TO A POINT 20 FEET SOUTH OF THE NORTH PROPERTY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23; THENCE EAST 90 FEET; THENCE SOUTH ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.
ALSO LESS;
BEGINNING AT A POINT 171.09 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23 IN WYANDOTTE COUNTY, KANSAS; THENCE WEST AT RIGHT ANGLES 165.0 FEET; THENCE NORTH 125.0 FEET; THENCE EAST 365.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
ALSO LESS;
BEGINNING AT A POINT 296.09 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23, WYANDOTTE COUNTY, KANSAS; THENCE WEST AT RIGHT ANGLES 588.00 FEET; THENCE NORTH 125.00 FEET; THENCE EAST 365.00 FEET; THENCE SOUTH 125.00 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
ALSO LESS;
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10, RANGE 23 IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE WEST 673.83 FEET; THENCE NORTH 174.35 FEET; THENCE EAST 678.82 FEET; THENCE SOUTH 171.18 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
ALSO LESS;
A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SAID SECTION 15; THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS WEST 636.64 FEET ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 673.06 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 40 SECONDS EAST 636.64 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 36 MINUTES 17 SECONDS EAST 673.06 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

DESCRIPTION PER DEED 2007R-12368

THE WEST 20.0 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS

AND EXCEPT

THE WEST 264 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10, RANGE 23, IN WYANDOTTE COUNTY, KANSAS, LESS THAT PART TAKEN OR USED FOR USED PURPOSE

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED APRIL 23, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01°49'45" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 636.64 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°49'45" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 272.27 FEET; THENCE SOUTH 88°09'35" WEST, A DISTANCE OF 364.68 FEET; THENCE SOUTH 02°49'45" EAST, A DISTANCE OF 230.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 DOBSON ESTATE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE SOUTH 88°09'35" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 309.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 87°53'02" WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, KANSAS CITY, WYANDOTTE COUNTY, KANSAS; A DISTANCE OF 1208.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°36'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 385.30 FEET; THENCE NORTH 01°51'53" WEST, A DISTANCE OF 652.51 FEET; THENCE SOUTH 87°35'07" WEST, A DISTANCE OF 264.11 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°52'05" WEST, ALONG SAID WEST LINE, A DISTANCE OF 683.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°42'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 560.92 FEET; THENCE NORTH 01°48'41" WEST, A DISTANCE OF 1327.93 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°42'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1211.25 FEET; THENCE SOUTH 01°50'35" EAST, A DISTANCE OF 636.47 FEET; THENCE NORTH 87°43'20" EAST, A DISTANCE OF 672.91 FEET TO THE POINT OF BEGINNING. CONTAINING 58.82 ACRES MORE OR LESS, EXCEPT THAT USED FOR ROAD PURPOSES.

DEDICATION:

*THE UNDERSIGNED PROPRIETOR OF 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 "**TINER FARMS**"*

AN EASEMENT IS HEREBY GRANTED TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE AND AUTHORIZE THE LOCATION, OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES, UNDERGROUND, ON AND ABOVE THE LOTS AS SHOWN ON THIS PLAT AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT ON 15-25", AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF KANSAS CITY, KANSAS.

IN ACCORDANCE WITH KSA 12-512b, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST SHOWN AS VACATED WITH THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE, UPON FILING AND RECORDING OF THIS PLAT. THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF THE PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLVE AND AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PART THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF THE UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THAT LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAYS OR THOROUGHFARES.

*THIS PLAT OF **TINER FARMS** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION*

DATED THIS ____ DAY OF ____, 2025
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, SECRETARY
UNIFIED GOVERNMENT, MCP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS ____ DAY OF _____, 2025.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS_____ DAY OF _____, 2025.

TROY SHAW, P.E., COUNTY ENGINEER

*IN TESTIMONY WHEREOF, I, undersigned owner of **TINER FARMS** have set our hands this ____ day of _____, 2025.*

GUY B TINER, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME GUY B TINER, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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 _____

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 P.L.S. 1277

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 _____, 20__, AT _____ O'CLOCK AND IS DULY RECORDED.

SUSAN F. NELSON, REGISTER OF DEEDS

_____, DEPUTY
MARGARET A. ORENDAC

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit K, Bonner KS 66007

FINAL PLAT

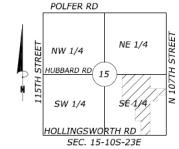
LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
   -MEADOW LAND FINAL PLAT
   -DOBSON ESTATE FINAL PLAT
   -LOT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DATED AUGUST 23, 2024
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0037D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
5. CLOSURE PRECISION: 1 PART IN 7'582'635.000
6. CURRENT ZONING - AG
7. PROPOSED ZONING - R1

VICINITY MAP



SEC. 15-10S-23E

This is to certify on this 16TH day of APRIL, 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.

ROGER B DILL PLS 1408

JOB NO:25-159S

SCALE	PREPARED FOR
150 75 0 150 SCALE IN FEET	
SEC-TWN-RNG	GUY TINER
15-10S-23E	ADDRESS: 4950 HUTTON RD KANSAS CITY, KS 66109
DATE	
APRIL 23, 2025	

5/15/2025 7:33 AM AUSTIN
CAD FILE: S:\Atlas Land Consulting\2025\Surveying\25-159S Guy Tiner 4950 Hutton Rd KCK Project Lot Split\25-159S PLAT.dwg

ATLAS LAND CONSULTING
JOB NO:25-1595
CONCEPT
Date of Preparation:
MARCH 25, 2025
33 - 1 ACRE + LOTS
N 107TH STREET/HUTTON ROAD
N
200 100 0 200
SCALE IN FEET
LOT 1 1.26 AC
LOT 2 1.58 AC
LOT 3 1.16 AC
LOT 4 1.25 AC
LOT 5 1.09 AC
LOT 6 1.09 AC
LOT 7 1.09 AC
LOT 8 1.09 AC
LOT 9 1.18 AC
LOT 10 1.34 AC
LOT 11 1.07 AC
LOT 12 1.06 AC
LOT 13 1.06 AC
LOT 14 1.06 AC
LOT 15 1.16 AC
LOT 16 1.05 AC
LOT 17 1.00 AC
LOT 18 1.01 AC
LOT 19 1.01 AC
LOT 20 1.01 AC
LOT 21 1.01 AC
LOT 22 1.01 AC
LOT 23 1.31 AC
LOT 24 1.32 AC
LOT 25 1.04 AC
LOT 26 1.10 AC
LOT 27 1.71 AC
LOT 28 2.02 AC
LOT 29 1.35 AC
LOT 30 1.17 AC
LOT 31 1.17 AC
LOT 32 1.17 AC
LOT 33 1.17 AC

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: July 31, 2025

Re: **Change of Zone Petition COZ2025-016 and Master Plan Amendment MPL2025-009**

GENERAL INFORMATION

Applicant Information:
Justin Dixon
Applicant Representative
Rouse Frets White Goss, P.C.
Aaron March
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

Subject Property:
1498 North 98th Terrace and 1501 North 98th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Change of Zone and Master Plan Amendment to build a 297-unit multi-family apartment development.

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

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

Proposed Zoning District(s):
RP-5 Planned Apartment District

	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business and A-G Agriculture Districts	Medical office building and stormwater detention facility/streamway conservation
South	CP-2 Planned General Business and CP-3 Planned Commercial Districts	Menards and Camping World
East	CP-2 Planned General Business and CP-3 Planned Commercial Districts	Margaritaville Hotel & Resort and Top Golf (future)
West	CP-2 Planned General Business and B-P Planned Business Park Districts	Medical office building and Dairy Farmers of America (DFA) office building

Total Tract Size: 24.43 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Entertainment/Commercial District which allows major retail uses, including restaurants and hotels, in addition to large discount stores as well as areas that have significant capital investment in infrastructure that entertains visitors.

A Master Plan Amendment is being sought to Medium-Density Residential (PlanKCK Comprehensive Plan), which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 98th Street as a Minor Arterial and North 98th Terrace as a Local Street.

Parking Requirement: Section 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 525 parking spaces are required. 561 parking spaces are provided.

Landscaping Requirement:	Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 236 trees are required to be planted. This does not include street trees planted along 98th Street and 98th Terrace or parking lot islands. Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement.
Advertisement:	The Wyandotte Echo – Change of Zone – June 19, 2025 and Master Plan Amendment – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Justin Dixon with Case Ventures, Inc., wants to rezone 1498 North 98th Terrace and 1501 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the Master Plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park.

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 are no building, zoning, or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. VAC2024-005 – 2024 – Vacation of a sanitary sewer easement for Homefield Margaritaville, Lot 3. Approved by the Unified Government Board of Commissioners on July 25, 2025.
2. PLAT2025-019 –2025 – Homefield Apartments Preliminary Plat for a 297-unit multi-family apartment development. Approved by the City Planning Commission on July 14, 2025.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

1. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood and Census Block Group 0447042. This site is formerly a portion of the Schlitterbahn Vacation Village waterpark. The neighborhood is defined by large commercial buildings, business campuses, sport and entertainment facilities and is in close proximity to two (2) interstates (I-70 and I-435) and two (2) major roadways (State Avenue and Parallel Parkway).

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. As presently zoned, the subject property is incompatible with the uses and proposed uses of the neighboring parcels. By rezoning to RP-5 Planned Apartment District, the subject property will be more compatible with retail businesses and entertainment uses in the immediate vicinity, especially to the southwest and east. A high degree of screening will be required to mitigate the impacts of the existing commercial uses to the west, south and east on the proposed multi-family apartments.

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 removal of the restrictions should not detrimentally affect nearby property because the majority of the apartment buildings will be more internal to the site away from the perimeter of the site and the entries into the commercial parking lots and buildings.

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 2018. It is the former Schlitterbahn Vacation Village site.

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 is reasonably necessary for individuals and young business professionals who want to live in the area, but do not want to purchase a single-family detached home or townhome. Furthermore, with the Farmer's Insurance offices to the west at Village West Parkway and State Avenue and Dairy Farmers of America to the northwest on North 98th Street, those employees may be seeking a place to live that is in close proximity to their employer.

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 with 297 units will increase traffic along North 98 Terrace and North 98th Street. The Traffic Impact Study will be analyzed by Planning Engineering and Public Works regarding road capacity, but the proposed parking total exceeds the district requirement.

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

   The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Entertainment/Commercial District which allows major retail uses, including restaurants and hotels, in addition to large discount stores as well as areas that have significant capital investment in infrastructure that entertains visitors.

   A Master Plan Amendment is being sought to Medium-Density Residential (PlanKCK Comprehensive Plan), which allows attached residential development intended to promote infill development.

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

   The proposed use should not cause environmental harm through runoff because a retention pond is proposed to the north, which will capture runoff before it is discharged into the storm sewer to the detention basin north of Building 7.

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 electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #6 located at 98 Street and State Avenue.

f. Transit

Kansas City ATA provides transit along State Avenue at North 94th Street, Route #101 and UG Transit with a stop at North 100th Terrace and France Family Drive, Route #116.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the landscape, the proposed use to 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.

MASTER PLAN AMENDMENT

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

The subject property is located within the I-435 West Statistical Neighborhood and Census Block Group 0447042. This site is formerly a portion of the Schlitterbahn Vacation Village waterpark. The neighborhood is defined by large commercial buildings, business campuses, sport and entertainment facilities and is in close proximity to two (2) interstates (I-70 and I-435) and two (2) major roadways (State Avenue and Parallel Parkway).

2. ***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 Prairie Delaware Piper Area Plan was adopted in 2003, and the property was designated as Planned Commercial/Entertainment. In that time, the subject property was developed into Schlitterbahn Vacation Village and ceased in 2018.

The former site is being redeveloped to include multi-family apartments, commercial entertainment and lodging business such as Margaritaville Hotel & Resort, Camping World, and Top Golf (future). These developments have changed the character and condition of the area to make the amendment acceptable.

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

The amendment is consistent with the goals and policies of the PlanKCK Comprehensive Plan, which seeks various housing types for residents.

4. ***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 provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #19, which is 0.83 miles away from the subject property.

f. Transit

Public Transit is provided by Route #101 with a stop at North 86th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

h. Streets

The subject property is accessed off of State Avenue, a Major Arterial and North 86th Street, a Minor Collector.

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

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a split designation Planned Commercial / Entertainment (Prairie Delaware Piper Area Plan) as Medium-Density Residential (PlanKCK Comprehensive Plan) allows a variety of attached residential development intended to promote infill development, which has already occurred with the Switch Apartments, a 270-unit multi-family development at 1204 North 94th Terrace.

6. 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.

The proposed amendment will allow a change in development from agricultural to multi-family, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns because this area has changed in the last 7 years from a waterpark to a commercial, entertainment and residential area.

7. ***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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 30, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscaping, Screening and Buffering
Parking
Amenities

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2025-016 and MPL2025-009**, subject to:

1. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
2. **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);**
3. **For the Final Plat: 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 needed 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. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
5. **Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**

6. **Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
7. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
8. **All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**
9. **Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other propearty line;**
10. **Side and rear elevations must mimic the front façade;**
11. ~~**The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**~~ **The proposed garages need more brick, masonry, and stone masonry. The amount and location will be further defined with the Final Development Plan. (Amended by the City Planning Commission)**
12. ~~**Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**~~ **Downspouts shall be painted to match the building, including the trim, and be located in the least conspicuous locations as possible. (Amended by the City Planning Commission)**

~~**13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**~~ **(Removed by the City Planning Commission)**

13. **Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;**
14. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;**
15. **Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;**
16. **Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;**
17. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
18. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
19. **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. Rooftop mechanical equipment shall be screened from public view by an architectural screen;

20. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
21. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**
22. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
23. **Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate door must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slat (picket) fences, customers shall install a minimum of four (4) inch slats (pickets) and have four (4) inches of space between each slat.**
    e. **Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open;**
24. **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;**
25. **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);**
26. **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;

27. **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;**
28. **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;**
29. **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;**
30. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
31. **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;**
32. **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;**
33. **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;**
34. **Following the Final Development Plan and Final Plat: 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; and,**

35. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 **COZ2025-016 and MPL2025-009** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission 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

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-009** 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 **MPL2025-009,** 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.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-016** 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 **COZ2025-016,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 2:03:44:

COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.
Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for a 297-unit multi-family residential apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PLAT2025-019 and MPL2025-009). *Detailed Outline of Requested Action*: The applicant, Justin Dixon with Case Ventures, Inc., wants to rezone 1498 North 98th Terrace and 1501 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the Master Plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park.

PLAT2025-019 - JUSTIN DIXON WITH CASE VENTURES, INC.
Synopsis: Homefield Apartments Preliminary Plat for a 297-unit multi-family apartment development at 1498 North 98th Terrace and 1501 North 98th Street.

MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.
Synopsis: Master Plan Amendment from Commercial (Prairie Delaware Piper Area Plan) to Medium-Density Residential (PlanKCK Comprehensive Plan) for a 297-unit multi-family residential development at 1498 North 98th Terrace and 1501 North 98th Street.

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

Present in Support:

- Aaron March, Applicant Representative, Attorney, Rouse Frets White Goss Gentile Rhodes PC

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:11:49: Long Range Planner Alyssa Marcy stated that Staff has no issues amending conditions #11, #12, and #13.

Motion starts at 2:13:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-009, amending**

conditions #11, #12, and #13:

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

1. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
2. **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);**
3. **For the Final Plat: 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 needed 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. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
5. **Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**
6. **Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
7. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
8. **All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**
9. **Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other propearty line;**
10. **Side and rear elevations must mimic the front façade;**
11. ~~**The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**~~ **The proposed garages need more brick, masonry, and stone masonry. The amount and location will be further defined with the Final Development Plan. (Amended by the City Planning Commission)**
12. ~~**Downspouts shall be painted to match the building and recessed into the**~~

~~corners of building as not to be in plain view of the public;~~ **Downspouts shall be painted to match the building, including the trim, and be located in the least conspicuous locations as possible. (Amended by the City Planning Commission)**

~~13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;~~ **(Removed by the City Planning Commission)**

13. **Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;**
14. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;**
15. **Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;**
16. **Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;**
17. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
18. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
19. **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. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
20. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
21. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**
22. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
23. **Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.

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

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

e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open;

24. 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;

25. 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);

26. 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;

27. 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;

28. 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;

29. 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;

30. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
31. **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;**
32. **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;**
33. **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;**
34. **Following the Final Development Plan and Final Plat: 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; and,**
35. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 2:13:55:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-016:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 2:14:43:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-019:**

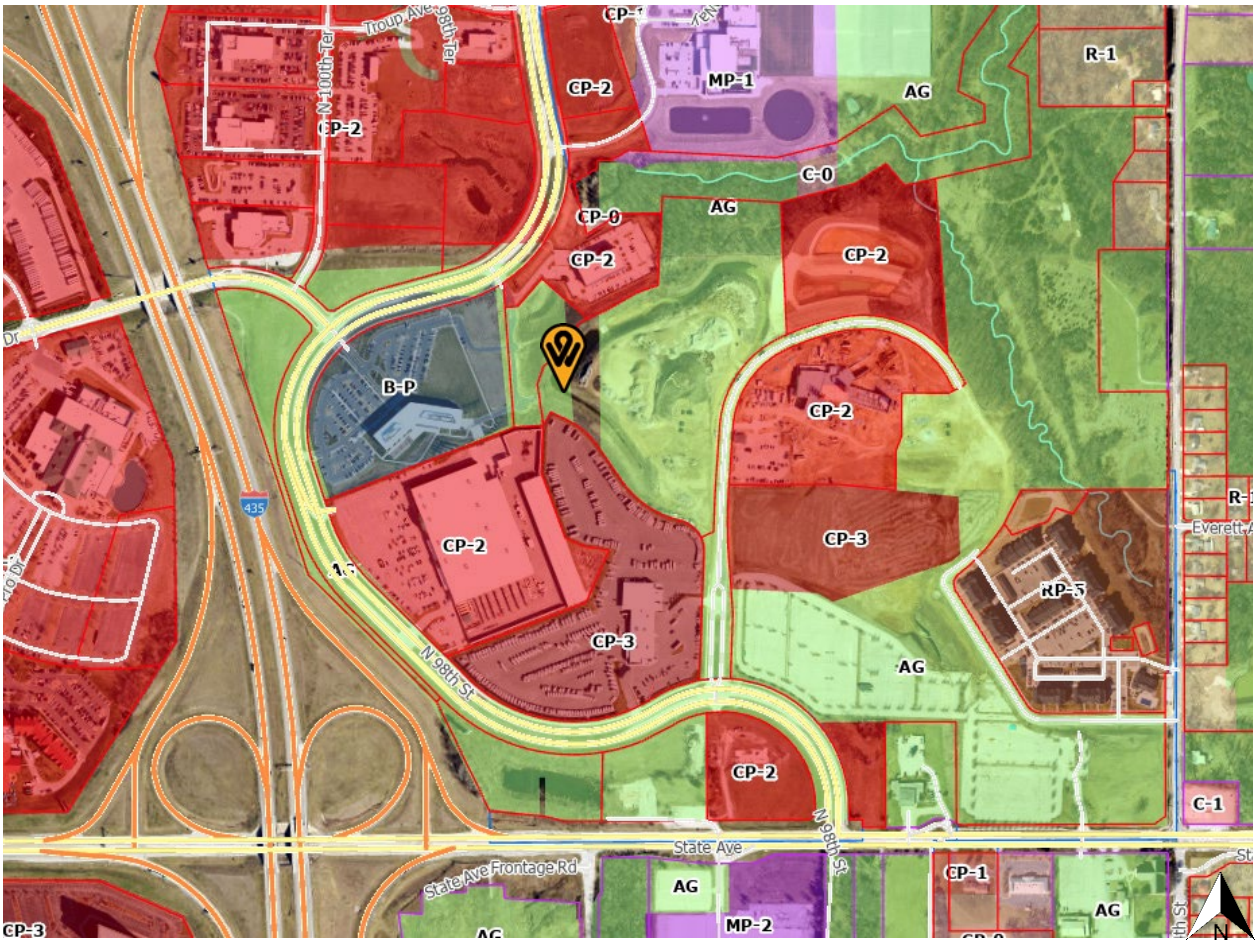
Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**Aye**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to APPROVE passed: 5 to 0
Subject to the above conditions

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


CP-2
MP-1
AG
R-1
C-0
CP-0
CP-2
B-P
CP-2
CP-2
CP-3
RP-5
CP-3
AG
CP-2
C-1
State Ave
State Ave Frontage Rd
AG
MP-2
CP-1
AG
CP-3
N 98th St
435

LAND USE MAP

TROUP
NB I-435 HWY TO EB PARALLEL PKWY
100TH
98TH
PINNACLE
Planned Commercial District
FRANCE FAMILY
Planned Mixed Entertainment / Commercial District
I-435
SB I-435 HWY TO WB STATE AVE
WB STATE AVE TO NB I-435 HWY
NB I-435 HWY TO WB STATE AVE
EB STATE AVE TO NB I-435 HWY
WB STATE AVE TO SB I-435 HWY
SB I-435 HWY TO EB STATE AVE
EB STATE AVE TO SB I-435 OR I-70
NB I-435 OR I-70 TO EB STATE AVE
STATE AVE FRONTAGE
STATE
98TH
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Planned Office District
Public / Semi-Public
N

ROUSE FRETS WHITE GOSS GENTILE RHODES, P.C.

AARON G. MARCH
amarch@rousepc.com
816.502.4701

June 30, 2025

VIA E-MAIL

Unified Government of Wyandotte County
Kansas City, Kansas
701 N. 7th Street
Kansas City, KS 66101
ECR@wycokck.org

Re: Change of Zone Petition COZ2025-016, PLAT2025-019 and Master Plan Amendment MPL205-009 / Response to Staff Review Comments

To All Concerned:

Please consider this letter as the Applicant's Response to the Staff Comments and Suggestions received on June 24, 2025 and June 25, 2025. Staff Comments and Suggestions are set out below with the Applicant's Responses in bold:

General Planning:

1. For the Final Plat: 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 needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Applicant's Response: **Final street, sanitary, storm, and other engineering plans will be submitted for approval prior to submitting the final plat.**

2. Install a sidewalk to connect to North 98th Terrace, which leads to State Avenue via North 98th Street.

Applicant's Response: **A sidewalk is now shown along the west side of North 98th Terrace (Homefield Drive) along the east property line of Homefield Apartments.**

3. Install a sidewalk from the secondary ingress/egress gate to North 98th Street.

Applicant's Response: **A sidewalk is shown extending to the secondary ingress/egress gate, but does not continue north to North 98th Street due to lack of easements and offsite permission to construct.**

4. Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development.

Applicant's Response: **Striped crosswalks are now shown and labeled on the site plan.**

5. Install bike racks at high trafficked nodes (clubhouse and site amenities).

Applicant's Response: **Bike racks are now shown at the clubhouse and dog park amenity.**

6. All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park.

Applicant's Response: **Acknowledged.**

7. Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.

Applicant's Response: **Minimum 25' pavement offset along the N. 98th Ter. Street frontage is shown and labeled. At least 6' of pavement offset is achieved along all other property lines.**

8. Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space.

Applicant's Response: **Acknowledged.**

9. In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians.

Applicant's Response: **Striped crosswalks are now shown and labeled in the site plan.**

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10. Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.

Applicant's Response: **Acknowledged.**

11. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.

Applicant's Response: **Acknowledged.**

Building Architecture:

1. Side and rear elevations needs to mimic the front façade.

Applicant's Response: **Updated elevations are provided showing more brick, masonry and stone masonry. We typically vary the amount and location of masonry to locations that show along public streets. The elevations during permitting will show the areas more than shown in the concept elevations.**

2. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.

Applicant's Response: **Updated elevations are provided showing more brick, masonry and stone masonry We typically vary the amount and locations of masonry to locations that shown along public streets. The elevations during permitting will show the areas more than shown in the concept elevations.**

3. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.

Applicant's Response: **Downspouts are typically located in the least conspicuous locations possible and shall be painted to match siding and/or trim that they run down in order to minimize their appearance.**

4. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.

Applicant's Response: **Updated elevations are provided showing more brick, masonry and stone masonry We typically vary the amount and locations of masonry to locations that shown along public streets. The elevations during permitting will show the areas more than shown in the concept elevations.**

Landscaping and Screening:

1. Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.

Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees.

Applicant's Response: **Acknowledged.**

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

a. Landscaping around the amenities shall be irrigated.

Applicant's Response: **Acknowledged.**

3. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.

a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Applicant's Response: **Acknowledged.**

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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. Rooftop mechanical equipment shall be screened from public view by an architectural screen.

Applicant's Response: **Acknowledged.**

5. All electrical meter banks, typically on the side of the building shall be screened from public view.

Applicant's Response: **Acknowledged.**

6. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building.

Applicant's Response: **Acknowledged.**

7. Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.

Applicant's Response: **Acknowledged.**

8. Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.

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

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

e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open.

Applicant's Response: **Acknowledged.**

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

Applicant's Response: **Acknowledged.**

2. 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.

Applicant's Response: **Acknowledged.**

Standard Conditions:

1. 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).

Applicant's 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).

Applicant's 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.

Applicant's 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.

Applicant's 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.

Applicant's 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.

Applicant's Response: **Acknowledged.**

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

Applicant's 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.

Applicant's 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.

Applicant's 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.

Applicant's Response: **Acknowledged.**

11. Following the Final Development Plan and Final Plat: 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.

Applicant's Response: **Acknowledged.**

MINUTES

Application Number:	COZ2025-016; PLAT2025-019 and MPL2025-009
Date and Location:	June 30, 2025; Via Zoom
Meeting called to order at:	4:00 p.m.
Project:	Homefield Apartments; Rezoning, Development Plan, Master Plan Amendment and Preliminary Plat
Introductions:	Ken Norton, Russell McDaris, Mike Case, Justin Dixon, Clint Case, Brian Dillingham, Dan Tanner, Chris Doyle, Aaron March, Rachelle Biondo
Attendees:	None
Presentation by applicant and/or team:	None
Questions and answers:	None
Meeting adjourned at:	4:30 p.m.
Minutes taken by:	Rachelle M. Biondo

34164 \073695 \4927-7407-1116

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now AARON G. MARCH, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the attorney for the petitioner for Petition COZ2025-016; PLAT2025-019 and MPL2025-009 (Homefield Apartments).

2. That I conducted a neighborhood meeting on June 30, 2025.

3. The notice to nearby property owners was sent on June 11, 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.

Aaron G. March

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 11th day of June, 2025.

My commission expires the 31st of July, 2028.

Notary Public

RACHELLE M. BIONDO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 31, 2028
JACKSON COUNTY
COMMISSION #12499262

34164 \073695 \4926-8658-0556

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbishop.com
CERTIFICATE OF AUTHORIZATION NO.
KS CA-1-1311 EXP. 12/31/2025

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MILESTONE	DATE
PLOT DATE: 6/27/25	

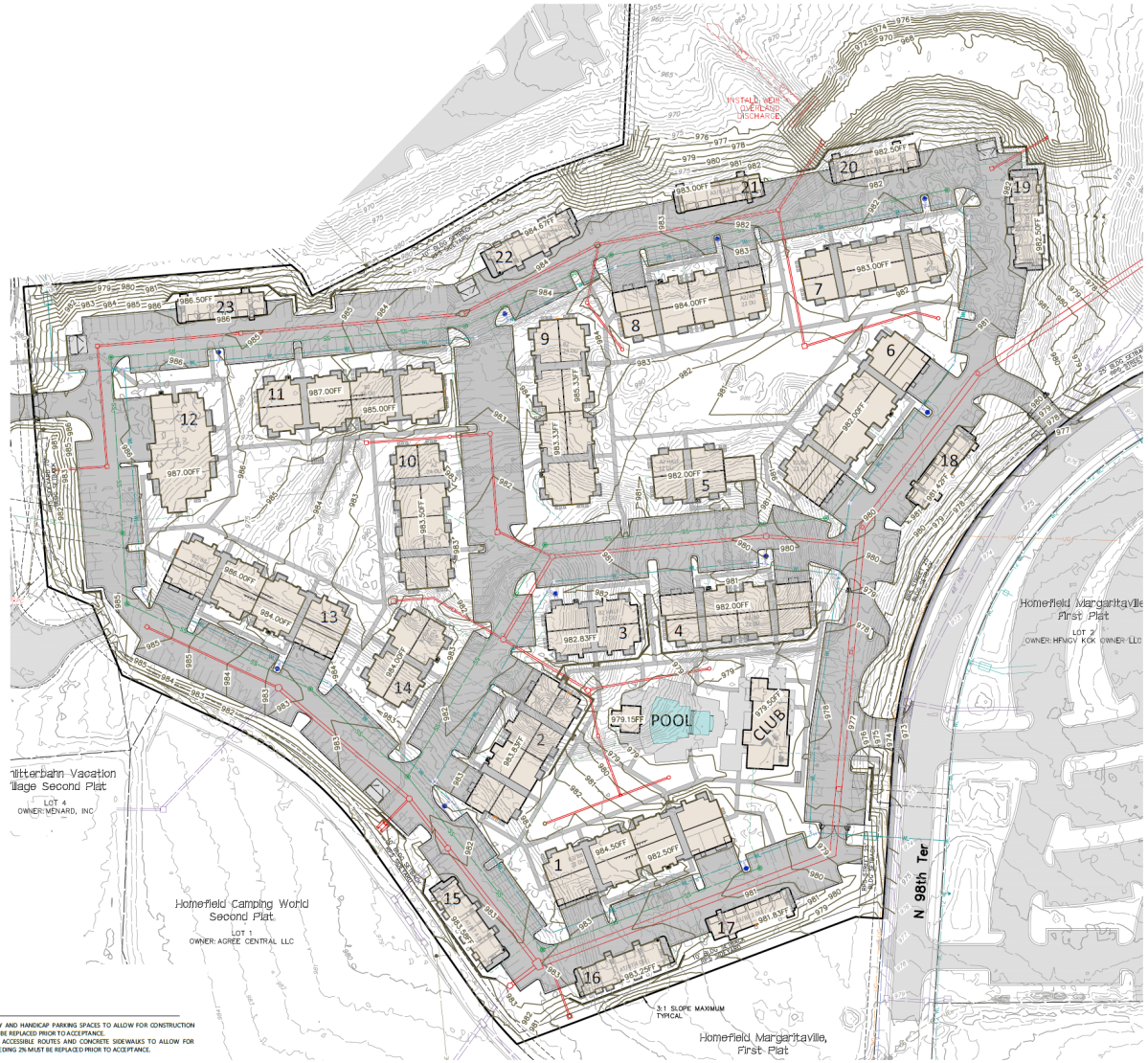
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF KANSAS CITY STANDARDS AND SPECIFICATIONS (INCLUDING K.C.O.T. 2019 EDITION).

Homefield
1498 N 98th Ter
Kansas City, Kansas

PROJECT: 24285
ISSUE DATE: 6/27/2025
ATLAS PAGE NO:
PLAN SCALE: (H) 1" = 50'
(V) N/A

Site Plan

DP02



NORTH

Scale: 1"= 50'

Tanner Consulting

Legend

BLDG	BUILDING
BM	BENCHMARK
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
	PROPOSED SLAB SPLIT

DAN EDWIN TANNER LICENSED 10051 KANSAS PROFESSIONAL ENGINEER 6-27-2025

Tanner Consulting LLC

CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

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PLOT DATE: 6/27/25

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF KANSAS CITY STANDARDS AND SPECIFICATIONS (INCLUDING K.D.O.T. 2019 EDITION).

Homefield

1498 N 98th Ter
Kansas City, Kansas

PROJECT: 24285
ISSUE DATE: 6/27/2025
ATLAS PAGE NO:

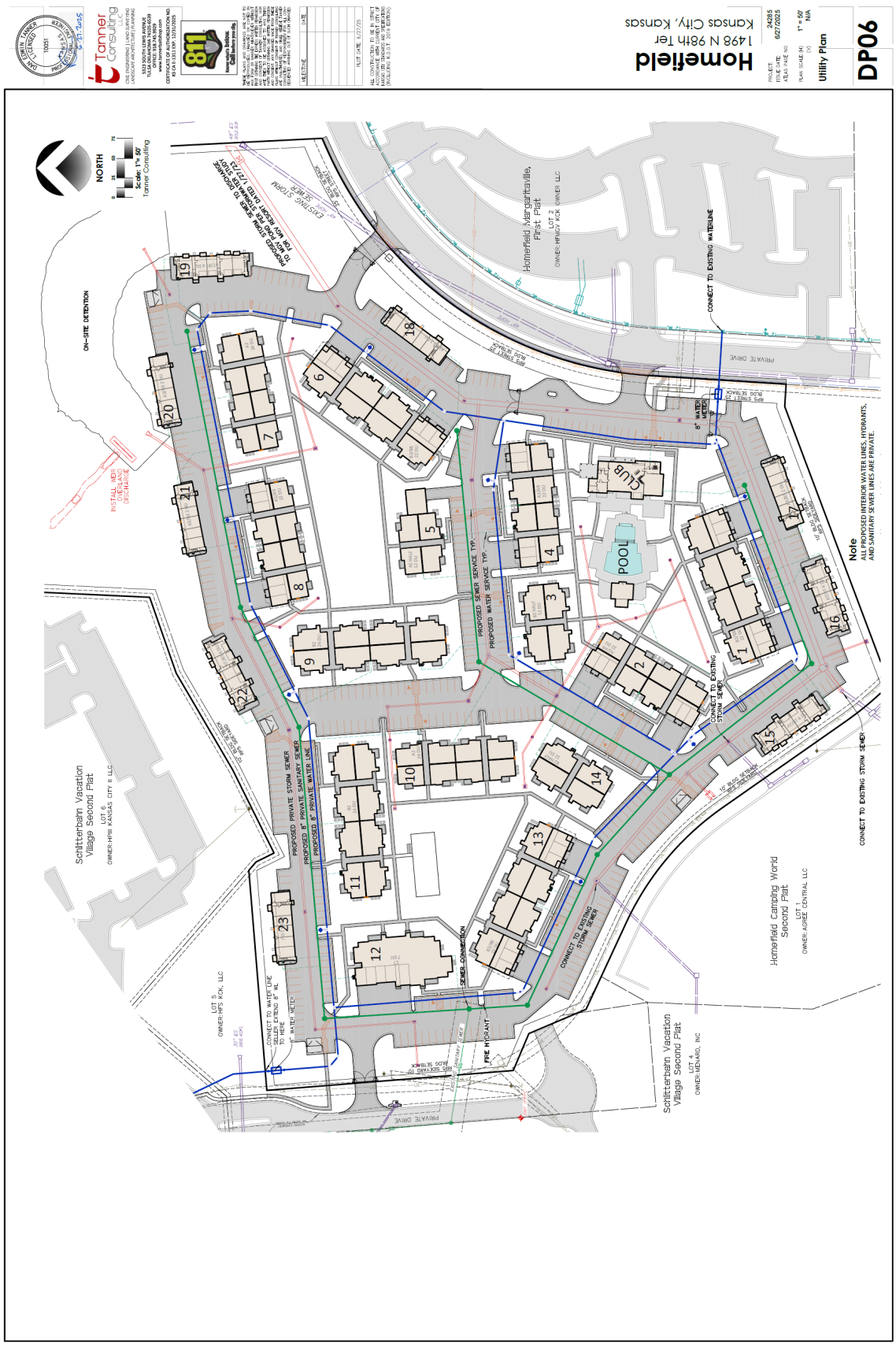
PLAN SCALE: (H) 1" = 50'
(V) N/A

Grading Plan

DP05

ADA ACCESSIBILITY NOTES

1. DO NOT EXCEED 1.9% SLOPE IN ANY DIRECTION AT THE ENTRY AND HANDICAP PARKING SPACES TO ALLOW FOR CONSTRUCTION TOLERANCES. ANY CONSTRUCTED SLOPES EXCEEDING 2% MUST BE REPLACED PRIOR TO ACCEPTANCE.
2. DO NOT EXCEED 1.9% CROSS SLOPE ALONG THE HANDICAP ACCESSIBLE ROUTES AND CONCRETE SIDEWALKS TO ALLOW FOR CONSTRUCTION TOLERANCES. ANY CONSTRUCTED SLOPES EXCEEDING 2% MUST BE REPLACED PRIOR TO ACCEPTANCE.
3. ALL WORK MUST MEET APPLICABLE ADA REQUIREMENTS.


Homefield
1498 N 98th Ter
Kansas City, Kansas
Utility Plan
DP06
Tanner Consulting
NORTH
Scale: 1"= 50'
Homefield Margaritaville, First Plat
Schlitterbahn Vacation Village Second Plat
Homefield Camping World Second Plat
ON-SITE DETENTION
POOL
CLUB
PROPOSED SEWER SERVICE TYP.
PROPOSED WATER SERVICE TYP.
PROPOSED PRIVATE STORM SEWER
PROPOSED 8" PRIVATE SANITARY SEWER
PROPOSED 8" PRIVATE WATER LINE
CONNECT TO EXISTING WATERLINE
CONNECT TO EXISTING STORM SEWER
CONNECT TO EXISTING STORM SEWER
SEWER CONNECTION
FIRE HYDRANT
PRIVATE DRIVE
Note
ALL PROPOSED INTERIOR WATER LINES, HYDRANTS, AND SANITARY SEWER LINES ARE PRIVATE.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- PINE TREE
- EVERGREEN FULL TO GROUND FOR SCREENING
- SHRUB PLANTING
- SOLID SLAB FESCUE SOD ON ENTIRE PROJECT SITE

LANDSCAPE DATA TABLE

DIVISION 10 AND R-5 APARTMENT DISTRICT ZONING REQUIREMENTS
SITE AREA: 426,116 SF (21.26 ACRES)
PROPERTY ZONING: R-5 APARTMENT DISTRICT

1 TREE REQUIRED FOR EVERY 4500 S.F. OF SITE AREA
426,116 / 4500 =
206 TREES REQUIRED
206 TREES PROVIDED

1 SHADE TREE AND 1 SHRUB REQUIRED PER 8 DWELLING UNITS
297 UNITS / 8 =
37 TREES AND 37 SHRUBS REQUIRED
37 TREES AND 37+ SHRUBS PROVIDED

STREET TREES HAVE BEEN PROVIDED WHERE PROJECT ABUTS FRONTAGE

** ALL ORDINANCE REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. FINAL IRRIGATION PLAN WILL BE SUBMITTED BY THE CONTRACTOR AT THE TIME OF INSTALLATION.

MINIMUM LANDSCAPE PLAN REQUIREMENTS SHOWN. OWNER MAY CHOOSE TO EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS WITH TREES AND SHRUBS.

PRELIMINARY PLANT MATERIAL LIST

SHADE TREES - 2" CALIPER MINIMUM AT TIME OF PLANTING

Gleditsia triacanthos
Honey Locust
Nyssa sylvatica
Black Gum
Quercus bicolor
Swamp White Oak
Quercus shumardi
Shumard Oak
Betula Nigra
'Dura Heat' River Birch
Acer saccharum
Sugar Maple
Taxodium distichum
Baldcypress
Ulmus parvifolia
Lacebark Elm

ORNAMENTAL DECIDUOUS TREES - 6'-8' HEIGHT MIN. AT TIME OF PLANTING

Cercis canadensis
Redbud
Chionanthus virginicus
Fringetree
Malus (various species)
Crabapple
Amelanchier x grandiflora
Serviceberry

EVERGREEN TREES - 5'-6' HEIGHT MIN. AT TIME OF PLANTING

Pinus strobus
White Pine
Juniperus virginiana
'Taylor Juniper', Canaerti Juniper
Magnolia grandiflora
Magnolia (various species)
Pinus Nigra
Austrian Pine
Thuja occidentalis
'Emerald' Arborvitae
Thuja plicata
'Green Giant' Arborvitae
Picea pungens
'Colorado Blue Spruce'

SHRUBS

Abelia X grandiflora 'Glossy Abelia'	5 GAL.
Buxus 'Morelensis' Boxwood (various cultivars)	5 GAL.
Berberis thunbergii	5 GAL.
Calamagrostis acutiflo 'Karl Foerster' Karl Foerster's Feather Reed Grass	5 GAL.
Syringa vulgaris 'Compacta' Compact Burning Bush	5 GAL.
Hesperaloe parviflora 'Color Guard Yucca	5 GAL.
Hydrangea (various cultivars	5 GAL.
Ilex glabra 'Shamrock' Shamrock Inkberry	5 GAL.
Juniperus Juniper (various cultivars)	5 GAL.
Liriope muscari 'Big Blue'	1 GAL.
Ligustrum sinense 'Sunshine' Sunshine Ligustrum	5 GAL.
Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	5 GAL.
Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	1 GAL.
Hydrangea quercifolia 'Little Honey' Little Honey Oakleaf Hydrangea	5 GAL.
Rudbeckia fulgida 'Black Eyed Susan'	1 GAL.
Rosa 'Meidiland' Coral Drift Rose	5 GAL.
Spiraea japonica Spiraea (various cultivars)	5 GAL.
Salvia greggii 'Autumn Sage'	5 GAL.
Taxus media 'Hicksii' Yew	5 GAL.
Thuja occidentalis Arborvitae (various cultivars)	5 GAL.
Weigela 'Florida' 'Alexandra' Wine and Roses Weigela	5 GAL.

SOD 350,000 SF Fescue Solid Slab Sod
MULCH 5,000 CF Shredded Hardwood Mulch
COMPOST 3,000 CF Back To Nature Soil Conditioner
SBE 5325 LF 1/8" X 4" Colmet (or approved equal) Steel Bed Edging

PDG
PLANNING DESIGN GROUP
LANDSCAPE ARCHITECTURE • RECREATIONAL DESIGN • LAND PLANNING
5314 S. YALE AVE., SUITE 510, TULSA, OK 74135
(918) 492-1983 FAX: (918) 492-8423
WWW.PLANNINGDESIGNGROUP.COM

NORTH
0 25 50 100

6-27-2025
JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

PROJECT INFORMATION

PROJECT ADDRESS:	1498 NORTH 98TH TERRACE KANSAS CITY, KS
PROJECT NO.	N/A
DATE	MAY 28, 2025
DRAWN BY	CHECKED BY
BBD	JC

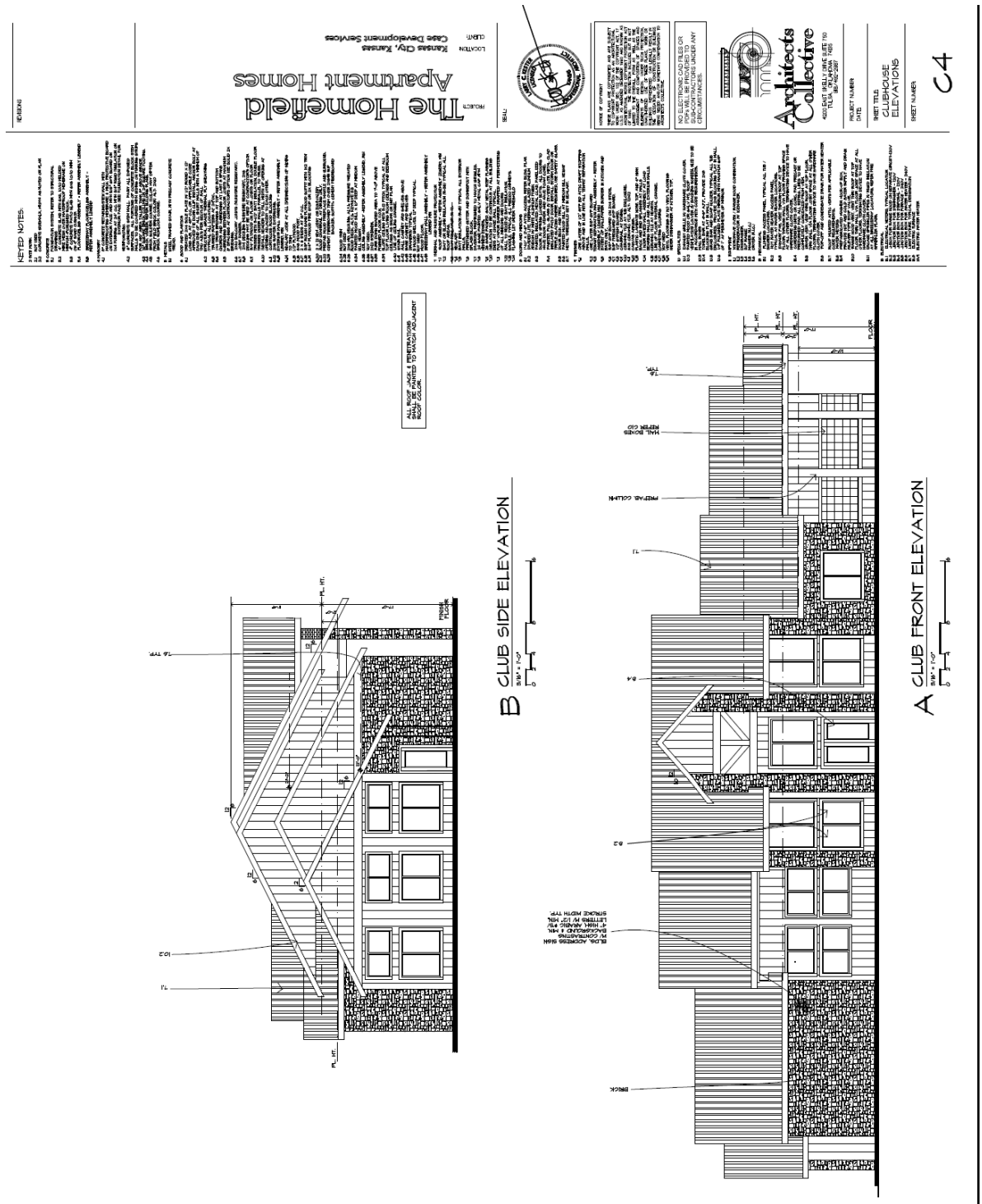
Homefield Apartments
Kansas City, Wyandotte County, KS

ISSUE/ REVISIONS

PDP	MAY 28, 2025

OWNER:
CASE & ASSOCIATES
4200 East SKELLY DR., Suite 800
Tulsa, OK 74135
OFFICE: (918) 492-1983
FAX: (918) 492-8423

LSSP-1
LANDSCAPE SITE PLAN


The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C4
B CLUB SIDE ELEVATION
A CLUB FRONT ELEVATION

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C5
KEYED NOTES:
B CLUB SIDE ELEVATION
A CLUB REAR ELEVATION

B REAR ELEVATION - BLDG. A2
1/8" =1'-0"

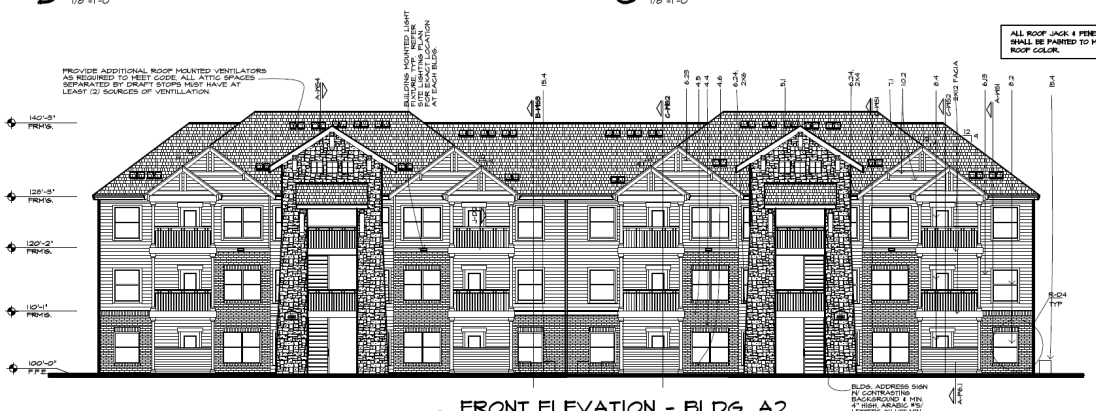
D RIGHT ELEVATION - BLDG. A2 (3 STORY)
1/8"=1'-0"

C LEFT ELEVATION - BLDG. A2 (3 STORY)
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	789	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	850	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.98	1.98	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above,

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



A FRONT ELEVATION - BLDG. A2
1/8" =1'-0"

KEYED NOTES:

1 SITE WORK
1.1 NOT USED
1.2 CONCRETE WHEELCHAIR RAMP, WIDTH AS NOTED ON PLAN

2 CONCRETE
2.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
2.2 4" CONCRETE SLAB WITH 6x6 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON COMPACTED FILL
2.3 4" CONCRETE PATIO SLAB WITH 6x6 W2.9 WWF ON 4" BASE (UNNOTED)
2.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
2.5 SHEETROCK/ FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 4" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & RIGID PROTECTIVE BOARD ON EXTERIOR FACE AND WITH SUMP WITH SUBMERSIBLE PUMP AND WATER PROOF MEMBRANE ON EXTERIOR FACE SEE FOUNDATION DETAIL FOR REINFORCING
4.2 8" CONCRETE STEM WALL - PART ALL EXPOSED SURFACES WITH APPROVED CONCRETE BLOCK, KNOX WALLS OR EQUAL. COORDINATE WITH GRADING OR PAVING STEPS FOR ANY AREA TO LOW TO ALLOW ABOVE GRADE CONCRETE STEM WALL. SEE CONCRETE FOOTING, SLAB, FLOOR, WATERPROOFING & INSULATION
4.5 BRICK SOLDIER COURSE, SOLDIER NOT STEPPED
4.6 BRICK SILL, SLOPED, TYPICAL ALT. 2ND
4.7 BRICK ROWLOCK COPING

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS
6.1 TREATED 2X6 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE REQUIREMENTS. PROVIDE 2 A.B. WITHIN 12" FROM EACH END OF ALL SHEAR WALLS WITH A MINIMUM OF ONE A.B.W PER SECTION OF WALL
6.2 2X WOOD STUD WALLS @ 16" O.C. WITH 7/16" OSB SHEATHING TYPICAL ALL LOCATIONS
6.3 TRUSSED RAFTERS AT 24"OC
6.4 2X6 FASCIA BOARD WITH DRIP AND BOTTOM CLEATS AND OVERHANG AT LAST 2 SPANS
6.5 JUMBOSIZED BEYOND FLOOR JOISTS AT MAXIMUM 24" O.C. SPACING AT CONTRACTOR'S OPTION USE SOLID 2X SPACERS
6.6 2X6 BALCONY JOISTS (MOISTURE RESISTANT)
6.7 2X6 RAILING
6.8 .044 DECKING (MOISTURE RESISTANT) OVER DECK(S)(S) MAY BE USED AT CONTRACTORS OPTION
6.9 2X4 WOOD STUD WALLS @ 16" O.C. WITH R-13 BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 2X WOOD BLOCKING BETWEEN ROOF TRUSSES AT OPENING ADJACENT TO EACH OTHER
6.11 CORRUGATED ROOF BLOCKING
6.12 2X4 WOOD STUD PARTITION
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND PW
6.14 SIMPSON H2.5A/T AT ALL INTERSECTIONS OF WOMB TO TRAY
6.15 1/2" PLYWOOD.
6.16 2 X 6 RIDGE BOARD
6.17 2 X 4 BRACE AT 48" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 12" TRIM
6.19 5/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 2X4 WOOD STUD WALLS @ 16" O.C.
6.22 PREPAID WOOD FRIEZE RAFTER AND SURROUND
6.23 CEMENT FIBERBOARD TRIM OVER 30MIN GAP BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 2X6 FASCIA
6.26 2X6 RB, DECKING, ALT.2, PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 6.5
6.27 PLANTER WOOD SILL 1'-0" DEEP AT FIREPIT SILL HEIGHT
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MR
6.29 2X12 STRINGER
6.30 PURE DOWN RAISED AREA TO 7'-0" ABOVE FINISHED FLOOR
6.31 SLOPE CEILING WITH ALL 9'(UP) TYPICAL AT ALL TOP FLOOR LIVING ROOM (DEN)&AMP AND BEDROOM
6.32 LINE OF CEILING CHANGE - REFER TO RCP FOR LINE OF CEILING CHANGE
6.33 STAIR RAIL
6.34 BASE CABINET AND SHELVES ABOVE
6.35 BASE CABINET AND SHELVES
6.36 DRAWERS TYPICAL
6.37 BUILT-INS, SHELVES, 12" DEEP TYPICAL
6.38 KITCHEN
6.39 WOOD FLOOR,
6.40 SPECIALTY CEILING ASSEMBLY - REFER ASSEMBLY LEGEND PW

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MR
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL CEILINGS
7.3 SEAL ALL PENETRATIONS WITH SILICONE CAULK
7.4 SEAL MIT
7.5 BATT INSULATION (R-30) TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCKS
7.7 DIVERTER, PREPAINTED TO MATCH SHINGLES
7.8 3/4 BAND PAINTED, 6x6// METAL CAP WITH DRIP EDGE
7.9 36 BAND PAINTED, 6x6// METAL OVER PLYWOOD
7.10 INSULATION TO BE CONTINUOUS AT ALL SLIDING GLASS DOOR AND WINDOW HEADS
7.11 FULLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS
7.12 SEALANT AT ALL WINDOW ELEVATION
7.13 SHINGLE, TYPICAL ALL PITCHED ROOFS,
7.14 FLASHING LOT UNDER THRESHOLD

8 DOORS AND WINDOW
8.1 7-0" X 3'-0" ATTIC ACCESS, REFER BLDG. PLAN
8.2 3'-0" X 6'-8" SLIDING GLASS DOOR, ALUMINUM FINISH IN WHITE ALUMINUM
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED GARAGE DOOR WITH WINDOWS AND HARDWARE TO MATCH DOOR TRIM AND SIDING, TYPICAL ALONG
8.4 PAINTED FULL GLASS W/ DIVIDED LITE, METAL CLAD WOOD FRENCH DOOR WITH SIDE LITES AND TRANSOM ABOVE AS NOTED REFER TO DOOR SCHEDULE FOR DOOR SIZE AND TRIM
8.5 DOOR SIZE AND TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT

9 FINISHES
9.1 1/2" LAYER OF 1/2" SHT RD ATTIC DRAFT STOPPING TAPE AND W/ USE WITH ALL CEILING SEPARATION WALLS
9.2 ONE LAYER 5/8" SHT RD ALL
9.3 ONE LAYER 5/8" SHT RD ALL ASSEMBLY - REFER ASSEMBLY LEGEND PW
9.5 CERAMIC TILE FLOOR AND BORDER IN KITCHEN AND BATH UNITS
9.6 5/8" SHT BOARD ON 2X4 STUDS
9.7 1/2" SHT BOARD (TYP. SOUND)
9.8 1/2" SHTRKN BOARD
9.9 CERAMIC, AT STAIRS
9.10 CERAMIC TILE, TYPICAL ALL TUB ENCLOSURES
9.11 3/4B GRANITE TILE ALT. SHO
9.12 CARPET, TYPICAL
9.13 PAINTED WOOD, 1" TOP AND 4" HIGH BACK AND END SPLASHES AT WALL
9.14 WOOD BASE AND CASING AT ALL OPENINGS AND BASE AT INTERIOR WALLS, TYPICAL
9.15 CERAMIC TILE AT REVERSE
9.16 LINE OF FLOOR MATERIAL CHANGE
9.17 NOT USED
9.18 NOT USED
9.19 VINYL FLOORING IN NO VINYL FLOORING UNDER CABINETS AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER, TYPICAL ALL BATHS AND LAUNDRY
10.2 VENTILATION LOUVER AT BASEMENT WINDOW, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS
10.3 TOILET PAPER
10.4 LINEN, SHIR AT 4'-6" A.F.F., PROVIDE 2x6 BLOCKING TO 8'-0" A.F.F.
10.5 MIRROR, 24" WIDE, FULL HEIGHT, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1/4 PERIMETER OF MIRROR

11 EQUIPMENT
11.1 REFRIGERATOR W/ ICEMAKER
11.2 DISHWASHER
11.3 RANGE
11.4 RANGE HOOD
11.5 DRYER (VENTED)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER ENCLOSURES
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS
15.3 1/2" COPPER WATER LINE RISER AT TOP FLOOR THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE UNDERSIDE CLOTH COVERAGE
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD, ALL REFRIG. LINES TO BE CONCEALED IN CHASE WALL TO ROOF
15.5 DRYER VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE UNDERSIDE CLOTH COVERAGE
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
15.8 NOT USED
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD H2O SUPPLY AND DRAIN
15.10 RANGE HOOD VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE UNDERSIDE CLOTH COVERAGE
15.11 ENCASE SPRINKLER PIPES W/ RADIO INSULATION AT EXTERIOR WALL LOCATIONS, REFER TYPE SPRINKLER PLANS

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE SIZE OR SEPARATE CIRCUIT=220V
16.3 J-BOX FOR DISPOSAL = 120V
16.4 JUNCTION BOX FOR DISPOSAL = 120V
16.5 JUNCTION BOX FOR FURNACE = 240V
16.6 J-BOX FOR DRYER SIZE OR SEPARATE = 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE:

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A10.1

D LEFT ELEVATION - BLDG. A2-12 (3 STORY)
1/8"=1'-0"

C RIGHT ELEVATION - BLDG. A2-12(3 STORY)
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	789	873	2.91	1.46	1.46	3	3
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A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
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B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.98	1.98	5	5

* Lemonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above,

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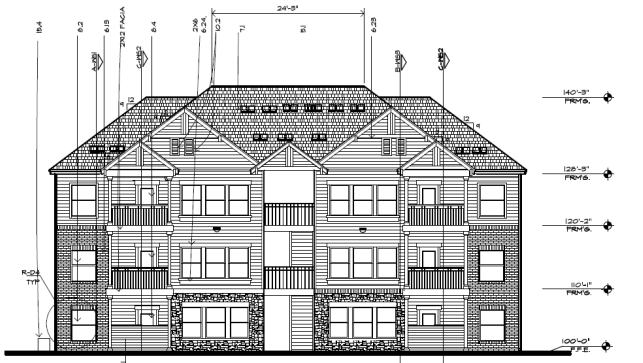
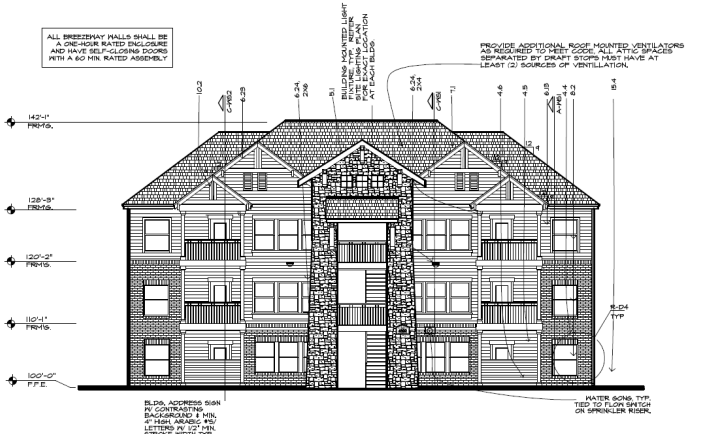


B REAR ELEVATION - BLDG TYPE A2-12
1/8" =1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.



A FRONT ELEVATION - BLDG TYPE A2-12
1/8" =1'-0"

KEYED NOTES:

1 SITE WORK
1.1 FILL NEED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6x6, 10/10 WELDED WIRE MESH REINFORCING - REINFORCE ON SAND/GRAVEL/CRUSHED ROCK
3.3 4" CONCRETE PATIO SLAB WITH 6x6 10/10 WWM ON 4" SAND, GRAVEL OR CRUSHED ROCK
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/SITE WALL WITH WATERPROOFING MEMBRANE & INSUL PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 8x8" #4 VERT. REINFORCING @ 48" O.C. AND #4 HORIZ. REINFORCING ON EVERY COURSE FACE SEE FOUNDATION DETAIL FOR REINFORCING
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED CONCRETE WALLS. PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH BRICK ON TURNED STEPS FOR ANY AREA OVER 12in(8" ABOVE GRADE.
4.3 BRICK VENEER OVER BLDG'G PAPER OVER SHEATHING.
4.4 SMOOTH STONE VENEER BUILDING FLAME
4.5 BRICK SOLDIER COURSE OVER 8'0" WIDE OPENING FROM FIELD BRICK COLOR, SIZE & TEXTURE
4.6 BRICK ROWLOCK COURSE

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2x6 SILL PLATE W. 1/2" RODS X 12" LONG, PLACED AT 6'-0" O.C. MAX. AT SILL'S AND LONG SILL'S WITH 1/2" DIA. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A WASHER UP TO 12in FROM SECTION OF WALL
6.2 TYPICAL WOOD FRAMED WALL, PLY SHEATHING TYPICAL ALL LOCATIONS.
6.3 TRUSSED RAFTERS AT 24"OC
6.4 2x6 FASCIA BOARD WITH DRIP AND BOTTOM LOUVERED AND SCREENED AT LEAST 8 SPANS
6.5 SUBFLOORING BETWEEN FLOOR JOISTS AT HEARTH AND ADJACENT AT CONTRACTORS OPTION SEE BLDG 2X BRIDGING.
6.6 2x10 BALCONY JOISTS (HORIZ/ARE RESISTANT).
6.7 2x6 RAILING
6.8 2x4 CEDAR/PRESSURE RESISTANT, 2x6 DECKING MAY BE USED AT CONTRACTORS OPTION
6.9 2x10 RIM JOIST OR BAND JOIST AT EXTERIOR TRUSSED WITH 2-2x7 BAYT INSULATION, DOUBLE FLOOR TRUSSES BEARING WALLS PARALLEL TO TRUSS.
6.10 2x6 BLOCKING BETWEEN FLOOR JOISTS/TRUSSES AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2x6 WOOD FURRING STRIPS
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND #B
6.14 2x6 BLOCKING AT ALL INTERSECTIONS OF SECTION TO TRIM
6.15 1/2" PLYWOOD
6.16 1/2" GYPSUM BOARD
6.17 2 X 4 STOOD AT 24" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 5/8" PLYWOOD FIRE STOP ON 2X BLOCKING
6.20 2 X 12 RIM JOIST OR BAND JOIST
6.21 PRE-FINISHED ALUMINUM GUTTER
6.22 PREFINISHED ROOF FASCIA AND RAKE SURROUND
6.23 CEMENT FIBERBOARD TRIM OVER 30MIL SLIP FLASHING, SOFFIT - CEMENT FIBERBOARD
6.24 ROOF TRIM
6.25 2x6 TRIM
6.26 2x6 PRESSURE TREATED WOOD DECK, ALT'N PREFINISHED
6.27 CONCRETE WELL 5-1/2" DEEP AT PERIMETER WALL HEARTH
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND #B
6.29 2x12 HEADER
6.30 2x12 STRINGER
6.31 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR
6.32 FLUTE CEILING WITH 5x12 FITCH TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AT CONTRACTORS OPTION
6.33 LINE OF CEILING CHANGE
6.34 STAIR RAIL
6.35 BASE CABINET AND SHELVES ABOVE
6.36 WALL CABINET AND SHELVES
6.37 DRAWERS TYPICAL
6.38 FLOOR SHELVES 12" DEEP TYPICAL
6.39 4x6 POST
6.40 ROOF FLOOR
6.41 WINDOW/DOOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND #W

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND #R
7.2 BATT OR BLOWN INSULATION R-380 TYPICAL ALL CEILINGS
7.3 SEALANT
7.4 SEALANT
7.5 BATT INSULATION R-30 TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCKS
7.7 LOUVERS, PREFINISHED TO MATCH SURROUNDING
7.8 24 GAGE PAINTED GALV METAL CAP WITH DRIP EDGE
7.9 26 GAGE PAINTED GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL SIDEWALL AND ROOF/CEILING LOCATIONS
7.11 POST VAPOR BARRIER INSERTED AT PENETRATIONS OF ALL HEADERS AND DOORS
7.12 CAULK AT ALL WINDOW/DOOR LOCATION
7.13 CAULK, TYPICAL ALL PIGEON OPENINGS.
7.14 FLASHING UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 WINDOW UNIT, PREFINISHED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH
8.3 PAINTED INSULATED METAL CLAD PANELIZED DOOR, PREFINISHED TO MATCH WINDOWS, PROVIDE TO EACH DOOR, VERIFY AND ADJUST SWING DIRECTION
8.4 PAINTED FULL GLASS W/ DIVIDED LITE METAL CLAD DOOR, PREFINISHED TO MATCH WINDOWS, PROVIDE 24" WIDE SIDE PANEL WHERE REQUIRED, USE SAFETY GLASS.
8.5 DOOR BELL AND PBPL
8.6 PAINTED WOOD SILL AT PRIVATE SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT

9 FINISHES
9.1 GWB, WITH 5/8" LAYER AT 1/2" RATED ATTIC DRAFT STOPPING TO BE TAPED AND AT LINE WITH ALL TENANT SEPARATION WALLS
9.2 GWB, WITH 5/8 LAYER AT 1HR RATED ASSEMBLY - REFER ASSEMBLY LEGEND #B
9.3 GWB, WITH 5/8" LAYER AT 1HR RATED ASSEMBLY - REFER ASSEMBLY LEGEND #B
9.4 CERAMIC TILE BASE AND BORDER IN KITCHEN AND BATH (TYP.)
9.5 5/8" GYP BOARD OR 2x4 SOFFIT
9.6 1/2" GYPSUM BOARD (TYP.)
9.7 1/2" GYPSUM BOARD
9.8 COMMERCIAL ACT CEILING
9.9 CERAMIC TILE FLOOR THROUGHOUT
9.10 2x6 CERAMIC TILE W/ (TYP.)
9.11 CERAMIC TILE BASE
9.12 PAINTED GYPSUM BOARD SIDE TRIM AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.13 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING/SHEAR WALLS AND EXTERIOR WALLS
9.14 CERAMIC TILE AT HEARTH
9.15 LINE OF FLOOR MATERIAL CHANGE
9.16 SUBSTRATE FLOORING
9.17 CARPET
9.18 VINYL FLOORING W/ NO VOC'S, FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ WASHABLE CLOTH COVER.
10.2 LOUVERED VENT, PAINTED TO MATCH SIDING, VENTILATION LOUVER W/ BIRDSCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 TOWEL BAR
10.4 TOWEL RING AT 4'-6" A.F.F., PROVIDE 2x8 BLOCKING FLAT IN WALL
10.5 TOILET PAPER HOLDER, TYPICAL ALL SUB ENCLOSURES, PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 REFRIGERATIVE OVEN / RANGE HOOD COMBINATION
11.2 REFRIGERATOR IN KITCHENETTE
11.3 DISHWASHER
11.4 DISPOSAL
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

12 MECHANICAL
12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER ENCLOSURES
12.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS
12.3 2x6 FURRED WALL FOR PLUMBING AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE SPACE FOR INSULATION
12.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD, ALL REFRIG. LINES TO BE CONCEALED IN CHASE WALL, TYP. ALL UNITS
12.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE BIRDSHARE CLOTH SCREEN
12.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
12.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
12.8 GAS METER
12.9 PREFABRICATED SHOWER NICHE AT BOTH PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN FOR SHOWER HEAD, TYP.
12.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE GARDSHARE CLOTH SCREEN
12.11 ENCASE SPRINKLER PIPES IN R11 BAND INSULATION
12.12 SPRINKLER RISER LOCATIONS, REFER TYPE SPRINKLER PLANS

13 ELECTRICAL
13.1 ELECTRICAL METERS, TYPICAL LOCATION
13.2 JUNCTION BOX FOR RANGE 50/20 OR REPLACE CIRCUIT=120V
13.3 JUNCTION BOX FOR DISHWASHER - 120V
13.4 JUNCTION BOX FOR DISPOSAL - 120V
13.5 JUNCTION BOX FOR FURNACE - 240V
13.6 JUNCTION BOX FOR CONDENSING UNIT - 240V
13.7 LIGHT FIXTURE TYPICAL DESIGNATION
13.8 ELECTRIC FURNACE
13.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

LARRY C. FOSTER LICENSED PROFESSIONAL ARCHITECT

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PROJECT NUMBER:
DATE:

SHEET TITLE:
ELEVATIONS
BLDG. A2-12

SHEET NUMBER:
A10.2

B REAR ELEVATION - BLDG. A2-A9
1/8" =1'-0"

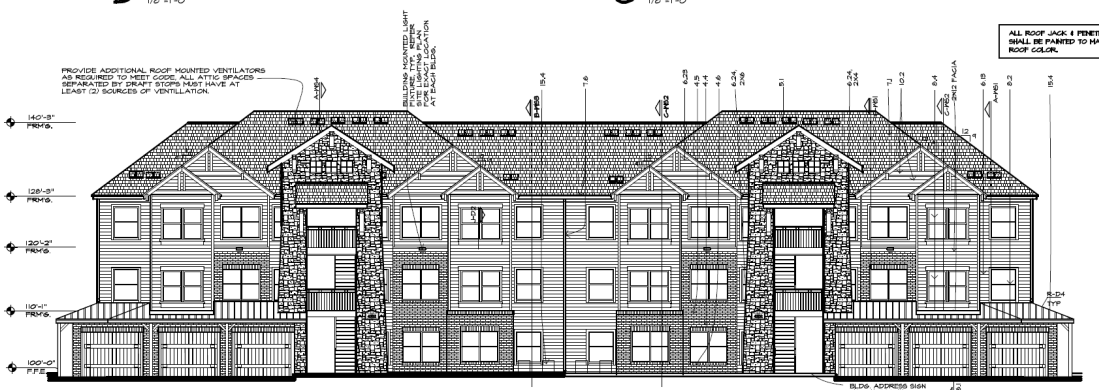
D RIGHT ELEVATION - BLDG. A2-A9
1/8"=1'-0"

C LEFT ELEVATION - BLDG. A2-A9
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	799	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	890	891	2.97	1.48	1.48	4	4
A9 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1090	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B9 Two Bedroom units	1108	1192	3.97	1.98	1.98	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above.

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



A FRONT ELEVATION - BLDG. A2-A9
1/8" =1'-0"

KEYED NOTES:

2 SITE WORK:
2.1 BAY USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE:
3.1 FOUNDATION SYSTEM REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH #4@ LOOP WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON 6" BASE COURSE OF GRAVEL
3.5 4" CONCRETE PATIO SLAB WITH #4@ LOOP WIRE ON 4" SAND CURE/N
FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 CONCRETE RETAINING/STEM WALL W/8 WATERPROOFING MEMBRANE + 2x(2) PROTECTIVE BOARD ON EXTERIOR FACE AND WITH BAT SHT. GUARD OR (w) FURRING AT 24" O.C. WITH BAT RIGID INSULATION ON EXTERIOR FACE + 2x(2) PRE CAST FOUNDATION DETAIL FOR REINFORCEMENT
4.2 8" CONCRETE STEM WALL - PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALL THAT ARE EXPOSED TO VIEW ABOVE FINISH GRADE FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 12" CONCRETE WALL WITH #5@ 24" O.C. HORIZONTAL REINFORCEMENT AND #5@ 24" O.C. VERTICAL REINFORCEMENT AT CENTER OF WALL
4.5 BRICK SOLDIER COURSE, COLOR TBD BY OWNER FROM FIELD BRICK COLORS ALT. 2ND
4.6 BRICK SOLDIER COURSE, COLOR TBD BY OWNER FROM FIELD BRICK COLORS ALT. 2ND

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2x6 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O/C (UR APPLICABLE CODE REQUIREMENTS) WITH 2 A.B. MIN. PER PLATE SECT. AT ENDS (W/ 12" MIN. EMBEDMENT) AND 1 A.B. @ MIDPOINT OF ALL WALL PLATE PIECES + WASHER UP TO 3/16" A.B.'S PER SECTION OF WALL
6.2 7/16" OSB EXTERIOR WALL SHEATHING - TYP. ALL LOCATIONS
6.3 TRIMMED RAFTERS @ 24"OC
6.4 2x6 BLOCKING BETWEEN JOISTS AND BOTTOM CHORDS AND 1-BRIDGING AT LAST 8'-9"WEB
6.5 4-BRIDGING BETWEEN FLOOR JOISTS AT MIDSPAN OR BLOCKING AT CONTRACTORS OPTION SEE SOLID 2X BRIDGING
6.6 2X10 BALLOON JOISTS (MOISTURE RESISTANT)
6.7 2x6 EXTERIOR STUDS
6.8 2x4 (HEALING ENGINEERED RESISTANT), 2x6 (DEGUNG MAY BE USED AT CONTRACTORS OPTION
6.4 2x6 EXTERIOR WALL STUDS @ 16" O.C. WITH R-19 TRIMMED WITH R-21 BATT INSULATION, DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS, SINGLE FLOOR TRUSSES UNDER WALLS PERPENDICULAR TO TRUSS OVERHANG AT UPPERS ADJACENT TO EACH OTHER.
6.1 CONTINUOUS WOOD BLOCKING
6.2 2x6 EXTERIOR WALL STUDS
6.3 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND W/
6.4 2x6 STUD @16" O/C AT ALL INTERSECTIONS OF SIDING TO SHT
6.5 1/2" PLYWOOD
6.6 2 x 6 SILL PLATE
6.7 2 x 6 KNEE AT 48" O/C
6.8 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.9 5/4" PLYWOOD TYPE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 2x6 EXTERIOR WALL STUDS @ 16" O.C.
6.22 PREFIN WOOD FASCIA AND RAKES AND SURROUND
6.23 CEMENT FIBERBOARD TRIM OVER 24GHS SOF SHADOW, SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 BAT SHT
6.26 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND W/
ROOF DECK: ALT.2x TEXTURE 1/2
PAINTED ROOF SILL 4 1/2" DEEP W/ WINDOW
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MSI
6.29 NOT USED.
6.30 OPEN SOFFIT
6.31 2X6 SOFFIT BOXED AREA TO 1'-0" ABOVE FINISHED FLOOR U.O.N.
6.31 SLOPE CEILING WITH R-19 FOAM TYPICAL AT ALL BEDROOMS AND LIVING ROOMS, SLOPE AND BEDROOM CEILING AS SHOWN ON SHT PLAN
6.40 LINEN CEILING CHANGE
6.41 LINEN SHELVING
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINETS AND SHELVES
6.44 BATH VANITY TOP
6.45 5 WOOD SHELVES 12" DEEP TYPICAL.
6.46 NOT USED
6.47 CLOSET DOOR.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W/

7 THERMAL AND MOISTURE PROTECTION
7.2 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND W/
7.3 BATT OR BLOWN INSULATION IN-BD TYPICAL ALL ROOF AREAS.
Insulation
7.4 SEALANT
7.5 BATT INSULATION IN-BD TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 GUTTER PAINTED/STAINED TO MATCH SHINGLES
7.8 FLASHING PAINTED/STAINED TO MATCH GABLE OR HIP/ROOF SHINGLES
7.9 ROOF SHINGLES OVER 30# FELT OVER 1/2" PLYWOOD
7.10 INSULATION BATT AND R-19 BATT AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 FOIL ALL WINDOW AND DOOR HEADS AT PERIMETERWA
7.12 WALL TO REMAIN W/ BATT INSULATION.
7.13 SHINGLE TYPICAL ALL PITCHED DORMERS.
7.14 ROOF TO REMAIN W/ BATT INSULATION.

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 INSULATED LITE, THERMAL BLAZED ALUMINUM PREFIN IN ALT SUPPORT TRIM
8.3 SLIDING GLASS DOOR, THERMAL PANELIZED DOOR, W SPRING LOADED MITTS. ALL DOORS TO HAVE DOUBLE GRABS NO DOOR KNOBS ALLOWED
8.4 SLIDING GLASS DOOR, THERMAL PANELIZED, GLAD BALUSTER PATIO DOOR, DETAIL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 NOT USED
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 (3M) LAYER OF 1/2" APA RB/ ATTIC DRAFT STOPPING AT ALL WALLS AND IN LINE WITH ALL SEPARATION WALLS
9.2 (3M) LAYER SAF SHT BOARD
9.3 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND W/
9.3 ENTERY W/ PAINTABLE BORDER IN KITCHEN AND BATHS
9.3 5/8" SHT BOARD OR 2X4 STICK.
9.3 5/8" GYPBOARD SHT BOARD.
9.4 1/2" GYPBOARD SHT.
9.4 GYPBOARD, AT SOFFIT
9.40 (GB/MB) TILE AT TUB ENCLOSURE.
9.41 (GB/MB) TILE AT WALLS ALT. SHW
9.42 CASING MEDIA.
9.43 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACKSPLASH AT KITCHEN COUNTERTOPS
9.44 NOSE PAINTED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.45 LINE OF FLOOR MATERIAL CHANGE.
9.46 LINE OF FLOOR MATERIAL CHANGE.
9.47 CARPETED FLOORING
9.48 TILE FLOOR
9.49 VINYL FLOORING W/ MU VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE IN VANITY/MIRROR CLOTH COVER.
10.2 VENT FLUE FOR GAS FIRED WATER HEATER
10.3 VENTILATION LOUVER IN BUILDING SOFFIT, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 TOWEL BAR
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL
10.5 TOILET PAPER HOLDER, TYPICAL ALL SUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 REFRIGERATOR, OVEN / RANGE HOOD COMBINATION
11.2 MICROWAVE/OVEN W/ COOKTOP
11.3 DISHWASHER
11.4 GARBAGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL TYPICAL ALL TUB / SHOWER ENCLOSURES
15.2 HOT WATER HEATER ACCESS PANEL TYPICAL AT WATER HEATER LOCATIONS
15.3 FURNACE FLUE THROUGH ROOF, TYPICAL AT TOP FLOOR TRUSS/ WALL, TYP. FLOOR FRAMED SPACE AT ALL OTHER FLOORS. TERMINATES DEVICE TO HAVE MINIMUM CLEARANCE PER CODE
15.4 CONDENSING UNIT ON CONC. PAD, PRECAST OR PREFORMED PAD ALL REFRIG. LINES TO BE INSULATED AND CONCEALED IN CHASE
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR TYPE WALL, VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE MINIMUM CLEARANCE
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 NOT USED.
15.9 PREFABRICATED WASHER HOOK-UP BOX PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN FOR WASHER, AND 220V OUTLET
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR TYPE WALL, VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE CONCEALED CLEARANCE
15.11 ENCASE SPRINKLER PIPES IN R-VARD INSULATION AT EXTERIOR WALL LOCATIONS. REFER FIRE SPRINKLER DETAILS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 ...OOR FOR RANGE HOOD OR SEPARATE CIRCUIT=120V
16.3 ...TION BOX FOR DISHWASHER - 120V
16.4 ...UNCTION BOX FOR DISPOSAL - 120V
16.5 ...UNCTION BOX FOR FURNACE - 240V
16.6 ...UNCTION BOX FOR CONDENSER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

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PROJECT NUMBER
DATE

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A10.3

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
ELEVATIONS
A10.4
A FRONT ELEVATION - BLDG. B2.3
B REAR ELEVATION - BLDG. B2.3
C END ELEVATION - BLDG. B2-24 (3 STORY)
D END ELEVATION - BLDG. B2-24/3 STORY)

D RIGHT ELEVATION - BLDG. B2-12 (3 STORY)
1/8"=1'-0"

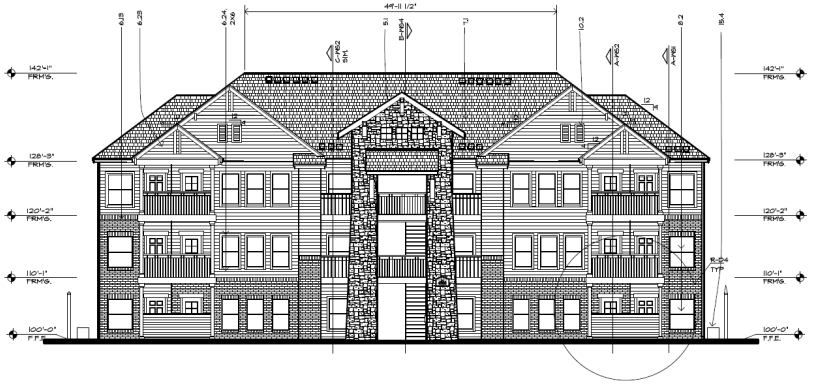
B REAR ELEVATION - BLDG. B2-12.3
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req (1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Cir. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	782	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	860	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.96	1.96	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above.

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per separate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.

C LEFT ELEVATION - BLDG. B2-12 (3 STORY)
1/8"=1'-0"



A FRONT ELEVATION - BLDG. B2-12.3
1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH #4@ 24"OC MAT REINFORCEMENT AND 6 MIL VAPOR BARRIER
3.3 4" CONCRETE PATIO SLAB WITH #4@ 24"OC MAT REINFORCEMENT
3.4 4" CONCRETE PATIO SLAB WITH #4@ 24"OC MAT REINFORCEMENT ON 4" SAND CUSHION
3.5 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.6 SIDEWALK/ FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING WITH WALL WITH WATERPROOFING MEMBRANE 1 HOUR PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 8X8" WIRE, BONDED TO FURRING AT 24" O.C. WITH 8X8" RAKE INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCEMENT)
4.2 8" CONCRETE WITH WALL - PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK WITH WALL ARE TO BE PAINTED WITH BLOCK FILLER AND TWO COATS PAINT. AREA TO BE PAINTED SHALL BE ABOVE GRADE
4.3 8" NORMAL BRICK COURSE ON 24" SQUARE FOOTING
4.4 BRICK SOLDIER COURSE COLOR MAY DIFFER FROM FIELD BRICK COLOR/ ALT. 2400
4.5 BRICK SOLDIER COURSE
4.6 BRICK REPLACE COURSE

5 METALS
5.1 METAL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS
6.1 TREATED 2X6 SOLE PLATE W/ 1/2" BOARD X 12" LONG ADL AT 48" O.C.OR APPROVED EQUIV. ANCHORED WITH 1/2" DIA. ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 1/2" CDX PLYWOOD SHEATHING FULLY SHEATHING TYPICAL ALL LOCATIONS.
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 2X6 STUDS @ 16" O.C. WITH 2X4 TOP AND BOTTOM CHORD SUB-DIMENSION OF LOAD & SPANS
6.5 4-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM SPACING OF 8'-0" OR AS CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
6.6 2X10 BALCONY JOISTS PRESSURE RESISTANT.
6.7 2X6 DECKING
6.8 2X6 DECKING, PRESSURE RESISTANT. 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 TRUSSED RAFTERS AT 24"OC. WITH 2X4 TOP AND BOTTOM CHORD SUB-DIMENSION OF LOAD & SPANS
6.10 TRUSSED WITH 2 X 6 SHAFT WALLS FOR DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.11 INSTALL SOLID BLOCKING BETWEEN ALL OPENING AT PARTIAL HEADER AT FULL DEPTH OF OPENING
6.12 CONTINUOUS ROOF BLOCKING
6.13 EXTERIOR WALL ASSEMBLY
6.14 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND/ HR
6.15 TEC JOINT JOINT AT ALL INTERSECTIONS OF SIDING MATERIALS
6.16 1/2" PLYWOOD
6.17 6/8 ROOF PITCH
6.18 4/12 ROOF PITCH OR OVER
6.19 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 2X2 TRIM
6.20 5/8" PLYWOOD FIRE STOP OR 2X BLOCKING

6.21 2 X 12 16H JOIST OR EQUIVALENT
6.22 ROOF CHAMPS AS NOT SHOWN ON PLAN
6.23 CEMENT FIBERBOARD TRIM OVER 2X6 FRAME AND SURROUND.
6.24 CEMENT FIBERBOARD 7/8" OVER 2X6FR SLP SHADOW, SOFFIT/ CEMENT FIBERBOARD

6.25 ROOD TRIM
6.26 NOT USED
6.27 2X6 RR, DECKING, #2+, PRESSURE TREATED
6.28 2X6 RR, DECKING, #2+, 16" O.C. WITH PAINTED FRONT SILL 1" OF DEEP AT HEADER SILL HEIGHT
6.29 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND/ HR
6.30 NOT USED
6.31 2X10 STRINGER
6.32 2X6 FURRING, TAPERED AREA TO 1"-0" ABOVE FINISHED FLOOR, U.O.N.
6.33 SLOPE CEILING PITH S.U.D PITCH TYPICAL AT ALL SLOPED CEILINGS AT BEDROOMS AND BEDROOM CEILING AS SHOWN ON UNIT PLAN
6.34 LINE OF CEILING CHANGE
6.35 LINE OF SOFFIT
6.36 WALL CABINET AND SHELVES ABOVE
6.37 BASE CABINET AND SHELVES
6.38 LINEN SHELVES
6.39 5 HUGE SHELVES, 12" DEEP TYPICAL
6.40 NOT USED
6.41 FINISH FLOOR
6.42 SHEETROCK/ WALL ASSEMBLY - REFER ASSEMBLY LEGEND/ HR

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, HR/
7.2 R-38 BATT INSULATION (R-49) TYPICAL ALL NON-ROOF AREAS.
7.3 SEALANT
7.4 BATT INSULATION (R-19) TYPICAL ALL EXTERIOR WALLS
7.5 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK
7.6 EF-EXHTER, PREFERRED TO FINISH SIMILER.
7.7 PREFINISHED CONCEALED WALL METAL CAP WITH HEMMED EDGES
7.8 26 GAGE PAINTED ALUM METAL STEP FLASHING
7.9 FLASHING AT ALL WINDOWS AND DOORS, ALL SELVAGE EDGE AT GRADE SHALL TYPICAL
7.10 POLY VAPOR BARRIER UNDERNEATH AT PERIMETERING WALL TO RECEIVE BATT INSULATION.
7.11 WALL TO RECEIVE BATT INSULATION.
7.12 SADDLE TYPICAL ALL PREFAU CHIMNEYS.
7.13 FLASHING LIP BEDM THRESHOLD

8 DOORS AND WINDOWS
8.1 DOOR SCHEDULE, DOOR ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL BLAZED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH
8.3 DOOR SCHEDULE, DOOR ACCESS, REFER BLDG. PLAN
8.4 DOOR HI SPRING LOADED BUTTS, ALL DOORS TO HAVE DOOR VIEWER AND HAVE FLUSH CORE
8.5 DOOR, DOOR ACCESS, REFER BLDG. PLAN, FULL GLAD INSULATED PATIO DOOR, INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.6 PAINTED WOOD SILL
8.7 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.8 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" BY" BD ATTIC DRAFT STOPPING WALLS AND IS LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" GYP BOARD
9.3 1 HOUR RATED PARTITION WALL ASSEMBLY - REFER ASSEMBLY LEGEND
9.4 EXTENT OF PORCELAINATE BORDER IN KITCHEN AND BATHS
9.5 5/8" GYP BOARD ON 2X4 STUDS.
9.6 5/8" FIRESHIELD GYP BOARD.
9.7 5/8" GYP BOARD, AT CEILING.
9.8 GYPBOARD, AT SOFFIT.
9.9 CERAMIC TILE AT TUB ENCLOSURE.
9.10 CERAMIC TILE WAINSCOT, ALT+ 32X2
9.11 CARRARE MARBLE.
9.12 PLASTIC LAMINATE WORK TOP, AND 4" RISH
9.13 1 HOUR RATED WALL ASSEMBLY - REFER ASSEMBLY
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 LINE OF CEILING CHANGE
9.16 LINE OF FLOOR MATERIAL CHANGE
9.17 CARPETING FLOORING
9.18 TILE
9.19 VINYL FLOORING #2 NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER, PAINTED FINISH OR ANALY-VTL ROOF
10.2 WHITE-METER LOUVER W/ SCREEN SCREEN SIZE TO BE DETERMINED BY MECHANICAL REQUIREMENTS
10.3 TOWEL BUSH
10.4 SHOWER ROD, 4'-6" LAY LAY, PROVIDE 2X8 BLOCKING IN W/ SHOWER
10.5 DRAIN BAR, AND ROOF HOLDER, TYPICAL ALL TUB ENCLOSURES, PLACE DRAIN AT FLOOR FLAT IN FALL.
10.6 TILE RECESSED PLATE HANGER WITH HOUSING 4X4" OF 7 X1 PERIMETER OF HANGER

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION,
11.2 REFRIGERATOR W/ ICEMAKER
11.3 RANGE
11.4 30" RANGE
11.5 WASHER VALVE
11.6 DRYER VALVE

12 MECHANICAL
12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS
12.2 PLUMBING ACCESS PANEL, TYPICAL ACCESS PANEL TYPICAL AT WATER HEATER LOCATION.
12.3 EXHAUST FAN, VENT THROUGH ROOF AT LOW SLOPE ROOF AREAS, VENT THROUGH ATTIC SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVERS.
12.4 EXHAUST FAN, VENT THROUGH WALL PREFERRED OR THROUGH ROOF IF ALL ATTIC SPACE IS TO BE COMPLETELY CONCEALED FROM VIEW.
12.5 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THRU WALL ON FLOOR JUST BENOE IF ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVERS.
12.6 PLUMBING VENT AND CONDENSATE DRAIN FOR WATER HEATER
12.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
12.8 HEATING VENTING
12.9 WATER HEATER, WATER HEATER LOCATION TO BE PREFINED NOT SEE SOLID WATER SUPPLY AND DRAIN
12.10 FLOOR TYPE ROOF VALVE
12.11 FLOOR, TYPICAL ALL TUB ENCLOSURES, ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JUST BENOE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVERS.
12.12 SPRINKLER SYSTEM, REFER TO RISED INSULATION AT ALL EMERGENCY LOCATIONS, REFER TYPE SPRINKLER PLANS.

13 ELECTRICAL
13.1 ELECTRICAL METERS TYPICAL LOCATION
13.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-220V
13.3 JUNCTION BOX FOR DISHWASHER - 120V
13.4 JUNCTION BOX FOR DISPOSAL - 120V
13.5 JUNCTION BOX FOR FURNACE - 240V
13.6 JUNCTION BOX FOR WATER HEATER - 240V
13.7 ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
13.8 ELECTRIC FURNACE
13.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Cass Development Services

SEAL:

LARRY C. KEITH LICENSED ARCHITECT OKLAHOMA PROFESSIONAL ARCHITECT

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PROJECT NUMBER:
DATE:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A10.5

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

B REAR ELEVATION - BLDG. B2/B8.3
1/8"=1'-0"

D END ELEVATION - BLDG. B2/B8 (3 STORY)
1/8"=1'-0"

C END ELEVATION - BLDG. B2/B8 (3 STORY)
1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

PROVIDE ADDITIONAL ROOF MOUNTED VENTILATORS AS REQUIRED TO ENSURE ADEQUATE AIR EXCHANGE AT LEAST (2) SOURCES OF VENTILLATION.

BLDG MOUNTED LIGHT FIXTURE TYP., REFER ELECTRICAL PLANS FOR EXACT LOCATIONS AT EACH BUILDING

A FRONT ELEVATION - BLDG. B2/B8.3
1/8"=1'-0"

BLDG. ADDRESS SIGN BY CONTRACTOR. BACKGROUND & MIN. 4" HIGH ARABIC #'S/ LETTERS W/ 1/2" MIN. STROKE WIDTH TYP.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON COMPACTED GRANULAR FILL
3.4 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" BASE/ CUSHION
3.8 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.9 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH AIR ENTRAINED TO RETAIN MOISTURE / MOISTURE BOARD PROTECTIVE BOARD AT EXTERIOR FACE, REFER SHT. RFP1, BOARD OR 11/4 FURRING AT 24" O.C. WITH 5/4" RIGID INSULATION OR EXTERIOR FACE SIDE FOUNDATION DETAIL FOR REINFORCEMENT
4.2 8" CONCRETE STEM WALL - PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING OR FURRING STRIPS AND BOARD PROTECTIVE BOARD OR 1" RIGID INSULATION
4.3 8" CONCRETE BLOCK USE AT ALL CRAWL SPACE FOOTING.
4.5 BRICK SOLDIER COURSE, COLOR MAY DIFFER FROM FIELD BRICK, COLOR: ALT. 3140
4.6 BRICK ROWLOCK COURSE

5 METALS
5.1 METAL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS
6.1 TREATED 2x6 RIM/ PLATE W/ 1/2" BOLTED @ 1'2" LONG AVE. AT 48" O.C. OR APPROVED EQUIV. ANCHORS AT 12" OVER LAP, WITH 2 ANCHOR BOLT AT INTERSECTION OF SHEAR WALL AND WITHIN A DISTANCE OF TWO ALONG PER SECTION OF WALL
6.2 STRUCTURAL GRADE TIMBER, PLY SHEATHING
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1/4 FROM GROWING AT 24" O.C. AND BOTTOM CHORD BRACING AT 10'-0" O.C. USE 2 SPANS
6.5 X-BRACING BETWEEN FLOOR JOISTS AT MAXIMUM 8'-0" SPACING OF CONTRACTOR'S OPTION USE SOLID 2X BLOCKING
6.6 2X10 BALCONY JOISTS 24"O/C/ REFER ASSEMBLY.
6.7 JOIST HANGER.
6.8 PRESSURE TREATED TIMBER/ MOISTURE RESISTANT, 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 SUP PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES, REFER TO STRUCTURAL DRAWINGS FOR DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS
6.10 INSTALL BLOCKS TO FILL ENTIRE OF OPENING AT FLOOR LEVEL AT ENDS OF EACH OTHER.
6.11 CONTINUOUS FLOOR BLOCKING
6.12 2X6 NAILER EXTENSIONS
6.13 2X6 NAILER ALL ASSEMBLY - REFER ASSEMBLY LEGEND RM
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1X4 TRIM/DOOR
6.16 4X6 RAKE ROOF.
6.17 1 X 6 SOFFIT WITH VENT.
6.18 2 X 6 SOFFIT BAND W/ PLYWOOD SOFFIT PER 1/A2 TRIM
6.19 SUP PLYWOOD TIME STOP OR 2X BLOCKING
6.20 2, 4, 12 RIM JOIST OR EQUIVALENT
6.21 ROOF CHANNEL AT SIDING ONLY
6.22 PREFAB ROOF TRUSS AT HANGING, USE SUPPORTED.
6.23 CEMENT BOARD UNDERLAYMENT AT TILE SHWR BAT SHOWER, SUPPTY: JOHNNY PEBBERMORD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PRESSURE TREATED
6.27 2X6 PRESSURE TREATED
6.28 PARAPET ROOF WILL 3'-10" DEEP AT HIGHER WALL BEYOND
6.29 WALL BLOCK ASSEMBLY -REFER ASSEMBLY LEGEND, RM
6.30 NOT USED
6.31 2X10 STRINGER
6.32 2X6 FURRING, SHAPED AREA TO 7'-0" ABOVE FINISHED FLOOR/LEVEL
6.33 SLOPE CEILING WITH BLD FINISH TYPICAL AT ALL BEDROOMS, BATHROOMS, CLOSETS AND BEDROOM CEILINGS AS SHOWN (SCOPE PLAN)
6.42 LINE OF CEILING CHANGE
6.43 2X6 BLOCKING
6.44 WALL CABINET AND SHELVES ABOVE
6.45 BASE CABINET AND SHELVES
6.46 2X6 BLOCKING
6.47 6 RADIUS SHELVES, 12" DEEP TYPICAL
6.48 NOT USED
6.49 2X6 BLOCKING
6.50 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND RM

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, RM
7.2 R-38 BATT INSULATION IN SEC TYPICAL ALL ROOF AREAS
7.3 NOT USED
7.4 NOT USED
7.5 BATT INSULATION IN SEC TYPICAL ALL EXTERIOR WALLS
7.6 PRE-FINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK
7.7 DIVERTER, PREFINISHED TO MATCH WINDOWS.
7.8 PRE-FINISHED METAL (ALLY METAL CAP WITH BENDED SIDES)
7.9 26 GAGE PAINTED ALLY METAL STEP FLASHING
7.10 BUILT UP ROOF MEMBRANE WITH 4" ALL BLEEDING ENDS AT CANOE RAIL TYPICAL
7.11 POLY VAPOR BARRIER WRAPPED AT PENETRATIONS
7.12 R-13 BATT INSULATION IN SEC
7.13 WALL TO RECEIVE BATT INSULATION
7.14 SHEDDLE TYPICAL ALL PREDED CHIMNEYS.
7.15 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 DOOR SCHEDULE - ALL ACCESS, REFER BLDG. PLAN
8.2 SYDNEY LITE TERRIVAL BLADED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH
8.3 SLIDING GLASS DOOR, PRE-FINISHED ALUMINUM CLAD, W/ SPRING LOADED SETTLE. ALL SIZING TO HAVE DOOR VIEWER AND HAVE NIGHT LOCK
8.4 PRE-FINISHED 1 3/4" SOLID CORE WOOD, FLAT SLAB LABELLED PASS DOOR, INSTALL WITH FLOOR OR TRIPLE GLAZING WHERE REQUIRED, USE SAFETY GLASS, REFER SCHEDULE FOR ALL SIZING
8.5 PAINTED ROOF WILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" SUP BD ATTD. DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" SUP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND RM
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATHROOMS
9.6 5/8" SUP BOARD ON 2X4 STUDS.
9.7 NOT PREPAINTED SUP BOARD.
9.8 NOT USED, SEE 9.10
9.9 CHANNEL AT SOFFIT
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 CERAMIC WALL TILE ALT. 1310
9.12 CHECKERED FLOOR TILE
9.13 PLASTIC LAMINATE NOSE TOP AND 4" high BACKSPLASH AT KITCHEN COUNTERS
9.14 USER WATER WALL ASSEMBLY AT LAND BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CARPET AND PAD FLOORING
9.16 CARPETING FLOORING
9.17 NOT USED
9.18 VINYL FLOORING IN NO VINYL FLOORING (REFER DRAWMAKER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE IN HARDWARE CLOTH COVER.
10.2 PAINTED ROOF OR WALL VTS, ROOF VENTILATION LOUVER W/ BIRD/INS SCREEN, SIZE TO BE DETERMINED BASED WITH CODE REQUIREMENTS
10.3 WALL BLOCKER
10.4 TUNNEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING AT WALL FOR ATTACHMENT
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X8 BLOCKING FLAT IN WALL
10.6 TOILET PAPER HOLDER, REFER TO PAYMENT BAR UP 1" AT PERIMETER AT MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION
11.2 REFRIGERATOR W/ ICEMAKER,
11.3 DISHWASHER
11.4 SLP RANGE
11.5 WASHER (NJC)
11.6 DRYER (NJC)

12 FURNISHING
12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS
12.2 HOT WATER HEATER ACCESS PANEL
12.3 ATTIC ACCESS PANEL, REFER PLUMBING
12.4 EXHAUST THR. VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE
12.5 CLOTHES DRYER EXHAUST VENT, PROVIDING DEVICE TO HAVE HARDWARE CLOTH COVER
12.6A CLOTHESWASHER VENTS OR CORE, PAID, PRECAST OR CONCRETE BLOCK WALLS, PROVIDE VENT TO COMPLETELY CONCEALED FROM VIEW
12.8 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE, PROVIDE FLOORS TERMINATION DEVICE TO HAVE HARDWARE CLOTH COVER
12.9 PUP-UMP AND CONDENSATE DRAIN FOR WATER HEATER
13.1 ROOF MOUNTED ATTD. VENTS FOR APPLICABLE APPLIANCES/EQUIP.
13.2 WATER HEATERS
13.3 PREFABRICATED WASHER HOOK-UP BOX
13.4 WATER HEATER, PROVIDE WATER SUPPLY AND DRAIN RELIEVER TYPE STOP VALVE.
13.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER
13.11 PROVIDE R-13 BATT INSULATION W/ REED INSULATOR AT ALL BREEZEWAY LOCATIONS, REFER TYPE SPRINKLER PLANS.

14 ELECTRICAL
14.1 ELECTRICAL METERS, TYPICAL LOCATION
14.2 ELECTRICAL PANEL BOARD OR SERVICES CIRCUIT=120V
14.3 JUNCTION BOX FOR DISHWASHER - 120V
14.4 JUNCTION BOX FOR DISPOSAL - 120V
14.5 JUNCTION BOX FOR RANGE - 240V
14.6 JUNCTION BOX FOR WATER HEATER - 240V
14.7 LIGHT FIXTURE, TYPICAL DESIGNATION
14.8 ELECTRIC RANGE
14.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

LARRY C. KESTER LICENSED PROFESSIONAL ARCHITECT KANSAS

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
(918) 402-2987

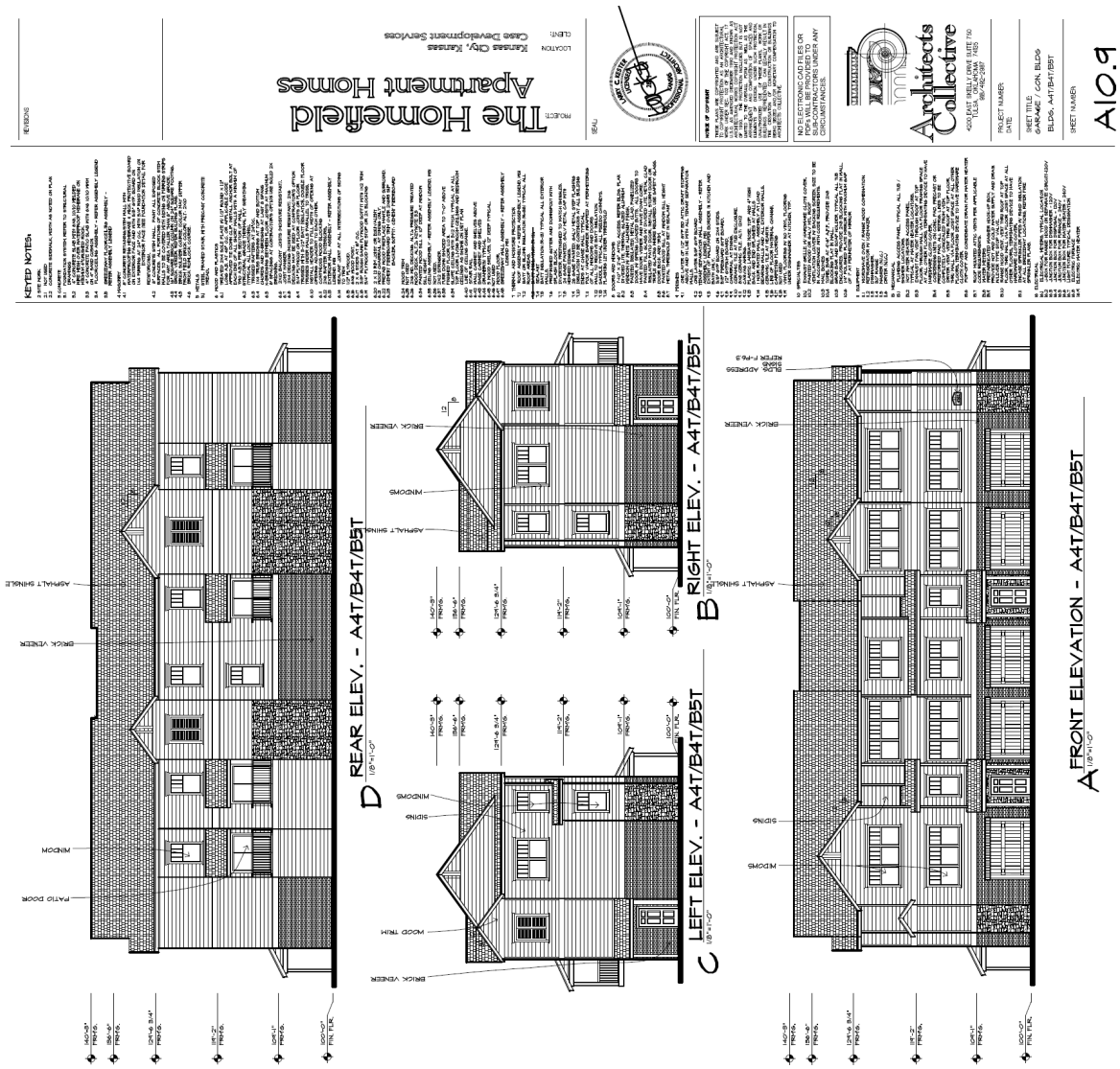
PROJECT NUMBER:
DATE:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A10.6

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
C7 ELEVATIONS
A10.7
A FRONT ELEVATION -- C7
B REAR ELEVATION -- C7
C RIGHT ELEVATION -- C7
D LEFT ELEVATION -- C7

KEYED NOTES:
REVISIONS
The Homefield Apartment Homes
PROJECT:
Kansas City, Kansas
LOCATION
Case Development Services
CLIENT:
SEAL
Architects Collective
4200 EAST SHELLY DRIVE SUITE 150
PROJECT NUMBER
DATE
SHEET TITLE
BUILDING PLANS & ELEVS. A3/B3
SHEET NUMBER
A10.8
F LEFT ELEV. - A3/B3.2
1/8"=1'-0"
E RIGHT ELEV. - A3/B3.2
1/8"=1'-0"
C REAR ELEV. - A3/B3.2
1/8"=1'-0"
D FRONT ELEV. - A3/B3.2
1/8"=1'-0"


The Homefield Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
A10.9
REAR ELEV. - A4T/B4T/B5T
RIGHT ELEV. - A4T/B4T/B5T
LEFT ELEV. - A4T/B4T/B5T
FRONT ELEVATION - A4T/B4T/B5T

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: July 31, 2025

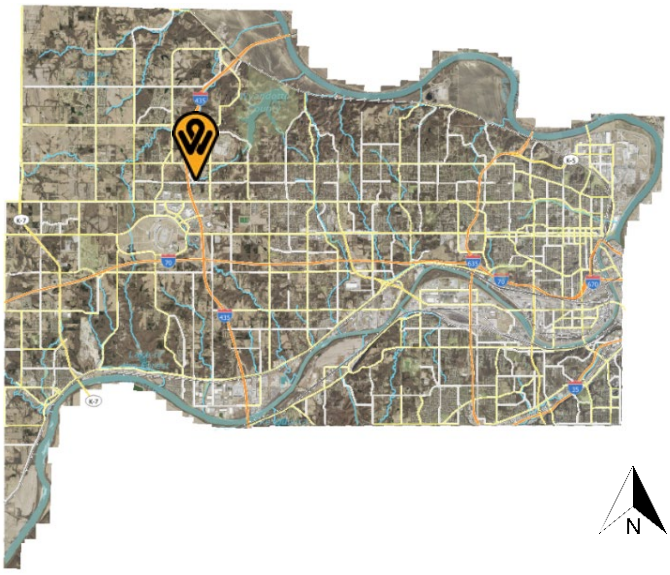
Re: **Change of Zone Petition COZ2025-017**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

Subject Property:
2712 and 2740 North 103rd Terrace
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District



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

Existing Zoning District(s):
CP-0 Nonretail Business District

Proposed Zoning District(s):
CP-3 Planned Commercial District

	Adjacent Zoning	Adjacent Uses
North	CP-0 Nonretail Business District	Vacant, undeveloped land
South	R-1 Single Family District	Single-family homes (across Georgia Avenue)
East	CP-0 Planned Nonretail Business and R-1 Single Family District	Undeveloped land and Westlake single-family subdivision
West	None	Interstate 435 right-of-way

Total Tract Size: 4.13 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as 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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 103 Terrace as a Local Street.

Parking Requirement: Section 27-463(e) uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 202 parking spaces are required. The applicant is providing zero (0) parking spaces. (The applicant has applied for a parking variance, BOZA2025-019 which is scheduled to be heard on June 9, 2025).

Landscaping Requirement: Section 27-463(g) Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.
Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent.

Advertisement:	The Wyandotte Echo – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025.
Public Support:	None to date.
Public Opposition:	There was one (1) person present at the July 14, 2025 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District at 2712 and 2740 North 103rd Terrace.

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. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. ABT21-3075 – October 11, 2021 – Completed – Abatement - Mailing List.
2. ABT21-3075 – May 13, 2020 – Completed – Abatement.
3. 19212-00557 – August 26, 2019 – Completed – Code-Environment.

Outstanding or Related Permit and Cases:

1. There are no other outstanding related permits or cases currently.

Previous Planning Actions:

1. PLAT2025-022 – 2025 – Legends Storage Garage Preliminary and Final Plat for one (1) commercial lot. Approved by the City Planning Commission on July 14, 2025.
2. BOZA2025-019 – 2025 – Variance – Requesting a parking reduction from 202 to zero (0) parking spaces. Approved by the Board of Zoning Appeals on July 14, 2025.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

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

   The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0447041. The neighborhood consists of limited business and general businesses to the north. Single-family homes abutting to the east, across the undeveloped lot on North 103rd Terrace and to the south across Georgia Avenue. To the west is Interstate 435 right-of-way.

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 addition of a self-storage facility on the subject property is not compatible with the surrounding zoning and uses. The properties are tucked between Interstate 435 and vacant, undeveloped commercial lots, also zoned CP-0 Planned Nonretail Business District at the end of North 103rd Terrace, a planned commercial development given its commercial zoning between Leavenworth Road and Georgia Avenue with the more intense commercial district and uses along Leavenworth Road and the least intensive and intrusive commercial district along Georgia Avenue where the uses are primarily single-family residential.

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 property is not suitable for uses to which it has been restricted as CP-0 allows offices and professional services, whereas a self-storage facility is not permitted. Removal of these restrictions for CP-3 Planned Commercial District will affect nearby property as it is only a matter of time that more intense commercial businesses/uses will be constructed south along North 103rd Terrace Leavenworth Road to Georgia Avenue.

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 vacant. Based on aerial photographs, the property has been vacant since at least 1997, but was part of a larger ownership during that time.

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 not reasonably necessary for the convenience and welfare of the public on its surface but may provide an opportunity for residents in the

single-family neighborhood to the east and south. The proposed use may affect the visual quality or marketability of nearby property as this parcel is within 200 feet of an established single-family residential neighborhood.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of North 103rd Terrace, a Collector to accommodate it if managed properly. A Traffic Impact Study has been submitted and is being reviewed by the Public Works Department.

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

   The Prairie Delaware Piper Area Plan designates the subject property as Commercial/Business Park, which allows for 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. The proposed use conforms to the Prairie Delaware Piper Area Plan designation.

8. ***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 provided the site is properly managed and there are no hazardous materials stored on the premises.

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

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

      BPU does not provide electric and water service.

   b. ***Sanitary Sewer Service***

      The UG does not provide sanitary sewer service.

   c. ***Storm Water Control***

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

   d. ***Police***

      Police service is provided by West Patrol, District #226.

e. Fire

Fire service is provided by Station #12, which is 0.75 miles away from the subject property.

f. Transit

Kansas City Transit does not provide public transportation to this property.

g. Schools

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

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the building elevations – exterior building materials, massing and articulation, landscaping, screening and buffering to comply with the Commercial Design Guidelines, the proposed use is capable of meeting these ordinance requirements.

The proposed use is not capable of meeting ordinance requirements because Section 27-467(e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. A Variance application for a reduction in parking has been submitted and will be heard by the Board of Zoning Appeals.

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 public health, safety and welfare is minimal. There is no tangible gain to the public health, safety and welfare as the proposed use serves only those patrons that need to use the self-storage facility, whether it be for their personal or business needs. 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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on June 26, 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 Commercial Design Guidelines
Landscaping, Screening and Buffering
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2025-017,** subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-019 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 BOZA2025-019 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law.**
2. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
3. **Build a five (5) foot sidewalk along the west side of North 103rd Terrace in connection to the south sidewalk from Georgia Street in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property;**
4. **Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;**
5. **Section 57-577(b)(1) states that new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater;**
6. **Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity. The applicant will need to revise the plan to include the screening shrubs;**
7. **Sec. 27-577(d)(1) 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;**
8. **Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians;**
    a. **Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two inches (ornamental evergreen trees must be at least six feet tall**

when planted) provided for every 30 feet of street easement or frontage;

b. Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;

9. Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;

10. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;

11. Section 27-577(f)(1) states that all new development landscaping must be irrigated with an automatic system approved by the planning department. Rehabilitation development must either have an irrigation system or a watering plan;

12. Section 27-577(f)(2) states that plants that die must be replaced no longer than four (4) months from the date of its death;

13. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;

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. 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 by right or by Special Use Permit under the new zoning district, 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; and,

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.**

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 **COZ2025-017** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Preliminary Development Plan & Preliminary Plat
Material Information
Neighborhood Meeting Notes
Neighborhood Meeting Affidavit
Light Fixture Schedule
Drainage Study
Sanitary Memo
Traffic Impact Study
Site Photographs taken by Planning Staff on July 1, 2025

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-017** 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 **COZ2025-017,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 2:16:12:

COZ2025-017 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District for self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PLAT2025-022 and BOZA2025-019). Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District, Preliminary Plat to plat one (1) commercial lot to build five (5) self-storage facility buildings a total of 42 storage units and one (1) office totaling 50,605 square feet at 2712 and 2740 North 103 Terrace.

PLAT2025-022 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Legends Storage Garage Preliminary and Final Plat for one (1) commercial lot at 2712 and 2740 North 103rd Terrace.

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

Present in Support:

- Tye Zehner, Applicant, 7616 Washington Street, Kansas City, Missouri 64114

Present in Opposition:

- Patty Hildebrand, 19315 South Raffurty Road, Pleasant Hill, Missouri 64080

Staff Recommendation starts at 2:20:23: Long Range Planner Alyssa Marcy stated that there are heavy screening and landscaping requirements for this project. Staff recommends approval with conditions.

Motion starts at 2:20:42:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-017:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-019 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 BOZA2025-019 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law.**
2. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
3. **Build a five (5) foot sidewalk along the west side of North 103rd Terrace in connection to the south sidewalk from Georgia Street in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property;**
4. **Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;**
5. **Section 57-577(b)(1) states that new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater;**

6. **Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity. The applicant will need to revise the plan to include the screening shrubs;**
7. **Sec. 27-577(d)(1) 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;**
8. **Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians;**
    a. **Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two inches (ornamental evergreen trees must be at least six feet tall when planted) provided for every 30 feet of street easement or frontage;**
    b. **Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;**
9. **Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;**
10. **Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;**
11. **Section 27-577(f)(1) states that all new development landscaping must be irrigated with an automatic system approved by the planning department. Rehabilitation development must either have an irrigation system or a watering plan;**
12. **Section 27-577(f)(2) states that plants that die must be replaced no longer than four (4) months from the date of its death;**
13. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
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. 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 by right or by Special Use Permit under the new zoning district, 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; and,

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.

Motion starts at 2:21:26:

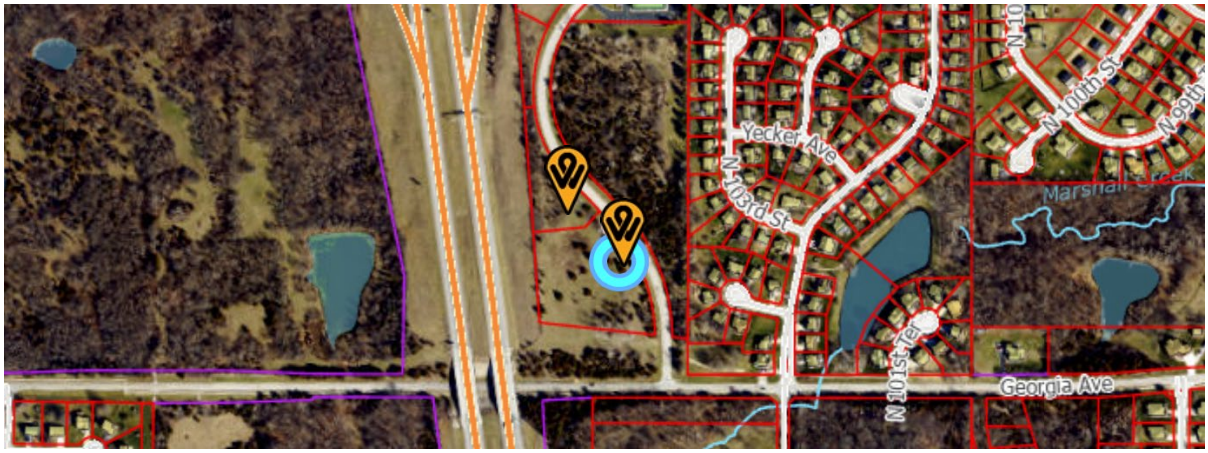
On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **APPROVE PLAT2025-022:**

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

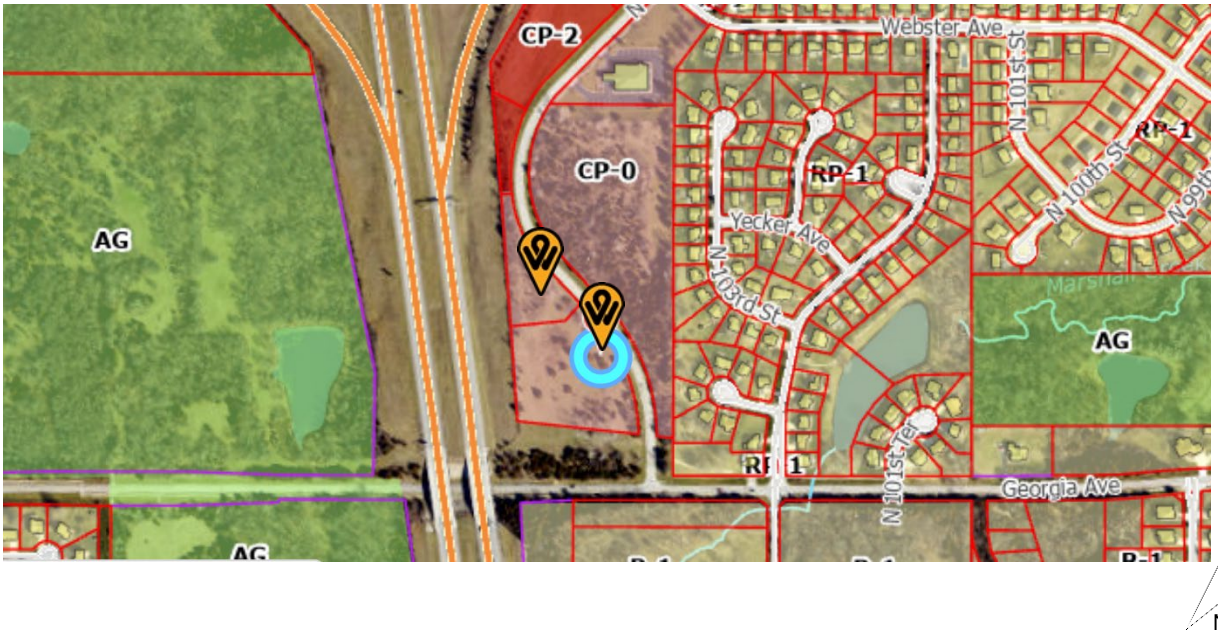
Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP

YECKER
103RD
102
I-435
I-435
LONGWOOD
102ND
103RD
Planned Office
District
Planned Mixed
Residential District
GEORGIA
Planned Mixed
Residential District

N

Renaissance Infrastructure Consulting

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
www.ric-consult.com

June 26, 2025

Project Name: Legends Storage Garage
Project Address: 2712 and 2740 North 103rd Terrace
Kansas City, KS 66109
Application Number: COZ2025-017

Village West, Legends Self-Storage Neighborhood Meeting
Meeting Location: Microsoft Teams
Meeting called to order at: 4:31pm

Attendees:

Name	Role	Company
Tye Zehner	Applicant	Strickland Construction
Tom Eisenhauer	Applicant	Strickland Construction
Ashley Cronin	Applicant Representative	Renaissance Infrastructure Consulting (RIC)
Chase Kohler	Applicant Representative	RIC
Dustin Burton	Applicant Representative	RIC
Eric Hughes	Applicant Team	
Shawn Caton	Architect	Caton Architectural Design
Jacqueline Evans	Treasurer	Westlake HOA
Dennis Sutter	Property Owner	
Mike Connor	Property Owner	
Pete Standish	Property Owner	

Agenda:

1. Introductions
    a. Applicant Team Introductions
    b. Attendee Introductions

2. Project Summary
    a. Current site conditions are undeveloped
    b. Proposed project is a storage facility consisting of 5 buildings, for a total of 42 storage units.
        i. General Site Layout
        ii. Building Elevations
        iii. Landscaping

3. Questions/Comments
    a. **Denis Sutter:** Where is the detention area?
    Response: The detention pond is in the southeast corner of the site.
    b. **Dennis Sutter:** Specific project location?
    Response: The site is located ~120' north of Georgia Ave., west of North 103rd Terrace, and east of Interstate 435
    c. **Dennis Sutter:** What is the use?
    Response: There are 5 buildings with 42 separate storage units and an office.
    d. **Dennis Sutter:** Building sizes and unit sizes?
    Response: Fire code requires buildings less than 12,000 sf so each building is a total of less than 12,000 sf, for a total of ~48,700 sf of building area on site. The individual unit dimensions are roughly 22'x50' for a total of ~1,100 sf/unit.

e. **Mike Connor:** What types of trees are going to be planted?
Response: The landscape plan was shown and an overall tree discussion followed. A mixture of trees is provided and Tye offered to send out the plans to those in the meeting that were interested.
    i. *Mike Connor (Parkdude33@gmail.com), Pete Standish (standishpete@gmail.com), and Jacqueline Evans (mosshillje@gmail.com)requested plans*

f. **Mike Connor:** What is the proposed timeline for construction?
Response: Schedule as we see it now:
    1. *In planning now – anticipating 2 months for planning and city approval*
    2. *Permit process – 6 months*
    3. *8 months construction*

g. **Mike Connor:** Likes the idea of the project, not a lot of impact to subdivision
Response: Storage facilities have low use/low impact.

h. **Dennis Sutter:** Will these storage units be marketed towards individuals or will it be commercial?
Response: Can't be 100% sure, but the idea is it would be a 50/50 split hobbyists or small home plumber and wants space to store pipe and tools

i. **Mike Connor:** Was wondering about traffic concerns but doesn't see it being an issue
Response: The facility will be gated. Normal business hours will be 8am-5pm. After hour access would need to go through an approval process

j. **Dennis Sutter:** Will there be employees present on site?
Response: There will be a property manager, but they will not be there every day. The site will be monitored by digital cameras and the property manager can also be contacted via telephone.

k. **Denis Sutter:** Reason for picking site?
Response: This type of storage is relatively new and is becoming popular. There isn't one in this area, so we saw an opportunity.

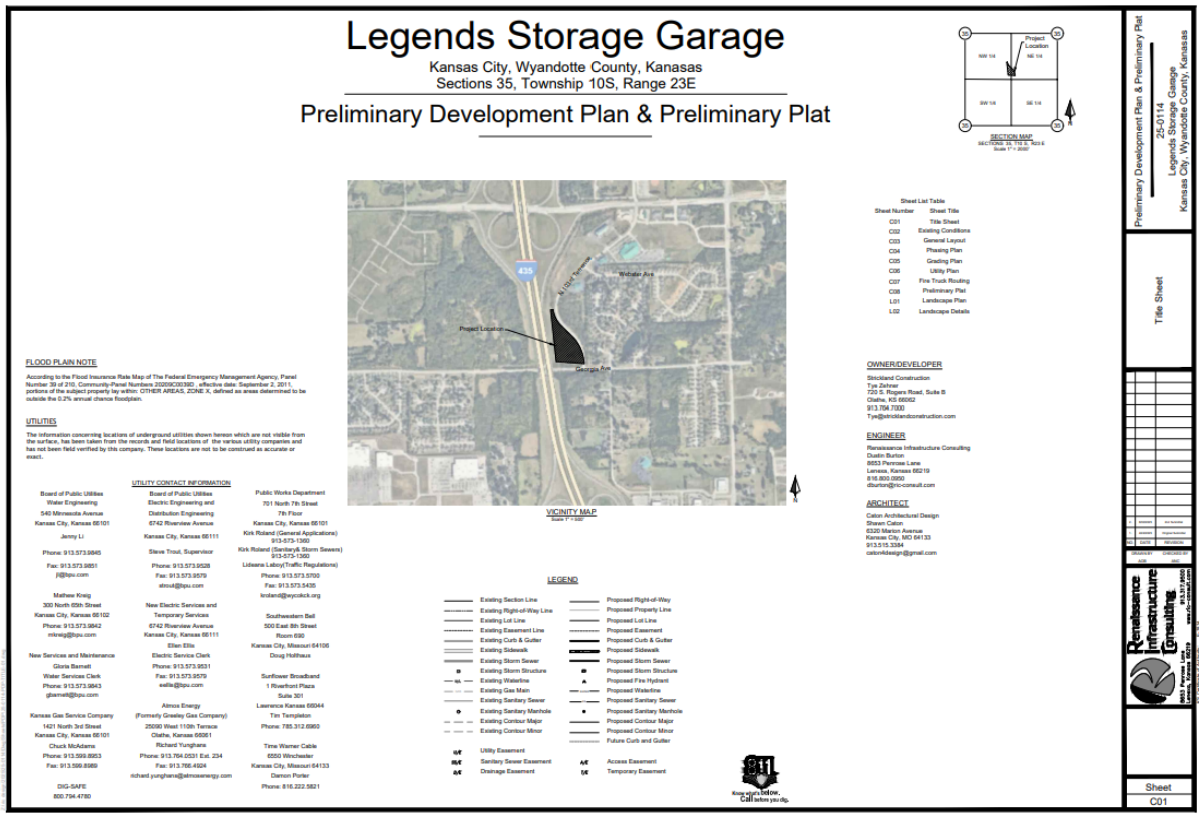
l. **Pete Standish:** Will the units be climate controlled?
Response: This hasn't been fully decided yet, but maybe half of them. If there are any that are climate controlled, it would be to keep the temperature between 55°F and 85°F.
Pete Standish: Ok, that sounds reasonable, I was concerned there might be people trying to live in the units.
Response: No, that is not the idea.

m. **Jacqueline Evans:** Drainage on Georgia Ave is a problem; can you discuss the detention pond and release rates?
Response: The pond is designed to capture and detain the flows from the site. The release rates from the pond are limited to the rate of runoff for the condition prior to the proposed improvements, so there will be no negative impacts downstream of the project.
Jacqueline Evans: Will you meet with the West Lake Board about the West Lake HOA Pond?
Response: Tye will attend a West Lake Board meeting if Jacqueline wants to send him an email for the next meeting.

Meeting Adjourned at: 5:08pm

Minutes taken by: Ashley Cronin

ADDITIONAL ATTACHMENTS



Legends Storage Garage

Kansas City, Wyandotte County, Kanasas
Sections 35, Township 10S, Range 23E

Preliminary Development Plan & Preliminary Plat

Project Location

SECTION MAP

VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Phasing Plan
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Routing
C08	Preliminary Plat
L01	Landscape Plan
L02	Landscape Details

FLOOD PLAIN NOTE

According to the Flood Insurance Rate Map of The Federal Emergency Management Agency, Panel Number 39 of 210, Community-Panel Numbers 20209C0039D , effective date: September 2, 2011, portions of the subject property lay within: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

UTILITIES

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

UTILITY CONTACT INFORMATION

Board of Public Utilities
Water Engineering
540 Minnesota Avenue
Kansas City, Kansas 66101
Jenny Li
Phone: 913.573.9845
Fax: 913.573.9851
jli@bpu.com

Mathew Knieg
300 North 65th Street
Kansas City, Kansas 66102
Phone: 913.573.9842
mknieg@bpu.com

New Services and Maintenance
Gloria Barnett
Water Services Clerk
Phone: 913.573.9843
gbarnett@bpu.com

Kansas Gas Service Company
1421 North 3rd Street
Kansas City, Kansas 66101
Chuck McAdams
Phone: 913.599.8953
Fax: 913.599.8989

DIG-SAFE
800.794.4780

Board of Public Utilities
Electric Engineering and
Distribution Engineering
6742 Riverview Avenue
Kansas City, Kansas 66111
Steve Trout, Supervisor
Phone: 913.573.9528
Fax: 913.573.9579
strout@bpu.com

New Electric Services and
Temporary Services
6742 Riverview Avenue
Kansas City, Kansas 66111
Ellen Ellis

Electric Service Clerk
Phone: 913.573.9631
Fax: 913.573.9579
eellis@bpu.com

Atmos Energy
(Formerly Greeley Gas Company)
25090 West 110th Terrace
Olathe, Kansas 66061
Richard Yunghans
Phone: 913.764.0531 Ext. 234
Fax: 913.780.4924
richard.yunghans@atmosenergy.com

Public Works Department
701 North 7th Street
7th Floor
Kansas City, Kansas 66101
Kirk Roland (General Applications)
913-573-1360
Kirk Roland (Sanitary& Storm Sewers)
913-573-1360
Lideana Laboy(Traffic Regulations)
Phone: 913.573.5700
Fax: 913.573.5435
lindam@wycokck.org

Southwestern Bell
500 East 8th Street
Room 690
Kansas City, Missouri 64106
Doug Holthaus

Sunflower Broadband
1 Riverfront Plaza
Suite 301
Lawrence Kansas 66044
Tim Templeton
Phone: 785.312.6969

Time Warner Cable
6550 Winchester
Kansas City, Missouri 64133
Damon Porter
Phone: 816.222.5821

OWNER/DEVELOPER

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Tye Zehner
720 S. Rogers Road, Suite B
Olathe, KS 66062
913.764.7000
Tye@stricklandconstruction.com

ENGINEER

Renaissance Infrastructure Consulting
Dustin Burton
8653 Penrose Lane
Lenexa, Kansas 66219
816.800.0950
dburton@ric-consult.com

ARCHITECT

Caton Architectural Design
Shawn Caton
6320 Marion Avenue
Kansas City, MO 64133
913.515.3384
catonAdesign@gmail.com

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb and Gutter
Utility Easement	
Sanitary Sewer Easement	Access Easement
Drainage Easement	Temporary Easement

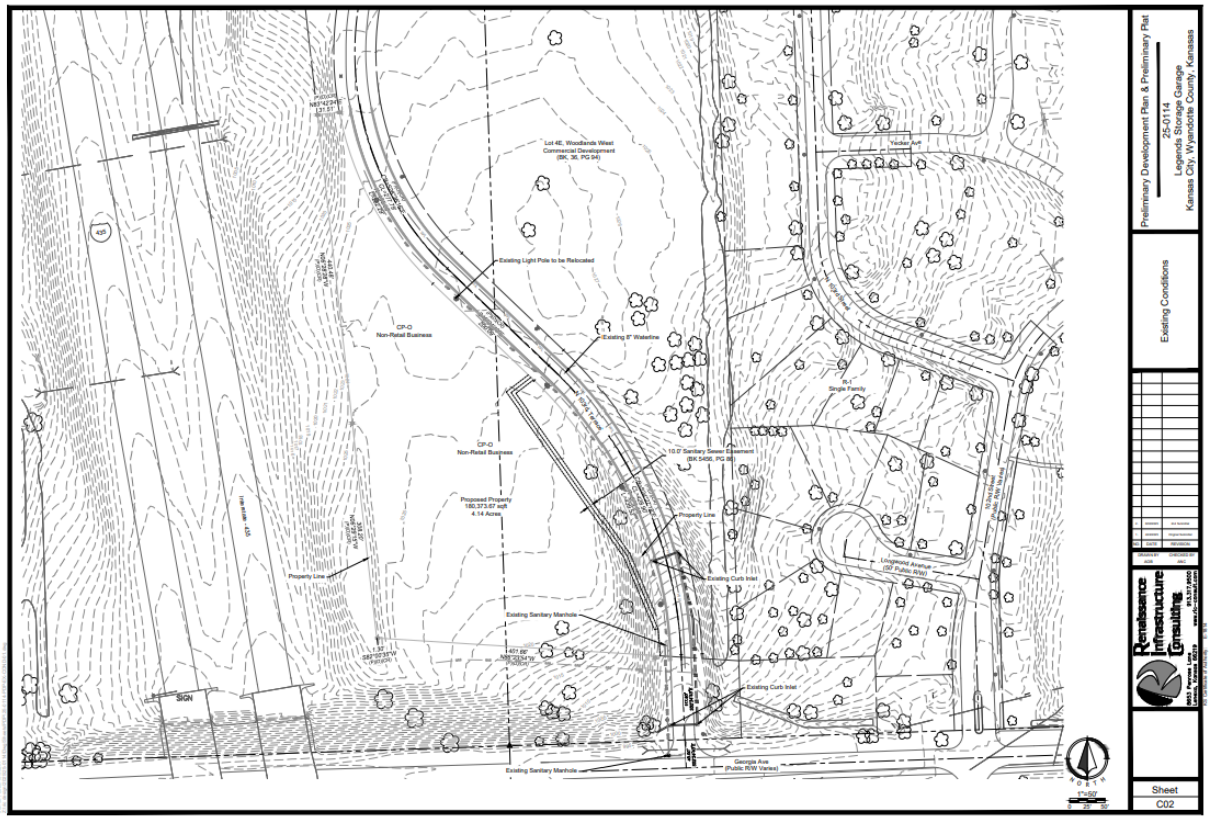
Know what's below. Call before you dig.

Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kanasas

Title Sheet

Renaissance Infrastructure Consulting

Sheet C01



Lot 4E, Woodlands West Commercial Development (BK. 36, PG 94)

Hedge Ave

Existing Light Pole to be Relocated

CP-O Non-Retail Business

Existing 8" Waterline

R-1 Single Family

10.0' Sanitary Sewer Easement (BK 5456, PG 98)

Proposed Property 180,373.67 sqft 4.14 Acres

Property Line

Existing Curb Inlet

Longwood Avenue (60' Public R/W)

Existing Sanitary Manhole

SIGN

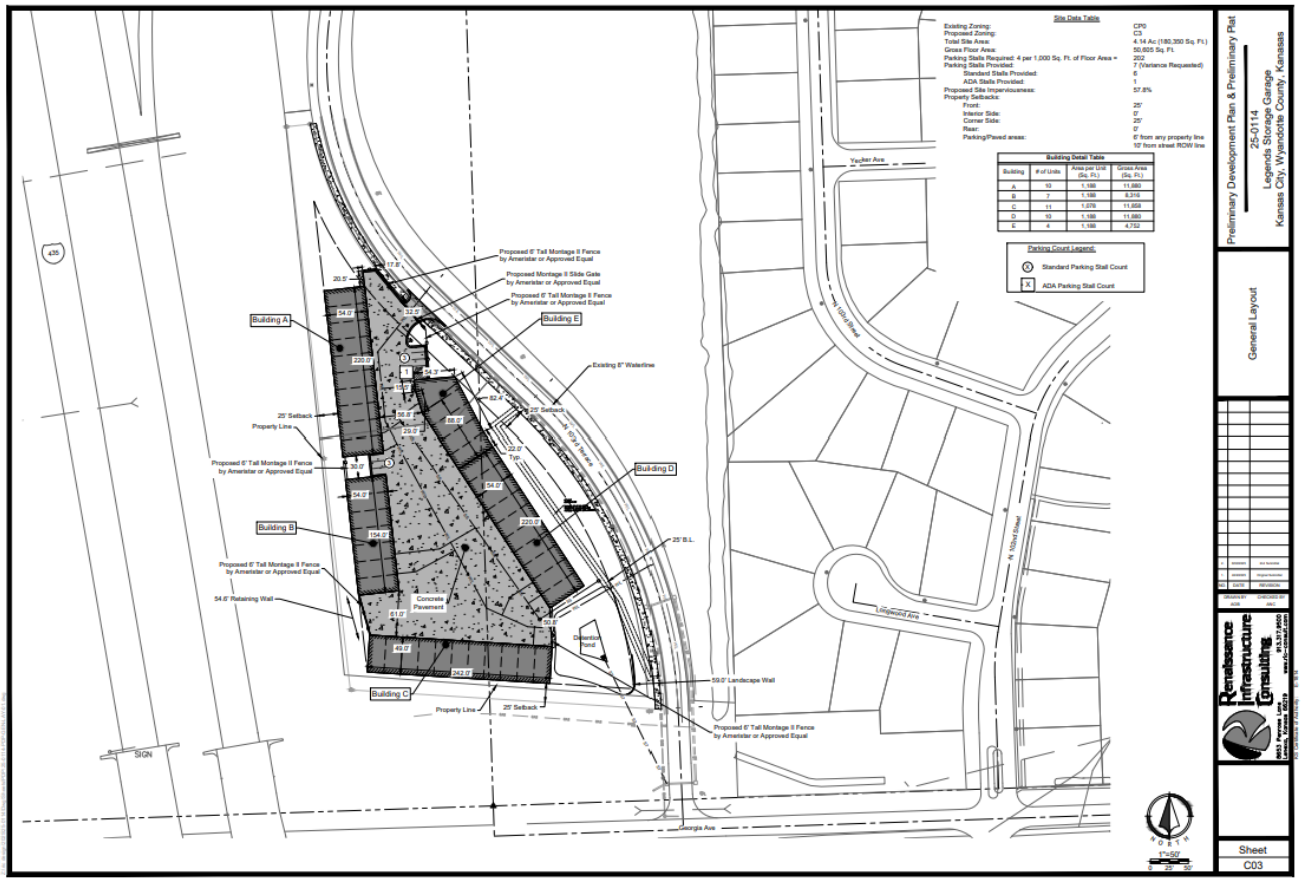
Georgia Ave (Public R/W Varies)

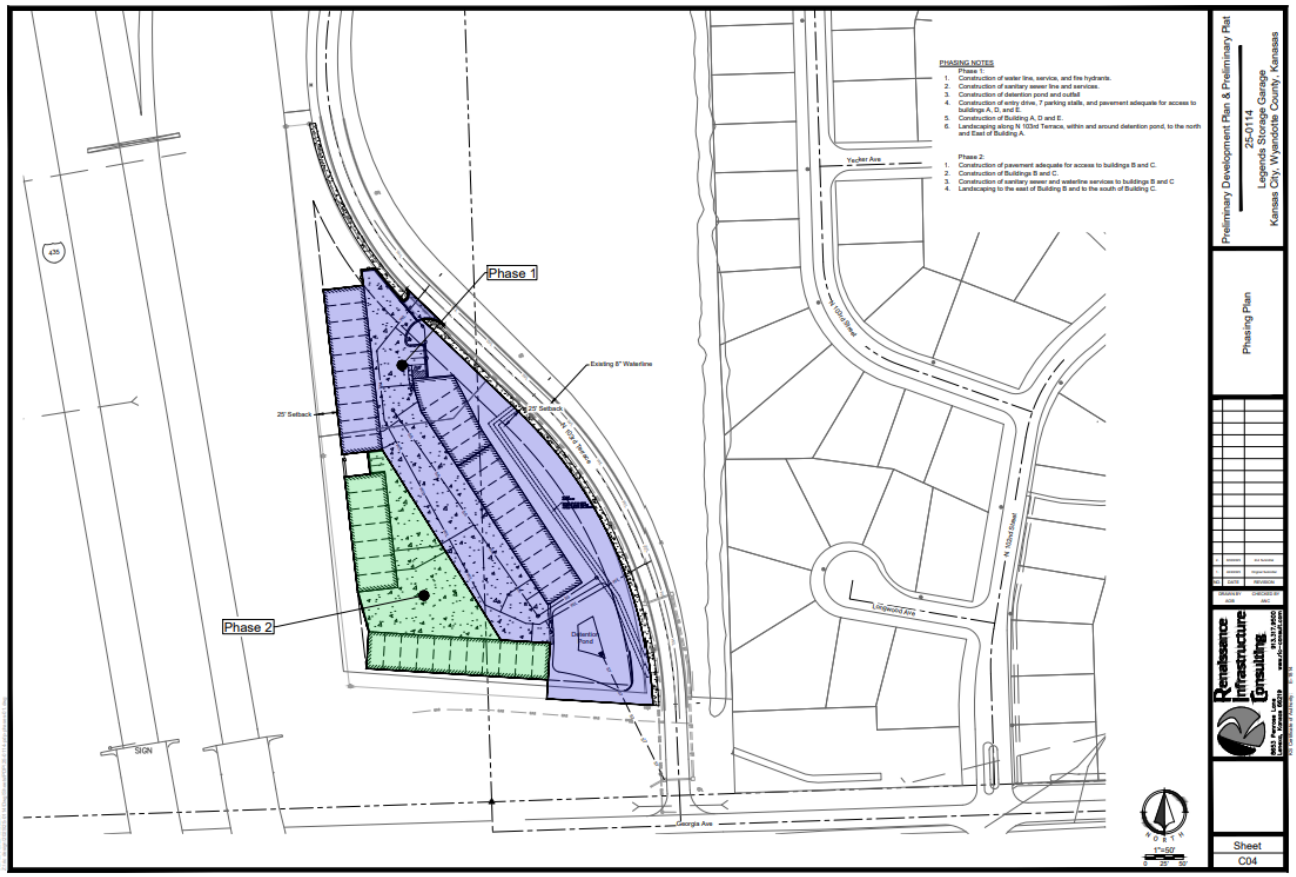
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kanasas

Existing Conditions

Renaissance Infrastructure Consulting

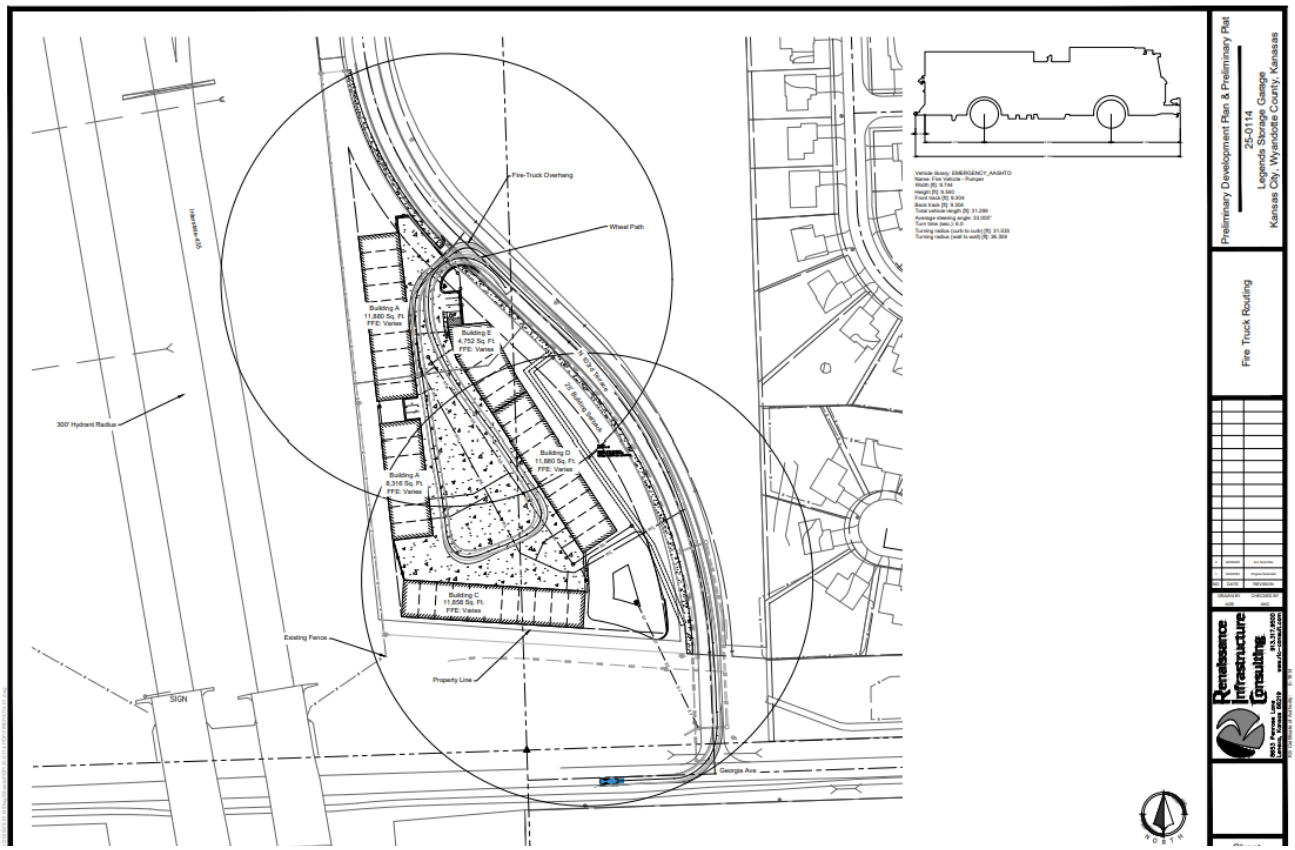
Sheet C02

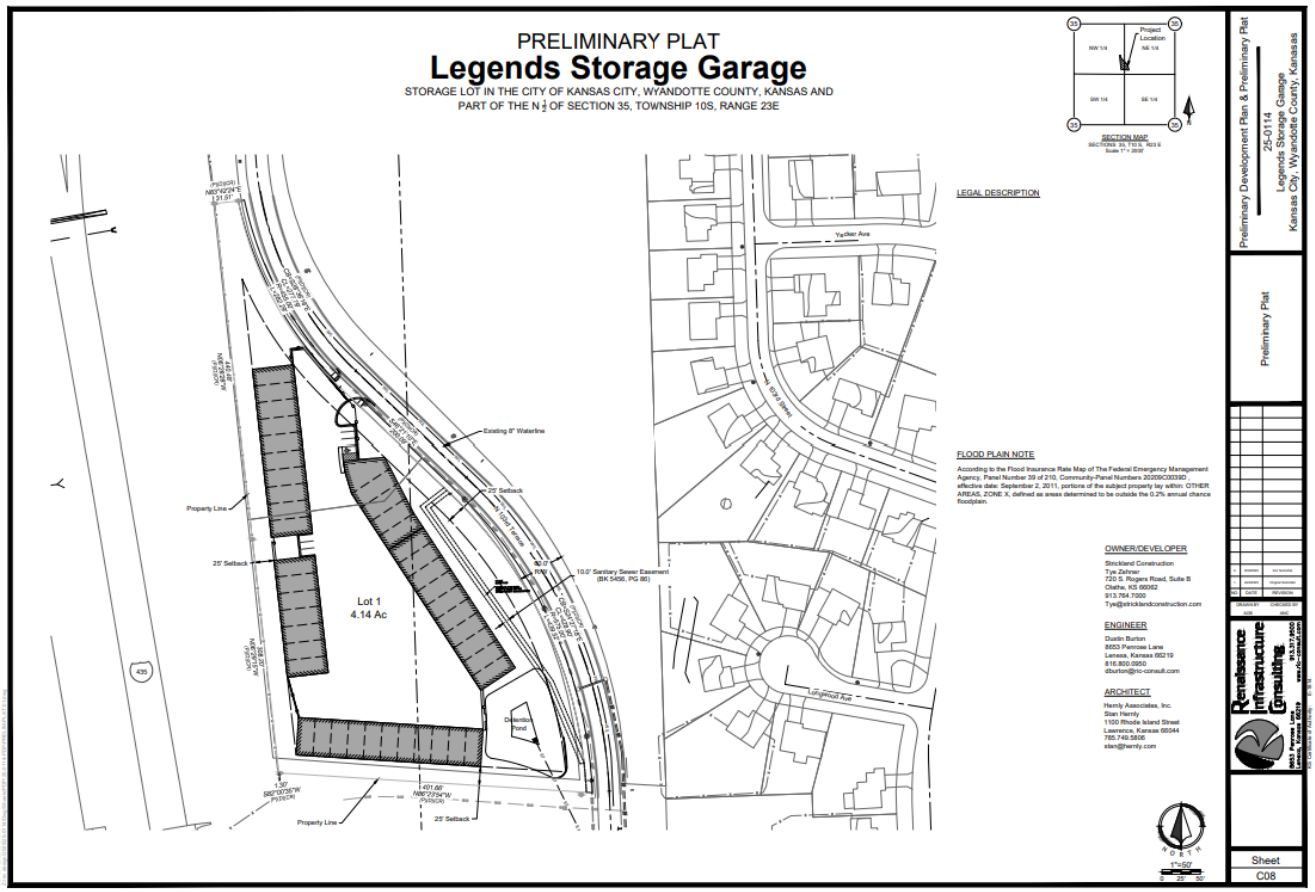

Site Data Table
Existing Zoning: CP0
Proposed Zoning: C3
Total Site Area: 4.14 Ac (180,350 Sq. Ft.)
Gross Floor Area: 50,605 Sq. Ft.
Parking Stalls Required: 4 per 1,000 Sq. Ft. of Floor Area = 202
Parking Stalls Provided: 7 (Variance Requested)
Standard Stalls Provided: 6
ADA Stalls Provided: 1
Proposed Site Imperviousness: 57.8%
Property Setbacks:
Front: 25'
Interior Side: 0'
Corner Side: 25'
Rear: 0'
Parking/Paved areas: 6' from any property line
10' from street ROW line
Building Detail Table
Building | # of Units | Area per Unit (Sq. Ft.) | Gross Area (Sq. Ft.)
A | 10 | 1,188 | 11,880
B | 7 | 1,188 | 8,316
C | 11 | 1,078 | 11,858
D | 10 | 1,188 | 11,880
E | 4 | 1,188 | 4,752
Parking Count Legend:
Standard Parking Stall Count
ADA Parking Stall Count
Building A
Building B
Building C
Building D
Building E
Proposed 6' Tall Montage II Fence by Ameristar or Approved Equal
Proposed Montage II Slide Gate by Ameristar or Approved Equal
Existing 8" Waterline
25' Setback
Property Line
54.6' Retaining Wall
Concrete Pavement
Detention Pond
25' B.L.
59.0' Landscape Wall
N 103rd Terrace
N 102nd Street
Longwood Ave
Yacker Ave
Georgia Ave
SIGN
1"=50'
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
General Layout
Renaissance Infrastructure Consulting
Sheet
C03

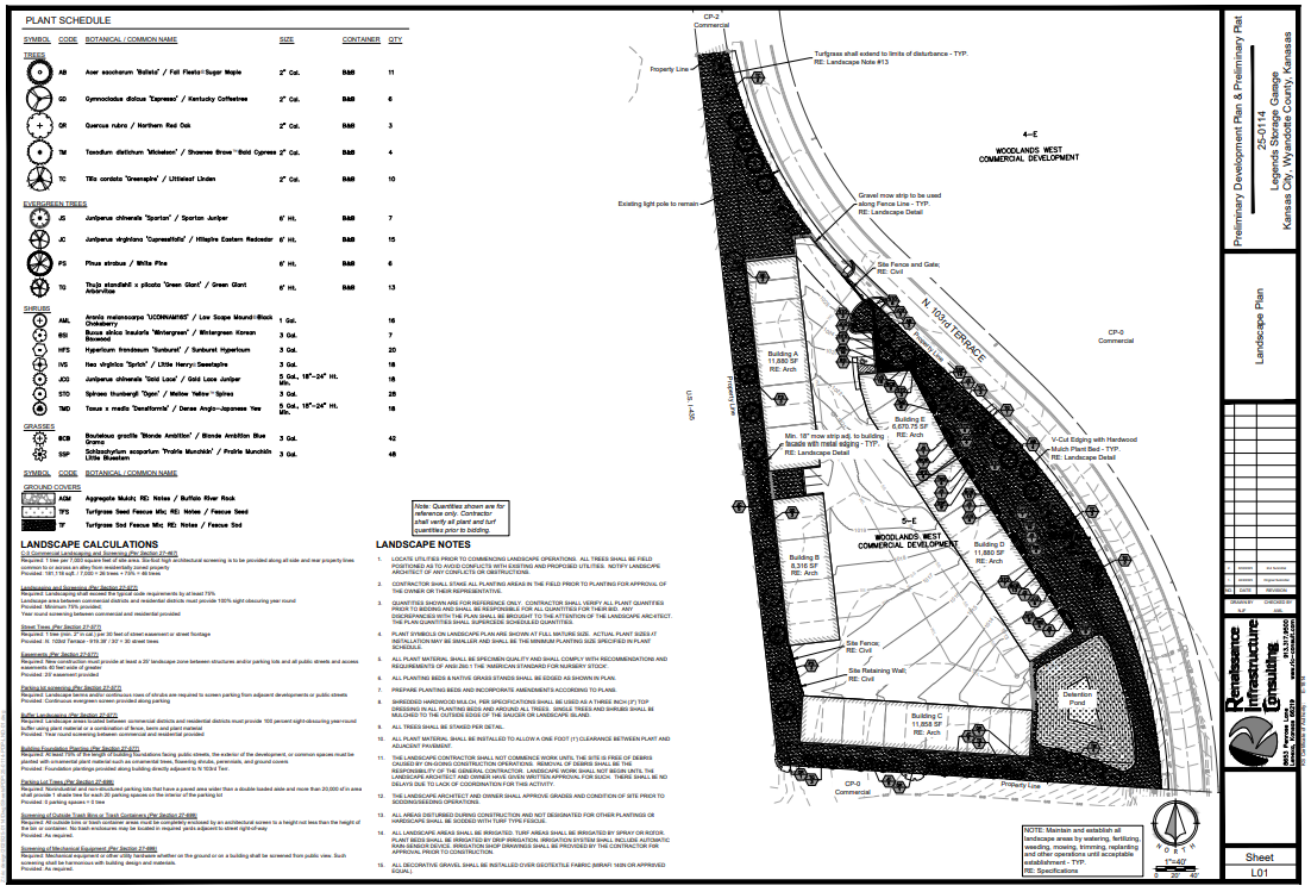

PHASING NOTES
Phase 1:
1. Construction of water line, service, and fire hydrants.
2. Construction of sanitary sewer line and services.
3. Construction of detention pond and outfall
4. Construction of entry drive, 7 parking stalls, and pavement adequate for access to buildings A, D, and E.
5. Construction of Building A, D and E.
6. Landscaping along N 103rd Terrace, within and around detention pond, to the north and East of Building A.
Phase 2:
1. Construction of pavement adequate for access to buildings B and C.
2. Construction of Buildings B and C.
3. Construction of sanitary sewer and waterline services to buildings B and C
4. Landscaping to the east of Building B and to the south of Building C.
Phase 1
Phase 2
Existing 8" Waterline
25' Setback
Detention Pond
N 103rd Terrace
N 102nd Street
Longwood Ave
Yacker Ave
Georgia Ave
SIGN
1"=50'
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
Phasing Plan
Renaissance Infrastructure Consulting
Sheet
C04

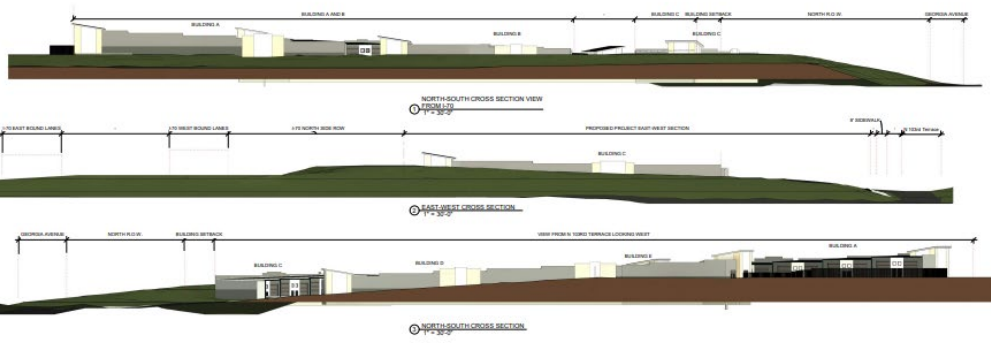
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kanasas
Grading Plan
Sheet
C05
Building A
Building B
Building C
Building D
Building E
Property Line
Yecker Ave
Georgia Ave
Longwood Ave
SIGN

Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kanasas
Utility Plan
Sheet
C06
Building A
Building B
Building C
Building D
Building E
Proposed Hydrant
25' Set Back
Existing 8" Waterline
Proposed Waterline
Proposed Sanitary Sewer
Property Line
300' Fire Hydrant Radius (typ)
13.0' Sanitary Sewer Easement (BK 5456, PG 86)
Proposed Sanitary Connection
Proposed Waterline Connection
Proposed Hydrant
Proposed Sanitary Manhole
Proposed Storm Connection
Plat Extents
Yecker Ave
Longwood Ave
Georgia Ave
SIGN


Fire-Truck Overhang
Wheel Path
300' Hydrant Radius
Building A
11,880 Sq. Ft.
FFE: Varies
Building E
4,752 Sq. Ft.
FFE: Varies
Building D
11,880 Sq. Ft.
FFE: Varies
Building A
8,316 Sq. Ft.
FFE: Varies
Building C
11,858 Sq. Ft.
FFE: Varies
Existing Fence
Property Line
SIGN
Georgia Ave
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
Fire Truck Routing
Renaissance Infrastructure Consulting


PRELIMINARY PLAT
Legends Storage Garage
STORAGE LOT IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS AND
PART OF THE N ½ OF SECTION 35, TOWNSHIP 10S, RANGE 23E
Project Location
SECTION MAP
Existing 8" Waterline
25' Setback
Property Line
Lot 1
4.14 Ac
10.0' Sanitary Sewer Easement (BK 5456, PG 86)
Detention Pond
Yadkin Ave
Lakewood Ave
LEGAL DESCRIPTION
FLOOD PLAIN NOTE
According to the Flood Insurance Rate Map of The Federal Emergency Management Agency, Panel Number 39 of 210, Community-Panel Numbers 20209C0039D, effective date: September 2, 2011, portions of the subject property lay within: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
OWNER/DEVELOPER
Strickland Construction
Tye Zehner
720 S. Rogers Road, Suite B
Olathe, KS 66062
913.764.7000
Tye@stricklandconstruction.com
ENGINEER
Dustin Burton
8553 Penrose Lane
Lenexa, Kansas 66219
816.800.0950
dburton@ric-consult.com
ARCHITECT
Hemly Associates, Inc.
Stan Hemly
1100 Rhode Island Street
Lawrence, Kansas 66044
785.749.5936
stan@hemly.com
1"=50'
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
Preliminary Plat
Renaissance Infrastructure Consulting
Sheet
C08


PLANT SCHEDULE
LANDSCAPE CALCULATIONS
LANDSCAPE NOTES
Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.
WOODLANDS WEST COMMERCIAL DEVELOPMENT
4-E
5-E
N. 103rd TERRACE
Building A 11,880 SF RE: Arch
Building B 8,316 SF RE: Arch
Building C 11,858 SF RE: Arch
Building D 11,880 SF RE: Arch
Building E 6,670.75 SF RE: Arch
Detention Pond
Site Fence and Gate; RE: Civil
Site Fence; RE: Civil
Site Retaining Wall; RE: Civil
Gravel mow strip to be used along Fence Line - TYP. RE: Landscape Detail
Turfgrass shall extend to limits of disturbance - TYP. RE: Landscape Note #13
Existing light pole to remain
Property Line
CP-2 Commercial
CP-0 Commercial
V-Cut Edging with Hardwood Mulch Plant Bed - TYP. RE: Landscape Detail
Min. 18" mow strip adj. to building facade with metal edging - TYP. RE: Landscape Detail
NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP. RE: Specifications
Preliminary Development Plan & Preliminary Plat
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
Landscape Plan
Renaissance Infrastructure Consulting
Sheet
L01



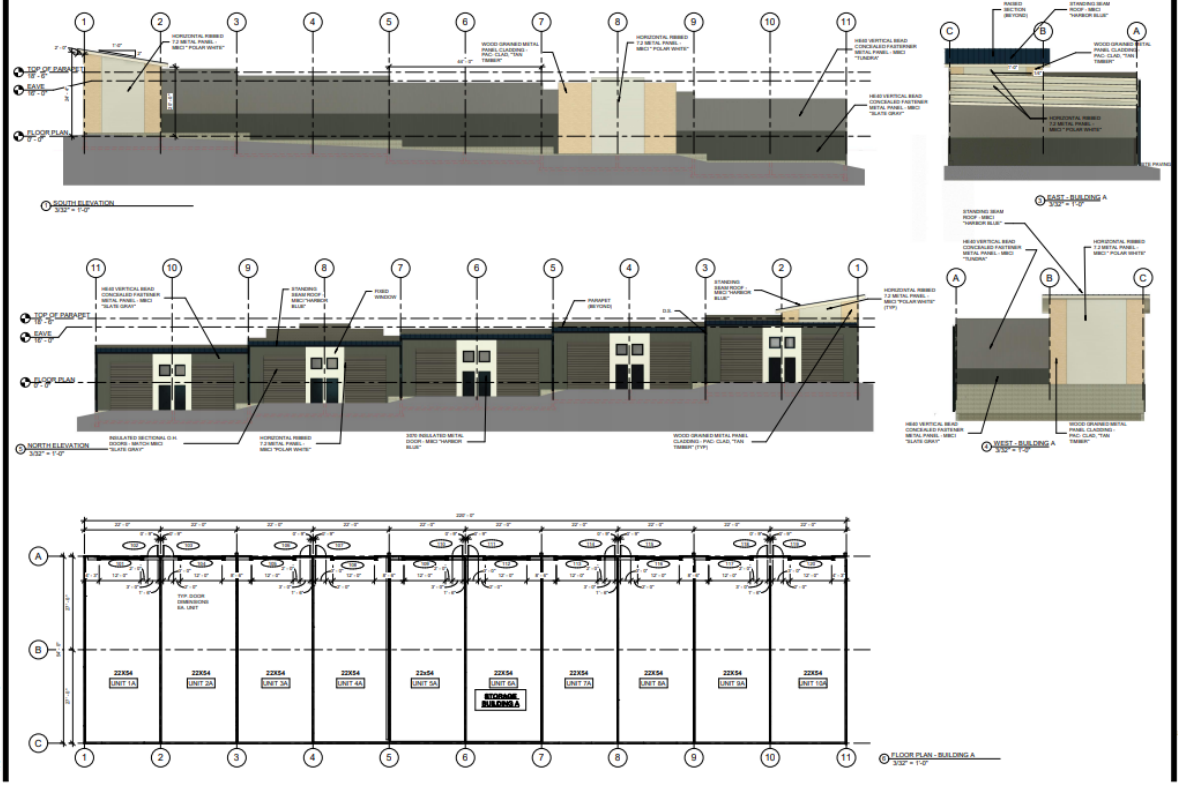
Caton Architectural Design

LEGENDS STORAGE BUILDINGS
N 103RD TERRACE
KANSAS CITY, KANSAS

DESIGNER: MC
DRAWN BY: MC
JOB NO.: 012125
DATE: 06.27.2025

PROJECT REVISIONS

SHEET NUMBER
CROSS SECTIONS
A100.2



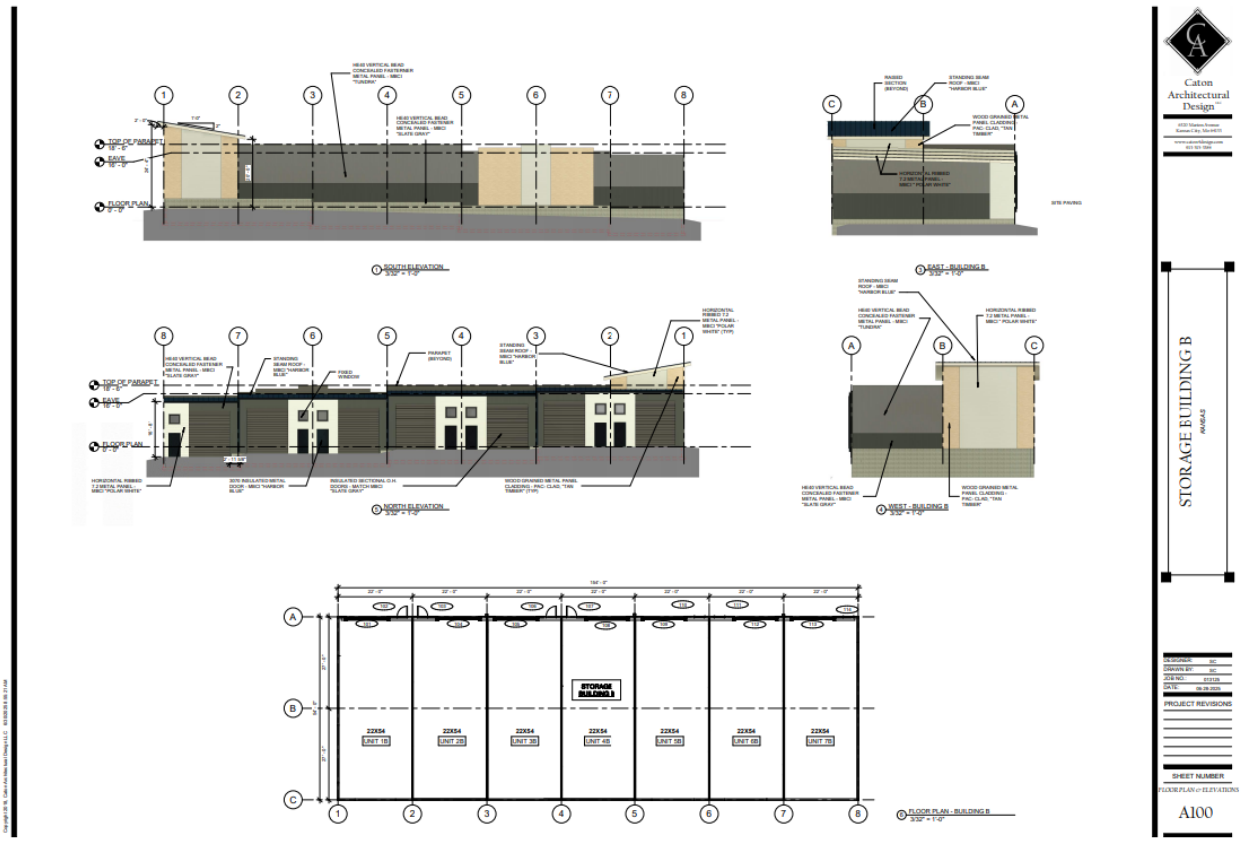
Caton Architectural Design

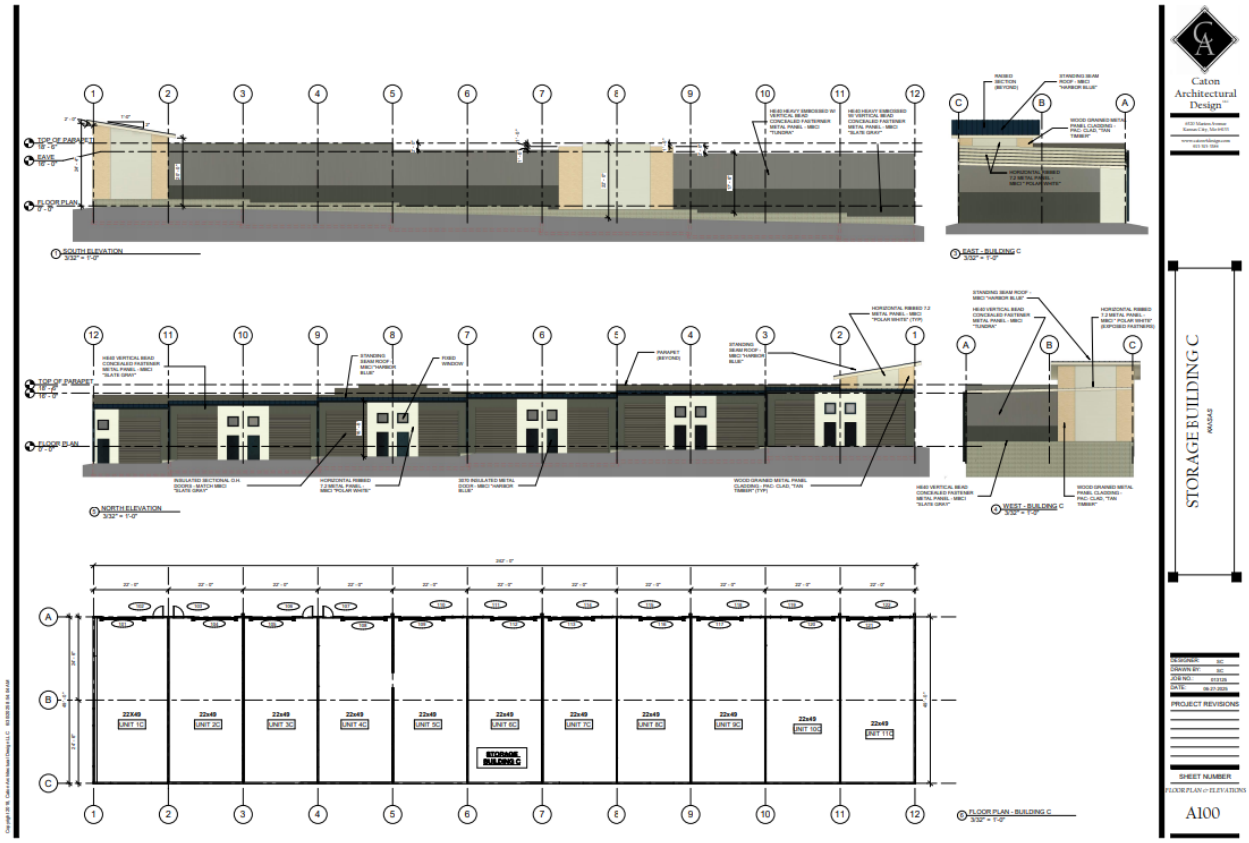
54x220 STORAGE BUILDING A
KANSAS

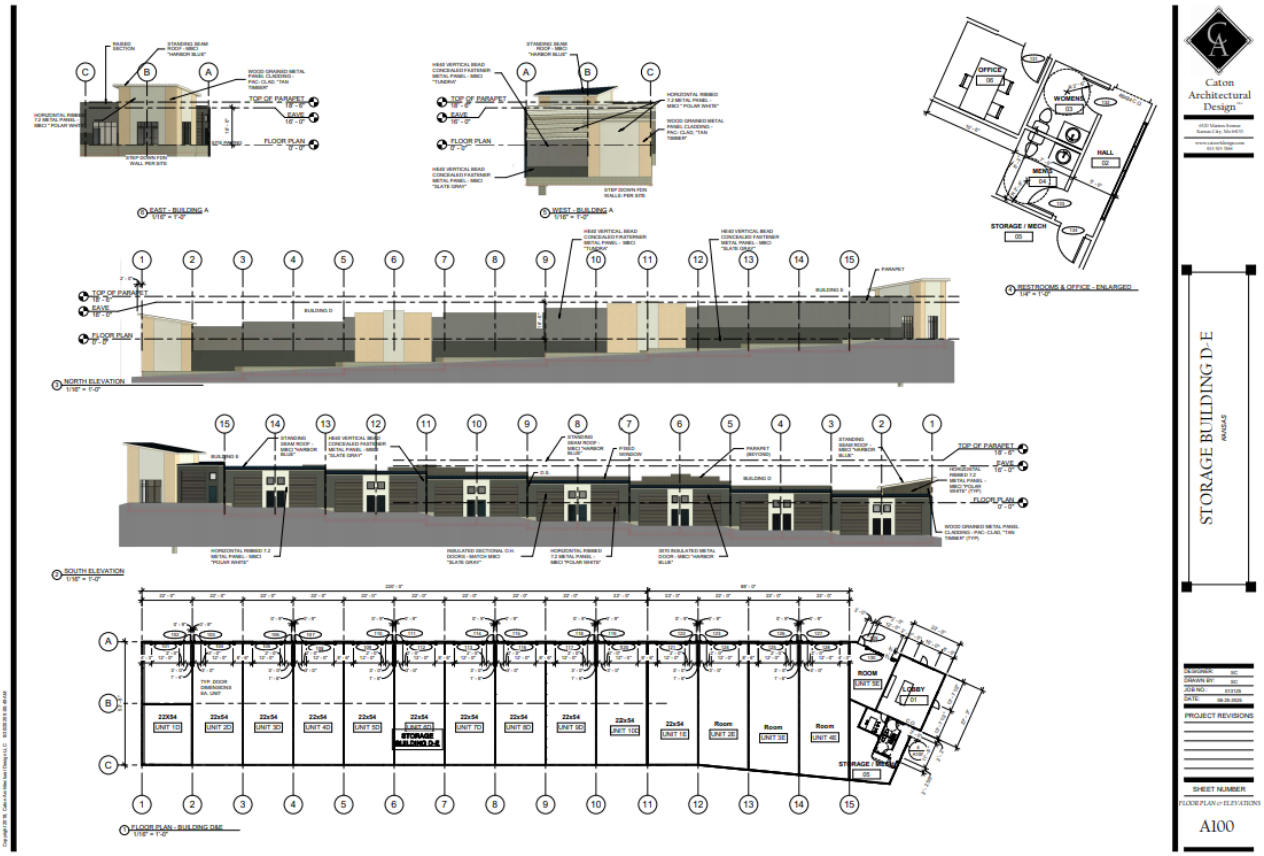
DESIGNER: MC
DRAWN BY: MC
JOB NO.: 012125
DATE: 06.25.2025

PROJECT REVISIONS

SHEET NUMBER
FLOOR PLAN & ELEVATIONS
A100


SOUTH ELEVATION
EAST - BUILDING B
NORTH ELEVATION
WEST - BUILDING B
STORAGE BUILDING B
FLOOR PLAN - BUILDING B
Caton Architectural Design
STORAGE BUILDING B
PROJECT REVISIONS
SHEET NUMBER
A100


SOUTH ELEVATION
EAST - BUILDING C
NORTH ELEVATION
WEST - BUILDING C
STORAGE BUILDING C
FLOOR PLAN - BUILDING C
Caton Architectural Design
STORAGE BUILDING C
PROJECT REVISIONS
SHEET NUMBER
A100


EAST - BUILDING A
WEST - BUILDING A
BESTROOMS & OFFICE - ENLARGED
NORTH ELEVATION
SOUTH ELEVATION
FLOOR PLAN - BUILDING D&E
STORAGE BUILDING D-E
Caton Architectural Design
SHEET NUMBER
A100

VII. Water Quality, Level of Service, and Value Rating

The level of service map and calculations are provided in Appendix F. The existing site has a curve number of 75.0, while the proposed site has a curve number of 94.0, creating a delta of 19. According to the Manual of Best Management Practices for Stormwater Quality Table 4.2, the proposed site has a required level of service rating of 8.

A dry detention basin will capture 2.81 acres for a VR of 7.0, and native vegetation will be preserved or established on 1.33 acres for a VR of 9.25. With this BMP package, the resulting weighted VR for the site is 8, which meets the level of service requirements for the site.

VIII. Summary and Conclusions

The storm drainage design of Legends Storage Garage will mitigate damage from storm runoff by releasing runoff from the proposed site at rates less than historic. This is achieved by routing runoff through the proposed detention pond.

Native vegetation will be preserved or established on approximately 1.33 acres of the site. With the proposed detention pond and the native vegetation, the required level of service has been met for the development.

No negative impacts on downstream properties, channel depths, velocities, and erosion rates, or regional detention facilities are expected due to the flow being released at or below historic rates.

IX. Appendices

A. Site Location Map
B. References
C. Hydrology and Hydraulics
D. Existing Conditions Analysis
E. Proposed Conditions Analysis
F. Water Quality, Level of Service, and Value Rating
G. Existing and Proposed Drainage Maps

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

April 24, 2025

Patrick Doyle
Project Engineer
Unified Government Urban Planning and Land Use
71 North 7th Street, Room 423
Kansas City, Kansas 66101

Re: **Legends Storage Garage**

Mr. Doyle,

Legends Storage Garage is a 4.14 acre self-storage garage development with five buildings that total 50,605 square feet. The site is located on the northwest corner of the Georgia Ave and N 103rd Terrace intersection. This memo will analyze the existing sewer system to confirm capacity for the new development.

The total watershed is comprised of 175.03 acres that is serviced by a 10" gravity sanitary main. The watershed is moderately developed. Observing the area within the watershed is to be comprised of commercial/business and residential developments. This project proposes rezoning the property to Commercial C-3 to allow for the development of the self-storage buildings.

The Unified Government's Minimum Design Standards for Sanitary Sewer gives a flowrate of 0.01cfs/ac for small storage developments. The watershed will have a maximum peak demand of 3.06cfs. Analysis of the existing sewer was done by the Manning's Equation utilizing Hydraflow Express modeling software. The 10" Sewer has a slope of 2.0% and an n-value of 0.012. The attached results show the sewer is able to carry the total design flow at a depth of 0.63 feet (7.5 inches).

Please let us know if you have any further questions.

Sincerely,

RENAISSANCE INFRASTRUCTURE CONSULTING
Dusty Burton, PE
Project Manager

8 Summary

RIC completed the preceding analysis to study the traffic impacts associated with a proposed development located north of Georgia Avenue and to the west of N 103rd Terrace Street in Kansas City, Kansas. Based on the traffic analysis completed, the following summary is provided:

- The development is estimated to generate a total of 76 new trips on an average weekday including 5 new trips for AM peak hour and 8 new trips in the PM peak hour.
- There are no problems complying with the Unified Government Access Management Guidelines for intersection spacing.
- One driveway is proposed for access to the development, a driveway on N 103rd Terrace. The proposed driveway currently meets intersection sight distance; however, it is near the required minimum. It is recommended that the existing grade behind the curb on the west side of N 103rd terrace be graded at 2% from back of curb to right of way line.

Please do not hesitate to contact us should you have any questions.

SITE PHOTOGRAPHS TAKEN BY PLANNING STAFF ON JULY 1, /2025

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: July 31, 2025

Re: **Special Use Permit Petition SP2025-020**

GENERAL INFORMATION

Applicant Information:
Kathryn Dumovich
McAnany, Van Cleave & Phillips, P.A.
10 East Cambridge Circle Drive,
Suite 300
Kansas City, Kansas 66103

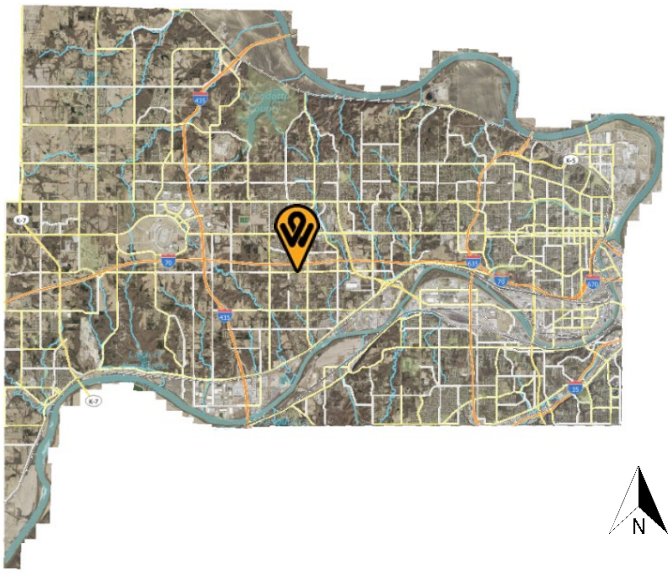
Subject Property:
7949 Splitlog Avenue
Kansas City, Kansas 66112

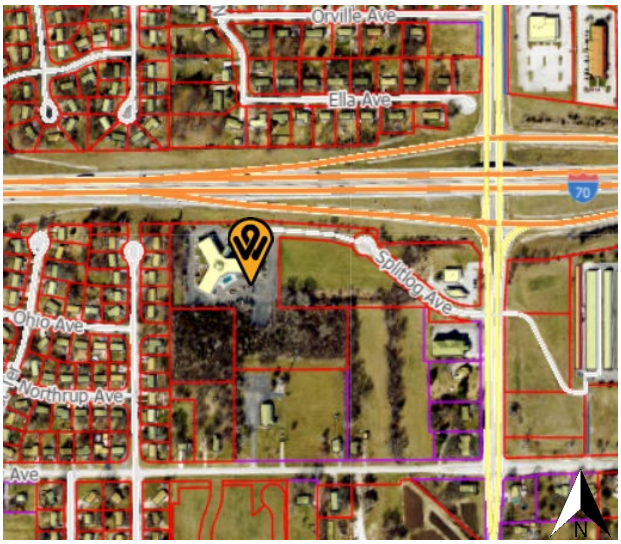
Requested Action and Purpose:
Approval of Special Use Permit (Renewal) to continue to allow tractor trailer truck parking at the American Motel.

Commission Districts:
Commissioner At-Large, District #1: Melissa Bynum
District #8 Commissioner: Andrew Davis

Existing Zoning District(s):
CP-1 Planned Limited Business and R-1 Single Family Districts

Comprehensive Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	**None**	**KDOT Right-of-Way (Interstate 70)**
South	**R-1 Single Family District**	**Single-family residence**
East	**R-1 Single Family District**	**Single-family residence**
West	**R-1 Single Family District**	**Single-family residences**

Total Tract Size: 6.71 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Community Commercial, which allows Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 78th Street as a Major Arterial and Splitlog Avenue as a Local Street.

Parking Requirement: Section 27-452(e) Two (2) off street parking spaces shall be provided on the premises for each single-family dwelling. There are no residences on the property. There are parking spaces for employees to parking on the premises.

Landscaping Requirement: Sec. 27-668(a)(8) One (1) space for each guest room plus one (1) space for each two (2) employees on the largest shift, plus adequate parking for banquet rooms, meeting rooms, restaurants and lounge areas. The property owner created a parking pad for these trailers separate from the parking requirement for the motel guests and employees. The use does not require additional parking.

Advertisement: The Wyandotte Echo – April 17, 2025
Letters to Property Owners – April 18, 2025

Public Hearings: May 12, 2025, May 29, 2025, July 14, 2025 and July 31, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kathryn Dumovich with McVanany, Van Cleave & Phillips, P.A., on behalf of the American Motel applied for the renewal of a Special Use Permit (expires on June 1, 2025) to continue to park tractor trailer trucks at the American Motel at 7949 Splitlog Avenue. The continuation of the use includes parking for 7 tractor trucks and trailers in the southeast corner of the parking lot.

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. Prior to 2023: There have been over 100 police calls for service on the subject property since the previous approval in 2020, with issues ranging from battery, assault, property theft, property damage, rape, and drug offenses.
2. Prior to 2023: Of the over 200 calls to the property, 60 of them involved complaints regarding vehicles, including stolen and recovered autos, abandoned vehicles checks, suspicious vehicle checks, and vehicle tows. KCKPD was not able to confirm whether any of these cases involved the semi-truck parking.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property since 2020.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2023-007 – to continue to allow tractor trailer truck parking at the American Motel for two (2) years. Permit expires on June 1, 2025.
2. SP-2020-96 – to continue to allow tractor trailer truck parking at the American Motel for two (2) years. Expired on April 30, 2023.
3. SP-2018-45 – to allow tractor trailer truck parking at the American Motel for two (2) years.

FACTORS TO BE CONSIDERED

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

   The subject property is located within the Muncie-Stony Point Statistical Group and Block Group #0440012. The neighborhood consists of single-family residences to the east, south and west, with Interstate 70 and 78th Street exit ramp abutting the north property 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 of properties nearby are set out above. The parking of tractor trailers and the intensity of the commercial use is not compatible with the single-family residences to the west. Screening has been installed along the west property line, blocking the view of the trucks and trailers from the residences.

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 property is suitable to be used for tractor trailer parking, as it is a large parking lot with space for maneuvering and appropriate screening. The removal of restrictions will not detrimentally affect nearby property as long as the property and use are managed properly.

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

   The property is not vacant. The motel is an existing business operating since 1986.

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

   Special Use Permits are not addressed in the Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Community Commercial, which allows Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms to the community commercial designation with a Special Use Permit.

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 is a continuation of the existing on-site use, and thus will not result in the increase in traffic along Splitlog Avenue, a Local Street, or increase the demand for on-site parking on the subject property. The majority of the trucks arrive in the late evening hours on Splitlog Avenue, which only serves the motel at this location.

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 could be seen as a convenience to the public as it allows tractor truck operators a place to lodge during their trip. Since the screening has been installed, the proposed use will not 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.***

   The movement of tractor trailer trucks late at night could create problems associated with noise and illumination for nearby single-family residences.

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

   The proposed use is a continuation of use and will not pollute the air, land, or water, as it is located on an existing, built-out commercial site, along a major interstate (Interstate 70).

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

    The proposed use is a continuation of use and will not damage or destroy an irreplaceable natural resource, as it is located on an existing, built-out commercial site.

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 to the public health, safety and welfare is negligible for the proposed use, however, it would be a hardship on the individual landowner to prevent tractor trailer trucks from continuing to be parked on the site.

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 descriptions of the proposed use. The applicant will also be required to meet all conditions of

approval.

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

    If the owner continues to allow 7 tractor trailer trucks to be parked on site, the proposed use will not result in overcrowding of land on the property. There is enough parking on site for guests as not to cause undue concentrations of population.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

Previous Conditions of Approval
Security
Parking
Noise
Illumination
Screening

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **SP2025-020**, **for five (5) years**, subject to:

1. **Tractor trailer trucks are to be parked only in the 7 designated parking spaces in the southeast corner of the parking lot;**
2. **All parking lot lighting shall have 90-degree cutoff fixtures on them, as not to exceed one (1) footcandle at the property line;**
3. **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;**
4. **No outside storage on site;**
5. **No inoperable vehicles kept on site;**
6. **All waste on the site must be cleaned and waste must be managed properly on site;**
7. **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;

8. **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;**
9. **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;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **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;**
12. **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;**
13. **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 be 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;**
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. **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;**
17. **The Special Use Permit shall be valid for ~~two (2)~~ 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; and, (Amended by the City Planning Commission)**
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.**

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 **SP2025-020** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	May 12, 2025 Approval July 14, 2025 Approval	May 29, 2025 Sent back to CPC July 31, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-020** 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 **SP2025-020,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 3:12:33:

SP2025-020 - KATHERYN DUMOVICH
Synopsis: Renewal of a Special Use Permit (SP2023-007, expires June 1, 2025) for heavy truck parking at American Motel at 7949 Splitlog Avenue. *Detailed Outline of Requested Action:* The applicant, Kathryn Dumovich with McVanany, Van Cleave & Phillips, P.A., on behalf of the American Motel applied for the renewal of a Special Use Permit (expires on June 1, 2025) to continue to park tractor trailer trucks at the American Motel at 7949 Splitlog Avenue. The continuation of the use includes parking for 7 tractor trucks and trailers in the southeast corner of the parking lot.

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

Present in Support:

- Katheryn Dumovich, Applicant, McAnany Van Cleave & Phillips, 10 East Cambridge Circle Drive, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:14:08: Long Range Planner Alyssa Marcy stated

that this Special Use Permit would be for a period of two (2) years. Staff is recommending approval with conditions.

The Commission directed their question to the Long Range Planner Alyssa Marcy and Legal.

Motion starts at 3:17:48:

On motion by Commissioner Ernst, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-020, amending the conditions for five (5) years:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1. **Tractor trailer trucks are to be parked only in the 7 designated parking spaces in the southeast corner of the parking lot;**
2. **All parking lot lighting shall have 90-degree cutoff fixtures on them, as not to exceed one (1) footcandle at the property line;**
3. **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;**
4. **No outside storage on site;**
5. **No inoperable vehicles kept on site;**
6. **All waste on the site must be cleaned and waste must be managed properly on site;**
7. **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;**
8. **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;**
9. **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;

10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **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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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. **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**

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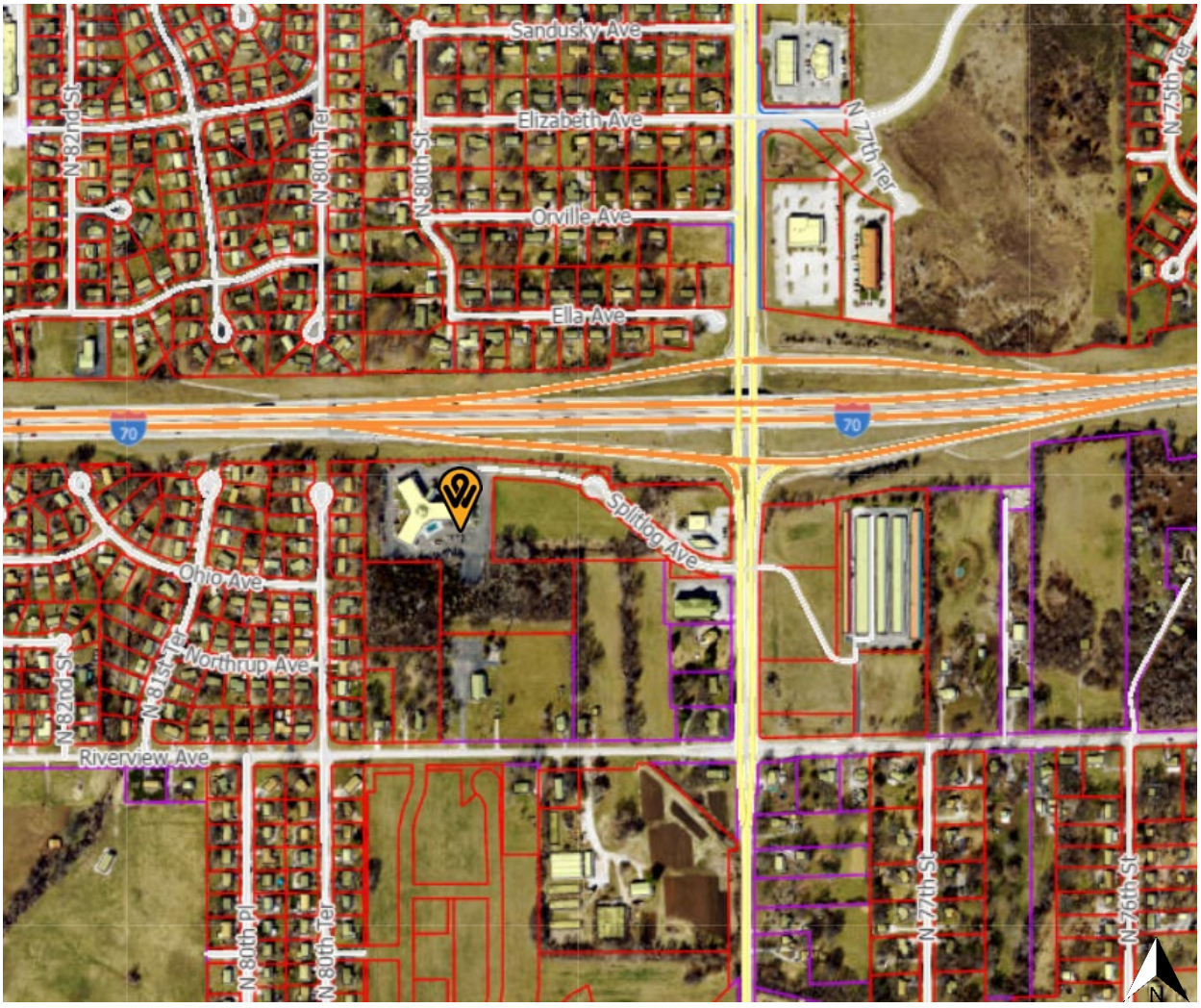
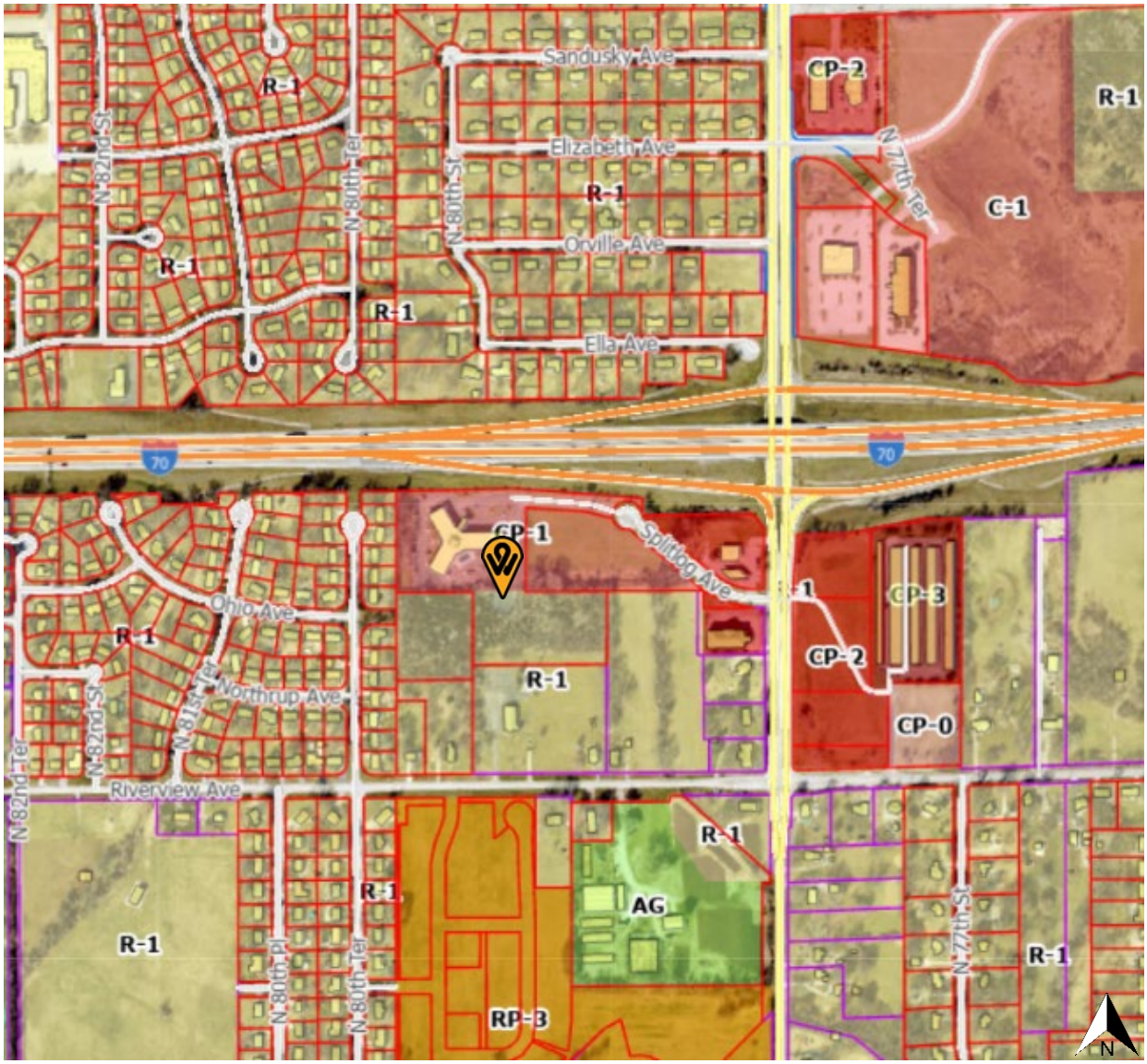
17. **The Special Use Permit shall be valid for ~~two (2)~~ five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior 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; and, (Amended by the City Planning Commission)**
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.**

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


Sandusky Ave
Elizabeth Ave
Orville Ave
Ella Ave
Ohio Ave
Northrup Ave
Riverview Ave
Splitlog Ave
N 82nd St
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N 81st Ter
N 80th St
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N 80th Pl
N 77th Ter
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70
R-1
CP-1
CP-2
CP-3
CP-0
C-1
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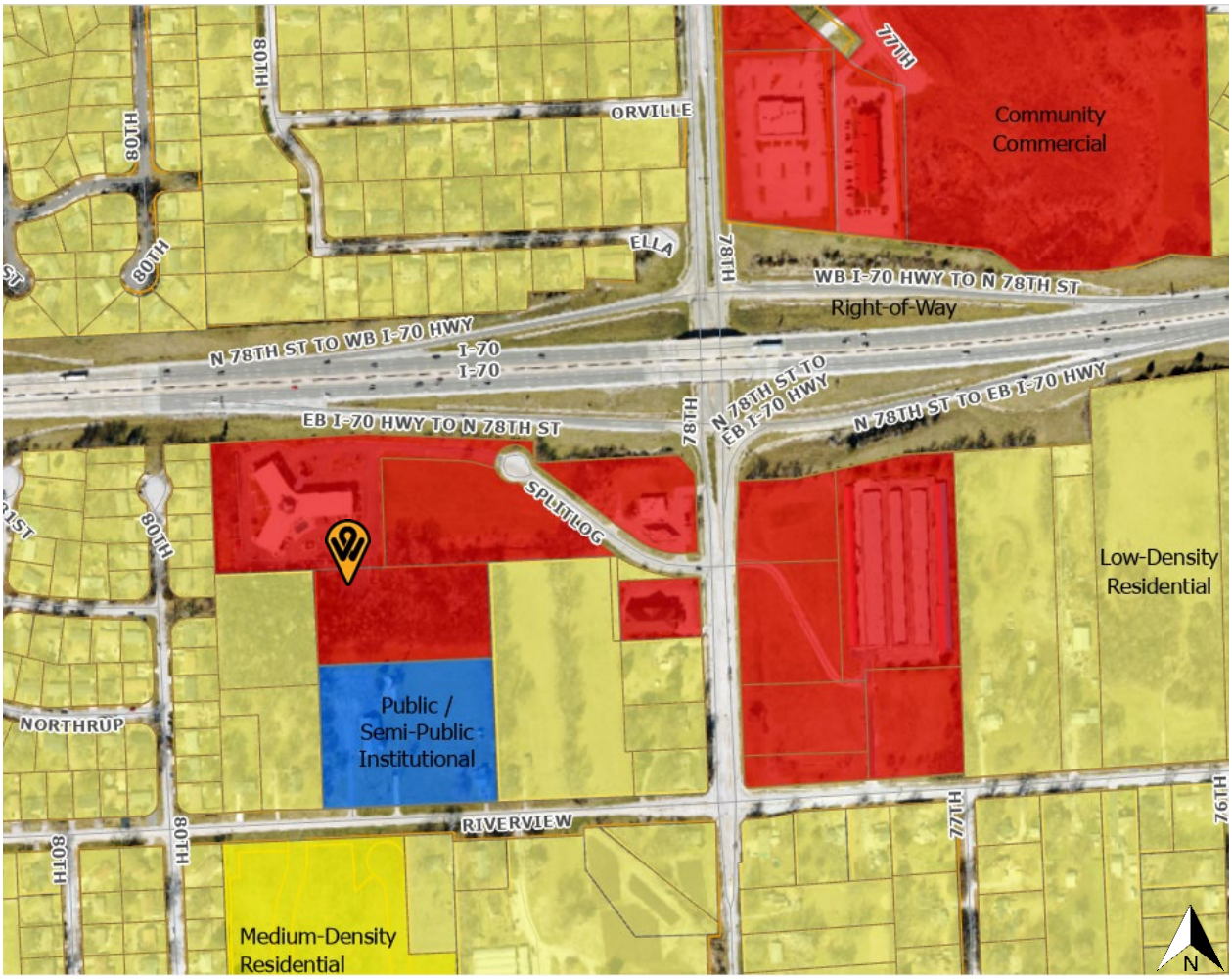
RP-3
N

LAND USE MAP


Community Commercial
Right-of-Way
Low-Density Residential
Public / Semi-Public Institutional
Medium-Density Residential
ORVILLE
ELLA
RIVERVIEW
NORTHRUP
SPLITLOG
WB I-70 HWY TO N 78TH ST
N 78TH ST TO WB I-70 HWY
EB I-70 HWY TO N 78TH ST
N 78TH ST TO EB I-70 HWY
I-70
I-70
78TH
77TH
80TH
76TH
N

mvplaw.com

McAnany, Van Cleave & Phillips, P.A.
10 East Cambridge Circle Dr.
Suite 300
Kansas City, KS 66103
913.371.3838 Phone
913.371.4722 Fax

April 24, 2025

Sent via email to EDR@wycokck.org
Byron Toy
Dept. of Urban Planning and Land Use
Unified Government Wy Co/KCK
701 N. 7th Street, Suite 423
Kansas City, KS 66101

Re: American Inn Motel – Truck/Trailer Parking – SP-2020-96
MVP File No.: 3547.00000

Dear Byron:

Below please find answers to the questions posed in the Draft Staff Report:

1. This Special Use Permit is a continuation of a Temporary Use of Land for Commercial or Industrial Purposes. Planning Staff is honoring existing Special Use Permits for the Temporary Uses of Land prior to April 2020.

Response: No response required.

2. How have you complied with the conditions of approval for SP2023-007?

Response: Yes.

If you have any questions or need anything further, please feel free to contact me.

Regards,

/s/ Kathryn M. Dumovich

Kathryn M. Dumovich
Direct: (913) 573-3326
kdumovich@mvplaw.com

cc: Rose Morris
Ron White
Don White
Pamela Hayward

9P55428.DOCX

MINUTES FOR NEIGHBORHOOD MEETING

Application #SP-2023-007
Meeting Held: April 23, 2025, by videoconference

Meeting called to order at 5:30 p.m.

Attendees:

- Don White
- Pamela Hayward
- Kathryn M. Dumovich

No neighbors attended the meeting, so no presentation was given and no questions were asked. Mr. White, Ms. Hayward and Ms. Dumovich remained in the video call for 30 minutes, until 6:00 p.m. to ensure that no neighbors were running late.

Meeting adjourned at 6:00 p.m.

Minutes taken by: Kathryn M. Dumovich

9P55448.DOCX

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition #SP-2025-020.
2. That I conducted a neighborhood meeting on April 23, 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 Urban Planning and Land Use Department.

Further affiant saith not.

Don D White
Affiant

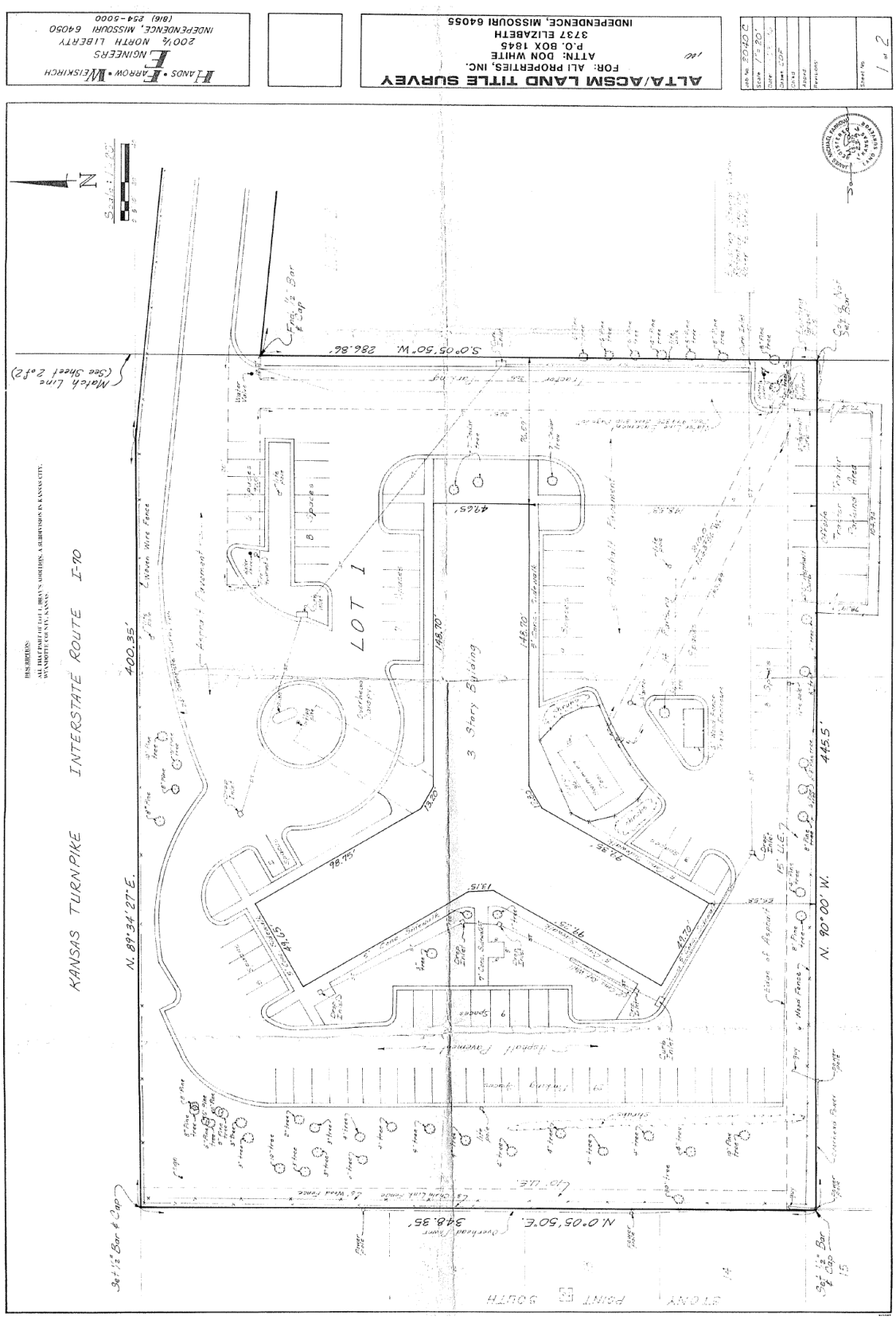
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of April, 2025.

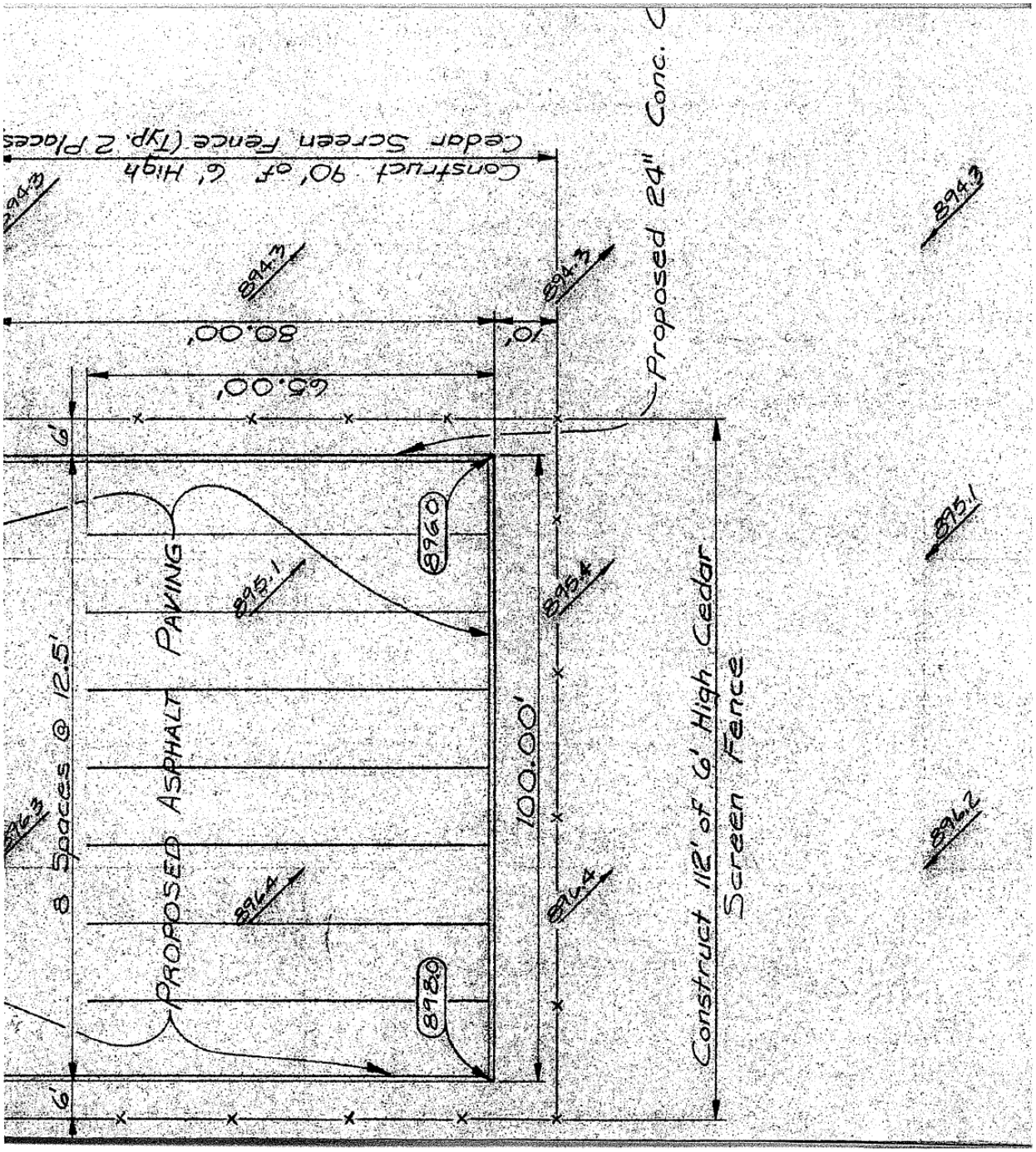
My commission expires 25th of March, 2026.

NICHOLE WILSON
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 14597298
My Commission Expires Mar 25, 2026

Nichole Wilson
Notary Public

9P55459.DOC


ALTA/ACSM LAND TITLE SURVEY
FOR: ALL PROPERTIES, INC.
ATTN: DON WHITE
P.O. BOX 1845
3737 ELIZABETH
INDEPENDENCE, MISSOURI 64055
HANDS • ARROW • WEISKIRCH
ENGINEERS
200¾ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000
LOT 1
3 Story Building
KANSAS TURNPIKE INTERSTATE ROUTE I-90
N. 89°34'27"E. 400.35'
N. 90°00' W. 445.5'
S.0°05'50"W. 286.86'
N. 0°05'50"E. 348.35'
Match Line (See Sheet 2 of 2)
Set 1/2" Bar & Cap
Found 1/2" Bar & Cap
Chain Link Fence
Barbed Wire Fence
Asphalt Pavement
Concrete Sidewalk
Curb Inlet
Storm Sewer Manhole
Sanitary Sewer Manhole
Water Meter
Water Valve
Fire Hydrant
Gas Valve
Gas Meter
Electric Meter
Light Pole
Sign
Trees
Shrubs
Parking Spaces
Entrance
Exit
Loading Dock
Overhead Power Lines
Underground Gas Line
Underground Telephone Line
Underground Electric Line
Storm Sewer
Sanitary Sewer
Water Line
Gas Line
Telephone Line
Electric Line
Concrete Curb
Concrete Pavement
Asphalt Pavement
Gravel Pavement
Building Overhang
Building Entrance
Building Exit
Building Loading Dock
Building Gas Meter
Building Electric Meter
Building Water Meter
Building Water Valve
Building Fire Hydrant
Building Gas Valve
Building Light Pole
Building Sign
Building Trees
Building Shrubs
Building Parking Spaces


Cedar Screen Fence (Typ. 2 Places
Construct 90' of 6' High
Proposed 24" Conc. C
894.3
894.3
894.3
894.3
80.00'
10'
65.00'
6'
6'
896.0
895.1
895.4
895.1
896.3
896.4
896.4
896.2
898.0
8 Spaces @ 12.5'
PROPOSED ASPHALT PAVING
100.00'
Construct 112' of 6' High Cedar
Screen Fence

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: July 31, 2025

Re: **Special Use Permit Petition SP2025-023**

GENERAL INFORMATION

Applicant Information:
Doug and Carrie Tree
Property Owner
818 Northwest 18th Street
Blue Springs, Missouri 64015

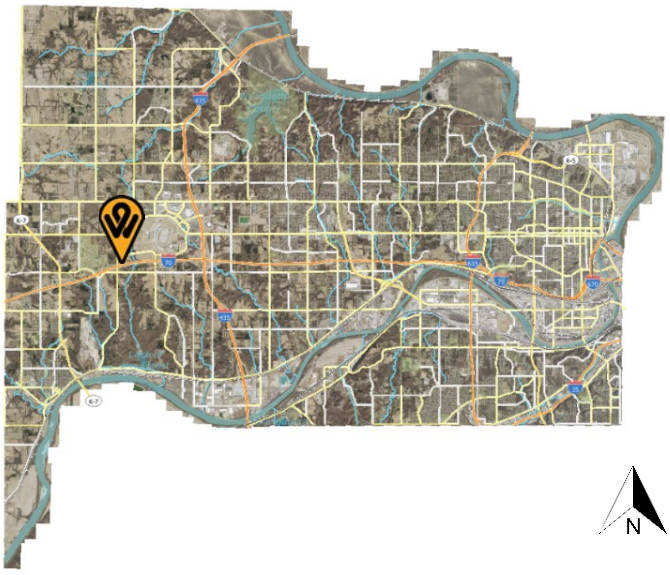
Subject Property:
347 North 118th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Special Use Permit for a Short-Term Rental. This is not the owner's primary address.

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

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

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1 Single Family and A-G Agriculture Districts**	**Single-family homes and undeveloped land**
South	**None (Interstate 70)**	**Interstate I-70**
East	**A-G Agriculture District**	**Undeveloped land (Kansas Speedway)**
West	**City of Bonner Springs, Kansas**	**Large lot single-family homes**

Total Tract Size: 1.69 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Entertainment, which allows areas of significant capital investment in infrastructure that attracts visitors throughout the area.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Interstate I-70 to the south as a Freeway. This portion of North 118th Street is considered a Local Street.

Parking Requirement: Per Section 27-452(e), two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. The subject property has a very long driveway with rear parking and informal parking lot, meeting this requirement.

Landscaping Requirement: Section 27-700 states that 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 is required. The subject property has one (1) large tree in the front yard, meeting this requirement.

Advertisement: The Wyandotte Echo – June 19, 2025
Letters to Property Owners – June 20, 2025

Public Hearing(s): July 14, 2025 and July 31, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Doug and Carrie Tree, are requesting a Special Use Permit to operate a short-term rental at 347 North 118th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 300 block of North 118th Street in the Kansas City, Kansas boundary. There are no other non-permitted short-term rental on this block that would have to cease operation if this petition is approved. This property has been in operation without a Special Use Permit since April 2022.

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. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. RES25-0013 – 2025 – Revert non-conforming dwelling unit to a detached accessory structure – Completed.

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 I-435 West Statistical Neighborhood and is the southwestern-most property where Kansas City, Bonner Springs, and Edwardsville intersect at Interstate I-70. The neighborhood is transitional with a mix of residential, park, and now entertainment uses. There are no sanitary improvements, although sanitary may be brought nearby with the newly approved Buc-ees travel center may bring additional utilities. Stormwater control points are located on the property and drains on-site through culverts and streets are comprised of asphalt and concrete, with a pedestrian-friendly bridge over interstate I-70. Lots are wooded with gravel driveways and minimal lighting.

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 a mix of residential, commercial, and open space uses. 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. The owners have been utilizing the property as a short-term rental since at least April 2022.

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

   Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates the subject property as Planned Entertainment, which allows areas of significant capital investment in infrastructure that attracts visitors throughout the area.

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 North 118th Street, 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, vibration and illumination are all potential issues that are related to short-term rentals 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 short-term rental and ostensibly not considered to be a problem for nearby properties. There is a gravel parking lot towards the rear of the property, which shall be upgraded to asphalt or concrete as gravel is not an improved surface.

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 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 16. The maximum number of vehicles off-street is four (4). 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 in-person at 347 North 118th Street on April 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, Dust, and Vibration
Home Inspection Report
Lodging Inspection Overcrowding and Undue Concentrations of Population
Parking
Operating without a Special Use Permit
Unimproved driveway UG Standard Driveway Apron
Building Permits

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **SP2024-055**, **for one (1) year**, subject to:

1. **Maximum number of guests shall be ~~16~~ 14 (Amended by the City Planning Commission);**
2. **All parking must be off-street, maximum number of vehicles is six (6);**
3. **No STR renters or guests may park on-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 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;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **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;

10. **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;**
11. **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;**
12. **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;**
13. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
14. **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;**
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. **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;**
17. **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;

18. **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;**
19. **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,**
20. **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 **SP2025-023** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit

Insurance Policy Summary
Rental Management Plan
Guest Book
Floor Plan
Floor Pan – Storage Accessory Building
Home Inspection Report Highlights
Property Images Submitted by Applicant
Lodging Inspection Report
Site Photographs taken by Planning Staff on July 1, 2025

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-023** 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 **SP2025-023,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

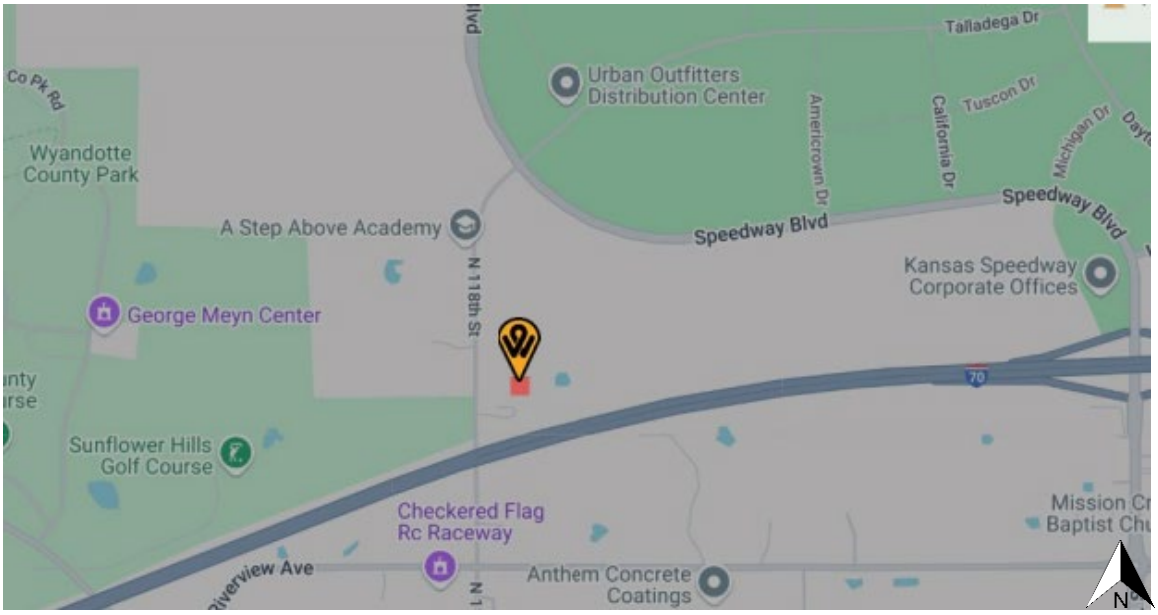
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



Signatures

Signature of Owner(s) or Applicant(s)

Signature: [signature] Printed Name: Doug Tree

Date: 3/31/2025

Signature: Carrie Tree Printed Name: Carrie Tree

Date: 3/31/2025

Signature: N/A Printed Name: _____

Date: _____

Signature: N/A Printed Name: _____

Date: _____

Subscribed and sworn before me on this 31st day of March,

20 25, in the County of Jackson,

State of Missouri

My commission expires 29th of October, 2026.

Notary Public: Megan Rodgers

Stamp:

MEGAN RODGERS
NOTARY PUBLIC - STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES: 10/29/2026
COMMISSION# 18919561

NEIGHBORHOOD MEETING AFFIDAVIT

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Doug & Carrie Tree, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-023.
2. That I conducted a neighborhood meeting on 4/24/25.
3. The notice to nearby property owners was sent on 4/8/25.
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.

Carrie Tree
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 01 day of 07, 2025.

My commission expires 07 of 02, 2029.

Notary Public

HARRY LIAN
Notary Public - State of Kansas
My Appointment Expires 02/07/29

9800 Fredericksburg Road
San Antonio, Texas 78288
USAA®

DOUGLAS LAWRENCE TREE AND CARRIE A TREE
347 N 118TH ST
BONNER SPRINGS, KS 66012

March 17, 2025

Reference: Existing USAA Homeowners Insurance Policy Summary

We're writing to provide the following summary of the USAA homeowners policy:

Effective date of policy:	April 15, 2024 12:01 a.m. local time
Policy expiration date:	April 15, 2025 12:01 a.m. local time
Policy location:	347 N 118TH ST,
Policy number:	[redacted]
Named Insured:	DOUGLAS LAWRENCE TREE AND CARRIE A TREE

Description of coverage(s)	
Dwelling coverage:	$642,000
Home Protector:	Included
Personal belongings:	$321,000
Personal liability:	$1,000,000
Medical payments:	$5,000

Deductible(s)	
All other perils:	1.00% ($6,420)
Wind and hail:	1.00% ($6,420)

Revised Annual Premium: $2,428.59

Mortgage clause: NATIONSTAR MORTGAGE, LLC
ITS SUCCESSORS AND/OR ASSIGNS
PO BOX 7729
SPRINGFIELD, OH 45501-7729

Loan number: [redacted]

Your Home Protector coverage, if included, provides you an additional 25% of dwelling cover
Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation
If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at lea
10 days before the date cancellation or nonrenewal takes effect.

007773787 - DM-04664 13178

RENTAL MANAGEMENT PLAN
For: 347 N 118th St, Bonner Springs, KS 66012
Owners: Doug and Carrie Tree

Property Overview:

- **Type:** Single-family residence
- **Short-Term Rental Area:** Main house only. The detached accessory unit and shed are not included in the rental.
- **Number of Units Rented:** 1
- **Occupancy:** Entire house rental, no shared spaces
- **Minimum Stay:** 3 nights

Property Management:

- **Self-Managed** by the owners, Doug and Carrie Tree.
- While not residing on-site, we are reachable 24/7 by phone and can be physically present within **30 minutes** if needed.
- All guest communications, bookings, and issues are handled directly by us through Airbnb and VRBO platforms.

Safety & Emergency Preparedness:

- **Evacuation Plan** is posted near the front door with clear exit paths.
- A **guest safety manual** is provided in the home that includes:
    - Emergency contact numbers
    - Utility shutoff locations

- Severe weather shelter guidance
- Fire safety instructions

- **Smoke detectors**, **CO detectors**, and **fire extinguishers** are installed on every floor per local safety codes.
- **Annual inspections** are performed and records are kept on file.

Guest Rules & Communication:

- House rules are clearly communicated in advance via Airbnb/VRBO and posted inside the home.
- **Strict no-party policy.** No events, gatherings, or commercial use permitted.
- **Quiet hours** are enforced from 10 PM to 8 AM.
- Smoking is prohibited indoors.
- Any violation of rules results in immediate cancellation and report to Airbnb/VRBO.
- Security cameras (exterior only) monitor entrances for guest verification and emergency purposes.

Cleanliness & Maintenance:

- Property is **professionally cleaned and sanitized** after each stay, including laundering all linens and disinfecting high-touch surfaces.
- Trash is collected according to the city schedule; no bins are left at the curb outside designated times.
- Preventive maintenance is conducted monthly to inspect HVAC, plumbing, and electrical systems.

- Pest control service is performed quarterly or as needed.

Insurance & Documentation:

- We maintain **$1,000,000 in short-term rental liability insurance**, and a copy is included in this application.
- All **guest reservation records are maintained for at least one year**.
- The property has passed a **third-party home inspection** (attached in application).
- All marketing materials include the Special Use Permit and Business License numbers once approved.

Neighborhood Consideration:

- We have had **no complaints** from neighbors and have worked to build trust and transparency.
- We proactively communicate with our immediate neighbor and address any concerns promptly.
- We take pride in maintaining the property's curb appeal and overall appearance.

Welcome to Village West

Kansas City, Kansas

Access Codes

- Front Door: (check-in email)
- Garage Door: (check-in email)

Wi-Fi

- VillageWest
- WelcomeKC

Mailing Address

347 N 118th St
Bonner Springs, KS 66012

House Rules

- No Shoes on Carpet
- No Pets
- No Smoking
- No Parties
- Sport Court Curfew: **10PM**

Contact Info

Please message us through your Airbnb/VRBO app or feel free to call/text us directly

Doug (Host) **562-309-3333**
Carrie (Host) **209-224-7998**

Check-Out Instructions

- ☑ Check-out @ 10am
- ☑ Leave bedding on beds
- ☑ Start a load of towels
- ☑ Start a load of dishes
- ☑ Take out trash
- ☑ Turn off all lights and fans
- ☑ Lock all doors

★★★★★

We strive for a 5-star experience

If there is anything we can do to make your stay a better one, please let us know.

During Your Stay

TRASH

Please take trash bin to road next to mailbox **Sunday evening**. Trash bin is located in the courtyard next to the garage. Trash gets picked up early Monday morning.

Swimspa RULES

- Shower before entering and rinse well
  We take pride in keeping the swimspa clean for our guests. If you leave it dirty and it requires to be drained when not scheduled, you will be asked to pay $350 for this service.
- Adult supervision is required
- Do not sit in front of the filter compartment
- Add one scoop of chlorine after exiting the spa each day
- Maximum 5 guests at a time
- Exit the spa after a few minutes to check for chlorine sensitivity
- Please do not use white bath towels to dry off from the swimspa (beach towels are provided)

FIREPLACE (OUT OF SERVICE)

The fireplace is non-operational. Due to safety guidelines, its use is not permitted. We appreciate your understanding.

OTHER AMENITIES

Kitchen items: Filtered water (spout is located inside the refrigerator on the left side), coffee maker, ice maker, blender, Ninja Foodi (slow-cooker, pressure-cooker, air-fryer), toaster, griddle, waffle maker, hand mixer, **Grill** (utensils, thermometer, grill baskets), wine set (glasses, electric corkscrew, preserver, aerator), Baking items (cookie sheets, muffin tins, 9x13 baking dish, pizza pan), **Games**: Basketball, Pickleball, Golf Putting Green (**sport court curfew is 10PM**), Board games, puzzles, cards, foosball, ping-pong, shuffleboard, lawn games (badminton, bocce, croquet), golf clubs, disc golf discs, **Exercise**: Functional trainer (cable machine), exercise bike (Peloton), dumbbells (5-30lbs), yoga mats and blocks, stability ball, **Office/Work**: Four individual desks and a dedicated office with workstation, wireless printer, desk lamps (w/wireless charging) **Other items**: ice chest, fans, garment steamer, smart alarm clocks in each bedroom ("hey Google, wake me up at 6am")

CONSIDERATIONS

- The entire home is yours during your stay, with the exception of a building and shed behind your rental, locked host storage closets in the master bedroom and garage, and shared access to the garage where the hosts store a riding lawnmower (plans will be made with you if/when garage access will be needed to mow the lawn).
- Please note we have outdoor Ring security cameras. There are no cameras or other recording devices inside the home. The alarm clocks and other electronic devices are google/alexa voice enabled.
- Please report any issues/concerns (injuries, broken or non-functioning items, etc.) to the owners as soon as possible. Thank you.

Additional Rules and Considerations

Our home is best suited for up to 14 individuals. This number takes into account the seating, parking, and bathroom facilities available. More importantly, it's also set to ensure the safety of all guests and to help limit wear and tear on our property. Total number of daytime visitors and nighttime guests may not exceed 14. There is a fee for each overnight guest. If the number of overnight guests is lower or higher than your reservation, please contact the host for a refund or charge.

No parking on the grass (Four cars can fit in the driveway with one in the courtyard). If you have additional cars, you may park on the west side of the shed. No parking on the driveway, near the back house, or on the grass is allowed.

Please do not wear shoes or food on the carpet. Please wear shoes outside.

The only shared space in the home is in the garage where the owners keep a lawn mower and other tools. If the owners need to access the garage to mow the lawn or other maintenance, arrangements will be made with you ahead of time. You may not be notified when a third party lawn service mows the lawn as we may not receive their schedule, but we will make every effort to notify you when possible. There are three locked closets for owner supplies in the master bedroom, downstairs and in the garage. Please keep them closed.

There are three security cameras on the property. They are all located outside. One is a ring doorbell at the front door and there are two security floodlights, one above the garage doors and one on the northwest corner of the home.

Please do not leave trash outside the garbage can. We live in the country and racoons are present. They will disperse your trash everywhere. Our waste service allows one trash bin per week. If you are unable to fit the garbage within the supplied garbage bin (found in the courtyard) with the lids fully closed, you will need to take additional trash out with you. Otherwise, there will be an additional fee. There is a small green recycle bin in the garage as well.

Trash goes out Sunday evening (and gets picked up early Monday morning).Please take trash and recycling to the road, next to the mailbox.

Please close garage doors when not in use. Please refrain from using the garage doors for in and out access to the house. There is a door in the courtyard if you need to enter the house on the lower lever or front and back doors on the main level.

Please report any damages or lost items immediately.

Inventory of kitchen, towels and bedding are counted after each stay. If any items are missing or damaged, there will be a fee charged to you.

If extra cleaning is required (beyond normal use), there will be an extra fee charged to you. Examples of when additional cleaning are stains on carpet, furniture (including sofas, dining tables, etc.), towels, bedding, etc.

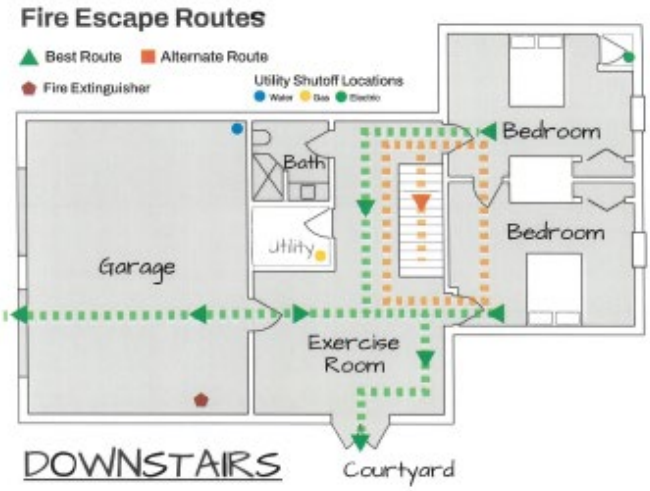
Please wipe down BBQ after use. If you run out of propane, there is a spare tank in the garage near the ping pong table. BBQ utensils are found in the lower drawer, left of the dishwasher. Do not use other utensils on the grill.

Please do not move the furniture. There will be a fee if furniture or walls are damaged or furniture is moved. If you need furniture in another room, please call the hosts to discuss options.

We drain and refill the hot tub regularly and balance the chemicals between each guest. If the hot tub is dirty and needs to be drained, our pool maintenance company charges $350 to drain and refill it. That fee will be charged to you, so please shower and rinse well before entering, do not bring food into the spa, and keep cover on when not in use.

Thank you for understanding these rules and respecting our home. We hope you have a wonderful stay.

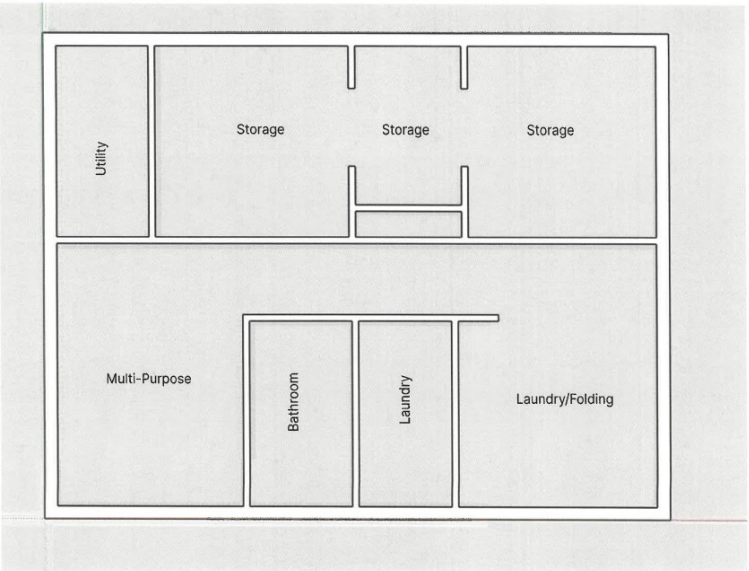
FLOOR PLAN


Fire Escape Routes
Best Route
Alternate Route
Fire Extinguisher
Utility Shutoff Locations
Bedroom
Bath
Bedroom
Utility
Garage
Exercise Room
DOWNSTAIRS
Courtyard

Fire Escape Routes
Best Route
Alternate Route
Fire Extinguisher
Family Room
Master Bedroom
Master Bath
Bath
Closet
Living Room
Kitchen
Dining
Patio
MAIN FLOOR

Fire Escape Routes
Best Route
Alternate Route
Fire Extinguisher
Emergency Escape Ladder
Bath
Office
Bedroom
Loft
Balcony
UPSTAIRS

FLOOR PLAN – STOREGE ACCESSORY BUILDING



347 N 118TI

From: Doug Tree
To: Hernandez, Adanari
Subject: Re: Dwelling Unit to Accessory Unit
Date: Tuesday, January 14, 2025 8:29:52 AM
Attachments: image001.png
image.png
building-permit-application-non-dr...pdf

Hi Adanari,

Thanks for getting back to me. Attached is the building permit application to convert the dwelling unit back to an accessory.

The tenant still lives there but has until February 1st to vacate as I delivered his notice 30 day prior.

During my in-person meeting with Todd (I believe he is a supervisor there), we discussed what was needed to convert the dwelling building on the property to an accessory and said w need to submit a drawing with our proposed plans. We have decided to convert the two bedrooms as shown in the layout below to storage (removing any beds and dressers), the family room into a multi-purpose room and would need to disconnect the 240V connection from the electrical panel and where the the range in the kitchen would have been and drywal over that area in order for it no longer be considered a kitchen (my wife will use this room fo folding and cleaning laundry in between our guest at the Airbnb which is on the same proper which is why we are unable to keep the second home as a dwelling unit because the property is required to be conforming to receive the short term rental special use permit). Will this work? As soon as Larry moves out, I will commence the work. If nothing else needs to be done, can we schedule for the unit to be inspected the 2nd week of February?

LISTED SCOPE OF WORK APPROVED ADDITIONAL WO
WILL REQUIRE REVISION OR A NEW PERMIT

DETACHED ACCESSORY STRUCTURES ARE NOT ALLOV
BE USED AS HABITABLE SPACE.

CITY OF KANSAS CITY, KANSAS
BUILDING INSPECTION DEPARTMENT
PLAN SUBMITTAL

- ☐ APPROVED
- ☒ APPROVED AS NOTED
- ☐ APPROVED AS REVISED
- ☐ DISAPPROVED
- ☐ CORRECT AS NOTED
- ☐ CORRECT AND RESUBMIT

THE APPROVAL OF PLANS AND SPECIFICATION SHALL NOT BE CONSTRUED TO BE A PERMIT OR APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE CITY OF KANSAS CITY, KANSAS BUILDING AND/OR ZONING CODE OR ANY OTHER ORDINANCE OF THIS CITY.

BY Clarence L. Logan Digitally signed by Clarence L. Logan Date: 2025.03.07 14:21:54 -06'00' DATE

The Scope of the Inspection

Observations:

- This inspection is a limited inspection and does not follow the complete SOP from InterNACHI. It is loosely based on the SOP but only includes the Roof coverings, foundation, main electrical (service drop, meter can and breaker panel), HVAC system (Furnace and AC) and main plumbing (main shut off, water heater and visible pipe runs/main stack) - This specific inspection includes additional requested interior and exterior photos.

Deck

- Repair: Noted areas of wood rot on the deck railings. Recommend repair/replacement of rotten wood as necessary.
- Repair: Noted a loose handrail. Recommend repair.

Reference

Reference

Reference

Railing has peeling paint

Wood rot on railing

Main Panel

- Safety Issue: Noted open circuit breaker slot, recommend cover plate be installed.

Reference

Missing blank

Limitations Of Electrical Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Electrical components concealed behind finished surfaces are not inspected.
* Electrical system and the components are not inspected to codes, but safety issues that are found will be reported
* The inspection doesn't verify the service ground
* The inspection doesn't determine the accuracy of labeling
* Only a representative sampling of outlets and light fixtures were tested. Exterior accent lighting is not tested
* Furniture and/or storage may prevent access to some electrical components which may no be inspected.
* The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and other components which are not part of the primary electrical power distribution system.

Smoke and Carbon Monoxide (CO) Detector Recommendations

**Smoke detectors should be tested and fresh batteries inserted upon moving into the home.
**Carbon monoxide detectors should be installed in every home according to the manufacturer's instructions.
**The NFPA recommends detectors be replaced every 10 years.
** Simply pushing the test button on a detector only tests the alarm and not the functionality of the detector.

We highly recommend the installation of CO and Smoke Detectors on each floor of a home at minimum. Excessive CO can lead to serious illness and even death. Any gas-fired appliance, vehicle or utility has the ability to produce CO.

Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Description of HVAC

• Energy Source: Electricity | 240 Volt Power Supply
• Central System Type: Air Cooled Central Air Conditioning | Manufacturer: Trane | Model Number: 4TTR6048J1000AA| Serial Number:20245LUP2F | MFG. Date:2020
• ----------
• Heating System Type: Gas - Forced Air Furnace
• MFG Name: Trane | Model Number: TUD2C100A9V6VBB| Serial Number: 20244NY2GG| MFG. Date:2020
• Vents, Flues, Chimneys: Metal-Multi Wall | Metal-Single Wall • Heat Distribution Method: Ductwork

Description of Plumbing

• Water Supply Source: Public Water Supply
• Service Pipe to House: Copper
• Main Water Valve Location: Front wall of basement
• Interior Supply Piping: Plastic (PEX), Copper, Various
• Water Heater: Gas | Approximate Capacity:50 gal | Manufacturer:state | Model Number: GS650BRT400| Serial2342136142700 Number: | MFG. Date:2023

APPLICATION PHOTOS

LODGING INSPECTION REPORT

Lodging Establishment Inspection Report -

Kansas Department of Agriculture
Food Safety and Lodging Program
1320 Research Park Drive
Manhattan, KS 66502

Date: 6/4/2025
Time In: 8:45 AM
Time Out:10:15 AM
Inspector Badge ID: KDA 38
Follow Up Required: Yes

Kansas Department of Agriculture

Establishment: 39938 DOUG TREE AIRBNB (SHORT TERM RENTAL)	**Address: 347 N 118TH ST**	**City/State: Bonner Springs, KS**	**Zip: 66012**	**Telephone: 5623093333**
License #: 39938	**Permit Holder: DOUG & CARRIE TREE**	**Inspection Reason: Licensing-Preoperational**	**Est. Type: Lodging Establishment**	**Risk Category:**

IN = In compliance OUT = Not in compliance N/O = Not observed N/A = Not applicable * = Corrected on site during inspection (COS) R = Repeat Violation

LICENSURE	
1 Application and fees submitted	IN
2 Complete plans submitted	IN
3 Variance request requirements met	IN
FOOD SERVICE AND FOOD SAFETY	
4 Food service for the general public licensed	IN
5 Commercially prepared and prepackaged food meets requirements	IN
6 Food service for overnight guests in compliance	IN
IMMINENT HEALTH HAZARD	
7 Operations discontinued and regulatory authority notified	IN
GENERAL REQUIREMENTS	
8 License posted and regulations in compliance	IN
9 Hot water capacity sufficient to meet demand	IN
10 Adequate hand washing facilities supplied and accessible	IN
11 Toilet facilities: properly constructed, supplied and clean	IN
PERSONNEL	
12 Employees excluded for health problems	IN
13 Employee hands clean and properly washed	IN
14 Employee clothing clean and in good repair	IN

GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms properly serviced and cleaned, cribs clean	IN
19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
20 Guestroom free of insects, rodents, and pests	IN
21 Pet requirements met	N/A
22 Door lock requirements met	IN
DISHWARE AND UTENSILS	
23 Dishware and utensils cleaned, sanitized, handled and stored	IN
24 Cleaning and sanitizing requirements met	IN
HOUSEKEEPING AND LAUNDRY FACILITIES	
25 Carts properly designed, maintained and operated to prevent contamination	IN
26 Laundry facilities provided, maintained clean and in good repair	IN
27 Single use gloves available; storage areas maintained	IN
POISONOUS OR TOXIC MATERIALS	
28 Toxic substances allowed, stored, located, labeled and used	IN
PUBLIC INDOOR AREAS	
29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
30 Fitness rooms bathhouse and spa maintained clean and in good repair	IN
ICE AND ICE DISPENSING	
31 Ice from approved source dispensed by sanitary methods	IN
32 Ice machines/buckets properly cleaned, sanitized, maintained and used	IN
EXTERIOR PREMISES	
33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
34 Refuse containers maintained; vector control measures implemented, pets	IN
SWIMMING POOLS, RWF'S AND HOT TUBS	
35 Facility properly designed, maintained sanitary and safe	IN
36 Water quality, clarity requirements met	IN
37 Fecal, vomit, and body fluid response requirements met	IN
38 Operation and maintenance procedures met	IN
WATER SUPPLY SYSTEM	
39 Potable water supply used	IN
40 Boil water advisories properly addressed	IN
SEWAGE SYSTEMS	
41 Sewage and waste water properly disposed	IN
ELECTRICAL SYSTEMS	
42 Electrical properly installed and maintained	IN
PLUMBING SYSTEMS	
43 Plumbing properly installed, supplied and maintained	IN
44 Proper use of backflow devices and testing requirements	IN
HVAC SYSTEMS	
45 Approved equipment installed and maintained in good repair	IN
46 Safety issues for gas, electric and ventilation met	IN

Non Violation Comments

Item Number	Comment
22	Single occupancy house that will be let to one party at a time.
23	Dishes will be cleaned in the dish washer and then sanitized in a chlorine bleach solition in the sink and air dried.

Violation Comments

Item Number	Violation of Code	Comment
35	4-27-16(b)(3)(B)	Pools/RWFs (Depth marking for above-ground pool) Water depth markings for each aboveground swimming pool or RWF shall be on the edge of the deck and shall be visible to persons entering the swimming pool. If water depth markings cannot be placed on the edge of the deck, another means shall be used so that the water depth is visible to persons entering the swimming pool. [No depth markers on the above ground hot tub; hot tub is at least 3 feet deep.]

Inspection Published Comment:
Licensing inspection passed. Inspection will serve as license until license is delivered.

Bed Bug presence or complaints must be reported to KDA.FSL@ks.gov within 24 hours.

Person In Charge
Doug Tree

Inspector
Emily Stephens

IMAGES TAKEN ON 07/01/2025

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: July 31, 2025

Re: **Special Use Permit Petition SP2025-030**

GENERAL INFORMATION

Applicant Information:
Gregg Forys
Manager
Stryten Energy
1 Kansas Avenue
Kansas City, Kansas, 66105

Subject Property:
1 Kansas Avenue
Kansas City, Kansas, 66105

Requested Action and Purpose:
Approval of Special Use Permit to Store Lead acid Batteries (Class H materials).

Commission Districts:
At-Large District #2 Commissioner:
Tom Burroughs
District #2 Commissioner:
William J Burns, Jr.

Existing Zoning District(s):
M-3 Heavy Industrial District

Plan Area:
Armourdale Area Plan

	Adjacent Zoning	Adjacent Uses
North	**M-3 Heavy Industrial**	**Warehouse**
South	**M-3 Heavy Industrial**	**Warehouse & Transportation**
East	**M-3 Heavy Industrial**	**Warehouse & Kansas River**
West	**M-3 Heavy Industrial**	**Warehouse & Distribution**

Total Tract Size: 8.602 Acres

Comprehensive Plan Designation: The Armourdale Area Plans designates the subject property Industrial which allows for Industrial uses.

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

Parking Requirement: Section 27-470(f) requires parking of 1 space per 1,000 square feet up to 50,000 square feet. This building is approximately 127,200 square feet. Parking requirements over 50,000 square feet are determined by the City Planning Commission.

Landscaping Requirement: SECTION 27-700(b)(4): Trees may be required depending on the particular location and surroundings of the project up to a maximum of one tree per 15,000 square feet of site area. This site is 8.602 acres which may require up to 25 Trees.

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

Public Hearing(s): July 14, 2025 and July 31, 2025

Public Support: There were two (2) people present at the July 14, 2025, City Planning Commission.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Gregg Forys, is requesting a Special Use Permit to operate a Battery Storage Warehouse at 1 Kansas Avenue.

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 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. Concurrent Building Permit:
    a. 2025: DRC25-0032; Change of Occupancy of existing warehouse from S-1 to proposed H-4 for Stryten Warehouse.

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 Armourdale Statistical Neighborhood, and Block Group 0425011. The neighborhood consists of industrial warehouses. Kansas Avenue is a minor arterial street immediately north of the property between Adams Street and the Kansas River Levee adjacent to the Rock Island Bridge development.

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 M-3 Heavy Industrial Districts. The proposed use, which is INDUSTRIAL in nature, is compatible with nearby uses if properly managed.

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 since this is an existing warehouse building in an established Industrial District. The removal of restrictions WILL NOT detrimentally affect nearby property.

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

   The property IS NOT vacant. However, the property has not had a business registration since March 31, 2010.

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

   Special Use Permits are not addressed in the Armourdale Area Plan. The Armourdale Area Plans designates the subject property Industrial which allows for Industrial uses. The proposed use CONFORMS to the Armourdale 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 Kansas Avenue, a Minor Arterial in Armourdale, to accommodate it if managed properly.

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 reasonably necessary for the convenience and welfare of the public as the proposed use is interior storage of lead acid battery pack assemblies for distribution to industrial end-users. The proposed use WILL NOT affect the use, quality, or marketability of nearby property since the surrounding properties are all M-3 Heavy Industrial District properties also with warehouse uses.

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.***

   The property a 1 Kansas Avenue is a developed property with an existing building to which no exterior changes are proposed. The increase in delivery vehicles to and from the property is similar to activity at the surrounding properties. The proposed use at 1 Kansas Avenue is for interior storage, which IS NOT expected to occur in durations or intensities as to create issues with 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 Warehouse Building. The current building permit DRC25-0032 does not propose exterior changes to the building.

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 Warehouse Building 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.***

    There is no tangible gain to the public health, safety and welfare. The permit will allow the business to conduct storage of lead acid battery assemblies (a class H material) inside the enclosed warehouse building under coverage of a fire suppression sprinkler system. If denied, the property owner may not use the property for Class H material storage, however, they can still conduct other uses allowed in a Heavy Industrial District such as manufacturing, fabrication, or to warehouse other materials that are not hazardous material.

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 all conditions of approval.

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 this is an existing building on a developed property in an already built-out area.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on May 21, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Increased truck traffic
Compliance with Commercial Design Guidelines
Building Code and Fire Code Compliance

Storage of Class H materials
Proper management of daily operations to mitigate risk
Increased Noise and Light pollution

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **SP2025-030**, **for ten (10) years**, subject to:

1) **Barbed wire brackets on top of the chain link perimeter fence along Kansas Avenue must be upgraded to be in compliance with UG ordinance Sec. 8-250(2), by replacing backets so that the barbed wire is carried on the inside of the fence, to match the design of the brackets atop the west fence line**
2) **The exterior roll-off dumpster along the north wall of the building, and facing Kansas Avenue, is required to be enclosed within a trash enclosure that will screen the dumpster from public view. In a M-3 Heavy Industrial District, a trash enclosure is required unless the trash dumpster can be placed out of public view.**
3) **All materials classified in Group H shall be stored only inside the main warehouse building within the coverage of the fire suppression sprinkler system. There should be no overnight or prolonged storage in loading bay stalls or inside semi-truck trailers parked outside on the property. This special use permit shall adopt the maximum limits of 4000 Battery units and 168,325 gallons of electrolyte.**
4) **The exterior vent hoods and ventilation louvers on the west, east, and south walls shall be painted to match the building wall.**
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 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.**
6) **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.**
7) **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.

8) **The Special Use Permit shall be valid for ~~two (2)~~ 10 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)**
9) **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.**
10) **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.**
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 this office.**
13) **All existing and future driveways must feature curb cuts that are constructed to UG standards.**
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;**

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 **SP2025-030** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Photos by Staff
Neighborhood Meeting Documents

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	July 14, 2025 Approval	July 31, 2025

STAFF CONTACT: **Jason Faust; Zoning Inspector/Associate Planner**
jfaust@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-030** 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 **SP2025-030,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 3:24:22:

SP2025-030 - GREGG FORYS WITH STRYTEN ENERGY
Synopsis: Special Use Permit for a battery storage facility with an H-Occupancy classification at 1 Kansas Avenue. *Detailed Outline of Requested Action:* The applicant, Gregg Forys, is requesting a Special Use Permit to operate a Battery Storage Warehouse at 1 Kansas Avenue.

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

Present in Support:

- Aaron March, Applicant Representative, Rouse Frets White Goss Gentile Rhodes, 4510 Belleview Avenue #300, Kansas City, MO 64111
- Kallie McLaughlin, 8th And Tauromee Avenue, Kansas City, Kansas 66101
- Monica Brede, Wyandotte Economic Development Council, 11419 Webster Avenue, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:38:16: Long Range Planner Alyssa Marcy stated that Staff recommends this application for approval and is amenable to changing the

conditions to 10 years instead of two (2) years.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 3:39:38:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-030, amending the conditions to 10 years:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1) **Barbed wire brackets on top of the chain link perimeter fence along Kansas Avenue must be upgraded to be in compliance with UG ordinance Sec. 8-250(2), by replacing backets so that the barbed wire is carried on the inside of the fence, to match the design of the brackets atop the west fence line**
2) **The exterior roll-off dumpster along the north wall of the building, and facing Kansas Avenue, is required to be enclosed within a trash enclosure that will screen the dumpster from public view. In a M-3 Heavy Industrial District, a trash enclosure is required unless the trash dumpster can be placed out of public view.**
3) **All materials classified in Group H shall be stored only inside the main warehouse building within the coverage of the fire suppression sprinkler system. There should be no overnight or prolonged storage in loading bay stalls or inside semi-truck trailers parked outside on the property. This special use permit shall adopt the maximum limits of 4000 Battery units and 168,325 gallons of electrolyte.**
4) **The exterior vent hoods and ventilation louvers on the west, east, and south walls shall be painted to match the building wall.**
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 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.**
6) **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.

7) **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.**
8) **The Special Use Permit shall be valid for ~~two (2)~~ 10 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)**
9) **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.**
10) **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.**
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 this office.**

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

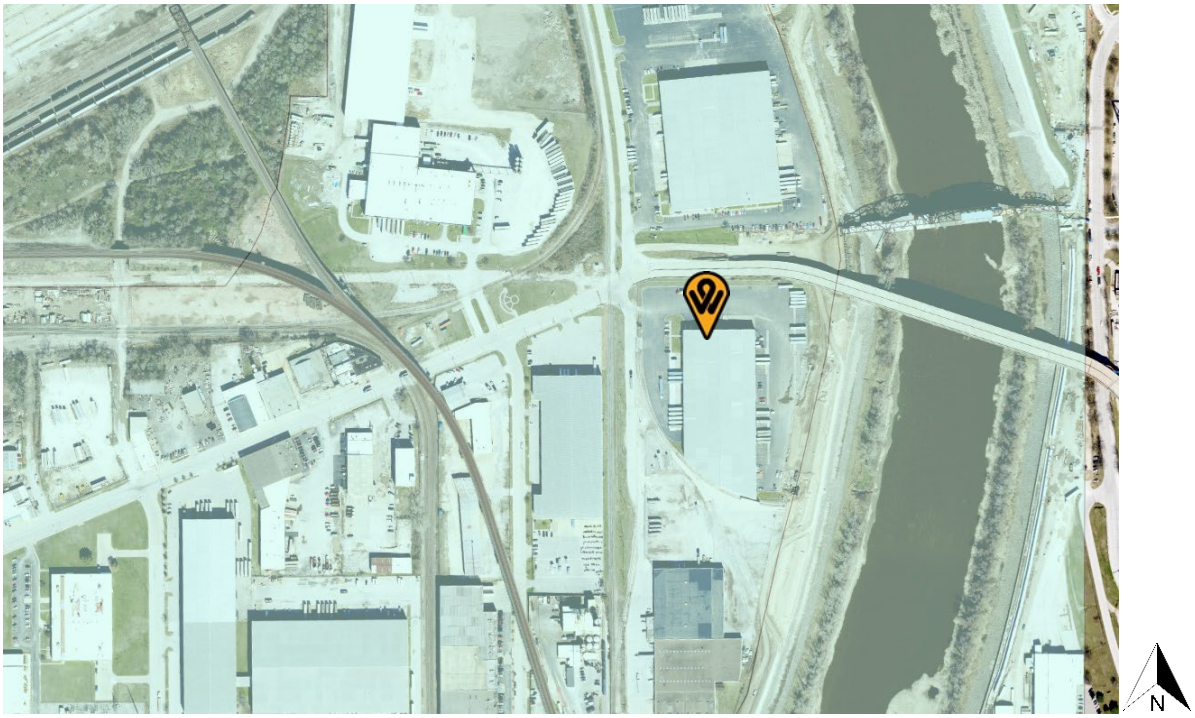
14) Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty 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;

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now JOHN P. MULLANE, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the attorney for the petitioner for Petition SP2025-030 (Stryten Energy).
2. That I conducted a neighborhood meeting on May 21, 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.

John P. Mullane

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 22nd day of May, 2025.

My commission expires the 31 of July, 2028

Notary Public

RACHELLE M. BIONDO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 31, 2028
JACKSON COUNTY
COMMISSION #12499262

4900-2733-7277, v. 1
34942 \073488 \4900-2733-7277

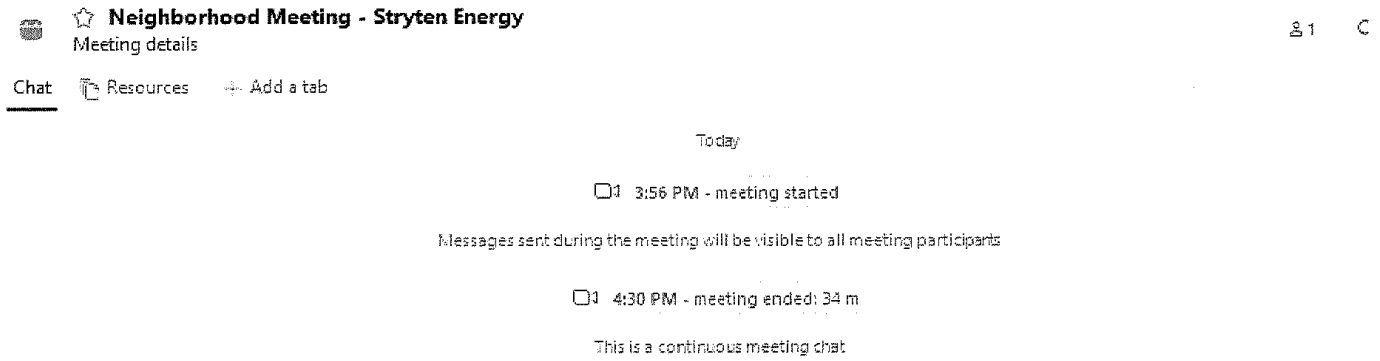
MINUTES

Application Number:	SP2025-030
Date and Location:	5/21/25; Via Zoom
Meeting called to order at:	4:00 p.m.
Project:	Stryten Energy; Special Use Permit Application
Introductions:	Team Members Present – Aaron March, John Mullane, Gregg Forys, Rachelle Biondo
Attendees:	No Attendees (See attached Screenshot)

Presentation by applicant and/or team: (See attached PowerPoint presentation)

Questions and answers:	None
Meeting adjourned at:	4:30 p.m.
Minutes taken by:	Rachelle M. Biondo

4934-8239-4941, v. 1
34942 \073488 \4934-8239-4941


Neighborhood Meeting - Stryten Energy
Meeting details
1
Chat
Resources
Add a tab
Today
1 3:56 PM - meeting started
Messages sent during the meeting will be visible to all meeting participants
1 4:30 PM - meeting ended: 34 m
This is a continuous meeting chat

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: July 31, 2025

Re: **Special Use Permit Petition SP2025-034**

GENERAL INFORMATION

Applicant Information:
Mitchell Brown
Representative
Curtis Petersen with Polsinelli PC
900 West 48th Place
Kansas City, Missouri 64112

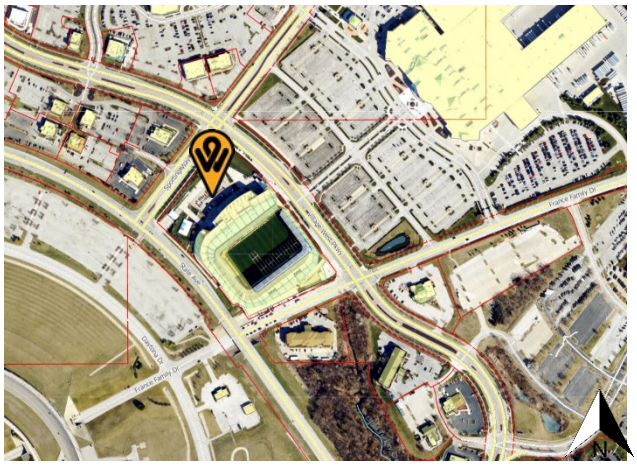
Subject Property:
1600 Village West Parkway
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of a Special Use Permit for events/live entertainment in the plaza area at Children's Mercy Park.

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

Existing Zoning District(s):
CP-2 Planned General Business District

Plan Area:
Prairie Delaware Piper Area



	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Restaurants (Applebee's and Golden Apple Buffet)
South	CP-2 Planned General Business District	Hotel (Best Western)
East	CP-2 Planned General Business District	Large retail store (Nebraska Furniture Mart)
West	A-G Agriculture District	Kansas Speedway

Total Tract Size: 11.00 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Entertainment / Commercial District, which allows major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies Village West Parkway as a Minor Arterial and France Family Drive as a Major Collector.

Parking Requirement: Section 27-668(a)(2) Athletic fields, stadiums, miniature golf courses, gymnasiums, indoor athletics facilities. Spaces for these uses shall be determined by the Planning Commission. Appeal #2012 was approved by the Board of Zoning Appeals for off-street parking greater than 100 feet for patrons and 300 feet for employees from the subject property. The designated parking for Children's Mercy Park is at the Kansas Speedway.

Landscaping Requirement: Section 27-466(g) Trees are required to be provided at not less than one (1) tree per 7,000 square feet of site area.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 119 trees are required.

Advertisement: The Wyandotte Echo – June 19, 2025

	Letters to Property Owners – June 20, 2025
Public Hearing:	July 14, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mitchell Brown, with Populous, is requesting a Special Use Permit to host events and live entertainment in the plaza area at 1600 Village West Parkway.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VIII Sections 27-592 – 27-606, 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 are no building, zoning or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit or cases.

Previous Planning Actions:

1. Approval of a Variance (Appeal 1949) for front yard and side yard, corner setbacks in 2010.
2. Approval of a Variance (Appeal 2012) for off-site parking greater than 100 feet for patrons and 300 feet employees in 2011.
3. Approval of a Preliminary Plan Review (PR-2010-4) for a professional soccer stadium in 2010.
4. Approval of a Final Plan Review (PR2010-4) for a professional soccer stadium in 2010.
5. Approval of a Preliminary and Final Plan Review (PR-2011-2) for an outdoor plaza in 2011.
6. Approval of a Final Plan Review (PR-2011-13) shared parking for a shared parking in 2011.

7. Approval of a Special Use Permit (SP-2011-26) for additional signage at Children's Mercy Park.
8. Approval of a Final Plan Review (PR-2012-12) shared parking for a shared parking in 2012.
9. Approval of a Final Plan Review (PR2025-017) for remodeling the entry plaza on July 14, 2025.

FACTORS TO BE CONSIDERED

Special Use Permit:

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

   The subject property is located within the I-435 West Statistical Group and Block Group #0447031. The neighborhood consists of commercial businesses, as Children's Mercy Park is in the heart of the Village West area – retail and entertainment district.

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 commercial uses and renovating/modernizing the ticketing entry plaza and adding a stage and screen for live events/entertainment is compatible with the hotel, adjacent restaurants, Kansas Speedway and Nebraska Furniture Mart.

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 removal of the restrictions including buy not limited to hours of operation will not detrimentally affect nearby property because the property is in the middle of the Village West commercial district. Children's Mercy Park hosts amateur and professional soccer games, concerts and other sporting events, and adding live events and entertainment in the plaza area will not the affect the abutting commercial properties.

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

   The property is not vacant. Children's Mercy Park has been open since 2012.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Entertainment / Commercial District, which allows major retail uses,

including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.

Children's Mercy Park conforms to the Prairie Delaware Piper Area Plan.

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 will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of Village West Parkway, Sporting Way or France Family Drive to accommodate it.

   The sporting events held within Children's Mercy Park generates for traffic than the events/concerts that can be held within the plaza area.

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 reasonably necessary for the convenience and welfare of the public who will patronize the plaza area for live events or entertainment and will not substantially or 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 that is associated with live music or speakers broadcasting games and other events on the large screen with LED lighting is of such duration and intensity as not to create problems for nearby property provided the events conclude at a reasonable time.

   The stadium is surrounded by commercial businesses to the north, east and south, and a commercial use – the Kansas Speedway to the west, across State Avenue. The hotel, Best Western is on the south side of the building, which is one (1) block away from the plaza area, so the noise generated from patrons and the stage speakers will be minimized given its distance.

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

   The proposed use will not pollute the air, land or water.

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

    The proposed use will not damage or destroy an irreplaceable natural resource.

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 compared to the hardship imposed on the landowners is minimal.

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

    The applicant will be required to adhere to the conditions of approval, subject to approval by the Unified Government Board of Commissioners.

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

    The proposed use will result in large crowds, but the Fire Marshal will determine the maximum occupancy in the plaza area for large viewing parties, concerts or other events, and the owner/operator will abide by those regulations.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 30, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Hours of Operation
Lighting
Noise
On-site security

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **SP2025-034**, **for two (2) years**, subject to:

1. **All entertainment must cease by at least 1:00 AM;**
2. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
3. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
4. **Crosswalks shall be added across driveways aprons, where sidewalks are connected along the perimeter of the site where patrons and employees walk to the building;**
5. **Repair the sidewalk and any trees that are damaged as a result of the ticket entry/gate renovations and/or hardscape enhancements.**

6. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
7. **All light poles will have cutoff fixtures and will be oriented to the interior of the site. Light levels will be kept to near zero (0) at the property lines with a maximum of one (1) footcandle at the property line;**
8. **If applicable in the future, all new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
9. **Downspouts shall be recessed in corners and painted to match the building;**
10. **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;**
11. **Section 27-721(b)(1) Signs that are not visible from a public street, highway or road, unless the sign is visible from the property line of an adjoining lot or parcel within an A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, or R-M zoning district. A sign is considered not visible where it is fully obstructed by natural changes in grade, buildings, or landscaping that provides a complete year-round visual barrier. "Fully obstructed" means that the signs are not visible at ground level from the edge of the public right-of-way or residential property line, or from the upper level of a residential building on an adjoining property. However, these signs must comply with any applicable requirements of the building codes (Unified Government Code, Chapter 8);**
12. **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;**
13. **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;**
14. **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;**
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. **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;**
17. **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;**
18. **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;**
19. **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,**
20. **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 **SP2025-034** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Lighting Plan
Floor Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	July 14, 2025 Approval	July 31, 2025
Final Plan Review	July 14, 2025 Approved	Not Required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-034** 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 **SP2025-034,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 3:55:32:

SP2025-034 - MITCHELL BROWN WITH POPULOUS
Synopsis: Special Use Permit for an event space and live entertainment in the plaza area at 1600 Village West Parkway (in conjunction with PR2025-017). *Detailed Outline of Requested Action:* The applicant, Mitchell Brown with Populous, is requesting a Special Use Permit to host events and live entertainment in the plaza area and Final Development Plan to build a stage and screen for live events, and renovate the ticket entry areas on 11.00 acres at 1600 Village West Parkway.

PR2025-017 - MITCHELL BROWN WITH POPULOUS
Synopsis: Final Plan Review for remodeling the entry plaza at Children's Mercy Park at 1600 Village West Parkway (in conjunction with SP2025-034).

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

Present in Support:

- Curt Petersen, Applicant Representative, Polsinelli PC, 900 West 48th Place, Kansas City, Missouri 64112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:00:38: Long Range Planner Alyssa Marcy stated that Staff recommends approval for two (2) years with conditions.

Motion starts at 4:01:46:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-034 for two (2) years:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1. **All entertainment must cease by at least 1:00 AM;**
2. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
3. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
4. **Crosswalks shall be added across driveways aprons, where sidewalks are connected along the perimeter of the site where patrons and employees walk to the building;**
5. **Repair the sidewalk and any trees that are damaged as a result of the ticket entry/gate renovations and/or hardscape enhancements.**
6. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
7. **All light poles will have cutoff fixtures and will be oriented to the interior of the site. Light levels will be kept to near zero (0) at the property lines with a maximum of one (1) footcandle at the property line;**
8. **If applicable in the future, all new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
9. **Downspouts shall be recessed in corners and painted to match the building;**
10. **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;

11. **Section 27-721(b)(1) Signs that are not visible from a public street, highway or road, unless the sign is visible from the property line of an adjoining lot or parcel within an A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, or R-M zoning district. A sign is considered not visible where it is fully obstructed by natural changes in grade, buildings, or landscaping that provides a complete year-round visual barrier. "Fully obstructed" means that the signs are not visible at ground level from the edge of the public right-of-way or residential property line, or from the upper level of a residential building on an adjoining property. However, these signs must comply with any applicable requirements of the building codes (Unified Government Code, Chapter 8);**
12. **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;**
13. **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;**
14. **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;**
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. **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;**

17. **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;**
18. **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;**
19. **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,**
20. **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.**

Motion starts at 4:02:32:

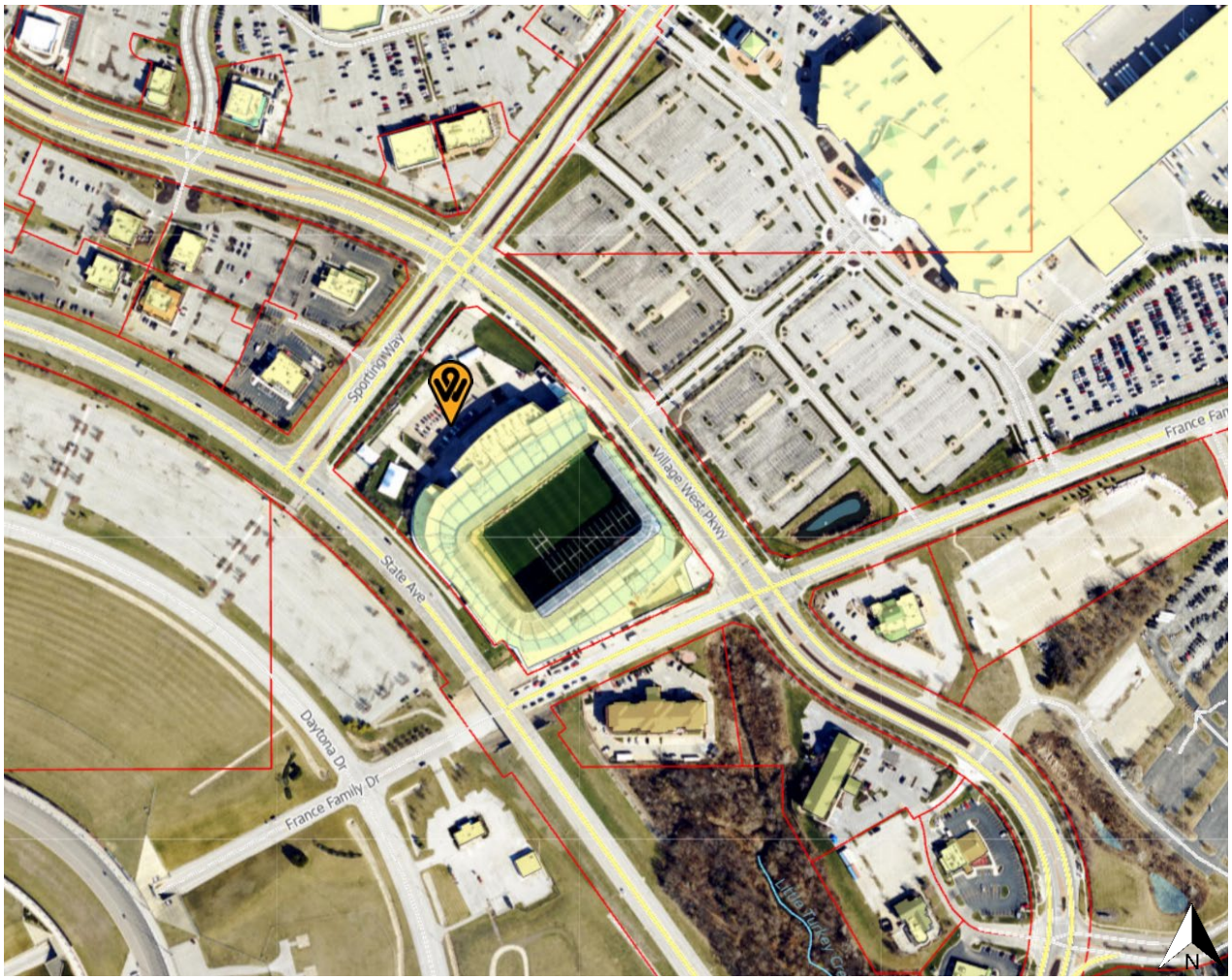
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PLAT2025-017:**

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

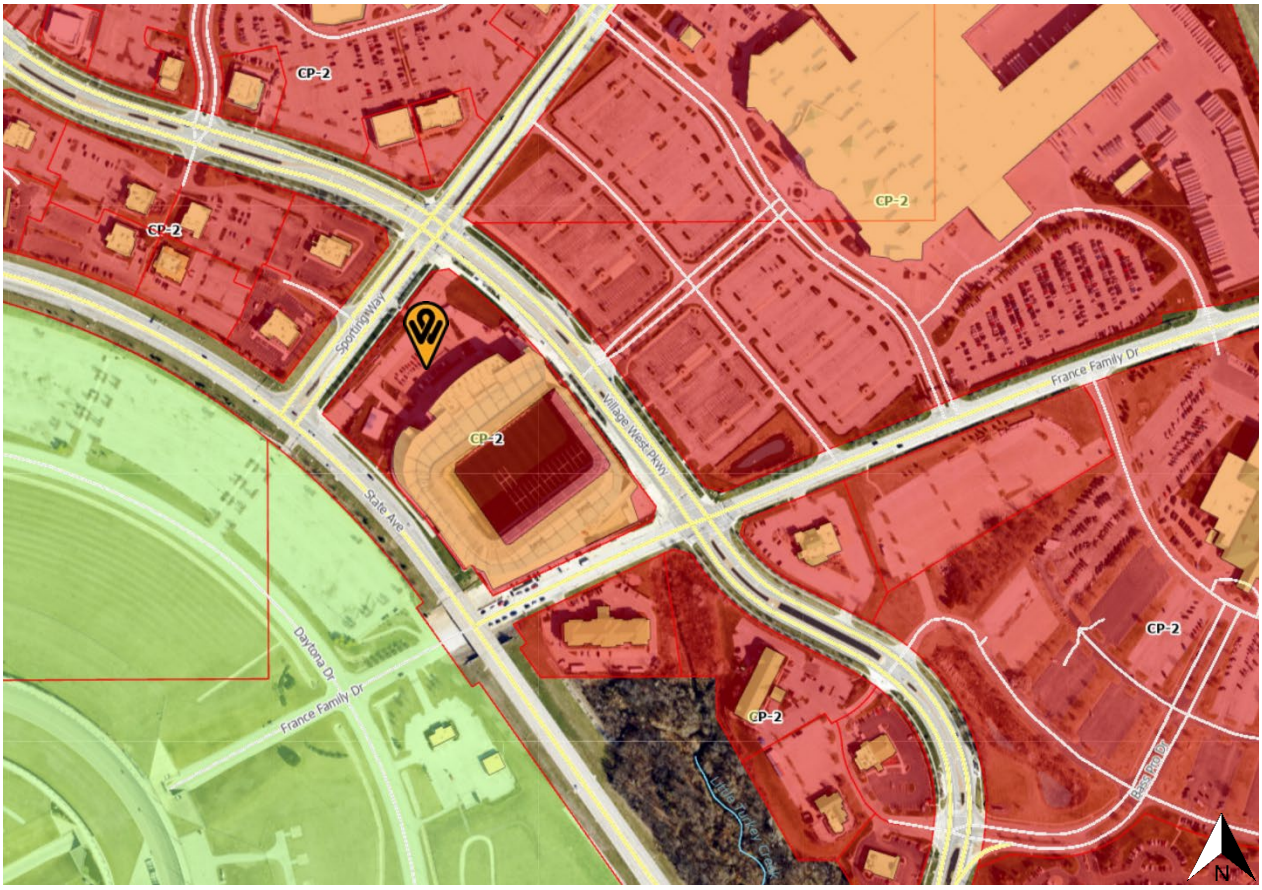
Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

ATTACHMENTS

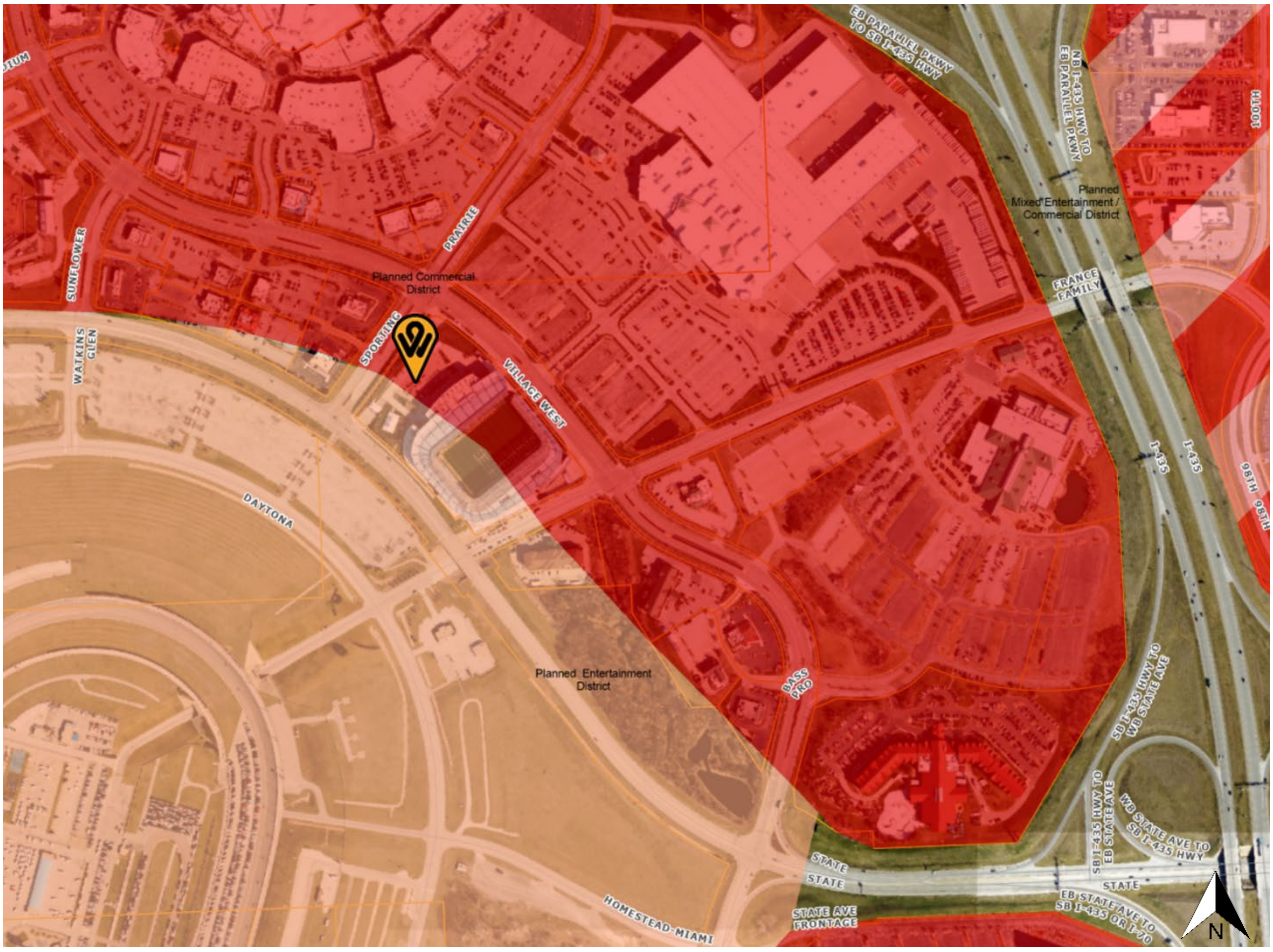
AERIAL IMAGERY



ZONING MAP


CP-2
CP-2
CP-2
CP-2
CP-2
CP-2
Sporting Way
Village West Pkwy
France Family Dr
State Ave
Daytona Dr
France Family Dr
Bass Pro Dr
N

LAND USE MAP


Planned Commercial District
Planned Mixed Entertainment / Commercial District
Planned Entertainment District
SUNFLOWER
PRAIRIE
SPORTLINE
WATKINS GLEN
VILLAGE WEST
DAYTONA
BASS PRO
FRANCE FAMILY
HOMESTEAD-MIAMI
STATE
STATE AVE FRONTAGE
I-95
N

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The proposed use accesses the existing State Avenue, France Family Drive, Sporting Way and Village West Parkway right-of-way with this development. No additional right-of-way is required for dedication.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   This is not applicable as the proposed development is occurring within an already established planned zoning district and there would be no additional amenities created.

8. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

   This is not applicable as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

9. ***The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.***

   The submitted final plan contains no significant changes from the previously approved preliminary plan. The addition of the stage and screen is the impetus for the Final Plan Review.

NEIGHBORHOOD MEETING INFORMATION

The neighborhood meeting can be held by the following:

1. In person
2. Virtual Meeting

The deadline for the neighborhood meeting is **June 30, 2025** and on **July 2, 2025** **you are required to send your information to** Rose Morris, Professional Assistant, either by email (rmorris@wycokck.org) or U.S. mail (Department of Planning + Urban Design, 701 North 7th Street, Suite 423, Kansas City, Kansas 66101), which includes;

1. List of people who participated in your in-person, Zoom or Skype/Teams meeting.
2. List of people who contacted you with questions and comments – please document their names, address and questions/comments.
3. Signed and **notarized** affidavit that you held the meeting.

KEY ISSUES

Hours of Operation Lighting
Noise
On-site security

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. What are the proposed hours of operation for live events? Each event will likely have different hours of operation.
   a. Will they change based on specific events? Yes, but all events will cease by 1:00 a.m.

2. What types of live events will occur in the plaza area, and could these events occur before or after events within the stadium? A variety of events are proposed for the plaza area including but not limited to, small concert shows, Sporting Kansas City game day activations, major event watch parties (i.e. FIFA World Cup) as well as community events and programs (i.e. high school graduations, movie nights). These events could coincide with events within the stadium and / or occur before or after events within the stadium. Care is taken to never exceed operational capacity in regard to parking, crowd flow or staffing resources.

3. Are the security measures in place for current sporting events the same for live entertainment/events in the plaza area? Describe and provide clarification. The plaza will operate under a similar event unified command structure that governs all Children's Mercy Park events. Security policies, staffing, and technology mirror those already deployed at Children's Mercy Park. Staffing follows the stadium's established risk-based matrix, combining in-house Guest Experience & Security personnel with contract guards, off-duty KCKPD officers, and EMS services. Finally, the plaza is fully integrated into Children's Mercy Park's Emergency Action Plan, Severe Weather Plan, and evacuation routes, ensuring that safety protocols are equal to—or stronger than—those in place for current stadium events.

4. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. Confirmed, all the noted systems installed in exterior locations will be served by underground wiring.

5. Crosswalks shall be added to internal drive aisles, driveways, and intersections where sidewalks are connected along and across the perimeter of the building and throughout the parking lot where guests and employees walk to the building. No additional parking is proposed where crosswalks would apply. Crosswalk is shown at commercial drive.

Landscaping and Screening:

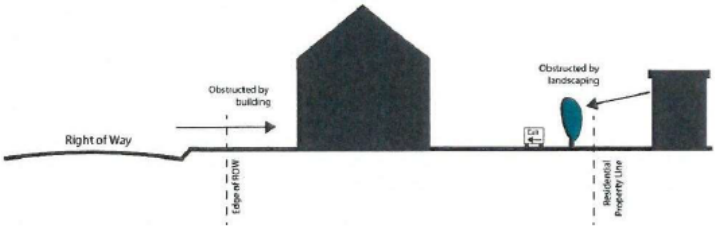
1. Repair the sidewalk and any trees that are damaged as a result of the ticket entry/gate renovations and/or hardscape enhancements. Acknowledged.
2. How will lighting be mitigated with regards to the lights above the stage?
    a. Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

    All light poles will have cutoff fixtures and will be oriented to the interior of the site. Light levels will be kept to zero (0) at the property lines. All new lighting will be arranged to avoid light spill onto adjoining properties and public streets. All light sources will be hooded or controlled. Light fixtures serving the stage will be mounted to the canopy directly over the stage and will be directed at the stage, and will not spill light onto adjacent properties. No bare incandescent bulbs will be utilized. Light fixtures near the property line are cutoff fixtures with backlight control yielding 0 – 0.1 footcandles at the property line. Please confirm this is acceptable. The existing 50-foot-tall poles at the interior plaza are being retrofit with new LED fixtures. The new LED fixtures will provide improved optical and glare control over the current metal halide flood lights.

3. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. There is not rooftop mechanical equipment included in this project.
4. Downspouts shall be recessed in corners and painted to match the building. Confirmed. Downspouts will be recessed in corners, tight to columns, and painted to match building.

Signage:

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. Acknowledged.
2. Section 27-721(b)(1) Signs that are not visible from a public street, highway or road, unless the sign is visible from the property line of an adjoining lot or parcel within an A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, or R-M zoning district. A sign is considered not visible where it is fully obstructed by natural changes in grade, buildings, or landscaping that provides a complete year-round visual barrier. "Fully obstructed" means that the signs are not visible at ground level from the edge of the public right-of-way or residential property line, or from the upper level of a residential building on an adjoining property. However, these signs must comply with any applicable requirements of the building codes (Unified Government Code, Chapter 8). Acknowledged.



Standard Conditions:

1. All entertainment must cease by at least 1:00AM; Acknowledged.
2. No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment; and, Acknowledged.
3. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses. Acknowledged.
4. 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. Acknowledged.
   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. Acknowledged.
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with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit. Acknowledged.

8. 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. Acknowledged.
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Project Name: Children's Mercy Park Plaza Renovation (SP2025-034)
Location: 1600 Village West Parkway

Attendees:
Amy Grant, Polsinelli PC (Law Firm)
Mitchell Brown, Populous

The zoom meeting began at 5:30 p.m. The development team concluded the meetings 30 minutes following the start time when it was determined that none of the invitees had joined the meeting.

104528558.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Amy Grant, of lawful age, sound mind and upon her oath states as follows:

1. That I am the petitioner for Petition #SP2025-034.
2. That I conducted a neighborhood meeting on June 30, 2025.
3. The notice to nearby property owners was sent on June 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.

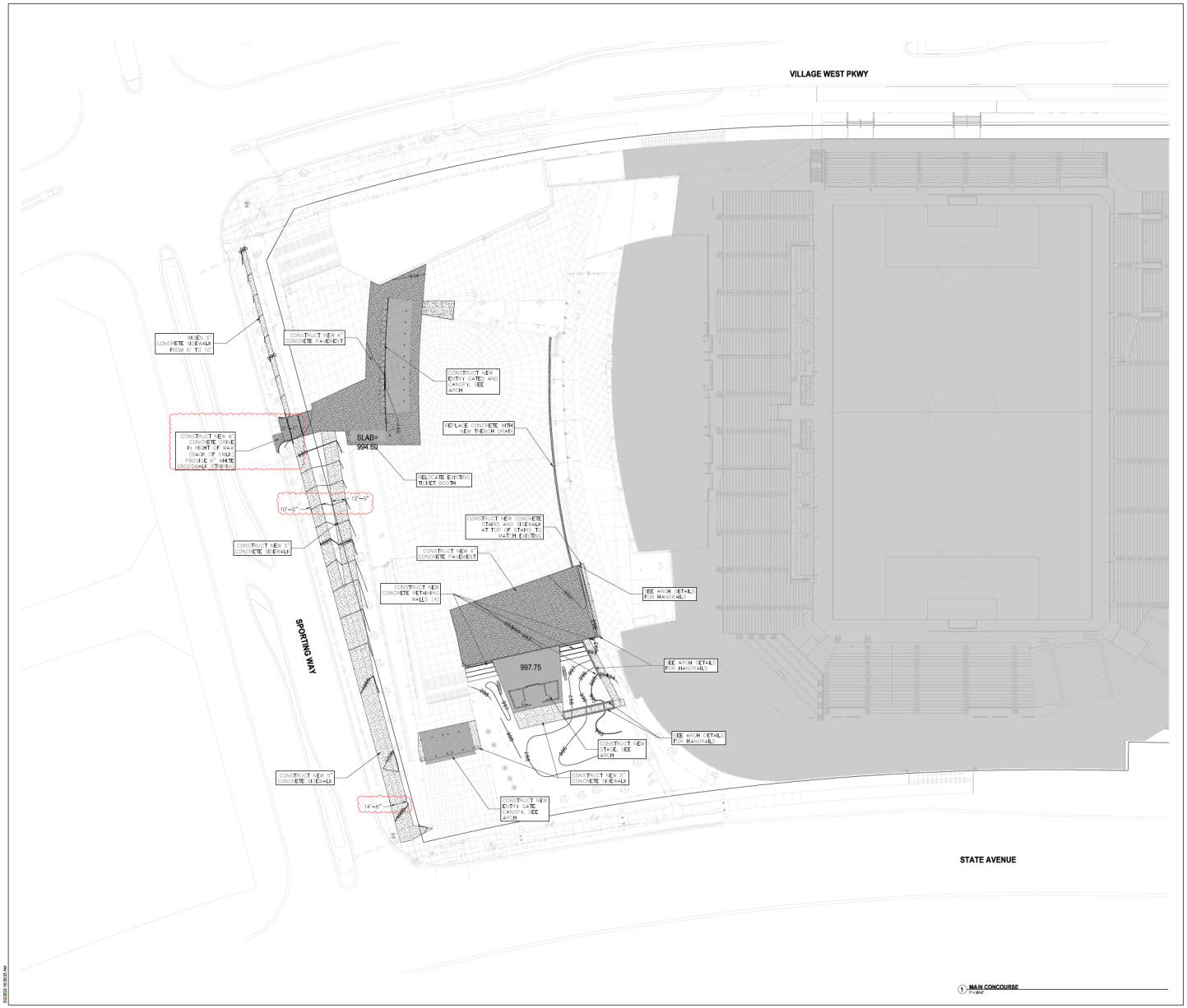
Amy Grant
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2 day of July, 2025.

My commission expires 27 of February, 2027.

Heather Epstein
Notary Public

HEATHER EPSTEIN
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 2/27/2027
Commission # 23310005



POPULOUS

Architecture · Master Design · Landscape Design
Brand Activation · Wayfinding · Product Design
Event · Urban Design · Populous Design Build

REVISIONS

NO.	DATE	DESCRIPTION

SPORTING KC PLAZA RENOVATION

1 Sporting Way
Kansas City, KS 66111

FINAL DEVELOPMENT PLAN

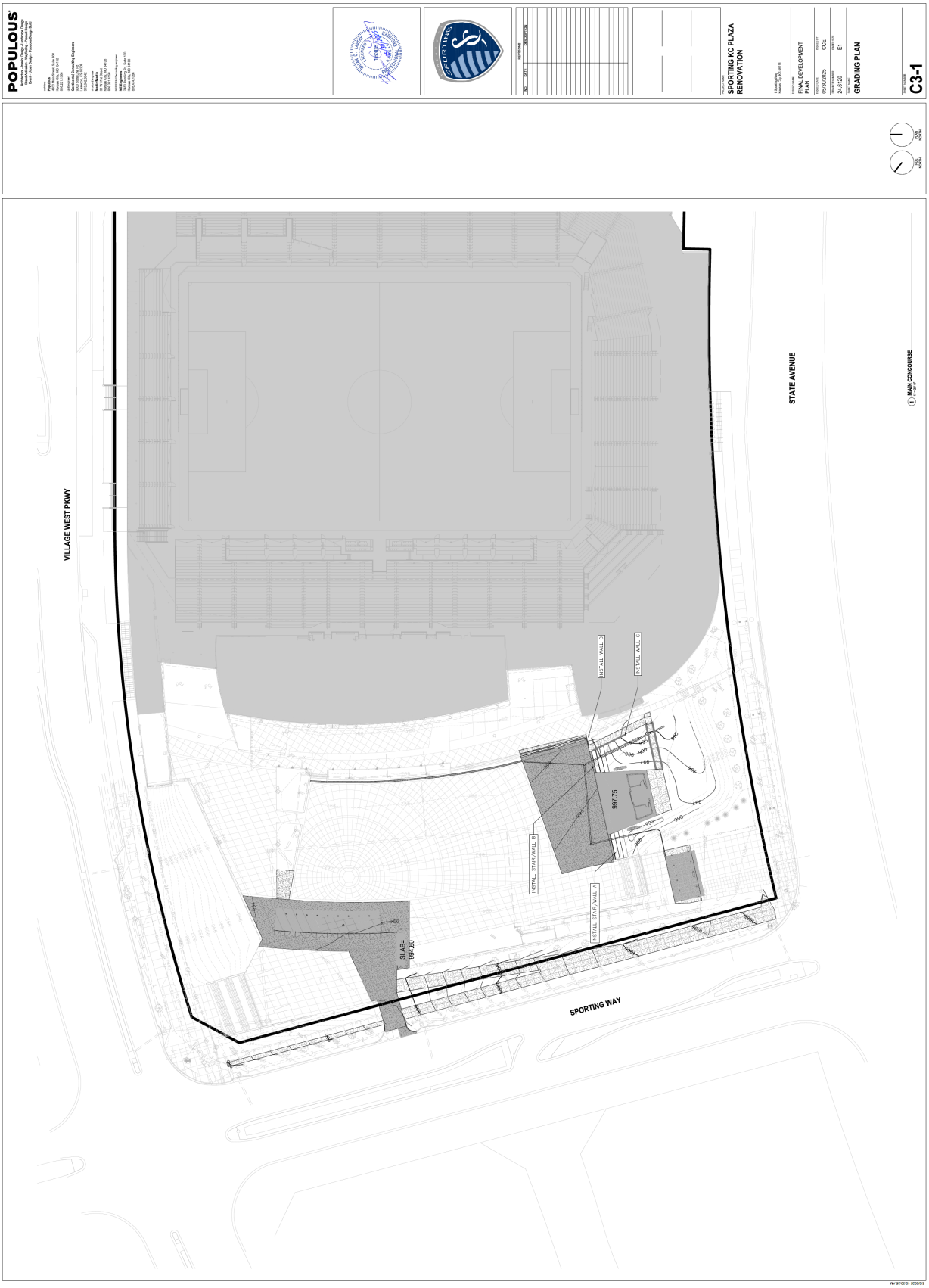
06/30/2025 CCE

24.8120 E1

SITE PLAN

C2-1

POPULOUS
SPORTING KC PLAZA RENOVATION
FINAL DEVELOPMENT PLAN
05/30/2025
24-0120
OVERALL SITE PLAN
A0-2-1
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION
VILLAGE WEST PKWY
STATE AVE
SPORTING WAY
1 MAIN CONCOURSE SITE PLAN


POPULOUS
SPORTING KC PLAZA RENOVATION
FINAL DEVELOPMENT PLAN
05/30/2025
CCE
24.6120
E1
GRADING PLAN
C3-1
VILLAGE WEST PKWY
STATE AVENUE
SPORTING WAY
INSTALL WALL D
INSTALL WALL C
INSTALL STAIR/WALL B
INSTALL STAIR/WALL A
997.75
SLAB= 994.50
MAIN CONCOURSE

POPULOUS
SPORTING KC PLAZA RENOVATION
FINAL DEVELOPMENT PLAN
05/30/2025
CCE
24.6120
E1
UTILITY PLAN
C4-1
VILLAGE WEST PKWY
STATE AVENUE
SPORTING WAY
MAIN CONCOURSE
REMOVE AND REPLACE EX. 4" TRENCH DRAIN (SEE DETAILS)
CONNECT NEW TRENCH DRAIN AT EXISTING CONNECTION (REUSE)
LINE 8030 INSTALL 4" DIA. DRAIN FROM TRENCH TO STR. 8010
STR. 8010 INSTALL 18" DIA. PVC DRAIN BASIN AND 12" HDPE
STR. 8020 INSTALL 18" DIA. PVC DRAIN BASIN AND 12" HDPE
STR. 8011 INSTALL 18" DIA. PVC DRAIN BASIN AND 12" HDPE
STR. 8012 INSTALL 18" DIA. PVC DRAIN BASIN AND 12" HDPE
PHIST 408 FT OF LINE 8011 SHALL BE PERFORATED 12" HDPE IN 30" WIDE DRAWEL BED WITH 10" OF CLEAN ROCK UNDER PIPE FOR INFILTRATION
LINE 8042 INSTALL 4" DIA. DRAIN FROM DOWNSPOUT TO STR. 8041
REPLACE GRATE ON 10" DIA. NYLOPLAST WITH SOLID LID AND ADJUST RIM UP TO 993.91 FROM UNKNOWN
REPLACE GRATE ON 18" DIA. NYLOPLAST WITH SOLID LID AND ADJUST RIM UP TO 994.00 FROM 993.66
STR. 8000 INSTALL 24" DIA. PVC DRAIN BASIN
STR. 8040 INSTALL 18" DIA. PVC DRAIN BASIN AND 12" HDPE
STR. 8041 INSTALL 18" DIA. PVC DRAIN BASIN AND 12" HDPE
SEE SITE LIGHTING PLANS FOR REVISED/NEW PLAZA LIGHTING

IRRIGATION NOTES:

THE EXISTING, IN-PLACE IRRIGATION SYSTEM SHALL BE MODIFIED & EXPANDED &/OR REPAIRED PER THE PROPOSED LANDSCAPE PLANS.

IRRIGATION CONTRACTOR SHALL SUBMIT OFFICIAL IRRIGATION SHOP DRAWING PLANS FOR OWNER REVIEW AND COMMENTS PRIOR TO IRRIGATION CONSTRUCTION.

IRRIGATION SHOP DRAWING PLANS SHALL BE USED FOR ANY/ALL PERMITTING AND CONSTRUCTION PURPOSES.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED BY THE EXISTING AND MODIFIED IRRIGATION SYSTEM, ENSURING NO OVER-SPRAY AND PROPER HEAD-TO-HEAD COVERAGE.

ANY/ALL CONTROLLER MODIFICATIONS SHALL BE DOCUMENTED BY THE IRRIGATION CONTRACTOR AND ZONE CHARTS REVISED AND UPDATED ACCORDINGLY. AN UPDATED & LAMINATED ZONE/STATION CHART SHALL BE PROVIDED AT THE CONTROLLER PRIOR TO FINAL COMPLETION.

LANDSCAPE NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER AND/OR ARCHITECTS ATTENTION IMMEDIATELY.

ALL LOCATIONS OF PLANTS SHALL BE STAKED OR LAID OUT IN THE FIELD FOR APPROVAL PRIOR TO PLANTING.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES ON PLAN, FOR ANY DISCREPANCIES, PLAN GRAPHICS SHALL PREVAIL.

CONTRACTOR SHALL REPAIR, REPLACE OR RE-SOD ALL AREAS DISTURBED BEYOND THE LIMITS OF WORK. REPLACEMENT SHALL BE OF EQUIVALENT SIZE AND SPECIES.

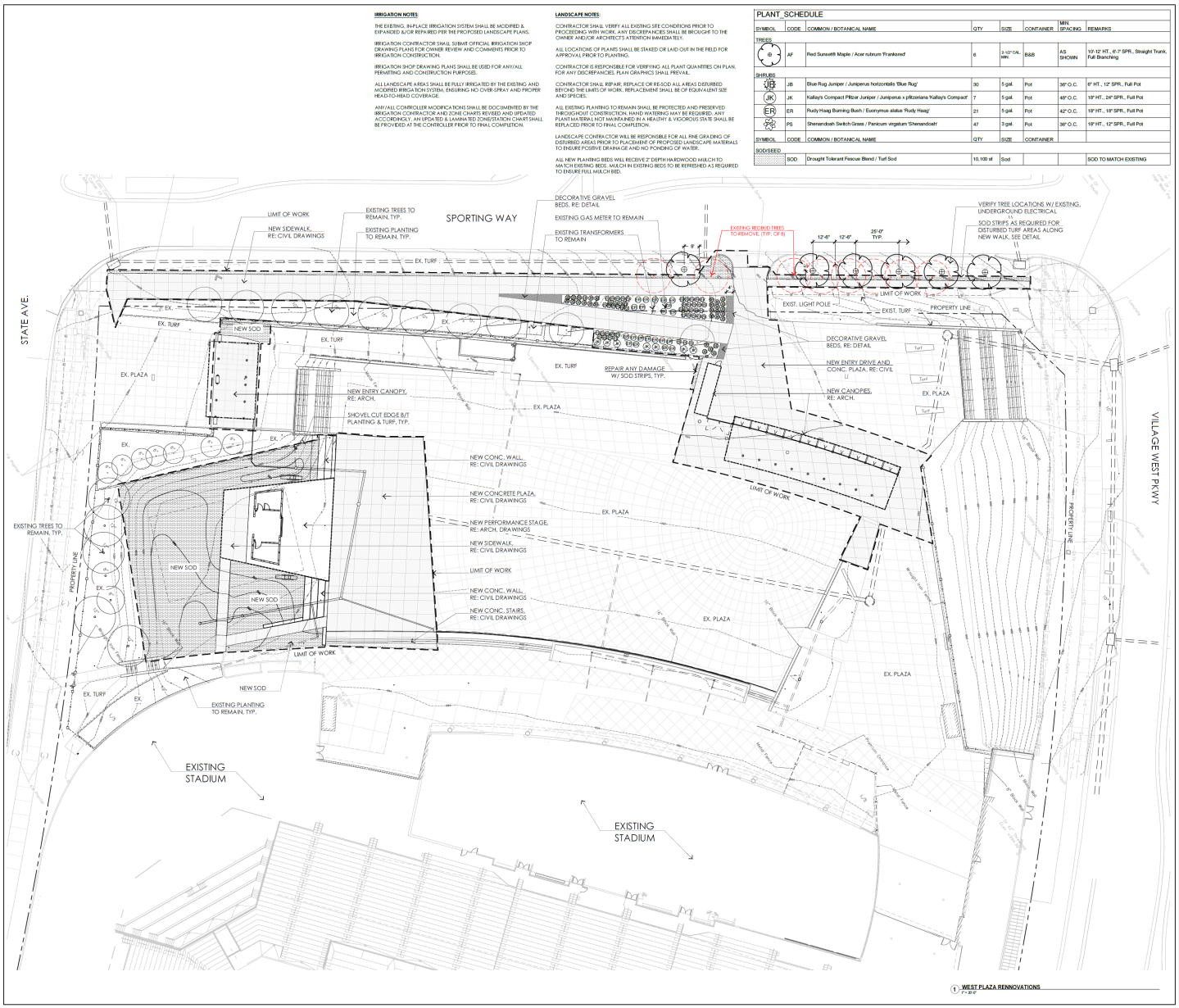
ALL EXISTING PLANTING TO REMAIN SHALL BE PROTECTED AND PRESERVED THROUGHOUT CONSTRUCTION. HAND WATERING MAY BE REQUIRED. ANY PLANT MATERIAL NOT MAINTAINED IN A HEALTHY & VIGOROUS STATE SHALL BE REPLACED PRIOR TO FINAL COMPLETION.

LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ALL FINE GRADING OF DISTURBED AREAS PRIOR TO PLACEMENT OF PROPOSED LANDSCAPE MATERIALS TO ENSURE POSITIVE DRAINAGE AND NO PONDING OF WATER.

ALL NEW PLANTING BEDS WILL RECEIVE 3" DEPTH HARDWOOD MULCH TO MATCH EXISTING BEDS. MULCH IN EXISTING BEDS TO BE REFRESHED AS REQUIRED TO ENSURE FULL MULCH BED.

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	SIZE	CONTAINER	MIN. SPACING	REMARKS
TREES							
	AF	Red Sunset® Maple / Acer rubrum 'Franksred'	6	2-1/2" CAL MIN.	B&B	AS SHOWN	10'-12' HT., 6'-7' SPR., Straight Trunk, Full Branching
SHRUBS							
	JB	Blue Rug Juniper / Juniperus horizontalis 'Blue Rug'	30	5 gal.	Pot	36" O.C.	6" HT., 12" SPR., Full Pot
	JK	Kallay's Compact Pfitzer Juniper / Juniperus x pfitzeriana 'Kallay's Compact'	7	5 gal.	Pot	48" O.C.	18" HT., 24" SPR., Full Pot
	ER	Rudy Haag Burning Bush / Euonymus alatus 'Rudy Haag'	21	5 gal.	Pot	42" O.C.	18" HT., 18" SPR., Full Pot
	PS	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	47	3 gal.	Pot	36" O.C.	18" HT., 12" SPR., Full Pot
SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	SIZE	CONTAINER		
SOD/SEED							
	SOD	Drought Tolerant Fescue Blend / Turf Sod	10,100 sf	Sod			SOD TO MATCH EXISTING



1 WEST PLAZA RENNOVATIONS
1" = 20'-0"

0 5 10 20 40
SCALE: 1" = 20'-0"

TRUE NORTH | PLAN NORTH

POPULOUS
Architecture · Interior Design · Landscape Design
Brand Activation · Wayfinding · Product Design
Event · Urban Design · Populous Design (Int'l)

architect
Populous
4520 Main Street, Suite 500
Kansas City, MO 64112
816.221.1500

civil engineer
Continental Consulting Engineers
9200 State Line Rd
Leawood, KS 66206
913.642.6642

structural engineer
Martin Martin
51 W 31st Street
Kansas City, MO 64108
816.561.4150

MEP/FP&L/Technology engineer
ME Engineers
2300 Pershing Rd., Suite 100
Kansas City, MO 64108
816.474.5256

JAY GRABER LICENSED LANDSCAPE ARCHITECT
05/30/2025

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME
SPORTING KC PLAZA RENOVATION

1 Sporting Way
Kansas City, KS 66111

ISSUED NAME
FINAL DEVELOPMENT PLAN

ISSUED DATE	ISSUED BY
05/30/25	POPULOUS
PROJECT NUMBER	PAPER SIZE
24.6120	E1

SHEET NAME
SITE LANDSCAPE PLAN

SHEET NUMBER
L1-0

POPULOUS
SPORTING KC PLAZA RENOVATION
FINAL DEVELOPMENT PLAN
05/30/2025
POPULOUS
24-9130
E1
WEST PLAZA ROOF AND SIGNAGE PLAN
A1-2-1
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION
1 WEST PLAZA ROOF PLAN - SIGNAGE PLAN

SP2025-034

July 31, 2025

29

LUMASPORT 8 PRISM REMOTE SYSTEM

1 LIGHT HEAD OVERVIEW

Performance Data[1]

	LUMASPORT 8 PRISM REMOTE SYSTEM
Nominal Power[2]	532W
Input Voltage 3-wire Voltage	120 – 277VAC
Input Voltage (High Voltage)	347 – 480VAC
Distribution (NEMA)	2S, 4S, 5S, 7F
Dimming Range	10W TO 532W, 10%-100%
Operating Temperature Range	-40°C to +40°C
Usage	INDOOR, OUTDOOR
Mounting Options	TOP TENON, QUICK CLAMP
Electrical Certifications	CSA, cULus/TÜV, ULTUV
Environmental Certifications	IP66, NEMA 4X[3]
Vibration	ANSI C136.31, 2010 3.10.3
Surge	10kV
Effective Projected Area (EPA)	1.0 (sq. ft.)
Effective Projected Area (EPA) with Visor (VEA)[4]	1.8 – 2.9 (sq. ft.)
Approximate Weight[5]	Light Head: 215 LBS Tenon Top Tube: + 45 LBS Quick Clamp: Poles: + 15 LBS

NOTES:
(1) Specifications are subject to change without notice.
(2) Refer to Optical Performance Data.
(3) Visors are a +/- 10% when fixture is operated at 25°C ambient.
(4) Light Head meets ENERGY STAR Outdoor Sheet Value Exclusion.
(5) Weight may vary depending on mounting bracket, SAM Visor option, Light Head and Visor manufacturer.

Optical Performance Data

LUMASPORT 8 PRISM REMOTE SYSTEM	
LED TYPE	LUMEN
SPHERICAL RED	5255
RED ORANGE	10969
AMBER	13709
YELLOW	17128
LIME GREEN	9857
SPHERICAL GREEN	3624
TEAL	3874
BLUE	4772
SPHERICAL BLUE	1430
WHITE	17128

Light Head Electrical Performance Data

Fixture	Input Voltage	Max Current	Light Head Power*
EPH-LS-SE-5000PW	1.8 A	77 ADC	532W

* Light Head Power is measured and independently Tested by NVLC.
** Refer to Ordering Information for Voltage and Installation Instruction standard Control for Stand Held.
*** EVERY Max application Tenon Mid.
+ Photometric Pattern: ID Light Head, PHOT_Illustrations.ies files must be provided per electrical standard.
++ Refer to the power to fit a Light Head. For system input power, see page 7 for the PAC Electrical performance data.

LUMASPORT 8 PRISM REMOTE SYSTEM

ORDER INFORMATION

NOTE: A complete Lumasport Remote System order requires a selection entry for:

1. LIGHT HEADS – SAMPLE ORDER NUMBER: EPH-LS-SE-5000PB-BLK-RGB-CL-SQ-PBSA-TF-HSS-ST
2. POWER & CONTROLS BOX + MOUNTING RAILS – SAMPLE ORDER NUMBER: EPH-PAC-5000PB-GRY-208-AM-3-MR-ST
3. DISTRIBUTION BOX – SAMPLE ORDER NUMBER: EPH-DIST-6PC-GRY-240-CP-ST
4. OPTIONAL: BANDING ACCESSORIES – SAMPLE ORDER NUMBER: EPH-RPB-KIT

1 LIGHT HEADS

Brand	Family	Model	Power Configuration	Color	CCT	CRI	Optic	Light Head Cable (AWG)
EPH = Ephesus SAA = Sales Agreements Int'l	LS = Lumasport	SE = SE Optic	5000PB = Prism Remote Power Supply	BLK = Black	5K = Prism Field Selectable	70CRI = Prism Field Selectable	5S = 142W-1 | 2S, 3, 4S, 5S, 7F = 142W-2 | 2S, 3, 4S, 5S, 7F = 142W-3 | 2S, 3, 4S, 5S, 7F = 142W-4 | 2S, 3, 4S, 5S, 7F = 142W-5 | 2S, 3, 4S, 5S, 7F = 142W-6 | 2S, 3, 4S, 5S, 7F = 142W-7 | 2S, 3, 4S, 5S, 7F = 142W-8 | 2S, 3, 4S, 5S, 7F = 142W-9 | 2S, 3, 4S, 5S, 7F = 142W-10 | 2S, 3, 4S, 5S, 7F = 142W-11 | 2S, 3, 4S, 5S, 7F = 142W-12 | 2S, 3, 4S, 5S, 7F = 142W-13 | 2S, 3, 4S, 5S, 7F = 142W-14 | 2S, 3, 4S, 5S, 7F = 142W-15 | 2S, 3, 4S, 5S, 7F = 142W-16	PBSA* = Prism Standard (unmounted)

(1) Light Head Mounts shipped assembled to Light Head
(2) Refer to Optical Performance Data for Light Head
(3) NB – Each Clamp is intended to be used to mount the Light Head to a single pole. Additional clamps and/or poles ordered by preference requirements.

Light Head Mount[1]	Options	Special Options
TF = Top Direct Tube SAA = Sales Agreements Int'l	HSS = Hi-Gen, high efficiency glass Prism Clear, high efficiency glass lens	ST = Standard

(1) Light Head Mounts shipped assembled to Light Head
(2) Refer to Optical Performance Data for Light Head
(3) NB – Each Clamp is intended to be used to mount the Light Head to a single pole. Additional clamps and/or poles ordered by preference requirements.

2 POWER AND CONTROLS (PAC) BOX

Brand	Family	Power Configuration	Color	AC Input Voltage	Control	Light Heads	Mounting Option	Special Options
EPH = Ephesus SAA = Sales Agreements Int'l	PAC = Power and controls box	5000PB = Prism & Remote Power	GRY = Grey	208 = 208V AC 240 = 240V AC 277 = 277V AC 347 = 347V AC 480 = 480V AC	AM = Wireless Air Mesh Technology CA = Localized (CAN) Control	3 = 3 pin Light Head 5 = 5 pin Light Head	MR = Mounting Rails	ST = Standard CP = Cable Pigtail BL = Labeled Barrel Block

(1) Only product configurations with the designated part # in bold in the Ordering Information table on page 5 of T20250116.0019EN, Please refer to T20250116.0019EN, page 5 for more information. Components shipped separately and assembled in the field unless otherwise preference requirements.

QUANTITY OF FIXTURES PER POLE	1	2	3	4	5	6
LUMASPORT 8 PRISM						
QUANTITY OF PAC BOXES	1 PAC BOX		2 PAC BOXES		3 PAC BOXES	
QUANTITY OF DISTRIBUTION BOXES	1 DISTRIBUTION BOX					

LUMAINAIRE TYPE S1

D-Series Size 1
LED Area Luminaire

dsx1 LED

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 30" (762 mm)
Width: 14.26" (362 mm)
Height H1: 7.88" (200 mm)
Height H2: 2.73" (69 mm)
Weight: 34 lbs (15.4kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

This photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature*	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 P5 ... Rotated optics P10 P12 P11 P13	Wide variation (70 CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700 30K 3000 40K 4000 50K 5000	70CRI 80CRI	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4L Type IV low glare T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	120V (120-277V)* 208V 240V 277V 347V 480V	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPUMBA Square pole mounting #1 drilling* RPUMBA Round pole mounting #1 drilling* SPUMBA Square narrow pole mounting (#8 drilling) WBA Wall bracket* AA Field adjustable (requires an 5 pin PE receptacle ordered separately)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN Nightlight with integral 2-way motion sensor for ambient sensor enabled at 2fc*** PER Five-wire receptacle only (control ordered separately)*** PER5 Seven-wire receptacle only (control ordered separately)*** PIR Motion sensor, 8-30' mounting height, ambient sensor enabled at 5fc*** PIR1 Same as PIR, but for 9-15' mounting height*** PIRH Same as PIR, but for 15-30' mounting height*** PIR1FC Turn-on-arrival-only (continuous operation)*** DCR Dual switching*** FAO Field adjustable output*** HS House-side shield* SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* Shipped separately BSW Bird spikes (field installed) EGSW External Glare Shield Wraparound, Solid (field required, matches housing finish) BSW Bird spikes (field installed)	Shipped installed SPD20KV 20kV surge protection PE Photocell, Button Type DMG 0-10V dimming wires pulled outside fixture for connection to an external control (ordered separately)*** DS Dual switching*** Shipped separately BS Bird spikes EGS External Glare Shield Wraparound, Solid (field required, matches housing finish) BSW Bird spikes (field installed)	DDBXD Dark bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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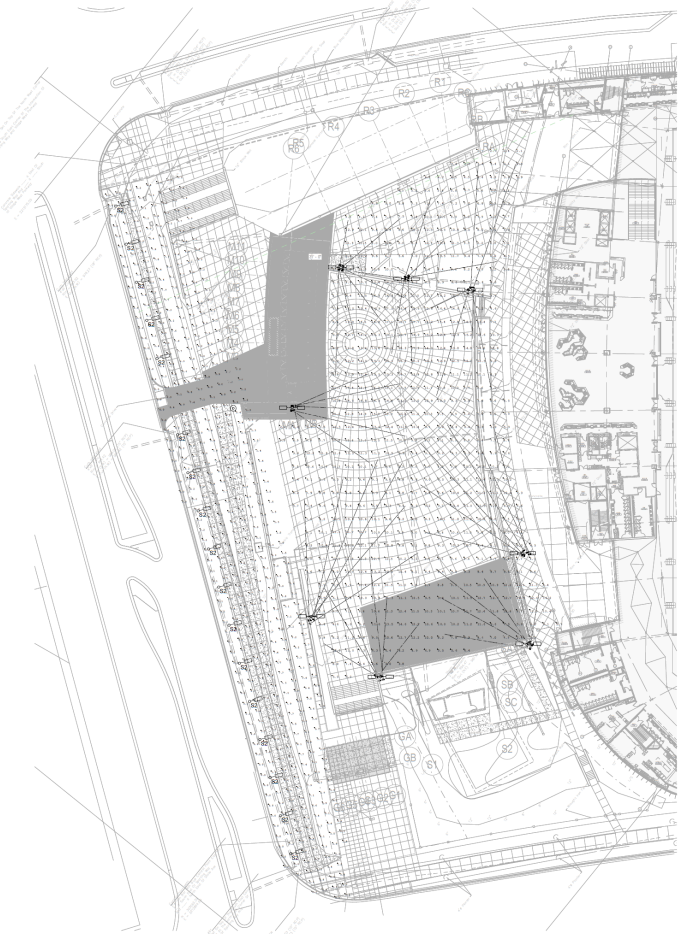
DSX1 LED
Rev. 08/20/20
Page 1 of 10

LUMAINAIRE TYPE S2

EXISTING POLE CONFIGURATION



1 ELECTRICAL WEST PLAZA AREA PHOTOMETRIC
1/32" = 1'-0"

SITE												
Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location	Comments
S1	532W LED, 17000 LUMENS, TUNABLE RGB	POLE MOUNTED RGBW AREA LIGHT. NEMA 4S OPTIC. REMOTE DRIVER AND WIRELESS DMX CONTROL.	GRAY	UNV 120-277V	POLE-MOUNTED	CO OPER	EPH-LS-SE-5000PLC-RGB-4S	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	MAIN PLAZA	
S2	142W LED, 12500 LUMENS, 3500K, 80CRI	POLE MOUNTED AREA LIGHT. TYPE III BACKLIGHT CONTROL DISTRIBUTION.	BLACK	UNV 120-277V	POLE-MOUNTED	LITHONIA	DSX1 LED P3 35K 80CRI BLC3 MVOLT	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	CHAMPIONS WALK	

PWR GENERAL NOTES:

1. REFER TO THE ELECTRICAL NARRATIVE FOR MORE INFORMATION.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL MECHANICAL UNITS WITH MECHANICAL CONTRACTOR.
3. ALL EXPOSED CONDUIT SHALL BE INSTALLED PERPENDICULAR, PARALLEL, AND TIGHT TO CEILING AND BEAMS. ALL EXPOSED CONDUIT ROUTING SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION AND INSTALLED IN A NEAT AND CONSISTENT MANNER. NO ADDITIONAL COST TO OWNER WILL BE ALLOWED FOR RELOCATING CONDUIT DUE TO THE LACK OF COORDINATION WITH ARCHITECT. ALL SURFACE MOUNTED CONDUIT LOCATED IN PUBLIC AREAS SHALL BE PAINTED. PAINTED COLOR TO BE DETERMINED BY THE ARCHITECT. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INDICATING ALL PROPOSED EXPOSED CONDUIT ROUTING.
4. EGRESS STAIRWELLS & CORRIDORS ARE NOT TO BE USED AS THROUGH SPACES FOR THE ROUTING OF MEP/FP SYSTEMS UNLESS ENCLOSED WITH THESE FIRE RATED MEANS OF EGRESS SHOULD SERVE THE SPACE AND NOT PASS-THROUGH TO ADJOINING AREAS. REFERENCE IBC 1023.5, NFPA 101 7.1.3.2.1(10)(b), AND NEC 300.25.
5. ALL BACK BOXES SHALL BE FLUSH MOUNTED UNLESS NOTED OTHERWISE. ALL VERTICAL SECTIONS OF CONDUIT SHALL BE CONCEALED WITHIN WALLS UNLESS NOTED OTHERWISE. INSTALLATION OF CONDUIT AND BACK BOXES IN CONCRETE, MASONRY AND GYP. WALLS.
6. MAXIMUM OF (5) DUPLEX RECEPTACLES PER CIRCUIT.
7. PROVIDE 120V 20A DUPLEX RECEPTACLE FOR EACH TELEVISION LOCATION. REFER TO ARCHITECTURAL ELEVATIONS FOR TELEVISION LOCATIONS. MAXIMUM OF (4) TELEVISIONS PER CIRCUIT. ROUTE ALL TELEVISION CIRCUITS THROUGH LIGHTING CONTROL SYSTEM.
8. CALCULATE 120V BRANCH CIRCUITS AS FOLLOWS:
   a. PROVIDE A DEDICATED CIRCUIT FOR ALL EQUIPMENT INDICATED ON ARCHITECTURAL DRAWINGS, SUCH AS REFRIGERATORS, VENDING MACHINES, ETC.
   b. 25% OF ALL 120V NEMA 5-20R RECEPTACLES SHALL BE ON DEDICATED CIRCUITS.
9. THIS CONTRACTOR SHALL REFER TO "MEP" SERIES DRAWINGS FOR ALL MECHANICAL EQUIPMENT ELECTRICAL CONNECTIONS.
10. CIRCUITS TO ALL MECHANICAL EQUIPMENT SHALL BE DEDICATED UNLESS NOTED OTHERWISE.
11. PROVIDE MINIMUM 1" CONDUIT FOR ALL SITE UNDERGROUND CIRCUITING.

KEYNOTES

TRUE NORTH

PLAN NORTH

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Kansas City, MO 64112
816.221.1100

civil engineer
Continental Consulting Engineers
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Olathe, KS 66062
913.942.5445

structural engineer
Martin/Martin
31 W 31st Street
Kansas City, MO 64108
816.361.4150

MEP/FP/Technology engineer
ME Engineers
2405 Pershing Rd, Suite 100
Kansas City, MO 64108
816.474.1366

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME
SPORTING KC PLAZA RENOVATION

1 Sporting Way
Kansas City, KS 66111

ISSUED NAME
FINAL DEVELOPMENT PLAN

ISSUED DATE	E-ISSUED BY
05/30/2025	ME-ENGINEERS
PROJECT NUMBER	E-MAIL
24-0120	E1

SHEET NAME
ELECTRICAL WEST PLAZA AREA PHOTOMETRIC

SHEET NUMBER
E1-3

5/29/2025 4:56:23 PM

POPULOUS
SPORTING KC PLAZA RENOVATION
FINAL DEVELOPMENT PLAN
06/20/2025
POPULOUS
24.6120
E1
WEST PLAZA FLOOR PLAN
A1-1-1
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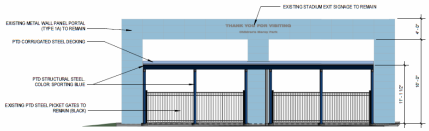
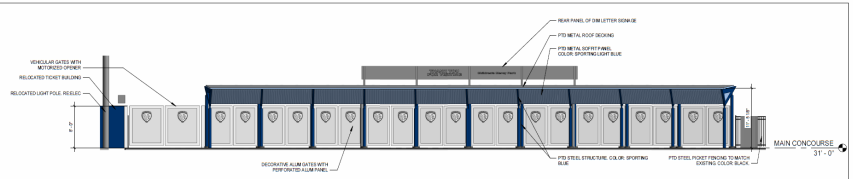
WEST PLAZA FLOOR PLAN

SP2025-034

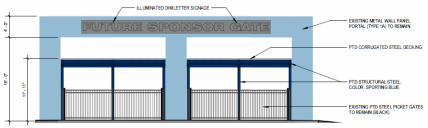
July 31, 2025



8 SOUTH GATE REAR - NORTH ELEVATION
1/8" = 1'-0"



4 MAIN GATE REAR - EAST ELEVATION
1/8" = 1'-0"



7 SOUTH GATE FRONT - SOUTH ELEVATION
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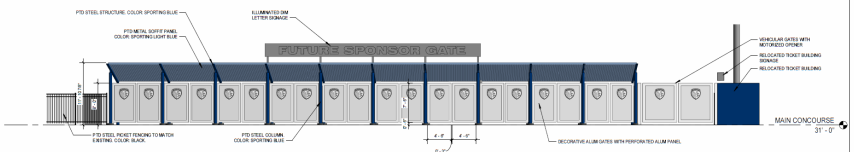
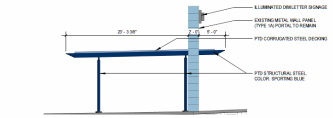
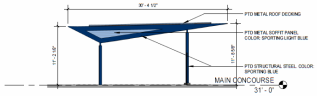


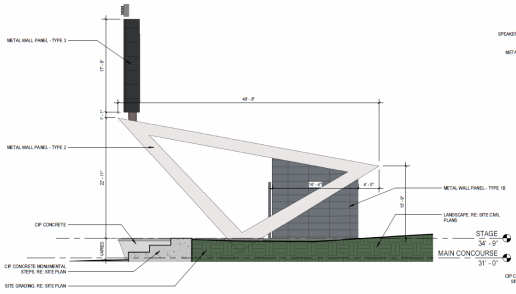
3 MAIN GATE FRONT - WEST ELEVATION
1/8" = 1'-0"



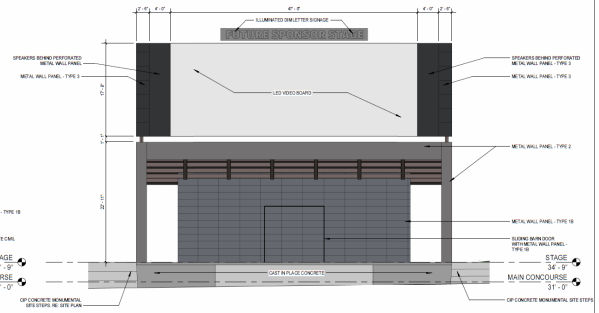
12 SOUTH GATE - WEST ELEVATION
1/8" = 1'-0"



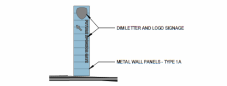
11 MAIN GATE - NORTH ELEVATION
1/8" = 1'-0"



6 STAGE WEST ELEVATION
1/8" = 1'-0"



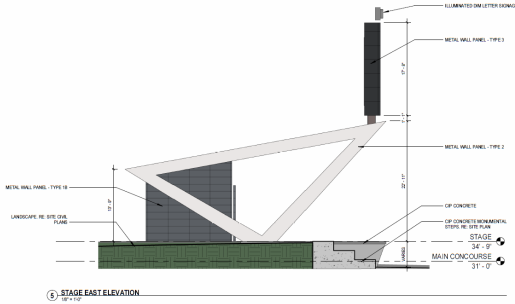
2 STAGE NORTH ELEVATION
1/8" = 1'-0"



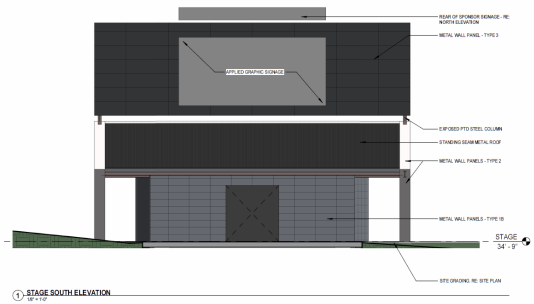
10 SW ENTRY GATE PYLON ELEVATION
1/8" = 1'-0"

EXISTING TICKET BUILDING AND SIGNAGE RELOCATED PER PLAN

9 EXISTING TICKET BUILDING (RELOCATED)
1/8" = 1'-0"



5 STAGE EAST ELEVATION
1/8" = 1'-0"



1 STAGE SOUTH ELEVATION
1/8" = 1'-0"

13 MATERIAL PALETTE
1/8" = 1'-0"

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Event - Urban Design - Populous Design Build

architect
Populous
400 E Main Street, Suite 300
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landscape architect
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MEP/FP&S/Technology engineer
MS Engineers
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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME
SPORTING KC PLAZA RENOVATION

1 Sporting Way
Kansas City, KS 66111

ISSUED FOR
FINAL DEVELOPMENT PLAN

ISSUED DATE
05/30/2025

REVISION BY
POPULOUS

PROJECT NUMBER
24.8120

PAPER SIZE
E1

SHEET NAME
ENTRY GATE AND STAGE ELEVATIONS

SHEET NUMBER
A5-1-1

TRUE NORTH

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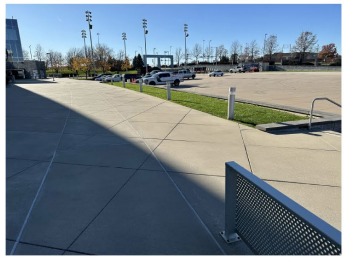

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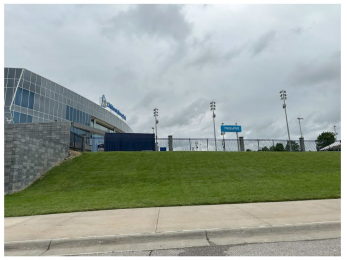

PHOTO J

PHOTO H

PHOTO G

PHOTO F

PHOTO E

PHOTO D

PHOTO C

PHOTO B

PHOTO A

SITE PHOTO KEY

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MEP/FP/Civil Technology Engineer
MC Engineers
2400 Pershing Rd, Suite 100
Kansas City, MO 64108
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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME
SPORTING KC PLAZA RENOVATION

1 Sporting Way
Kansas City, KS 66111

DEVELOPMENT PLAN

ISSUED DATE	DESIGNED BY
05/30/2025	POPULOUS
PROJECT NUMBER	PAPER SIZE
24.6120	E1

SHEET NAME
EXISTING CONDITION PHOTOGRAPHS

SHEET NUMBER
A0-1-1

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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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: July 31, 2025

Re: **Special Use Permit Petition SP2025-035**

GENERAL INFORMATION

Applicant Information:
Joseph Aaker
1742 Belleview Avenue
Kansas City, Missouri 64108

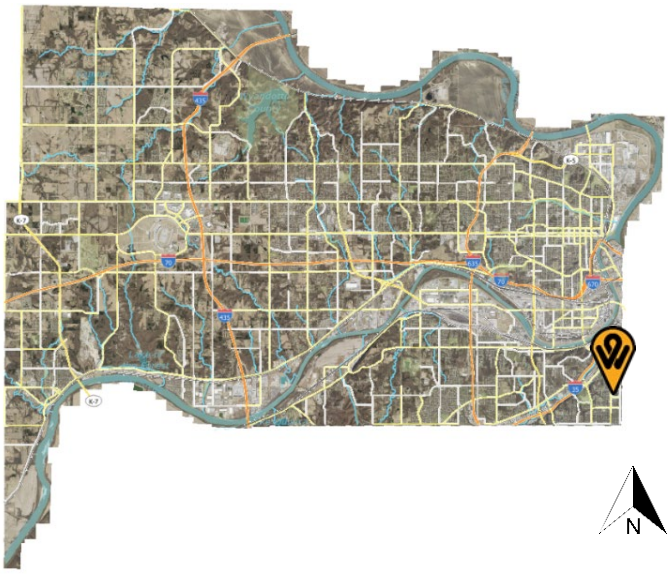
Subject Property:
3063 – 3065 Francis Street
Kansas City, Kansas 66103

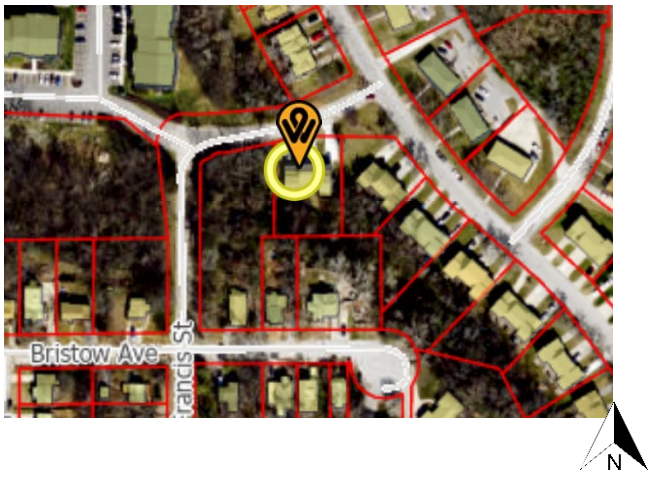
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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

Existing Zoning District(s):
RP-5 Apartment District

Plan Area:
Rosedale Area Plan





	Adjacent Zoning	Adjacent Uses
North	**RP-5 Planned Apartment District**	**Townhomes**
South	**R-2(B) Two-Family District**	**Two-family homes**
East	**RP-5 Planned Apartment District**	**Townhomes**
West	**RP-5 Planned Apartment District**	**Townhomes**

Total Tract Size: 0.33 Acre

Comprehensive Plan Designation: The Rosedale Area Plan designates this property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors.

Major Street Plan: The goDotte Mobility Plan designates Eaton Street as a Local/Neighborhood Street.

Parking Requirement: Section 27-460(d) states that one (1) and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more". The property appears to have four (4) units with two (2) bedrooms or more, which requires 8 spaces. The property provides 12 spaces.

Landscaping Requirement: Section 27-460(f) states that trees are required at not less than one per 4,500 square feet of site area. For additional standards and information, see division 10 of this article".

Advertisement: The Wyandotte Echo – June 19, 2025
Letters to Property Owners – June 20, 2025

Public Hearing(s): July 14, 2025 and July 31, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Joseph Aaker, is requesting a Renewal 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 3063 – 3065 Francis Avenue Kansas City, Kansas 66103.

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. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. QRT25-0060 – QRTT Quick Response – June 3, 2025 – Closed.
2. CMP24-0273 – Enforcement Complaint – February 23, 2024 – Closed.
3. ENV21-2598 – Code-Environment – June 14, 2021 – Closed.
4. 16208-01242 – Code-Environment – July 7, 2016 – Completed.
5. 16213-00016 – Zoning – June 16, 2016 – Completed.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2023-109 – Special Use Permit – June 7, 2024 – Approved.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Rosedale Statistical Neighborhood and the Rosedale Development Association (RDA) group. The neighborhood consists of a mix of townhouses, garden-style apartments, and attached single-family. residences. The neighborhood is adjacent to the Southwest Boulevard and Rainbow Boulevard commercial corridors.

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 RP-5 Planned Apartment District. Continuing use as a rental,

either short or long-term, is consistent with other nearby properties in close proximity. 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 removal 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.***

   It is unclear how long the units in questions have been vacant

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates this property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors. The proposed use conforms to the comprehensive plan if approved with a Special Use Permit

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.***

   exceed the capacity of Francis Street, 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 four-plex a 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 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 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 six (6) per unit. The maximum number of vehicles off-street is three (3) per units. 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 via Zoom on June 27, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Illumination
Noise
Overcrowding
Parking
Vibration
Maintaining Previous Conditions of approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **SP2025-035**, **for two (2) years**, subject to:

1. **Maximum number of guests shall be six (6);**
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 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;

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; and**
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 **SP2025-035** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Minutes
Neighborhood Affidavit
Floor Plan
Images Attached to Application
Guest Book
Policy Insurance
Images Taken on July 1, 2025

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-035** 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 **SP2025-035,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 56:52:

I will now read the items on the **Consent Agenda:**

CONSIDERATION OF THE JUNE 9TH, 2025 CITY PLANNING COMMISSION MINUTES.

SP2025-035 - JOSEPH AAKER
Synopsis: Renewal of a Special Use Permit (SP2023-109, which expired on May 16, 2025) for the continuation of a short-term rental at 3063 and 3065 Francis Street.
Detailed Outline of Requested Action: The applicant, Joseph Aaker, is requesting a

Renewal 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 3063 – 3065 Francis Avenue Kansas City, Kansas 66103.

SP2025-037 - RODERICK SIMMONS JR
Synopsis: Renewal of a Special Use Permit (SP2024-010, which expired on June 13, 2025) for the continuation of a short-term rental at 2614 South 27th Street. *Detailed Outline of Requested Action:* The applicant, Roderick Simmons Jr., is requesting a Renewal for a Special Use Permit to operate a short-term rental at 2614 South 27th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of South 27th Street.

PR2025-019 - HEATHER HITCHCOCK WITH DAVIDSON A + E
Synopsis: Final Plan Review for a building addition and laydown yard at 5323 Kansas Avenue. *Detailed Outline of Requested Action:* The applicant, Heather Hitchcock, is requesting a Final Plan Review for a building addition and a laydown yard on 7.34 acres at 5323 Kansas Avenue, Kansas City, Kansas 66106.

PR2025-020 - DAVID LUTZ WITH ARVEST BANK
Synopsis: Final Plan Review for a new drive-through bank at 7908 State Avenue. *Detailed Outline of Requested Action:* The applicant, David Lutz, is requesting a Final Plan Review for a new drive-through bank at 7908 State Avenue Kansas City, Kansas 66112.

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 Items on the Agenda tonight:

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 July 14, 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, Change of Zones, and Master Plan Amendments; 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. Louis Cline, 2610 South 27th Street, Kansas City, Kansas 66106, requested SP2025-037 be removed from the Consent Agenda.

Motion starts at 59:48:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL** of the remaining Items on the Consent Agenda**:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

SP2025-035:

1. **Maximum number of guests shall be six (6);**
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;**
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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 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;

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; and**
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.**

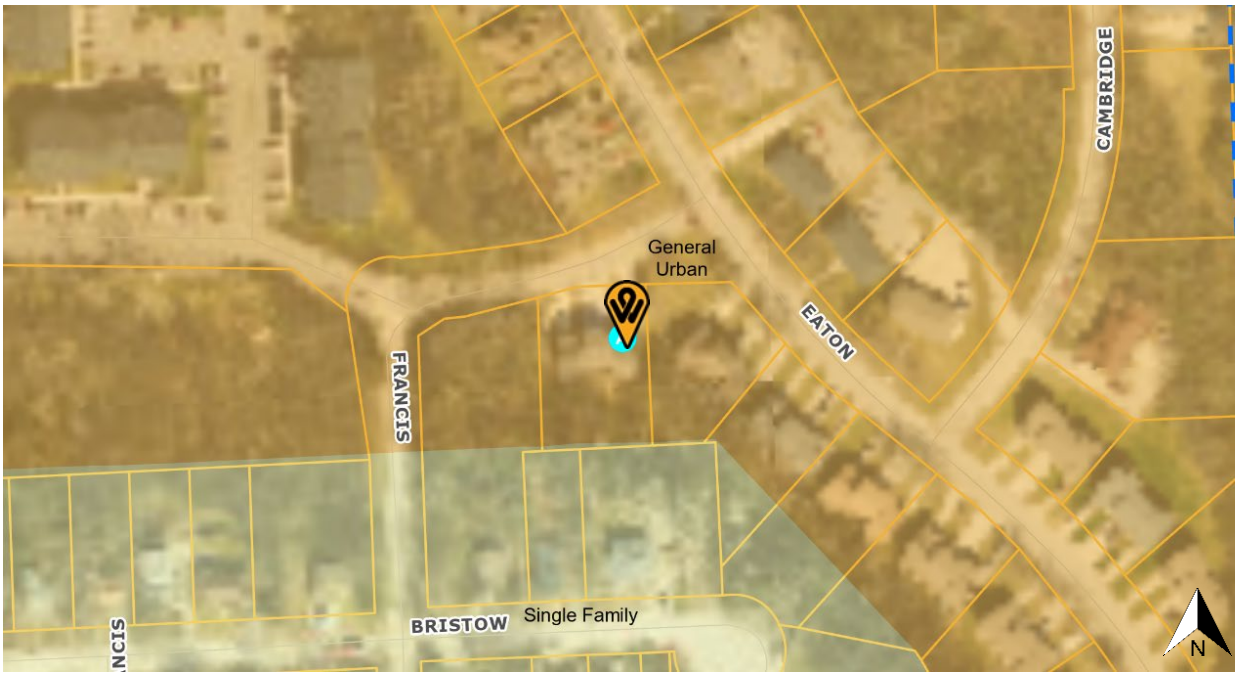
ATTACHMENTS

AERIAL IMAGERY

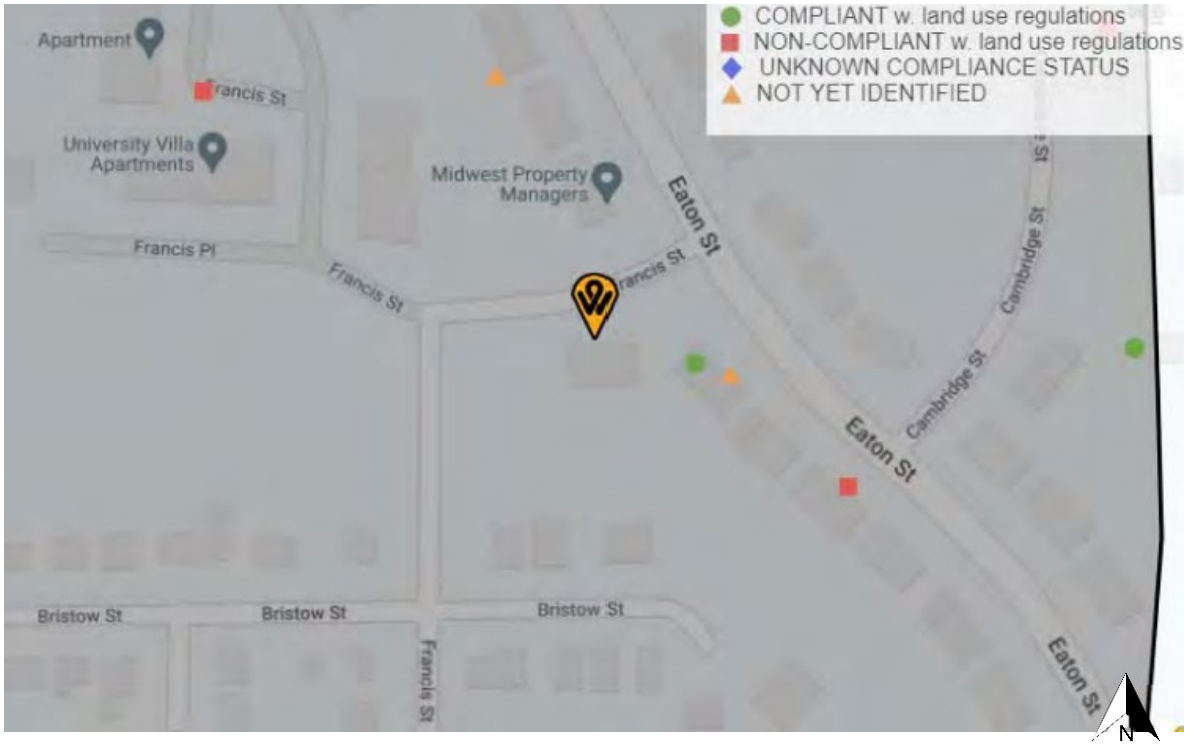
ZONING MAP

MP-1
RP-5
RP-5
R-1(B)
R-2(B)
RP-5
Bristow Ave
Francis St
Francis Pl
C-1
R-2(B)
N

LAND USE MAP



SHORT-TERM RENTAL MAP



Neighborhood Meeting Minutes

Application Number: SP2025-035
Property Address: 3063 and 3065 Francis St., Kansas City, KS 66103
Date and Location: June 27 4:00pm CT Virtual Meeting on Zoom

Meeting opened at 3:58pm and ended at 4:32pm.

Meeting attendees: Joseph Aaker

The line was held open for 30 minutes, but no other parties joined the meeting.

No phone or email responses were received in response to the letters sent to neighboring property owners.

Minutes taken by: Joseph Aaker

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF South Dakota)
) SS:
COUNTY OF Minnehaha)

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

1. That I am the petitioner for Petition #SP2025-035.
2. That I conducted a neighborhood meeting on June 27, 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.

Affiant

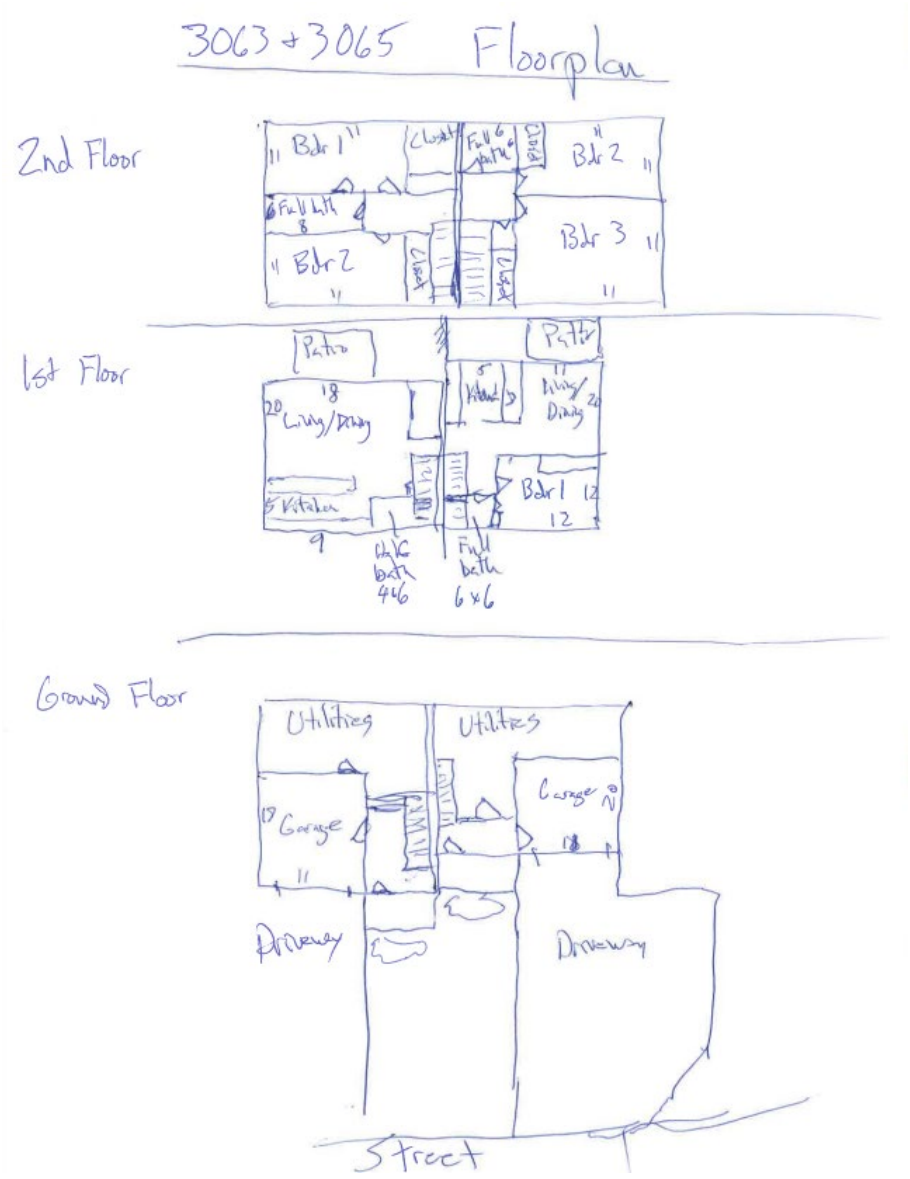
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30th day of June, 2025.

My commission expires May 21 of May, 2030

SANDRA DENISE WARNER
Seal
Notary Public
South Dakota

Notary Public

FLOOR PLANS


3063 + 3065 Floorplan
2nd Floor
Bdr 1
Bdr 2
Bdr 3
Bdr 2
1st Floor
Patio
Patio
Living/Dining
Kitchen
Bdr 1
Full bath 6x6
Ground Floor
Utilities
Utilities
Garage
Garage
Driveway
Driveway
Street

IMAGES ATTACHED TO APPLICATION

Welcome Book

Thank you for staying with us! Below is important information about the property.

Emergency numbers:

- Any emergency – 911
- Owner contact numbers – Joe 646-942-4019, Lauren 913-775-1521, or contact us over the booking platform
- Utilities – BPU (water and electric) 913-573-9522; Kansas Gas (natural gas) 888-482-4950

Access – Please use the pin code provided with your stay, which will be usable only during the term of your reservation

Wifi Information – [To come]

Exterior Video Monitoring – For your safety and for the safety of neighbors, the property includes exterior video monitoring. There is no video monitoring within the property.

House Rules – violations may lead to cancellation of reservation and need to vacate premises without refund:

- No parties or events
- No guests other than those listed in reservation
- No pets
- No smoking
- No illegal activity or business to be conducted at the property
- No outside amplified music
- No parking on the street
- Quiet hours 9pm – 8am – please respect our neighbors
- Please keep trash in designated receptacles in the garage—no trash outside
- If you moved any furniture or personal items provided in the unit, please return to their original place
- Check-in 3pm; check-out 11am
- Check-out procedures:
    - Bag all trash and place in receptacles in the garage
    - Ensure all personal items are removed, including any food items from the refrigerator
    - Do not make beds—leave any used bedding on the beds for us to wash
    - Ensure that front door is closed and locked, garage door is closed and back patio sliding door is closed and locked

Continuation
Declarations

TRAVELERS

PERSONAL LIABILITY UMBRELLA OF SECURITY POLICY

Named Insured

JOE AAKER
1742 BELLEVIEW AVE
KANSAS CITY MO 64108

Your Agency's Name and Address

PRIME INSURANCE
9601 NE BARRY RD STE 120
KANSAS CITY MO 64158

Your Policy Number: [redacted]
Your Account Number: [redacted]

For Policy Service Call: (816) 479-0595
For Claim Service Call: 1-800-CLAIM33

Policy Period From: 04-22-25 To: 04-22-26 12:01 A.M. Standard Time

Total Premium $ 670.00

Coverage	Limit of Liability	Premium
Personal Liability Umbrella	$2,000,000 Per Occurrence	$ 670.00

PRIMARY INSURANCE

You agree that insurance providing coverage for the following types of Liability: (1) is in force and will be maintained in force as collectible insurance with limits at least as great as the deductible amounts shown below; (2) insures all automobiles and recreational vehicles owned, or leased by or regularly furnished to the insured; (3) insures all premises owned, leased by or leased to the insured; and (4) insures all watercraft owned, leased by or leased to the insured.

Primary Insurance	Deductible Amounts
(a) Comprehensive Personal Liability or Homeowners Liability Coverage	$300,000 Per Occurrence
(b) Automobile Liability	$300,000 Per Occurrence. However, if the "insured" has in force at the time of loss "primary insurance" with "auto" liability limits of $250,000 per person/$500,000 per occurrence "bodily injury" and $50,000 "property damage" liability, then the deductible amount applicable to "auto" liability shall be such limits.
(c) Owned Recreational Vehicles Liability If not covered under (a) above	$300,000 Per Occurrence. However, if the "insured" has in force at the time of loss "primary insurance" with "recreational vehicle" liability limits of $250,000 per person/$500,000 per occurrence "bodily injury" and $50,000 "property damage" liability, then the deductible amount applicable to "recreational vehicle" liability shall be such limits.
(d) Watercraft Liability If not covered under (a) above	$300,000 Per Occurrence
(e) Business Pursuits	$300,000 Per Occurrence
(f) Business Property	$300,000 Per Occurrence
(g) Loss Assessment	$25,000 Per Occurrence

Continued on next page

Insured Copy

PL-10005 2-11 422/0DB855

000881/00092 F3115AHU 0965 03/17/25

SITE PHOTOGRAPHS TAKEN ON JULY 1, 2025

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: July 31, 2025

Re: **Special Use Permit Petition SP2025-038**

GENERAL INFORMATION

Applicant Information:
Leslee Dummermuth
8301 Johnson Drive
Merriam, Kansas 66202

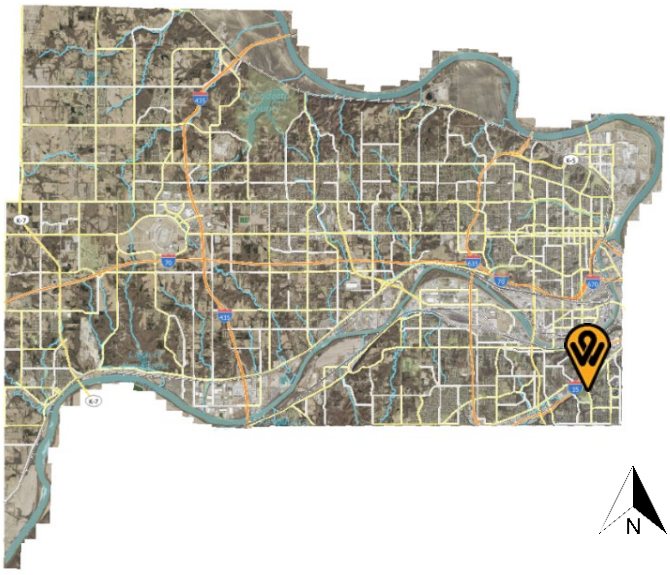
Subject Property:
120 South Cherokee Street
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Special Use Permit 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-1(B) Single Family District

Plan Area:
Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1(B) Single Family District**	**Single-family residences**
South	**R-1 (B) Single Family District**	**BPU Substation**
East	**R-1 (B) Single Family District**	**Wooded, undeveloped land**
West	**R-1 (B) Single Family District**	**BPU Substation**

Total Tract Size: 0.13 Acre

Comprehensive Plan Designation: The Rosedale Area Plan designates this property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Cherokee Street as a Local Street.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

Landscaping Requirement: Section 27-700(a) states that 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.

Advertisement: The Wyandotte Echo – June 19, 2025
Letters to Property Owners – June 20, 2025

Public Hearing(s): July 14, 2025 and July 31, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Leslee Dummermuth, 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 120 South Cherokee Street, Kansas City, Kansas 66103.

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. Staff does not have access to this information currently.

Building, Zoning, or Code Enforcement Complaints:

1. 16212-00473 – Code-Environment – May 11, 2016 – Completed – Previous Owner.
2. 15203-00043 – Code-Environment – May 27, 2015 – Completed – Previous Owner.
3. 06212-00000-01000 – Code-Environment – July 11, 2006 – Completed – Previous Owner.

Outstanding or Related Permit and Cases:

1. NSF24-0105 – New Single-Family Home – Building Inspection – April 29, 2025 – Issued.
2. GRD24-0131 – Grading – Excavation – Building Inspection – November 5, 2024 – Issued.

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 Rosedale Statistical Neighborhood, Census Block Group 0451001. The neighborhood consists single family homes and an industrial use in the rear of the property, Rosedale Substation.

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 single-family homes to the north and west. 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 length of time the property has remained vacant is unknown.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as General Urban, which allows for residential uses such as rowhouses, townhomes, and single-family houses. The use as a short-term rental conforms to the Area Plan with the continuation of a Special Use Permit.

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 and will exceed the capacity of Cherokee Street, 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, vibration and illumination are all potential issues that are related to short-term rentals 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 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 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 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 five (5). The maximum number of vehicles off-street is two (2). 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 Zoom on June 25, 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 (Add “Dust” if unimproved driveway)
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **SP2025-038**, **for one (1) year**, 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 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; and,**
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 **SP2025-038** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Plot Plan
Proof of Insurance
Site Plans
Property Images Submitted by Applicant
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Certificate of Occupancy
Images Taken on 07/01/2025

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 14, 2025 Approval	July 31, 2025

STAFF CONTACT: **Osiris Nuñez Espinoza**
Oespinoza@wycokck.org
(913)573-5771

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-038** 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 **SP2025-038,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 4:03:18:

SP2025-038 - LESLEE DUMMERMUTH
Synopsis: Special Use Permit for a short-term rental at 120 South Cherokee Street.
Detailed Outline of Requested Action: The applicant, Leslee Dummermuth, 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 120 South Cherokee Street, Kansas City, Kansas 66103.

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

Present in Support:

- Leslee Dummermuth, applicant, 8301 Johnson Drive, Merriam, Kansas 66202.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:04:44: Long Range Planner Alyssa Marcy stated that this request is for a non-owner occupied short-term rental. Staff recommends approval for one (1) year.

Motion starts at 4:05:05:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-038 for one (1) year:**

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

Motion to recommend APPROVAL passed: 5 to 0
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;**
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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;

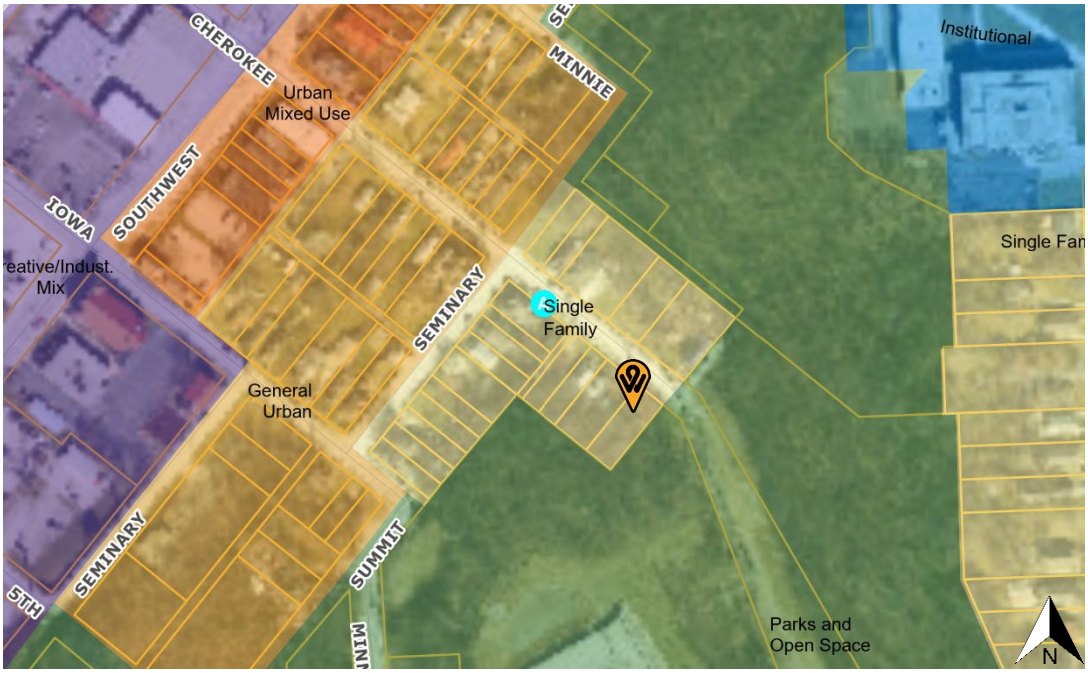
17. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration 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; and,**
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

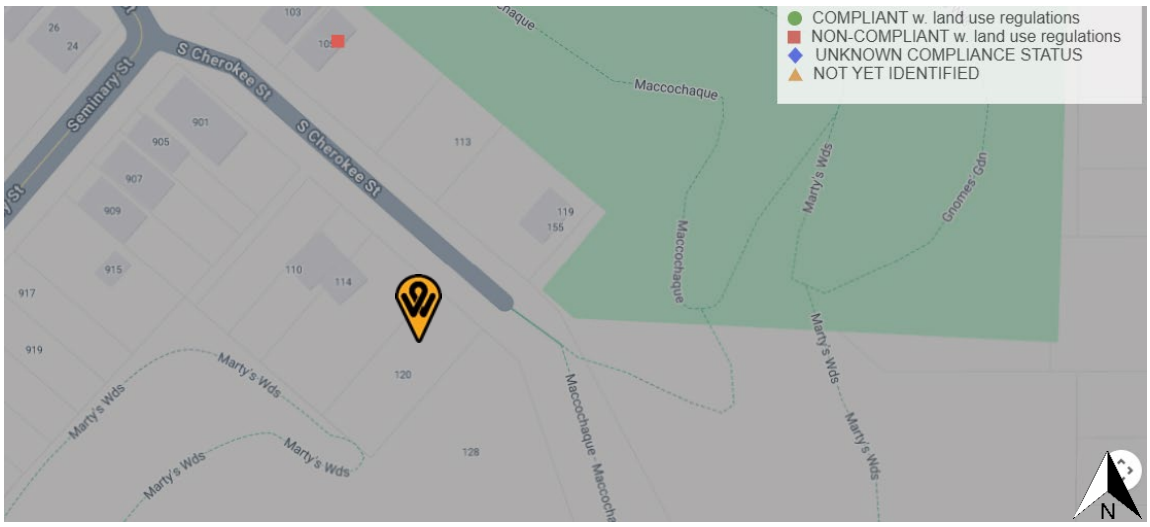
AERIAL IMAGERY

ZONING MAP

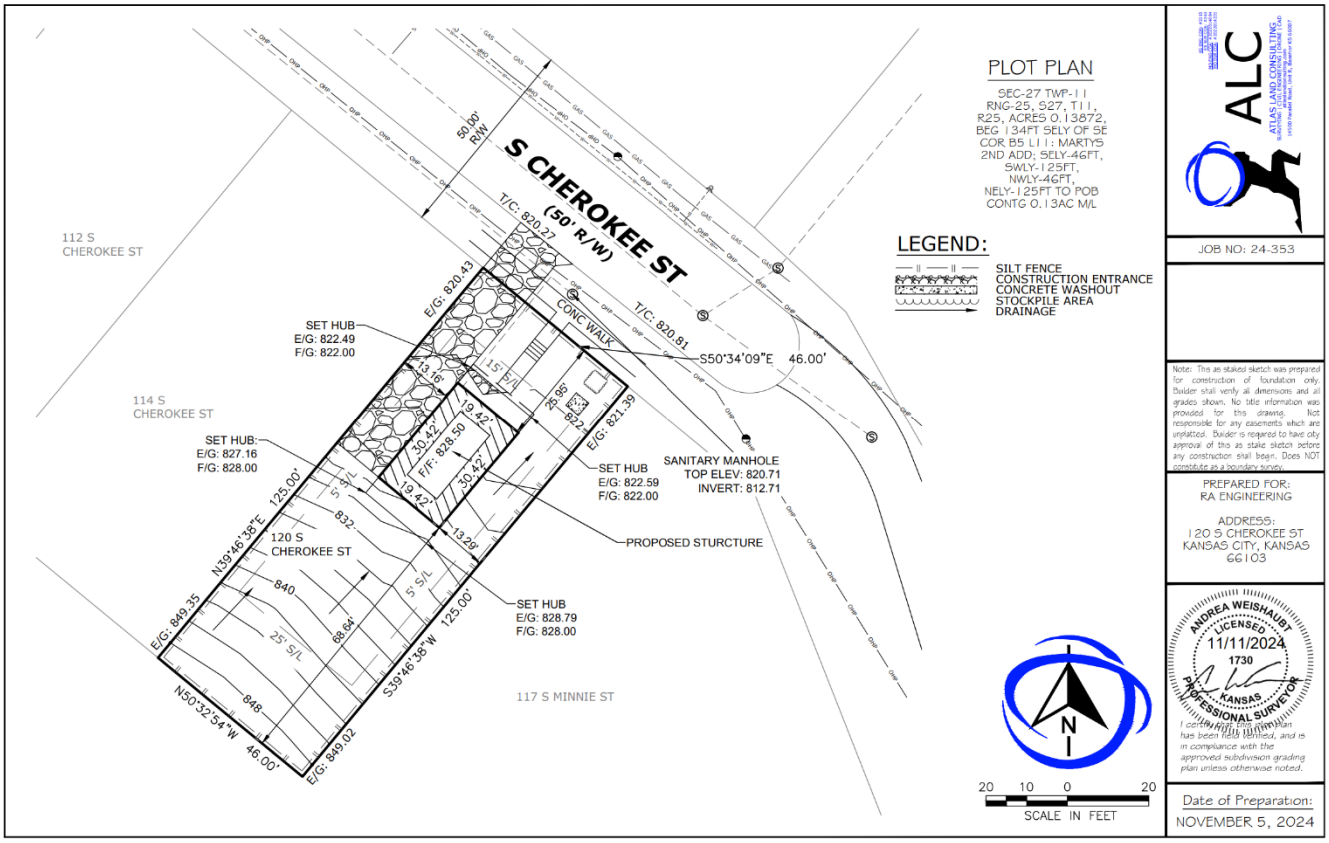
LAND USE MAP



SHORT-TERM RENTAL MAP



PLOT PLAN



PLOT PLAN
SEC-27 TWP-11
RNG-25, S27, T11,
R25, ACRES 0.13872,
BEG 134FT SELY OF SE
COR B5 L11: MARTYS
2ND ADD; SELY-46FT,
SWLY-125FT,
NWLY-46FT,
NELY-125FT TO POB
CONTG 0.13AC M/L
LEGEND:
SILT FENCE
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
STOCKPILE AREA
DRAINAGE
S CHEROKEE ST
(50' R/W)
50.00' R/W
T/C: 820.27
T/C: 820.81
CONC WALK
S50°34'09"E 46.00'
112 S CHEROKEE ST
114 S CHEROKEE ST
120 S CHEROKEE ST
117 S MINNIE ST
SET HUB
E/G: 822.49
F/G: 822.00
SET HUB:
E/G: 827.16
F/G: 828.00
SET HUB
E/G: 822.59
F/G: 822.00
SET HUB
E/G: 828.79
F/G: 828.00
SANITARY MANHOLE
TOP ELEV: 820.71
INVERT: 812.71
PROPOSED STURCTURE
E/G: 820.43
E/G: 821.39
E/G: 849.35
E/G: 849.02
F/F: 828.50
N39°46'38"E 125.00'
S39°46'38"W 125.00'
N50°32'54"W 46.00'
15' S/L
5' S/L
25' S/L
SCALE IN FEET
ALC
ATLAS LAND CONSULTING
JOB NO: 24-353
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 constitute as a boundary survey.
PREPARED FOR:
RA ENGINEERING
ADDRESS:
120 S CHEROKEE ST
KANSAS CITY, KANSAS
66103
ANDREA WEISHAUPT
LICENSED
11/11/2024
1730
KANSAS
PROFESSIONAL SURVEYOR
I certify that this plan has been field verified, and is in compliance with the approved subdivision grading plan unless otherwise noted.
Date of Preparation:
NOVEMBER 5, 2024

STEADILY.

Policy Number [redacted]

Declarations Page for 120 S Cherokee St

120 S Cherokee St
Kansas City, KS 66103
Wyandotte County

Occupancy	Tenant-Occupied
Short term rental	Yes
Residence type	Single Family
Year built	2025
Construction	Brick Veneer
Size	1,093 square feet

Coverages

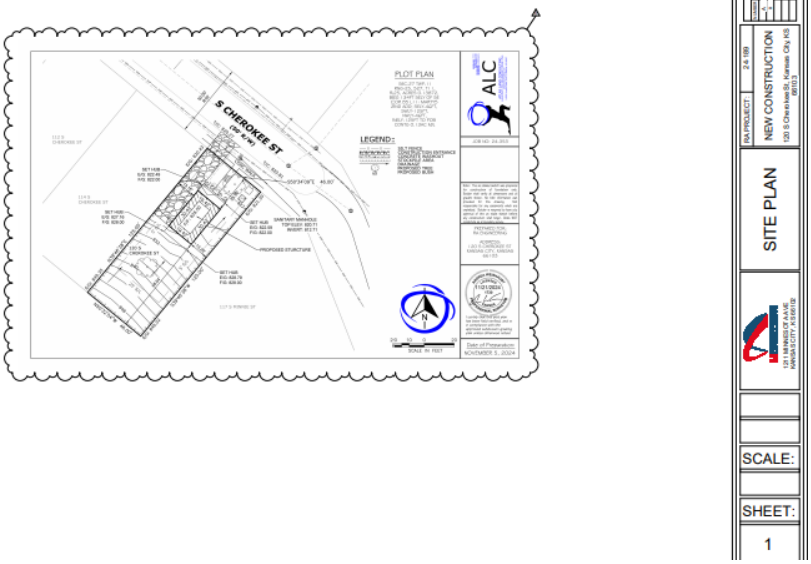
Property Coverage	**Limits**	**Premium**
Dwelling (the house)	$293,000	$736.00
Loss Valuation*	Replacement Cost	
Dwelling Limit with Extended Replacement Cost Coverage (25%)**	$73,300	$59.00
Private Structures (other than the house)	$29,300	$0.00
Loss Valuation	Replacement Cost	
Personal Property	$40,000	$158.00
Loss Valuation	Replacement Cost	
Additional Living Costs And Fair Rental Value	$29,300	$0.00
Bed Bug Infestation Cost Reimbursement Coverage		$18.00
Aggregate Limit Per Policy	$5,000	
Aggregate Limit Per Described Location	$5,000	
HOA Fines Coverage		$0.00
Aggregate Limit Per Policy	$1,000	
Limit Per Occurrence	$500	
Limited Hidden Water Or Steam Seepage Or Leakage Coverage	$25,000	$113.00
Limited Theft Coverage	$20,000	$325.00
Loss Assessment Coverage	Excluded	Excluded
Ordinance or Law	$29,300 or 10%	$40.00
Vandalism or Malicious Mischief	$293,000 or 100%	$0.00
Water Back Up and Sump Overflow or Discharge	$15,000	$93.00
Water Damage Limitation	10% ($29,300)	$0.00
Fungi, Wet Rot, Or Dry Rot Water Damage Sublimit	$5,000	

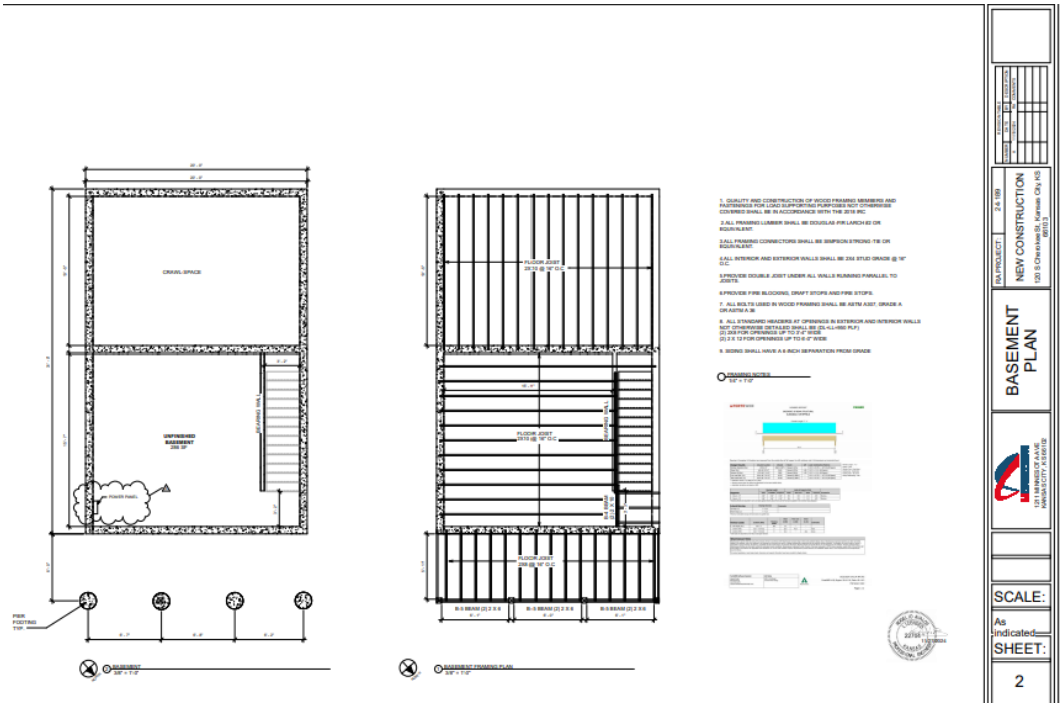
*Roof Loss Settlement Terms may vary based on the age of the roof and the location of the risk. Please refer to your policy for the Roof Loss Settlement Type which is applicable to this dwelling. (Not applicable in New Mexico.)

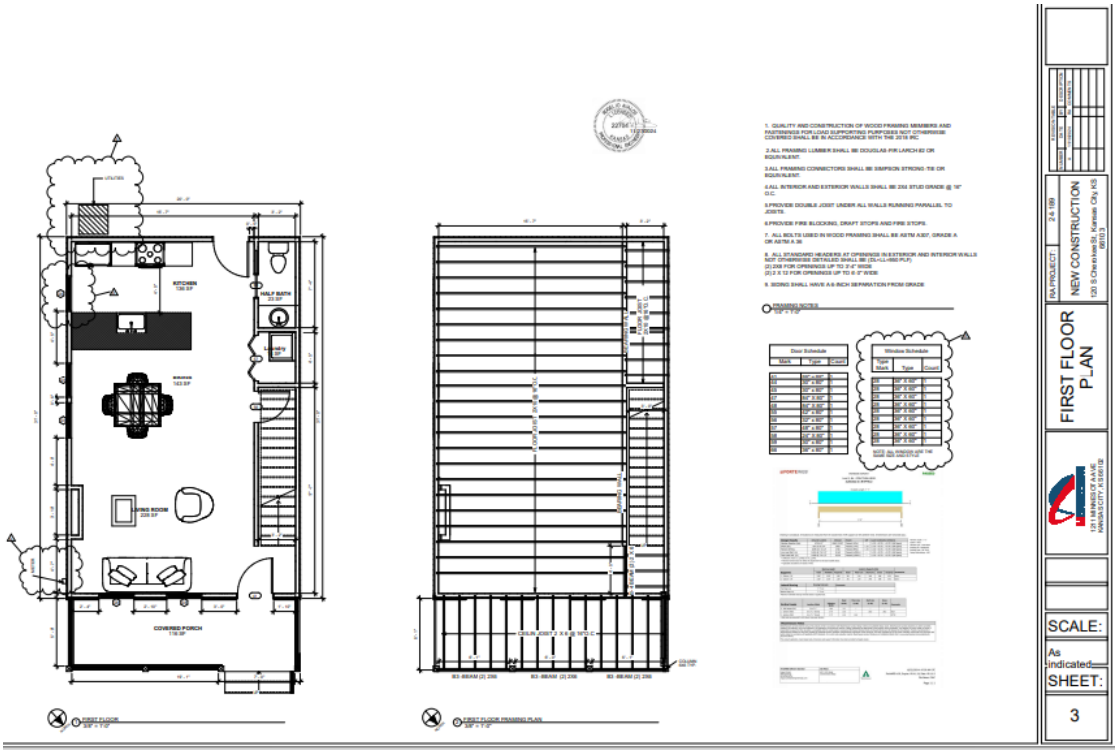
Liability Coverage	**Limits**	**Premium**
Premises Liability	$500,000 per occurrence	$120.00
Animal Liability Sublimit	$10,000	
Off-Premises Liability Extension	$50,000	$24.00

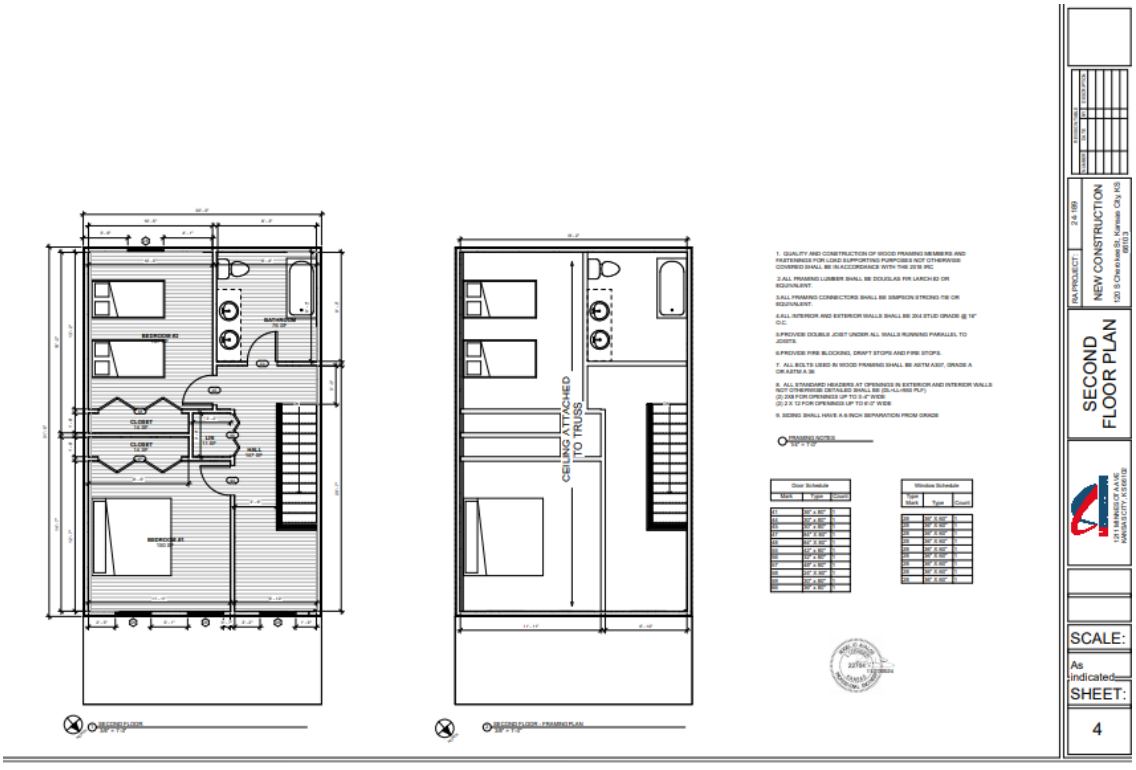
STDLYDEC-CW 1123
Program administered by Steadily Insurance Agency, Inc. | 9450 SW Gemini Dr, PMB 18626, Beaverton OR 97008

SITE PLANS

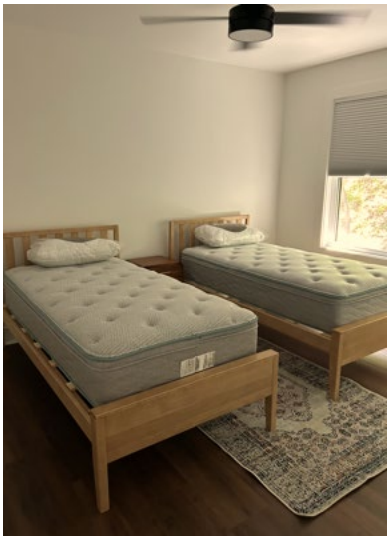

PLOT PLAN
S CHEROKEE ST
LEGEND :
PROPOSED STRUCTURE
NEW CONSTRUCTION
120 S Cherokee St, Kansas City, KS 66103
SITE PLAN
SCALE:
SHEET:
1


CRAWL SPACE
UNFINISHED BASEMENT
FLOOR JOIST
NEW CONSTRUCTION
120 S Cherokee St, Kansas City, KS 66103
BASEMENT PLAN
SCALE:
As Indicated
SHEET:
2


FIRST FLOOR PLAN
NEW CONSTRUCTION
SCALE:
As indicated
SHEET:
3


SECOND FLOOR PLAN
NEW CONSTRUCTION
CEILING ATTACHED TO TRUSS
SCALE:
As indicated
SHEET:
4

PROPERTY IMAGES SUBMITTED BY APPLICANT



NEIGHBORHOOD MEETING AFFIDAVIT

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP2025-038.
2. That I conducted a neighborhood meeting on 6/25/25.
3. The notice to nearby property owners was sent on 6/10/25.
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 26th day of June, 2025.

My commission expires 12th of December, 2027.

CRAIG L. LUDWICK
My Appointment Expires
December 28, 2027

Notary Public

NEIGHBORHOOD MEETING MINUTES

Neighborhood Meeting Minutes

Application Number: SP2025-038

Date: 6/25/25

Location: Zoom meeting (ID 724 5889 4728)

Call to order @ 5:00pm

Attendees: no one attended

Introductions: NA

Questions/Comments: NA

Who:

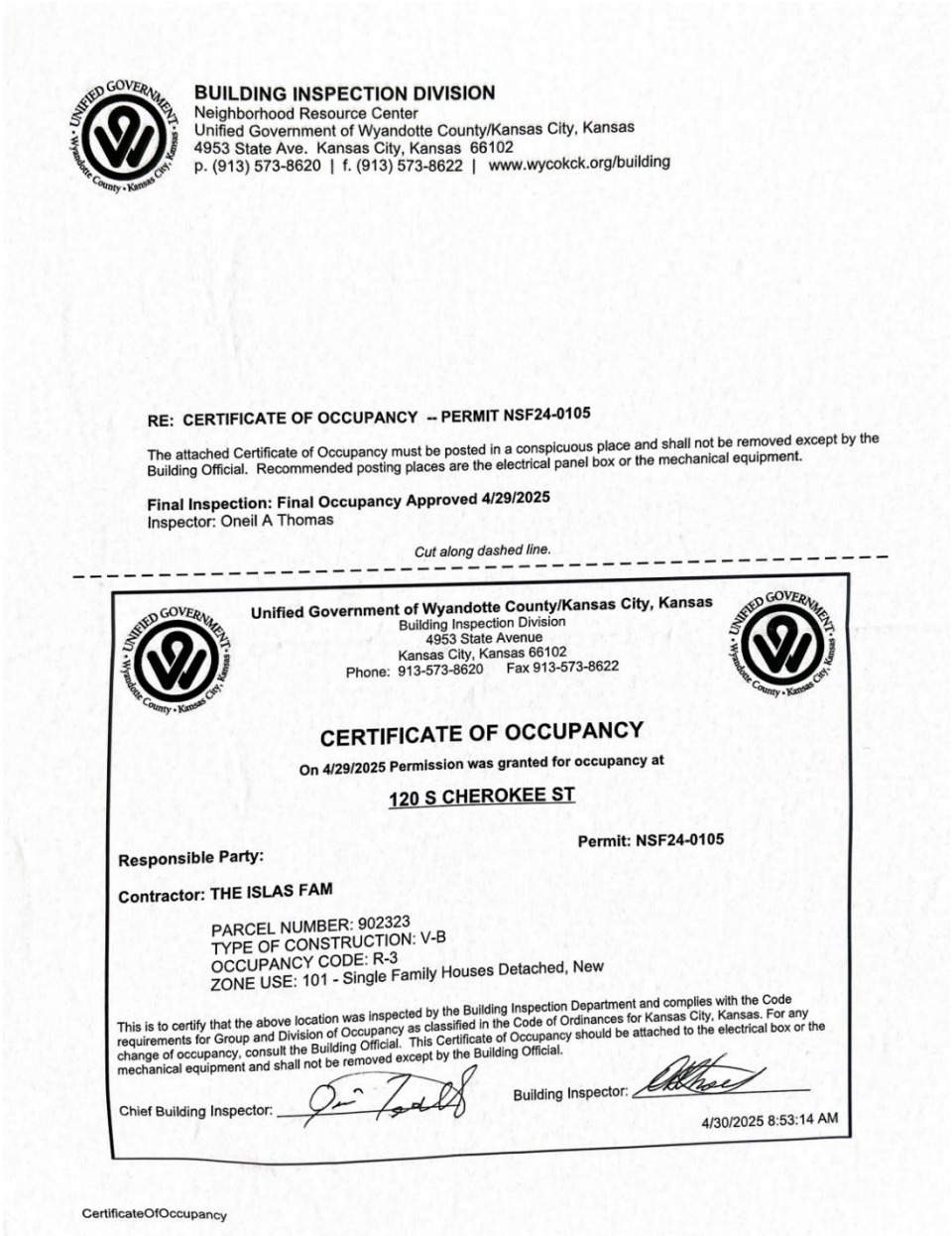
What:

Answer given:

Meeting adjourned @ 5:31pm

Minutes taken by Leslee Dummermuth

CERTIFICATE OF OCCUPANCY



BUILDING INSPECTION DIVISION
Neighborhood Resource Center
Unified Government of Wyandotte County/Kansas City, Kansas
4953 State Ave. Kansas City, Kansas 66102
p. (913) 573-8620 | f. (913) 573-8622 | www.wycokck.org/building

RE: CERTIFICATE OF OCCUPANCY -- PERMIT NSF24-0105

The attached Certificate of Occupancy must be posted in a conspicuous place and shall not be removed except by the Building Official. Recommended posting places are the electrical panel box or the mechanical equipment.

Final Inspection: Final Occupancy Approved 4/29/2025
Inspector: Oneil A Thomas

Cut along dashed line.

Unified Government of Wyandotte County/Kansas City, Kansas
Building Inspection Division
4953 State Avenue
Kansas City, Kansas 66102
Phone: 913-573-8620 Fax 913-573-8622

CERTIFICATE OF OCCUPANCY

On 4/29/2025 Permission was granted for occupancy at

120 S CHEROKEE ST

Permit: NSF24-0105

Responsible Party:

Contractor: THE ISLAS FAM

PARCEL NUMBER: 902323
TYPE OF CONSTRUCTION: V-B
OCCUPANCY CODE: R-3
ZONE USE: 101 - Single Family Houses Detached, New

This is to certify that the above location was inspected by the Building Inspection Department and complies with the Code requirements for Group and Division of Occupancy as classified in the Code of Ordinances for Kansas City, Kansas. For any change of occupancy, consult the Building Official. This Certificate of Occupancy should be attached to the electrical box or the mechanical equipment and shall not be removed except by the Building Official.

Chief Building Inspector: _____ Building Inspector: _____

4/30/2025 8:53:14 AM

CertificateOfOccupancy

IMAGES TAKEN ON 07/01/2025

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: July 31, 2025

Re: **Vacation Petition VAC2025-002**

GENERAL INFORMATION

Applicant Information:
Steve Sobek
912 North 86th Street
Kansas City, Kansas 66112

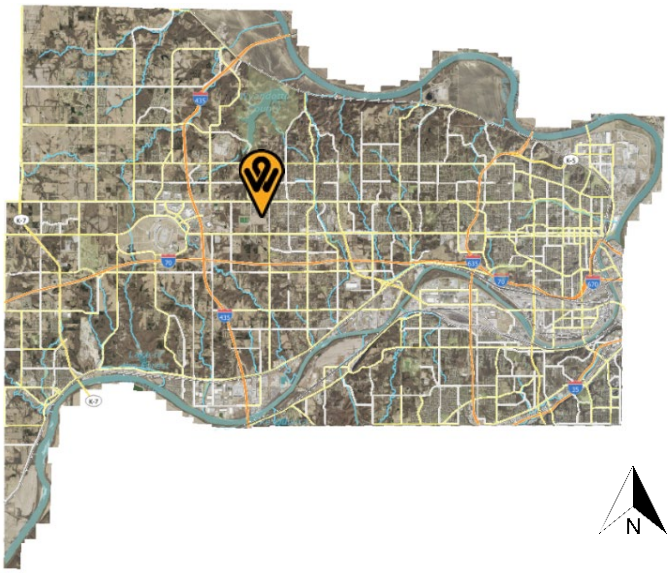
Subject Property:
912 North 86th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of vacation for utility easements for single-family subdivision.

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

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

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1 Single-Family, CP-0 Planned Nonretail Business, and C-1 Nonretail Business Districts**	**Single-family homes, undeveloped wooded lots**
South	**A-G Agriculture and R-1 Single Family Districts**	**Large lot single-family home**
East	**R-1 Single Family District**	**Single-family homes**
West	**R-1 Single Family District**	**Duplexes and single-family homes**

Total Tract Size: 37.15 Acres

Neighborhood Characteristics: The subject property is located within the West Kansas City neighborhood, neighborhood block group 0447042. The neighborhood consists of single-family homes, two-family homes, agriculture residences, and commercial business. State Avenue is located to the north of the subject property and North 86th street to the east.

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.

Major Street Plan: The goDotte Mobility Plan designates North 86TH Street as a local street type.

Parking Requirement: Section 27-454(e) states that 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 that one 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.

Advertisement:	The Wyandotte Echo – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Steve Sobek, is requesting to vacate two (2) utility easements for a Stony Point Meadows subdivision at 912 North 86th Street.

City Ordinance Requirements: K.S.A. 12-504, Article XXI Sections 27-502 – 27-709 to 12-506 and 12-512b. and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. STR23-0303 – Structural – 03/15/2023 – Closed.
2. 20225-01382 – Abatement – 06/16/2020 – Completed.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. PLAT2024-037 – January 13, 2025 – Final Plat – Recorded with the Register of Deeds.
2. PLAT2024-032 – November 12, 2024 – Preliminary Plat – Approved.
3. COZ2023-036 – December 29, 2023 – Change of Zone – Withdrawn.

FACTORS TO BE CONSIDERED

1. No private rights will be injured or endangered by such vacation or exclusion.

The private rights will not be injured or endangered by such vacation or exclusion as there is no public utility within the easement.

2. ***The public will suffer no loss or inconvenience thereby.***

   The public will not suffer any loss or inconvenience from the vacation of the utility easement because the property owner owns the lot.

3. ***In justice to the petitioner or petitioners, the request of the petitioner(s) ought to be granted.***

   The request of the petitioner ought to be granted, due to the fact that the property owner has purchased the lot so there is no intrusion by abutting property owners. There is no utility in the easement.

4. ***Vacation will not create utility conflicts.***

   The vacation will not create utility conflicts because there are no utilities in the existing easement.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Vacation.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **VAC2025-002**, subject to:

1. **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;**
2. **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,**
3. **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 **VAC2025-002** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Easement Vacation Description
Affidavit

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Board of Commissioners Meeting**
Vacation	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2025-002** 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 **VAC2025-002,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 4:05:47:

VAC2025-002 - STEVE SOBEK
Synopsis: Vacation of utility easements for a single-family subdivision at 912 North 86th Street. *Detailed Outline of Requested Action:* The applicant, Steve Sobek, is requesting to vacate two (2) utility easements for a Stony Point Meadows subdivision at 912 North 86th Street.

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, Applicant Representative, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:07:02: Long Range Planner Alyssa Marcy stated that this property was already platted several months ago through the Planning process, but the vacation of the utility easements were overlooked. This application is to correct that. Staff recommends approval with conditions.

Motion starts at 4:07:20:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of VAC2025-002:**

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

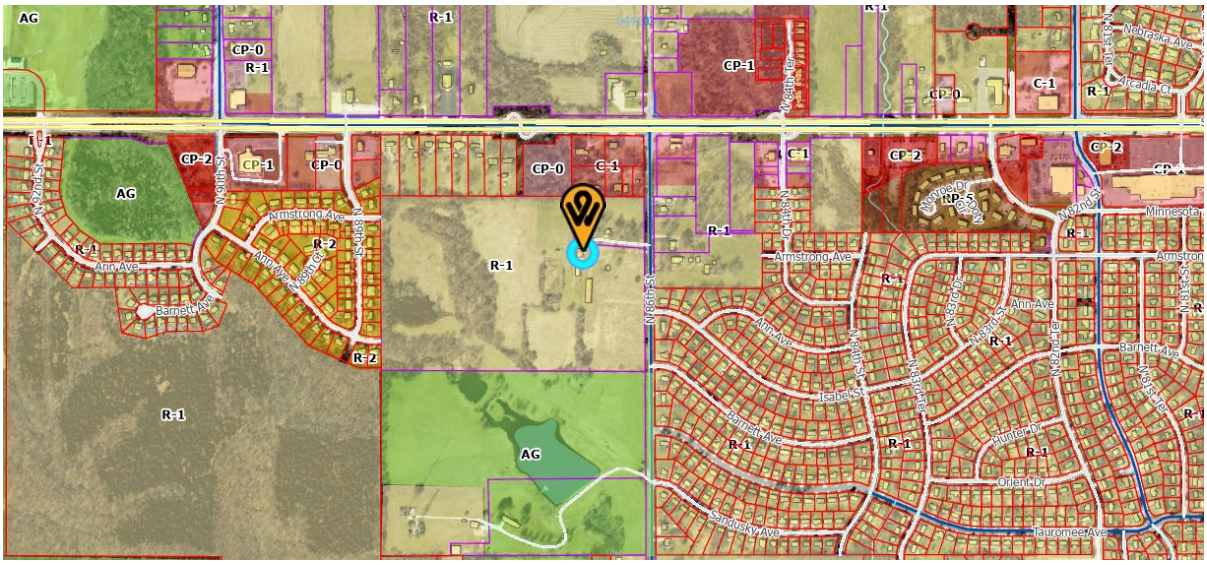
Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1. **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;**
2. **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,**
3. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

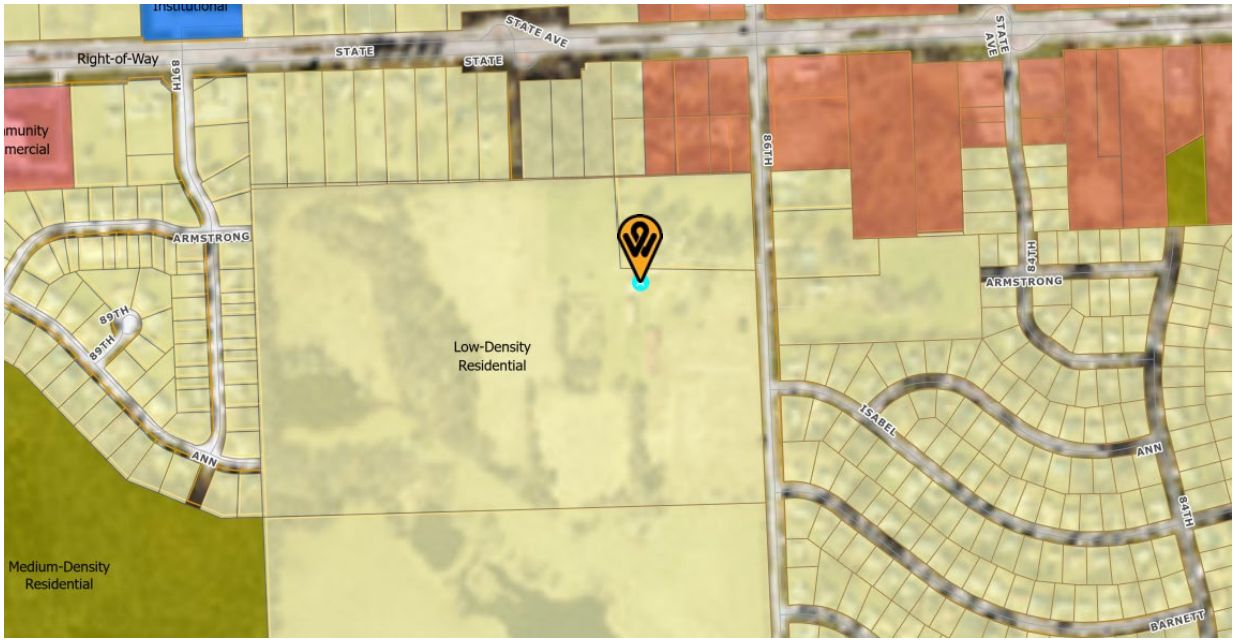
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP


Right-of-Way
STATE
STATE
STATE AVE
STATE AVE
89TH
86TH
84TH
ARMSTRONG
ARMSTRONG
89TH
89TH
ANN
ANN
ISABEL
84TH
BARNETT
Low-Density Residential
Medium-Density Residential
N

EASEMENT VACATION DESCRIPTION

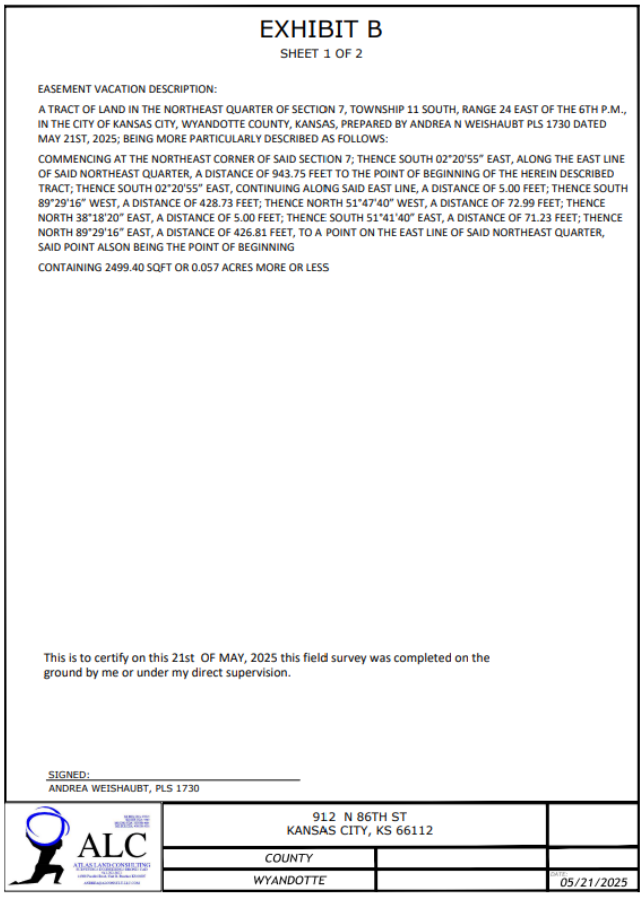


EXHIBIT B

SHEET 1 OF 2

EASEMENT VACATION DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT PLS 1730 DATED MAY 21ST, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 02°20'55" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 943.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 02°20'55" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°29'16" WEST, A DISTANCE OF 428.73 FEET; THENCE NORTH 51°47'40" WEST, A DISTANCE OF 72.99 FEET; THENCE NORTH 38°18'20" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 51°41'40" EAST, A DISTANCE OF 71.23 FEET; THENCE NORTH 89°29'16" EAST, A DISTANCE OF 426.81 FEET, TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT ALSON BEING THE POINT OF BEGINNING

CONTAINING 2499.40 SQFT OR 0.057 ACRES MORE OR LESS

This is to certify on this 21st OF MAY, 2025 this field survey was completed on the ground by me or under my direct supervision.

SIGNED:
ANDREA WEISHAUBT, PLS 1730

ALC

912 N 86TH ST
KANSAS CITY, KS 66112

COUNTY		
WYANDOTTE		DATE: 05/21/2025

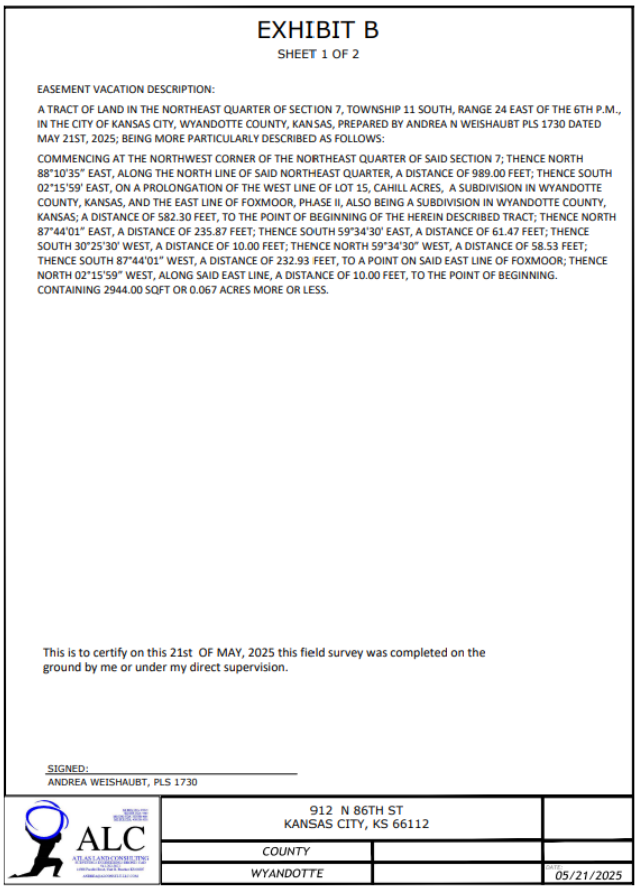


EXHIBIT B

SHEET 1 OF 2

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A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT PLS 1730 DATED MAY 21ST, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 88°10'35" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 989.00 FEET; THENCE SOUTH 02°15'59' EAST, ON A PROLONGATION OF THE WEST LINE OF LOT 15, CAHILL ACRES, A SUBDIVISION IN WYANDOTTE COUNTY, KANSAS, AND THE EAST LINE OF FOXMOOR, PHASE II, ALSO BEING A SUBDIVISION IN WYANDOTTE COUNTY, KANSAS; A DISTANCE OF 582.30 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 87°44'01" EAST, A DISTANCE OF 235.87 FEET; THENCE SOUTH 59°34'30' EAST, A DISTANCE OF 61.47 FEET; THENCE SOUTH 30°25'30' WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 59°34'30" WEST, A DISTANCE OF 58.53 FEET; THENCE SOUTH 87°44'01" WEST, A DISTANCE OF 232.93 FEET, TO A POINT ON SAID EAST LINE OF FOXMOOR; THENCE NORTH 02°15'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING 2944.00 SQFT OR 0.067 ACRES MORE OR LESS.

This is to certify on this 21st OF MAY, 2025 this field survey was completed on the ground by me or under my direct supervision.

SIGNED:
ANDREA WEISHAUBT, PLS 1730

ALC

912 N 86TH ST
KANSAS CITY, KS 66112

COUNTY		
WYANDOTTE		DATE: 05/21/2025

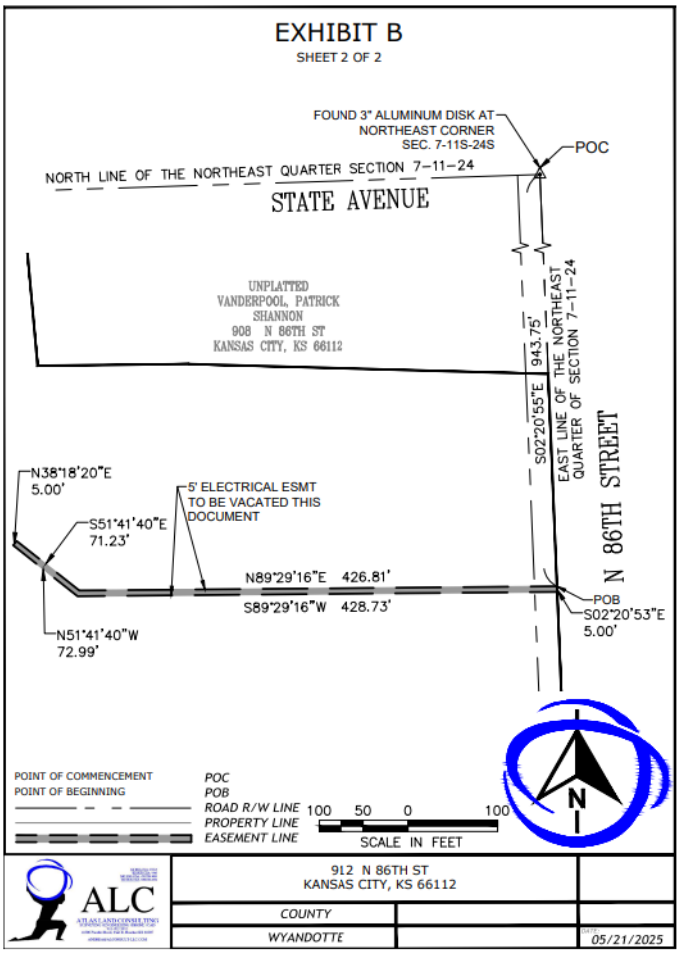
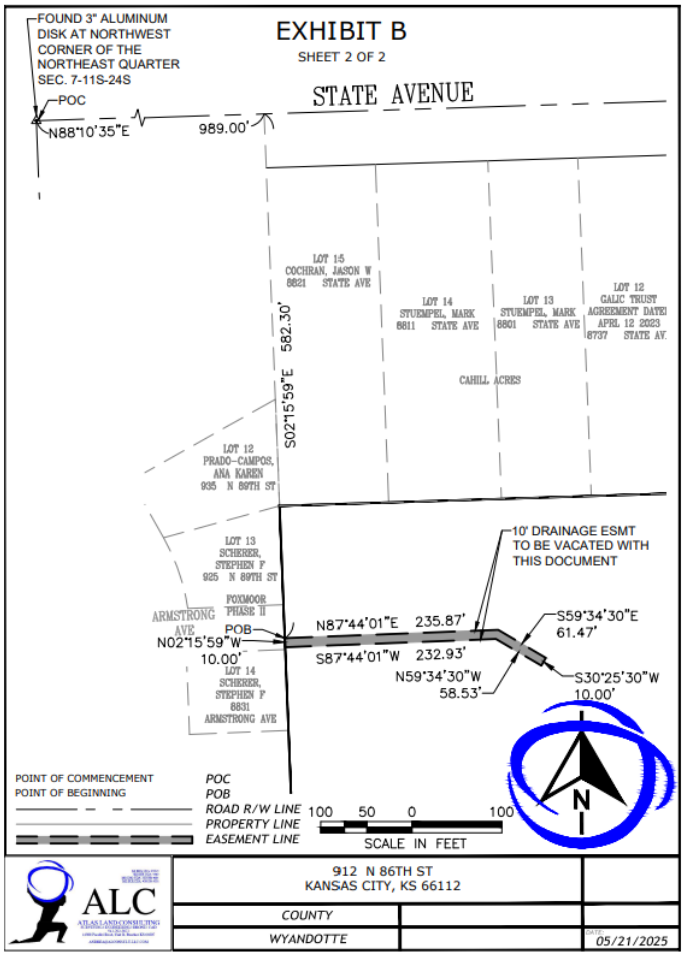


EXHIBIT B
SHEET 2 OF 2
FOUND 3" ALUMINUM DISK AT NORTHEAST CORNER SEC. 7-11S-24S
POC
NORTH LINE OF THE NORTHEAST QUARTER SECTION 7-11-24
STATE AVENUE
UNPLATTED
VANDERPOOL, PATRICK SHANNON
908 N 86TH ST
KANSAS CITY, KS 66112
943.75'
S02°20'55"E
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7-11-24
N 86TH STREET
N38°18'20"E
5.00'
S51°41'40"E
71.23'
5' ELECTRICAL ESMT TO BE VACATED THIS DOCUMENT
N89°29'16"E 426.81'
S89°29'16"W 428.73'
POB
S02°20'53"E
5.00'
N51°41'40"W
72.99'
POINT OF COMMENCEMENT
POINT OF BEGINNING
POC
POB
ROAD R/W LINE
PROPERTY LINE
EASEMENT LINE
100 50 0 100
SCALE IN FEET
N
ALC
912 N 86TH ST
KANSAS CITY, KS 66112
COUNTY
WYANDOTTE
DATE
05/21/2025


FOUND 3" ALUMINUM DISK AT NORTHWEST CORNER OF THE NORTHEAST QUARTER SEC. 7-11S-24S
POC
N88°10'35"E
989.00'
EXHIBIT B
SHEET 2 OF 2
STATE AVENUE
LOT 15
COCHRAN, JASON W
8821 STATE AVE
LOT 14
STUEMPEL, MARK
8811 STATE AVE
LOT 13
STUEMPEL, MARK
8801 STATE AVE
LOT 12
GALIC TRUST
AGREEMENT DATED
APRIL 12 2023
8737 STATE AV.
582.30'
S02°15'59"E
CAHILL ACRES
LOT 12
PRADO-CAMPOS, ANA KAREN
935 N 89TH ST
LOT 13
SCHERER, STEPHEN F
925 N 89TH ST
10' DRAINAGE ESMT TO BE VACATED WITH THIS DOCUMENT
FOXMOOR PHASE II
ARMSTRONG AVE
POB
N02°15'59"W
10.00'
N87°44'01"E 235.87'
S87°44'01"W 232.93'
S59°34'30"E
61.47'
N59°34'30"W
58.53'
S30°25'30"W
10.00'
LOT 14
SCHERER, STEPHEN F
8831 ARMSTRONG AVE
POINT OF COMMENCEMENT
POINT OF BEGINNING
POC
POB
ROAD R/W LINE
PROPERTY LINE
EASEMENT LINE
100 50 0 100
SCALE IN FEET
N
ALC
912 N 86TH ST
KANSAS CITY, KS 66112
COUNTY
WYANDOTTE
DATE
05/21/2025

Property Owner Consent Form

Affidavit, Property Owner Consent Form

State of Kansas)
) SS:
County of Wyandotte)

Comes now Sobek, LLC.
(Property Owner)

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

1. That I am the property owner of Stony Point Meadows in Kansas City, Kansas.

2. That I have reviewed that application for Easement Vacation (Applicant) to operate/develop the development (Proposed Action) on my property.

3. That after discussing the matter and fully reviewing the application, I authorize this application and subsequent applications necessary to accomplish the plan/use noted above to be filed on my behalf.

Further affiant saith not.

Affiant

Subscribed in my presence and sworn before me on this 29th, day of May, 20 25, in the County of Leavenworth State of Kansas.

My commission expires 28th of November, 20 28.

Notary Public: Rylea Oliver

Stamp: Rylea Breann Oliver
Notary Public State of Kansas
My Appt Expires 11/25/28

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: July 31, 2025

Re: **Change of Zone Petition COZ2024-040 and Master Plan Amendment MPL2024-013**

GENERAL INFORMATION

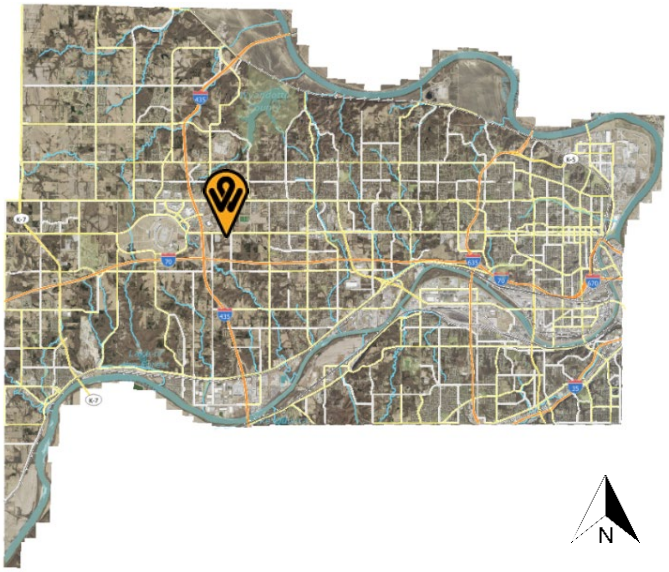
Applicant Information:
Curtis Holland
Polsinelli PC
900 West 48th Place
Kansas City, Missouri 64112

Subject Property:
9611 State Avenue
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Business Park to Commercial (Prairie Delaware Piper Area Plan) to build a 4,650 square foot convenience store and gas station.

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

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



Plan Area: Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	**CP-2 Planned General District**	**Undeveloped land**
South	**A-G Agriculture District**	**Large lot single-family home**
East	**A-G Agriculture District**	**Large lot single-family home**
West	**A-G Agriculture District**	**Large lot single-family home**

Total Tract Size: 1.29 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Business Park/Office District, which allows business parks, manufacturing, light industrial uses, distribution-warehouse, truck and other employment activity. A Master Plan Amendment to Commercial has been filed, which allows commercial retail, full-size grocery, pharmacy, and other related retail and service establishments.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies State Avenue as a Major Arterial.

Parking Requirement: Section 27-466(e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 19 parking spaces are required. The Applicant is providing 25 parking spaces.

Landscaping Requirement: Section 27-467(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The development is

	required to provide 26 trees. The includes 14 site trees, four (4) street trees, and 8 trees planted within parking lot islands. The Applicant is providing 37 trees.
Advertisement:	The Wyandotte Echo – April 17, 2025 Letters to Property Owners – April 18, 2025 and May 5, 2025
Public Hearing:	July 14, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Curtis Holland with Polsinelli PC, filed a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Planned Mixed Business Park/Office District to Commercial for a 4,650 square foot convenience store and gas station on 1.29 acres at 9611 State Avenue.

City Ordinance Requirements: *Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339*

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. 14200-01442 – April 21, 2014 – January 12, 2018 – tall grass, weeds, and unfit structure.
2. 15500-00011 – April 17, 2015 – February 1, 2018 – boarding permit for vacant house.

Outstanding or Related Permits and Cases:

1. COZ2023-034, MPL2023-013, and PR2023-043 – to build a convenience store/gas station (denied by the Unified Government Board of Commissioners on April 25, 2024).
2. COZ2023-013, SP2023-021, PR2023-017 and MPL2023-008 – To build a gas station/convenience store (Withdrawn).
3. PR2024-038 – Final Development Plan (Approved July 14, 2025)

FACTORS TO BE CONSIDERED

1. ***Neighborhood character***

   The subject property is within the I-435 West Statistical Neighborhood and is not within any Neighborhood Group Boundary. The area along State Avenue is in transition, as the primary east-west commercial corridor in the City, the north side of State Avenue, formerly Schlitterbahn Vacation Village is being redeveloped with various commercial uses and the south side was a trucking business, but is now a vacant site and office and St. Patrick's Catholic Church to the east. East of 94th Street, south on State Avenue remains residential whereas north on State Avenue is Homefield Training Center (volleyball and basketball activities) and a dental office.

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 will provide a service to drivers traveling on Interstate 435, however, there is a gas station proposed approximately three-quarters (¾) mile east at 90th and State Avenue.

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

   The removal of the restrictions will not detrimentally affect nearby property.

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

   The property has been vacant without a primary structure since 2018.

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 use is not reasonably necessary as there are already gas stations and convenience stores along State Avenue, primarily east and north of the subject property. That said, if designed, constructed and managed properly, it could benefit the community without negative impacts to adjacent property owners.

   There are Interstate 435 intersection improvements and the potential redesign of 98th Street through this site to align with the existing 98th Street north of State Avenue.

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 will increase traffic or parking demand in ways that may affect safety on State Avenue due to the divided median along the street. A Traffic Memorandum is being reviewed by Planning Engineering and the Public Works Department.

This petition will not move forward until a traffic memorandum is approved.

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

The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Business Park/Office District, which allows business parks, manufacturing, light industrial uses, distribution-warehouse, truck and other employment activity. A Master Plan Amendment to Commercial has been filed, which allows commercial retail, full-size grocery, pharmacy, and other related retail and service establishments, courtyards and open space. The proposed use complies with the Prairie Delaware Piper Area Plan with an amendment.

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

The proposed use will not cause environmental harm if the business is properly managed – daily site trash pickup and accident spills are cleaned up as soon as they occur. Existing tree stands on the southern, undeveloped portion of the project/property must be preserved, and street trees will be planted along State Avenue and within the parking lot.

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

a. Water service

BPU provides water service.

b. Sanitary sewer service

UG does not provide sanitary sewer service.

c. Storm water control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District #221.

e. Fire

Fire service is provided by Fire Station #6 located at 98th and State Avenue.

f. Transit

Kansas City ATA provides service at 94th and State Avenue, approximately one-quarter (¼) mile east , Route #101.

g. Schools

Public education is provided by Kansas City, Kansas USD 500.

h. Streets

Designed to meet Public Works standards.

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

The proposed use will have a minimal economic impact on the community.

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

The proposed use is not capable of meeting applicable ordinance and other requirements without deviations.

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 individual landowner is minimal. If the application is denied, the property can still be used with permitted A-G Agriculture District uses.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting via Zoom on April 28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Commercial Design Guidelines
Pedestrian Connectivity
Landscaping and Screening
Sanitary Sewer Access
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2024-040** and **MPL2024-013**, subject to:

1. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.**
    a. **The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the ordinance;**
2. **Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:**
    a. **Divisions or breaks in materials;**
    b. **Building offsets (projections, recesses, niches);**
    c. **Window bays;**
    d. **Separate entrances and entry treatment; or**
    e. **Variation in rooflines.**

    Faux windows, masonry recesses, on the east, south and west facades can break up the elevation;
3. **Downspouts shall be internalized;**
4. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
5. ~~**Keep existing full growth trees behind the building.**~~
    a. ~~**Record an Open Space Easement for all of the trees in the rear of the property;**~~ **(Removed by City Planning Commission)**
6. **Enhance landscaping along the north, west and east property lines;**
7. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
8. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
9. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
10. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30**

inches at maturity.

11. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
12. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
13. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
14. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
15. **All landscaping shall be irrigated within an in-ground irrigation system;**
16. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
17. **Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;**
18. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;**
19. **Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;**
    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;
20. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do**

not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade;

22. **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. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet 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 slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customer must take account of 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 account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;**
23. **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.**
    a. **Pole and pylon signs are prohibited.**
24. **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;**
25. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
26. **Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
27. **Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and**

requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;

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; and,**
29. **In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.**

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 **COZ2024-040** and **MPL2024-013** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
KCKFD Comment Letter
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Floor Plan
Building Elevations
Building Rendering
Site Photographs taken by the Planning Staff dated June 15, 2023.

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	July 14, 2025 Approval	July 31, 2025
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025
Final Development Plan	July 14, 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 **MPL2024-013** 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 **MPL2024-013,** 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.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2024-040** 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 **COZ2024-040,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:18:29:

COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC
Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct a convenience store and fueling station at 9611 State Avenue (in conjunction with PR2024-038 and MPL2024-013). *Detailed Outline of Requested Action:* The applicant, Curtis Holland with Polsinelli PC, filed a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Master Plan Amendment from Planned Mixed Business Park/Office District to Commercial, and Final Plan Review for a 4,650 square foot convenience store and gas station on 1.29 acres at 9611 State Avenue.

PR2024-038 - CURTIS HOLLAND WITH POLSINELLI PC
Synopsis: Final Development Plan to construct a convenience store and fueling station at 9611 State Avenue.

MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC
Synopsis: Master Plan Amendment from Business Park to Commercial (Prairie-Delaware Piper Area Plan) to construct a c-store and fueling station at 9611 State

Avenue.

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

Present in Support:

- James McClure, Applicant Representative, 900 West 48th Place, Kansas City, Missouri 64112, requested removal of condition #5 to allow for necessary grading work.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:20:57: Long Range Planner Alyssa Marcy stated that this request is for a Change of Zone from A-G to CP-2 Planned General Business District, a Final Plan Review, and a Master Plan Amendment. Staff has no major issues with this plan, although there is a slight concern about traffic that is expected to be addressed when realignment occurs with 98th Street.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:28:28:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of MPL2024-013, striking condition #5:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to:

1. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.**
    a. **The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the ordinance;**
2. **Section 27-576(c)(2) In order to break up the monotonous appearance of**

long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:

a. **Divisions or breaks in materials;**
b. **Building offsets (projections, recesses, niches);**
c. **Window bays;**
d. **Separate entrances and entry treatment; or**
e. **Variation in rooflines.**

Faux windows, masonry recesses, on the east, south and west facades can break up the elevation;

3. **Downspouts shall be internalized;**
4. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
5. ~~**Keep existing full growth trees behind the building.**~~
    a. ~~**Record an Open Space Easement for all of the trees in the rear of the property;**~~ **(Removed by City Planning Commission)**
6. **Enhance landscaping along the north, west and east property lines;**
7. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
8. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
9. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
10. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.**
11. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
12. **Section 27-577(d)(1) At least 75 percent of the length of the 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;

13. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
14. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
15. **All landscaping shall be irrigated within an in-ground irrigation system;**
16. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
17. **Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;**
18. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;**
19. **Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;**
    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;
20. **All privacy fencing along the side and rear shall have masonry columns every 32 feet running;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade;**
22. **Regarding BPU transformer screening, the following applies:**
    g. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    h. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.**
    i. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    j. **For slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**

k. **Customer must take account of 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 account the growth of saplings).**

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

23. **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.**
    a. **Pole and pylon signs are prohibited.**
24. **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;**
25. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
26. **Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
27. **Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;**
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; and,

29. **In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.**

Motion starts at 1:29:37:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2024-040:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

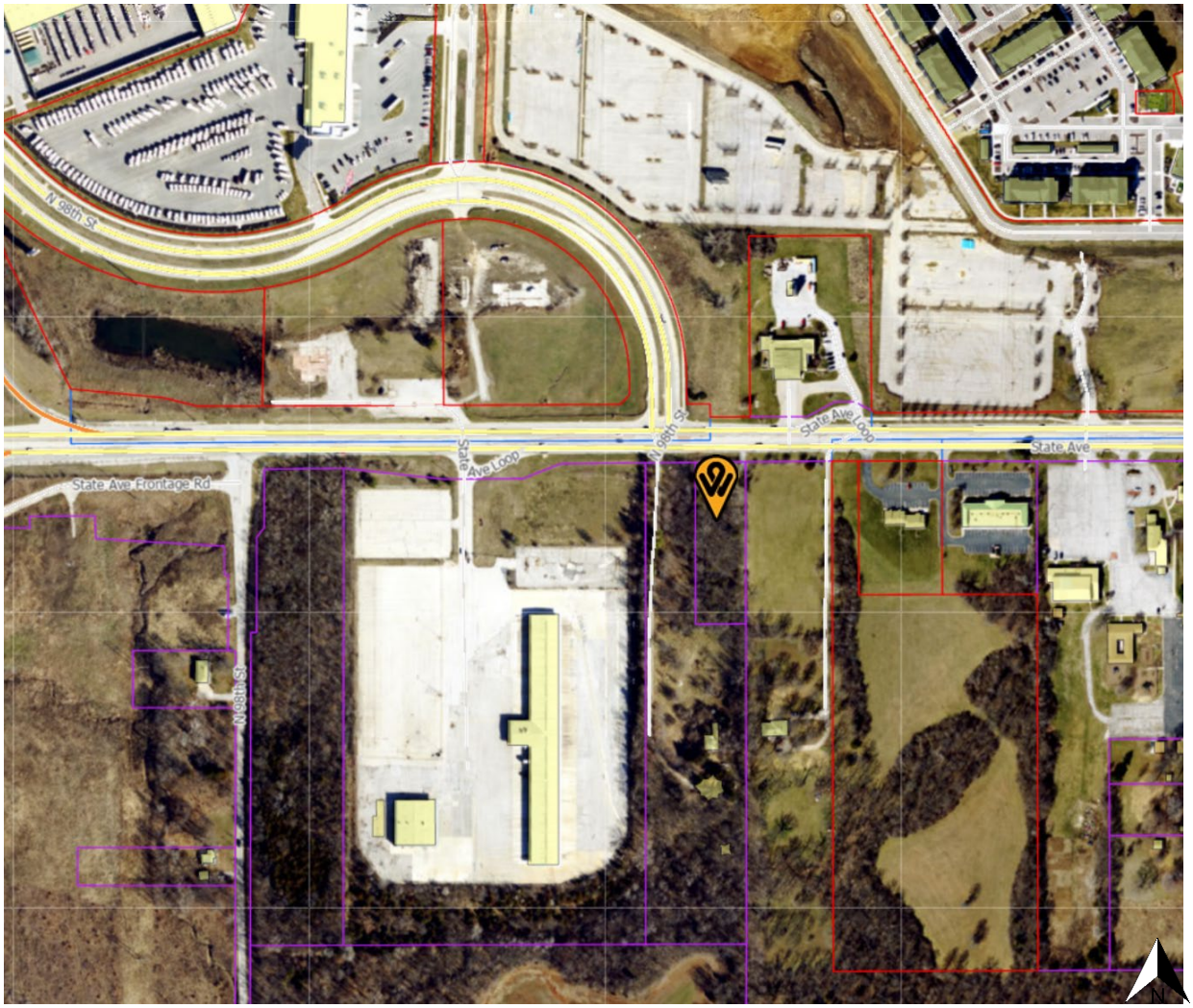
Motion starts at 1:30:24:

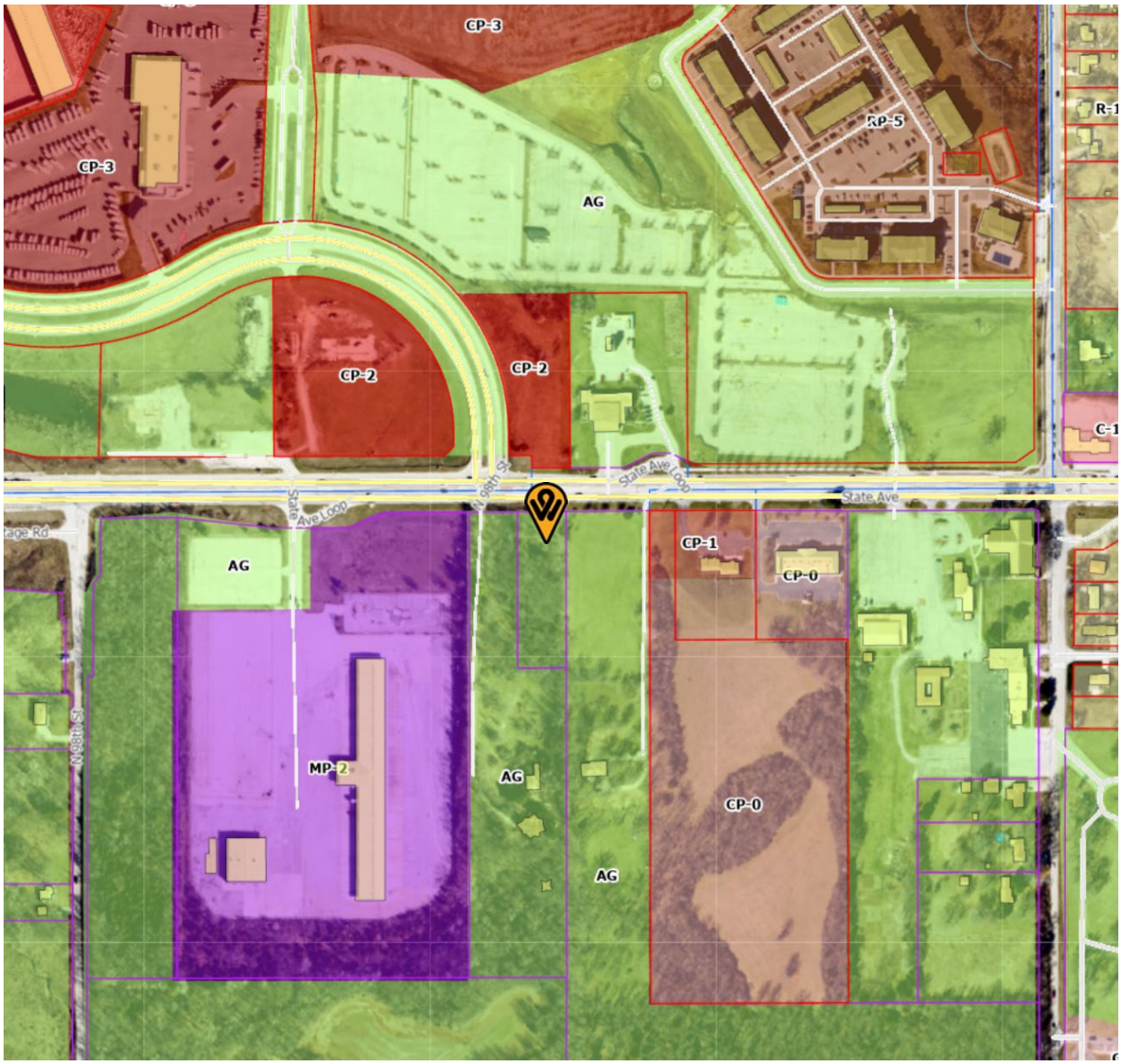
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PR2024-038:**

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

Motion to APPROVE passed: 5 to 0
Subject to the above conditions.

ATTACHMENTS




CP-3
CP-3
AG
CP-2
CP-2
RP-5
R-1
C-1
State Ave Loop
State Ave
State Ave Loop
State Ave
CP-1
CP-0
AG
MP-2
AG
CP-0
AG

STATE AVE
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Public / Semi-Public
Planned Office District
94TH
N

DEVELOPMENT REVIEW COMMITTEE

Unified Government of Wyandotte County/ Kansas City, Kansas

FIRE DEPARTMENT-FIRE PREVENTION DIVISION
815 North 6th St. (913) 573-5550
Kansas City, Kansas 66101 (913) 551-0490 fax

DEPARTMENTAL REQUIREMENTS AND RECOMMENTDATIONS

DRC No. PR2023-043,COZ2023-034, MPL2023-019 Address: 9611 State Avenue

Development Name: GERALD MENEFEE Description: convenience store / fueling statior

STAFF ONLY : ☐ A ☐ A/C ☐ F & F ☐ H/C ☐ R/A

Ordinance Requirements:

Before this Department can approve the issuance of a building permit for the above-named project, the developer, owner or contractor must address / agree with the following requirements, stipulated by the Unified Government Ordinances, by signing this form.

**Provide a fire truck turning drawing based on the following data:

-Length- 48'	-Inside turn radius- 31 ft
-Wheel base- 272.5 in.	-Wall to wall radius- 58 ft
-Front overhang- 96 in (Front axle to bumper)	-Aerial Ladder Overhang- 148" (@14' above grade) (Front axle to end of ladder above cab)
-Rear overhang-133.5 in.	-Minimum clearance(height between axles)-10"
-Width- 84 in	-Inside Cramp Angle- 44deg
-Minimum departure angle-7 deg	-Minimum approach angle- 7 deg
-Curb to curb radius- 50.5 ft	-Max weight-84,000lbs

**Provide a minimum canopy to grade clearance of 14'

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

Harvey Fields Digitally signed by Harvey Fields Date: 2024.01.08 11:30:41 -06'00' 1/8/2024

Attending DRC Member: Date

I,_____, as_____of the above referenced project, do hereby certify that I will comply with all of the above ordinance requirement(s), and give consideration to the recommendation(s) above.

Signature and Date **Contact Phone Number and Email Address**

Mailing Address, City, State, and Zip Code

PLANNING
ENGINEERING
IMPLEMENTATION

Date: June 4, 2025

To: Planning and Urban Design Staff

From: Dan Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
On the Go - PR2024-038
PEI #240419

General Planning:

1. These entitlements will not move forward until the traffic study has been reviewed and approved by Planning Engineering and Public Works.
   Response: Acknowledged. The plans have been coordinated with the future KDOT improvements. We have not received any TIS comments.

2. 98th Street south of State Avenue is being redesigned through this site as part of the Homefield/Interstate 435 intersection improvements, which will affect the building and parking for this project.
   Response: Acknowledged. We have coordinated with the KDOT project design team. See Sheet C105 which shows the future improvements to State Ave and 96th Street. The proposed project will work seamlessly with the future improvements.

3. How will this site obtain sanitary sewer access?
   Response: The site will utilize a holding tank. The holding tank is estimated to require a 2,000 gallon capacity. The final permit plans will include final details and sizing calculations for the holding tank as well as final flowlines for all sanitary sewer piping.

4. Provide a truck turning template to show service can be provided for EMS, garage and fueling trucks.
   Response: See added truck turn plans on Sheets C102-C104.

5. Underground storage tanks will require a KDHE permit.
   Response: Acknowledged

6. Sidewalk shall be at least five (5) feet wide with a five and one-half (5-½) foot landscape median along State Avenue.
   Response: The sidewalk along State Avenue will be constructed with the KDOT improvements. We are showing the sidewalk ramps to be constructed across the new drive entrance for this project which align with the future KDOT sidewalk.

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7. Section 27-578(c)(1) The use of sidewalks, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits. The sidewalk on the west side of the building connecting the rear parking lot to the front door shall have pedestrian lighting
   Response: Acknowledged

8. Section 27-575(e)(1) The majority of all surface parking and all drive-through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.
   Response: Acknowledged

9. What are the proposed hours of operation?
   Response: The proposed hours of operation is 24 hours 7 days a week.

10. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks should be painted in drive aisles, so drivers are alert to look for pedestrians.
    Response: Crosswalks will be painted white.

11. Indicate the approximate location of the KCATA transit stop along State Avenue. A four (4) foot sidewalk shall be constructed from the transit stop, through the parking lot, to the front door of the building.
    a. A transit shelter should be constructed on State Avenue similar to the Homefield Training Center. Contact Desiray Bush, Director of Transportation at (913) 573-8312 or dbush@wycokck.org.

    Response: Given the future KDOT improvements, we are unsure if installing a transit stop at this time would be prudent. However, we will discuss directly with Desiray Bush and comply with KCATA requirements.

Building Architecture:

1. The following requirements of the Commercial Development Guidelines Overlay District have not been met:
   a. Sec 27-576(d)(1) A single building development with multiple buildings must maintain a consistent style/architectural theme. Architectural design building materials, colors, forms, roof style and detailing should all work together to express consistent design. This includes all pads within a retail development, as well as gasoline pump canopies or other accessory structures.

   Response: Please see revised building elevations we have maintained consistency in the style and materials used. Whole building shall have brick and stone veneer on all four sides, with less than 10% of concrete stucco.

2. Provide a material palette.
   Response: Please find attached the material palette.

3. Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of the building.
   a. The same level of detail shown on the north elevation shall be incorporated into the rest of the building. The south elevation does not comply with the Commercial Design Guidelines and the intent of the

ordinance.
Response: Please see revised building elevations and we have added windows and other features on all four sides.

4. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:
   a. Divisions or breaks in materials;
   b. Building offsets (projections, recesses, niches);
   c. Window bays;
   d. Separate entrances and entry treatment; or
   e. Variation in rooflines.

   Faux windows, masonry recesses, on the east, south and west facades can break up the elevation.

   Response: Please see revised building elevations we have incorporated all these requirements on the building exterior.

5. Downspouts shall be internalized.
   Response: Please see revised sheet 3 we added a note that downspouts shall be internalized and will drain in to the storm system.

6. Gasoline pump canopies shall have masonry wrapped columns that match the convenience store.
   Response: Please see sheet 2, showing one of the canopy column with brick veneer around it all the way to the bottom of the roof system.

7. Show realistic wall mounted lights on the building.
   Response: Please see revised building elevations as advised the exterior light fixture has been changed.

Landscaping and Screening:

1. Keep existing full growth trees behind the building.
   a. Record an Open Space Easement for all of the trees in the rear of the property.
   Response: Saving the trees won't be possible since a graded slope from the detention basin goes all the way to the south property line.

2. Enhance landscaping along the north, west and east property lines.
   Response: We acknowledge this comment. See revised landscape plan.

3. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.
   Response: We acknowledge this comment.

4. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.29 acres, 14 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General

Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.

Response: We acknowledge this comment. See revised landscape plan.

5. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right- of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.
   Response: We acknowledge this comment.

6. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.
   Response: We acknowledge this comment.

7. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
   a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
   b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

   Response: We acknowledge this comment. See revised landscape plan.

8. Section 27-577(d)(1) At least 75 percent of the length of the 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.
   Response: We acknowledge this comment.

9. All privacy fencing along the side and rear shall have masonry columns every 32 feet running.
   Response: We acknowledge this comment. Fencing has been shown on the west and south.

PLANNING
ENGINEERING
IMPLEMENTATION

Date:	April 28, 2025
Meeting Date:	April 28, 2025, 6:00 PM
Location of Meeting:	Virtual via Zoom
Project:	COZ2024-040 Master Plan Amendment MPL2024-013 and final plan review PR2024-038 9611 State Avenue, Kansas City, KS
Neighborhood Attendees:	none.
Development Team:	Judd D. Claussen, P.E. – Phelps Engineering Curtis Holland & Jim McClure – Polsinelli David Anderson – Owner/OTG representative.

1. Curtis and Judd started meeting at 6 pm. After 20 minutes of waiting, no one joined. The meeting ended at 6:20pm.

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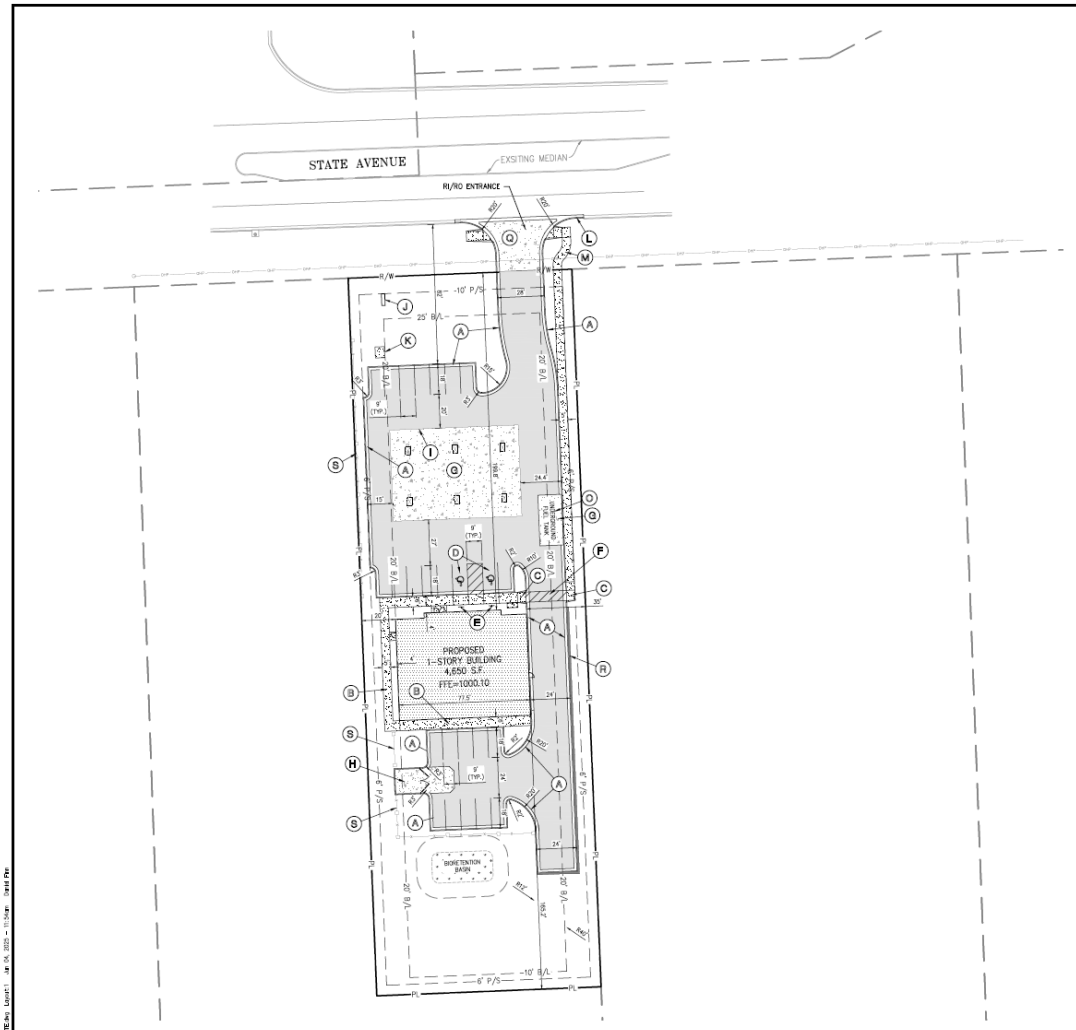
1270 N. Winchester – Olathe, Kansas 66061 – (913) 393-1155 – Fax (913) 393-1166 – www.phelpsengineering.com

SITE PLAN – AERIAL
ON THE GO TRAVEL CENTER
9811 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET
C100
LEGEND
PROPERTY LINE
LOT LINE
RIGHT-OF-WAY
6" CURB & GUTTER
2' CURB & GUTTER
BUILDING SETBACK LINE
LANDSCAPE SETBACK LINE
STANDARD DUTY ASPHALT PAVEMENT
PROPOSED BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
SCALE: 1" =30'
STATE AVENUE
EXISTING MEDIAN
PROPOSED
1-STORY BUILDING
4,850 S.F.
FFE=100.00



LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
   a) City ordinances & UCPMC Regulations.
   b) The City of Kansas City Technical Specifications and Municipal Code.
   c) The Project Technical Specifications.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications of the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Kansas City, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining the work during this construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal/or relocation of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all subcontractors, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc., as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All work shall be installed in base bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer, however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety precautions, or, on or near the construction site.
11. AVAILABILITY/RELIABILITY: The drawings represented in these plans are in accordance with established practices of civil engineering for the design functions and were intended for the extent of this type. However, neither the Engineer nor its consultant shall be guaranteed can or do construct these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
12. No work is to be allowed within the public right-of-way or easements without a right of way work permit.
13. All grading construction and earthwork grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.
14. Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and or pumping shall be re-worked or removed in accordance with the project specifications. Fluxit or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
15. All curb shall be sloped for positive drainage. Contractor shall see "dry curb and gutter" as needed in localized paved areas that drain away from the curb and gutter. See paving details.
16. The Contractor is responsible for the protection all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
17. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead in, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the City's satisfaction.
18. The contractor is responsible for providing barrier, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
19. All disturbed areas are to receive 4" topsoil, seed, and water until a healthy stand of grass is established. See the landscaping plans for requirements.
20. The contractor shall sod all disturbed areas that are not shown to be landscaped.
21. Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, steps paving, sidewalks, wall pockets, etc. Also, provides building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s) or to back of curb.
22. Provide "No Parking" pavement marking and signing as required by local authority.
23. Refer to building plans for site lighting electrical plan.
24. Contractor shall be responsible for special inspections for pavements and curbs per city of Kansas City 2012 section 10-4-5.7 (c). The following website is a link to download the Kansas City development ordinance http://www.kansas-city.org/coordplan/kcdo.aspx
25. BOWAT grants are to be used for all concrete curbs, sidewalks and concrete pavement.
26. The parking lot pavement and roadways shall be constructed and tested in accordance with the 2006 updates to the Kansas City Development Ordinance Section 10-4-5.7 (B) (1).
27. Contractor vehicles (including vehicles of construction personnel) shall not be parked within the Right-of-Way. All staging and storage of equipment and/or materials for private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor to close a lane.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE PAINTED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL GUIDELINES WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-A TRAFFIC MARKING SERIES B-2910 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 50°F AND RISING. TWO COATS SHALL BE APPLIED.

SITE KEY NOTES:

(A) CONSTRUCT 6" CURB (TYPICAL).
(B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
(C) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTABLE WARNING).
(D) CONSTRUCT ACCESSIBLE PARKING SPACE INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & CONCRETE WHEEL STOPS. SEE ACCESSIBLE PARKING SPACE DETAIL.
(E) INSTALL HANDICAPPED PARKING SIGN (2).
(F) CONSTRUCT STRIPED PEDESTRIAN CROSSWALK.
(G) INSTALL CONCRETE PAVEMENT.
(H) INSTALL TRASH ENCLOSURE (SEE ARCHITECT PLANS).
(I) CANOPY FOR GAS PUMPS (UNDER SEPARATE PERMIT).
(J) PROPOSED MONUMENT SIGN (SEE ARCHITECT PLANS).
(K) INSTALL TRANSFORMER PAD.
(L) CONSTRUCT 3' PUBLIC CONCRETE CURB & GUTTER PER UNIFIED GOVERNMENT STANDARD DETAIL UG 4100-3.
(M) CONSTRUCT PUBLIC CONCRETE SIDEWALK PER UNIFIED GOVERNMENT STANDARD DETAIL UG-4020-1.
(N) PROPOSED TRANSFORMER PAD (SEE UTILITY PLAN).
(O) FUTURE FUEL TANK LOCATION (SUPPLIER = PHILLIPS 66).
(P) INSTALL 32'X10' KCATA BUS SHELTER W/ NEW CONCRETE SIDEWALK (SEE SHEET C7.0)
(Q) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE PER CITY STD. DETAIL.
(R) CONSTRUCT RETAINING WALL.
(S) INSTALL 6' VINYL SCREEN FENCE W/ MASONRY COLUMNS AT 10' O.C. (MAX SPACING).

BUILDING & LOT DATA

Site Area	56,102 S.F./1.29 Ac.
Proposed Zoning	CP-2
Proposed Building No. of Stories	1 Story
C-Store Building S.F.	4,650 S.F.
Floor Area Ratio (FAR)	0.08
Existing Impervious Area	1,935 S.F. / 0.04 AC.
Proposed Impervious Area	31,715 S.F./0.73 AC.

PARKING SUMMARY

Parking Required	
C-Store 4 Spaces Per Every 1000 S.F. (4650/1000=4.65x4)	19 Spaces
Total Parking Required	19 Spaces
Parking Provided	
Standard Parking Provided	33 Spaces
Accessible Parking Spaces Provided	2 Spaces
Pump Parking Provided	12 Spaces
Total Parking Provided	37 Spaces

LEGAL DESCRIPTION:

9405, S12, T11, R33, ACRES 1.29, BEG 59.15 S OF NE COR NW 1/4 NE 1/4; S 02°19'57"E, 425 FEET; S87°47'02"W, 132.3 FEET; N01°39'39", 425 FEET; N87°47'02" 130.35 FEET TO POB CONTG 1.29 AC M/L
GROSS AREA = ±1.291 ACRES / ±56,225 SQ.FT.

SCALE: 1"=30'
0' 30' 60'

PHILLIPS ENGINEERING, INC.
PLANNING
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DEVELOPMENT SOLUTIONS
Olathe, Kansas 66061
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Fax (913) 393-1156
www.phillipsengineering.com

SITE PLAN – DETAILED

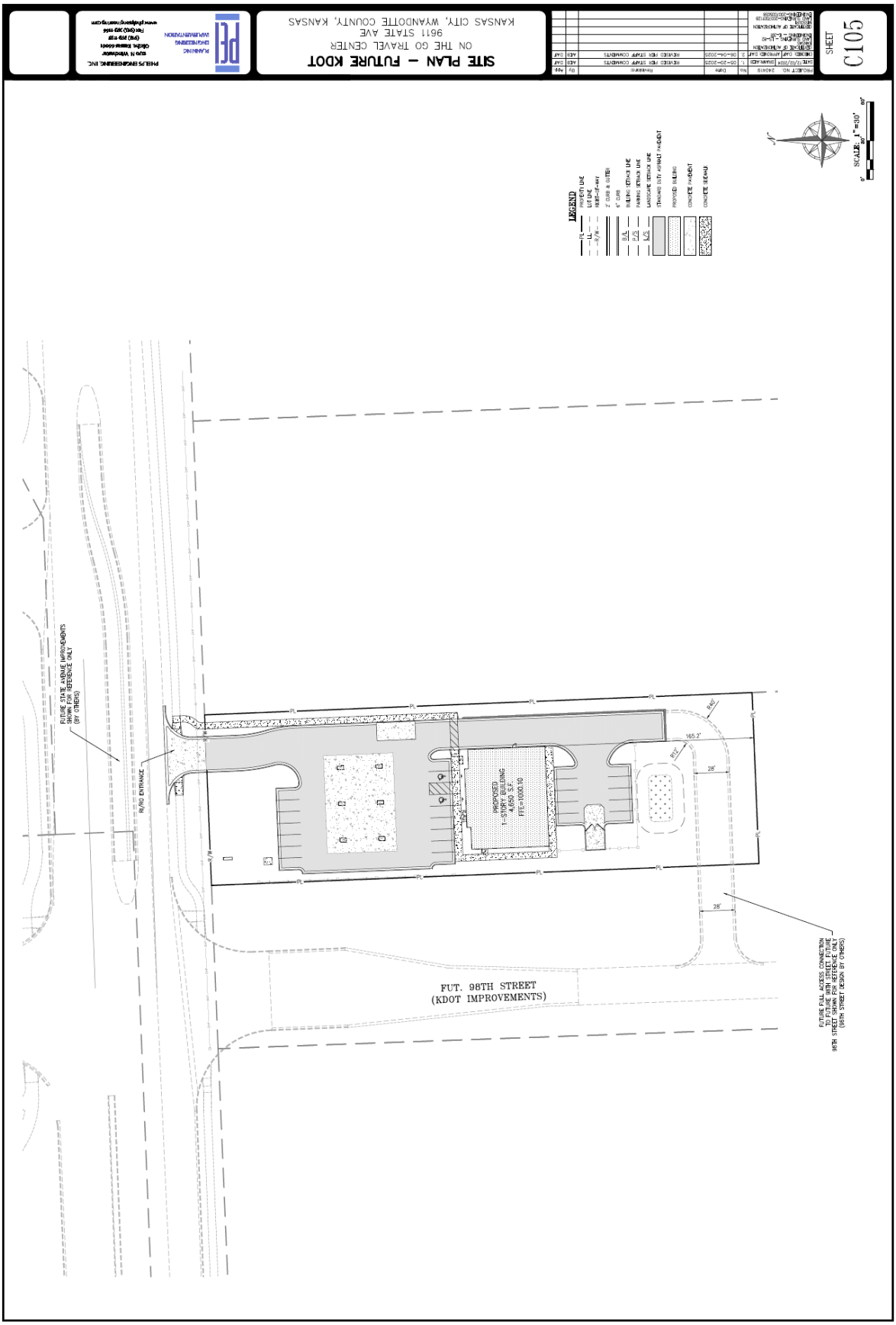
ON THE GO TRAVEL CENTER
9611 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

No.	Date	Revisions	By	Mgr
1	05-30-2025	REVISED PER STAFF COMMENTS	AED	SAF
2	06-24-2025	REVISED PER STAFF COMMENTS	AED	SAF

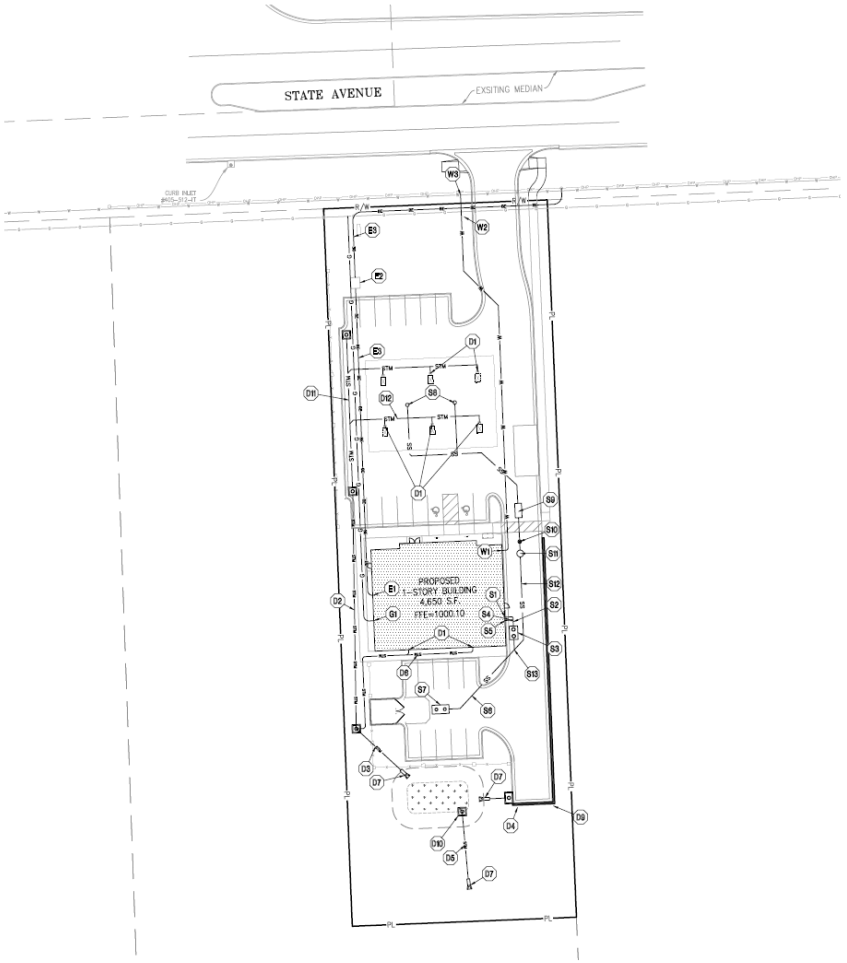
PROJECT NO. 24049
DATE 07/07/2025 DRAWN BY AED
CHECKED BY SAF
APPROVED BY SAF

SHEET
C101

\\NAS25-SERVER\Projects\24\24049\Civil\PDF\SITE.dwg, Layout 1, Jul 24, 2025 - 11:54am, David Rex


SITE PLAN – FUTURE KDOT
ON THE GO TRAVEL CENTER
9811 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET
C105
LEGEND
PROPERTY LINE
CENTER LINE
RIGHT-OF-WAY
2' CURB & GUTTER
6" CURB
BUILDING SETBACK LINE
PARKING SETBACK LINE
LANDSCAPE SETBACK LINE
(STANDARD DUTY ASPHALT PAVEMENT)
PROPOSED BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
SCALE: 1"=30'
FUTURE STATE AVENUE IMPROVEMENTS
SHOWN FOR REFERENCE ONLY
(BY OTHERS)
IN/EG ENTRANCE
PROPOSED
1-STORY BUILDING
4,650 S.F.
FFE=1000.10
165.2'
28'
28'
FUT. 98TH STREET
(KDOT IMPROVEMENTS)
FUTURE FULL ACCESS CONNECTION
TO FUTURE 98TH STREET EXTENDED
98TH STREET SHOWN FOR REFERENCE ONLY
(98TH STREET DESIGN BY OTHERS)

GRADING PLAN
ON THE GO TRAVEL CENTER
9811 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET
C200
SITE GRADING NOTES:
LEGEND
PROPOSED 1-STORY BUILDING
STATE AVENUE
EXISTING MEDIAN
VICINITY MAP
SEC.
SCALE: 1"=80'
Know what's below.
Call before you dig.



UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. This information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate/ adjust/ remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the Unified Government's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No requests or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe orientation and vertical pipe orientation is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing, and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow, devices, pits, valves and all other problematic required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of Unified Government.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings. To the public line. All work shall conform to the requirements of the Unified Government.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, Unified Government, and all other governing agencies (including local, county, state and federal) authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. In the case of these construction documents the contractor hereby agrees that he/she shall be solely responsible for: the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed as the fill grows. All utilities are to be placed in bench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):
   - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
     1. Seamless Copped Tubing: Type "K" soft copper, ASTM B88.
     2. Fittings: Wrought copper (WLC) lite antimony solder joint, ASME B 16.22.
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to Unified Government's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will coordinate excavation of work.
19. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to occupancy/ building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
20. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
21. When a building utility connection from any utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
22. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY KEY NOTES:

- (S1) CONNECT TO BUILDING INTERIOR SANITARY SEWER PLUMBING. (SEE MEP PLANS). TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR). FL=1000.00 FL=997.00
- (S2) CONTRACTOR TO INSTALL 10 L.F. 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 2.0% MIN.
- (S3) INSTALL SUMP PRODUCTS SB-1000 GREASE INTERCEPTOR. TC=999.64 FL 6" IN=995.14 FL 6" OUT=995.14
- (S4) INSTALL 2 WAY CLEANOUT.
- (S5) INSTALL 3" PVC (SDR-26) VENT LINE FROM 2 WAY CLEANOUT TO BUILDING (SEE MEP PLANS).
- (S6) CONTRACTOR TO INSTALL 60 L.F. 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 2.0% MIN.
- (S7) INSTALL 2,000 GALLON HOLDING TANK. TC=999.00 FL 6" IN=994.56
- (S8) INSTALL 6" DRAIN STANDARD GRATE, BOX SHIELD, TYP2 & 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE FROM FUEL PUMP ISLANDS TO SAND/OIL INTERCEPTOR.
- (S9) INSTALL SYSTEM STK-300 SAND/OIL INTERCEPTOR. TC=999.20 FL 6" IN=995.41 FL 6" OUT=995.41
- (S10) INSTALL CHECK VALVE ON 6" SANITARY SEWER SERVICE LINE WITH VALVE BOX ACCESSIBLE AT GRADE.
- (S11) INSTALL (2) 750 GAL SUBMER PUMPS (MODEL WH70-77) WITH POLYETHYLENE TANK AND (1) 750 GAL SUBMER PUMPS (MODEL WH70-77) WITH POLYETHYLENE TANK AND ON-SITE SEWERTY ADVISOR ALARM PANEL. TC=999.00 FL 6" IN=996.20
- (S12) INSTALL 1-½" HDPE PRIVATE SANITARY SEWER FORCE MAIN FROM (E GRINDER PUMP TO 6" BUILDING SANITARY SEWER SERVICE LINE.
- (S13) CONNECT TO BUILDING INTERIOR GREASE PLUMBING LINE. (SEE MEP PLANS). FL=998.40 FL 4"=998.84
- (G1) GAS ENTRY WITH GAS METER: CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR INSTALLATION OF GAS METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- (E1) ELECTRIC ENTRY INTO BUILDING. FOLLOW ENTRY REQUIREMENTS (SEE BUILDING ELECTRIC PLAN).
- (E2) INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & INSTALL CONDUITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONDUITS AND ANY CONCRETE AS DEFINED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- (E3) INSTALL PRIMARY ELECTRICAL CONDUIT FOLLOW ENTRY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- (W1) 2" TYPE K COPPER DOMESTIC WATERLINE/ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (SEE BUILDING PLANS), GATE VALVES, REDUCERS, VENTS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH BPU.
- (W2) CONTRACTOR TO INSTALL NEW 1"-½" DOMESTIC WATER METER AND YET PER CURRENT BPU STANDARDS. TRANSITION TO 2" TYPE K COPPER DOMESTIC WATERLINE DOWNSTREAM OF METER.
- (W3) CONTRACTOR TO INSTALL 8"x1-½" TAP ON EXISTING PUBLIC WATER MAIN FOR PROPOSED DOMESTIC SERVICE LINE. CONTACT BPU FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. **SHOP ALL PLUMBER CONTRACTOR FOR ACTUAL METER AND SYSTEM EQUIPMENT THAT ARE REQUIRED BY BPU.**

- (D1) TYPICAL STORM WATER DRAIN LINE FROM ROOF OR FOUNDATION DRAIN. SEE ARCH. PLANS FOR BUILDING CONNECTION LOCATIONS. ROOF DRAIN LINES SHALL BE PVC SDR 35 OR HDPE (S.T.). MINIMUM SLOPE SHALL BE 0.50%
- (D2) INSTALL 140 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D3) INSTALL 31 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D4) INSTALL 12 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D5) INSTALL 40 L.F. 15" HDPE PRIVATE STORM SEWER.
- (D6) INSTALL 120 L.F. 6" HDPE PRIVATE STORM SEWER.
- (D7) INSTALL 15" HDPE PRIVATE END SECTION W/ 5 S.Y. FLAIR STONE REPAIR.
- (D8) INSTALL 4'x4' PRIVATE GRATE INLET.
- (D9) INSTALL 6'x4' PRIVATE NON-SETBACK CURB INLET.
- (D10) INSTALL 4'x4' PRIVATE CONTROL STRUCTURE.
- (D11) INSTALL 131 L.F. 6" HDPE PRIVATE STORM SEWER.
- (D12) INSTALL 77 L.F. 6" HDPE PRIVATE STORM SEWER.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
AT	EXISTING CABLE TELEVISION LINE
T	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
E	EXISTING BURIED ELECTRIC LINE
W	EXISTING OVERHEAD POWER LINE
WT	EXISTING OVERHEAD TELEPHONE LINE
S	EXISTING SANITARY SEWER LINE
STORM SEWER	EXISTING STORM SEWER LINE (A SIZE)
T	EXISTING BURIED TELEPHONE LINE
W	EXISTING WATER LINE (A SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
ED	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
STORM SEWER	PROPOSED STORM SEWER LINE (A SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W	PROPOSED WATER LINE (A SIZE)
F	PROPOSED FIRE LINE (A SIZE)
ST	PROPOSED ROOF DRAIN (A SIZE)

SCALE: 1"=30'

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHILIPS ENGINEERING, INC.
929 N Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.philipsengineering.com

PLANNING
ENGINEERING
LAND DEVELOPMENT

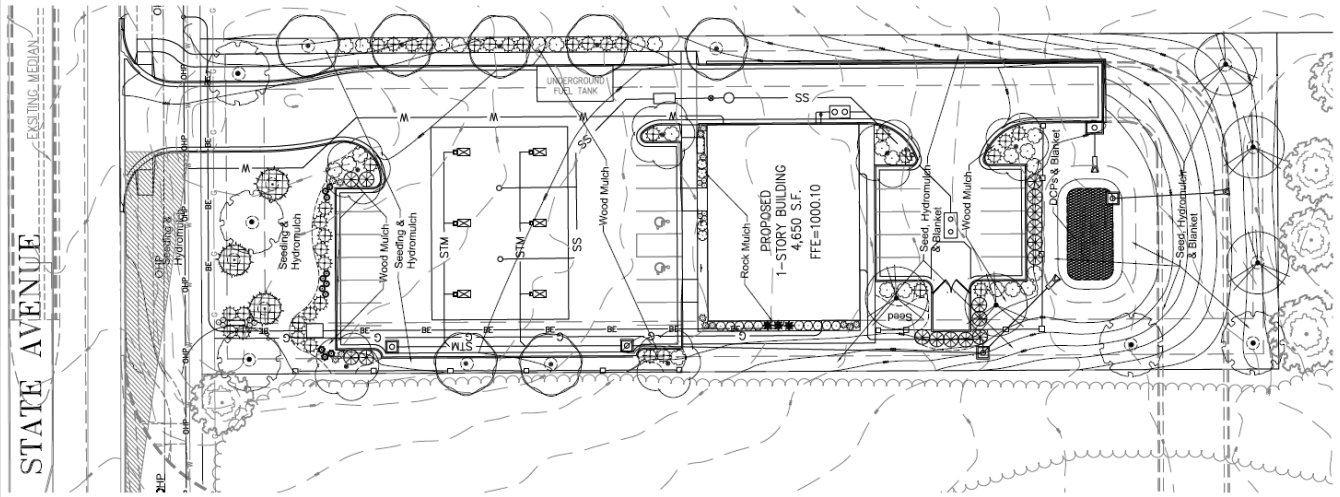
UTILITY PLAN
ON THE GO TRAVEL CENTER
9611 STATE AVE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

No.	Date	Revisions	By	App
1	05-Dec-2024	REVISED PER STAFF COMMENTS	AJS	JMF
2	06-Jan-2025	REVISED PER STAFF COMMENTS	AJS	JMF

PROJECT NO.: 24-0XX
DRAWN BY: AJS
CHECKED BY: JMF
FILE NAME: C300_UP-01
ACTUAL DATE OF AUTHORIZATION: 11-Jul-2024
DESCRIPTION OF AUTHORIZATION: PLAN SUBMITTAL

SHEET
C300

\\PHILIPS-SERVER\Projects\P\24\24-0XX\PDF\UTILITY.dwg Layout: 1 Jan 06, 2025 - 11:30am Jared Fier



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	5	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2"Cal	
	7	Gymnocladus dioicus 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"Cal	
	3	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		6' hgt.
	6	Nyssa sylvatica / Black Gum	B & B	2"Cal	
	5	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SHRUBS					
	4	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanses Barberry 15"-18" hgt. & sp.	2 gal		
	10	Hypericum frondosum 'Sunburst' / Sunburst Hypericum 18"-24" hgt. & sp.	2 gal		
	17	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	37	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal		
	25	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
GRASSES					
	12	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal		
	3	Miscanthus sinensis 'Gracillimus' / Maiden Grass 24"-30" hgt.	3 gal		
	16	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal		
	11	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass 15"-18" hgt.	1 gal		
GROUND COVERS					
	288	Spartina pectinata / Prairie Cordgrass 5" DCP 18" o.c.	flat @		

NOTE:
SEE SHEET LS-2 FOR CONSTRUCTION DETAILS AND SPECIFICATION NOTES.

0 20 40
SCALE 1" = 20'

Sight Triangle
25'
170'

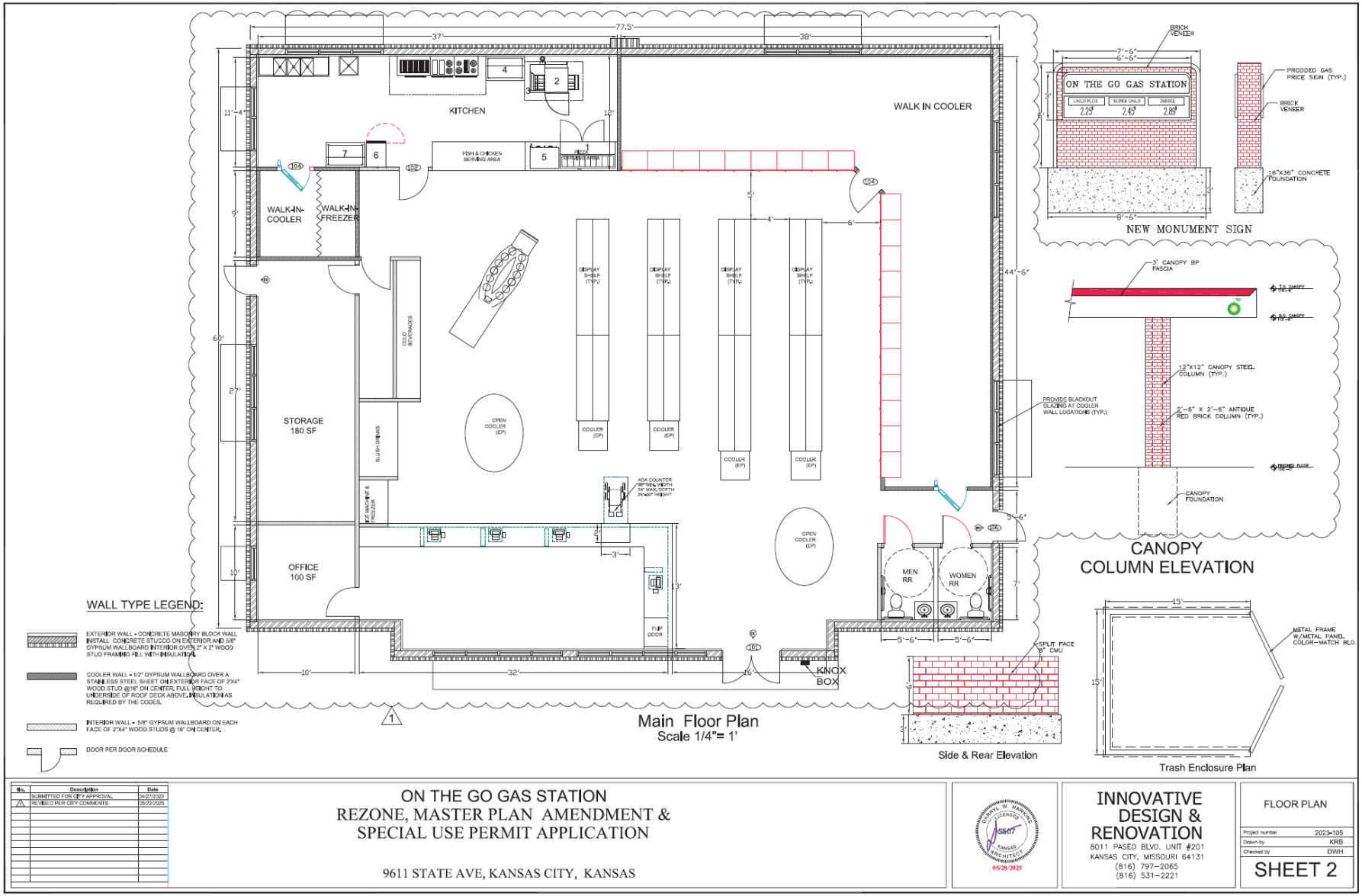
Utility Note:
Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

PETER A. OPPERMANN LICENSED LANDSCAPE ARCHITECT

05/23/2025

Landscape Plan
On The Go
9611 State Avenue
Kansas City, Kansas
LS-1

Oppermann LandDesign, LLC
Land Planning ♦ Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
petecoppermann56@gmail.com
913.522.5598



No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	04/27/2023
1	REVISED PER CITY COMMENTS	05/22/2025

ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION

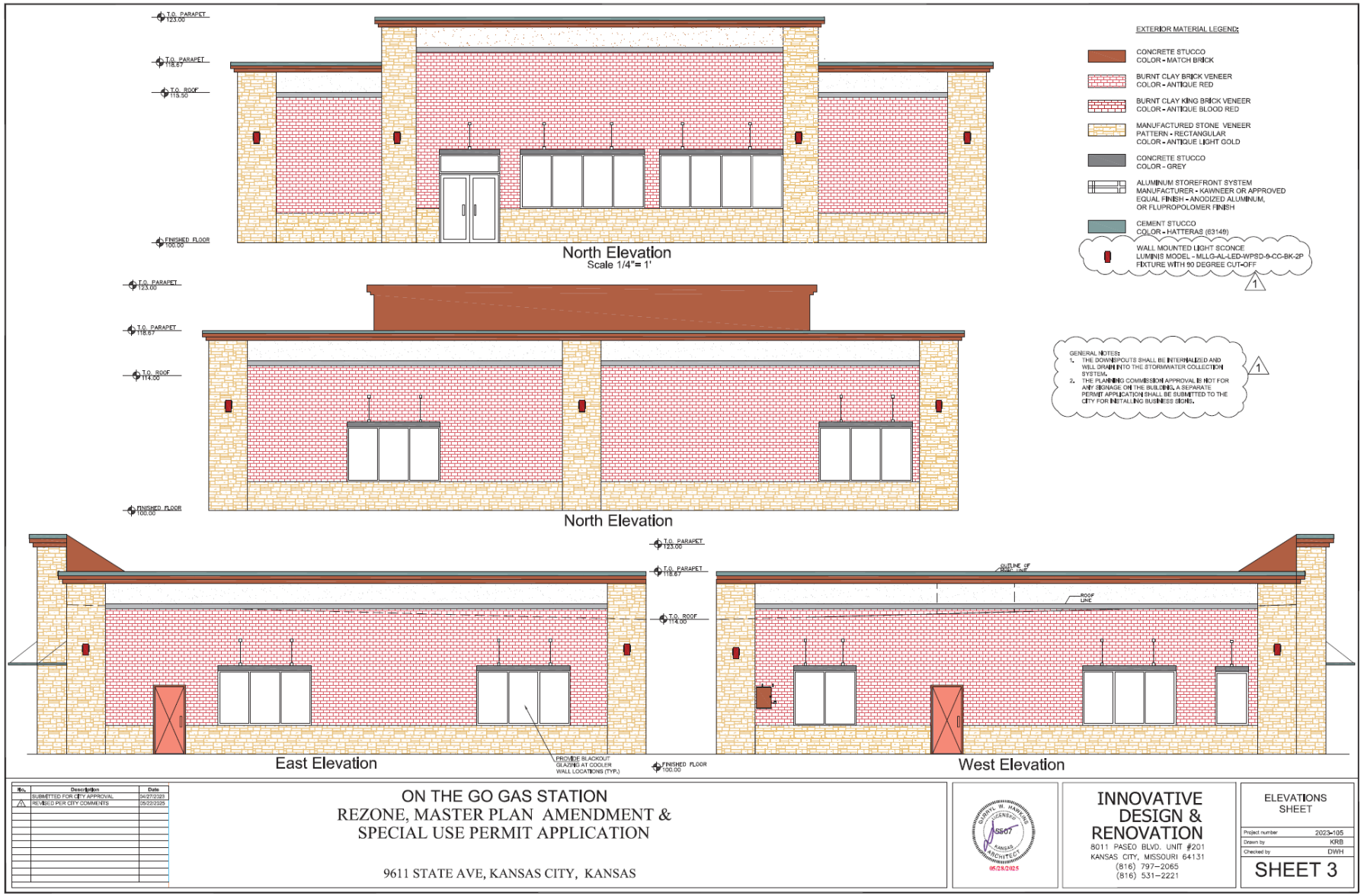
9611 STATE AVE, KANSAS CITY, KANSAS

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

FLOOR PLAN

Project number	2023-105
Drawn by	KRB
Checked by	DWH

SHEET 2


T.O. PARAPET 123.00
T.O. PARAPET 118.67
T.O. ROOF 115.50
FINISHED FLOOR 100.00
North Elevation
Scale 1/4"= 1'
T.O. PARAPET 123.00
T.O. PARAPET 118.67
T.O. ROOF 114.00
FINISHED FLOOR 100.00
North Elevation
T.O. PARAPET 123.00
T.O. PARAPET 118.67
T.O. ROOF 114.00
PROVIDE BLACKOUT GLAZING AT COOLER WALL LOCATIONS (TYP.)
FINISHED FLOOR 100.00
East Elevation
OUTLINE OF HVAC LINE
ROOF LINE
West Elevation
EXTERIOR MATERIAL LEGEND:
CONCRETE STUCCO COLOR - MATCH BRICK
BURNT CLAY BRICK VENEER COLOR - ANTIQUE RED
BURNT CLAY KING BRICK VENEER COLOR - ANTIQUE BLOOD RED
MANUFACTURED STONE VENEER PATTERN - RECTANGULAR COLOR - ANTIQUE LIGHT GOLD
CONCRETE STUCCO COLOR - GREY
ALUMINUM STOREFRONT SYSTEM MANUFACTURER - KAWNEER OR APPROVED EQUAL FINISH - ANODIZED ALUMINUM, OR FLUPROPOLOMER FINISH
CEMENT STUCCO COLOR - HATTERAS (63149)
WALL MOUNTED LIGHT SCONCE LUMINIS MODEL - MLLG-AL-LED-WPSD-9-CC-BK-2P FIXTURE WITH 90 DEGREE CUT-OFF
1
GENERAL NOTES:
1. THE DOWNSPOUTS SHALL BE INTERNALIZED AND WILL DRAIN INTO THE STORMWATER COLLECTION SYSTEM.
2. THE PLANNING COMMISSION APPROVAL IS NOT FOR ANY SIGNAGE ON THE BUILDING. A SEPARATE PERMIT APPLICATION SHALL BE SUBMITTED TO THE CITY FOR INSTALLING BUSINESS SIGNS.
1
No. Description Date
SUBMITTED FOR CITY APPROVAL 04/27/2023
1 REVISED PER CITY COMMENTS 05/22/2025
ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION
9611 STATE AVE, KANSAS CITY, KANSAS
DARRYL W. HAWKINS LICENSED KANSAS ARCHITECT 5507
05/28/2025
INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221
ELEVATIONS SHEET
Project number 2023-105
Drawn by KRB
Checked by DWH
SHEET 3

GAS STATION RENDERING

Project number

Drawn by KRB

Checked by DWH

SHEET 4

ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION

9611 STATE AVE, KANSAS CITY, KANSAS

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	04/27/2023

BUILDING RENDERING

Project number

Drawn by KRB

Checked by DWH

SHEET 5

ON THE GO GAS STATION
REZONE, MASTER PLAN AMENDMENT &
SPECIAL USE PERMIT APPLICATION

9611 STATE AVE, KANSAS CITY, KANSAS

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD., UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	04/27/2023

Figure 1. Site Photograph of 9611 State Avenue looking south from 98th Street (provided by Planning Staff).

Figure 2. Site Photograph of 9611 State Avenue looking south from 98th Street (provided by Planning Staff).

Figure 3. Site Photograph of 9611 State Avenue looking south from State Avenue (provided by Planning Staff).

Figure 4. Site Photograph of 9611 State Avenue looking east from State Avenue (provided by Planning Staff).

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: July 31, 2025

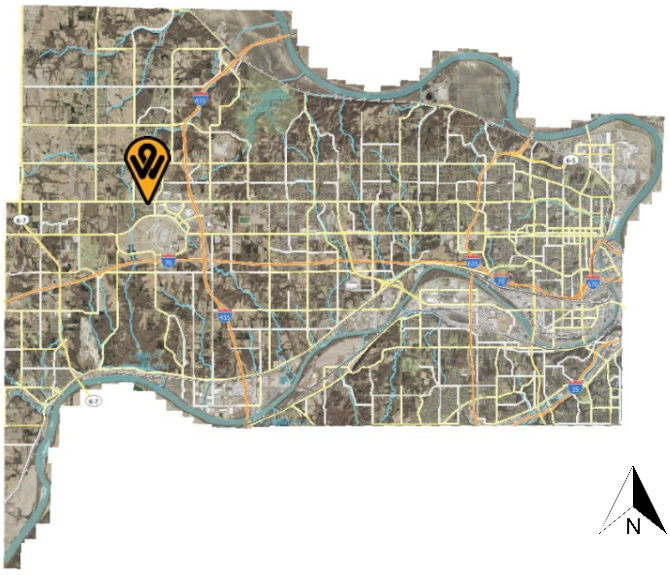
Re: **Change of Zone Petition COZ2025-011 and Master Plan Amendment MPL2025-007**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

Subject Property:
11319 Parallel Parkway
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone and Master Plan Amendment to build a self-storage facility.



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

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

Proposed Zoning District(s):
CP-3 Planned Commercial District

	Adjacent Zoning	Adjacent Uses
North	RP-3 Planned Townhouse District	Attached single-family homes – senior housing (Hazelwood Villas)
South	RP-5 Planned Apartment District	Apartments (Village West Apartments Phase II)
East	R-1 Single Family District	Maywood Community Church
West	RP-5 Planned Apartment District	Apartments (Village West Apartments Phase III)

Total Tract Size: 3.07 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as 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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial.

Parking Requirement: Section 27-467(d) uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 271 parking spaces are required. The applicant is providing 10 parking spaces. (The applicant has applied for a parking variance, BOZA2025-015 which is scheduled to be heard on June 9, 2025).

Landscaping Requirement: Section 27-467(g) Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent.

Advertisement:	The Wyandotte Echo – Change of Zone - May 16, 2025 and Master Plan Amendment – May 16, 2025 Letters to Property Owners – May 17, 2025 and June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District and a Master Plan Amendment from Commercial/Business Park to Commercial to build two (2) self-storage buildings totaling 118,489 square feet at 11319 Parallel Parkway.

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 one (1) Notice of Violation on the property between on May 8, 2025 – ABT2025-0659 – Abatement – Mow entire lot and remove scattered trash.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – PLAT2025-015 – Preliminary Plat, approved on July 14, 2025 meeting.
2. 2025 – BOZA2025-015 – Variance – Requesting a parking reduction from 474 to 10 parking spaces.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

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 multi-family apartments abutting to the south and west. North of Parallel Parkway is Hazelwood Senior Villas, an age restricted neighborhood comprised of single-family homes, detached and attached and an assisted living facility.

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 surrounded by apartments zoned RP-5 Planned Apartment District to the west and south and a church zoned R-1 Single Family District to the east. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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 property is not suitable for uses to which it has been restricted as A-G Agriculture District allows single-family homes and agricultural activities, which along a mixed-use corridor – multi-family apartments and commercial retail businesses is not congruent with adjacent uses. Removal of these restrictions for CP-3 Planned Commercial District will not detrimentally affect nearby property as it is only a matter of time that commercial businesses/uses extend west from Hutton Road to North 115th Street.

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 vacant. Based on aerial photographs, the property has been vacant since at least 1997, but was part of a larger ownership during that time.

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 not reasonably necessary for the convenience and welfare of the public on its surface, but may provide an opportunity for residents in the multi-family apartments to the south and west and possibly the senior living neighborhood to the north to store items close to their residence. The proposed use will not affect the use, quality, or marketability of nearby property as this

parcel is encircled with dense, multi-family apartments to the south and west and an established church, Maywood Community Church to the east.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of Parallel Parkway, a Major Arterial to accommodate it if managed properly. A Traffic Impact Study has been submitted and is being reviewed by the Public Works Department.

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

   The Prairie Delaware Piper Area Plan designates the subject property as Commercial/Business Park, which allows for 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. The proposed use conforms to the Prairie Delaware Piper Area Plan designation.

8. ***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 provided the site is properly managed and there are no hazardous materials stored on the premises.

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 electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by West Patrol, District #228.

   e. ***Fire***

Fire service is provided by Station #12, which is 1.25 miles away from the subject property.

f. Transit

Public Transit is provided by Route #101, #113, and #116 with a stop at North 109th Street and Village West Parkway.

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the building elevations – exterior building materials, massing and articulation, landscaping, screening and buffering to comply with the Commercial Design Guidelines, the proposed use is capable of meeting these ordinance requirements.

The proposed use is not capable of meeting ordinance requirements because Section 27-467(e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. A Variance application for reduction in parking has been submitted and will be heard by the Board of Zoning Appeals.

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 public health, safety and welfare is minimal. There is no tangible gain to the public health, safety and welfare as the proposed use serves only those patrons that need to use the self-storage facility, whether it be for their personal or business needs. 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.

MASTER PLAN AMENDMENT

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 multi-family apartments abutting to the south and west. North of Parallel Parkway is Hazelwood Senior Villas, an age restricted neighborhood comprised of single-family homes, detached and attached and an assisted living facility.

2. ***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 Prairie Delaware Piper Area Plan was adopted in 2004. Numerous amendments have occurred in the last 20 years, specifically to the south and west, which was designated as Commercial/Business Park (Prairie Delaware Piper Area Plan) to Medium Density and High Density Residential (City-Wide Master Plan, now known as the PlanKCK Comprehensive Plan) to build apartments and Mixed Residential (Prairie Delaware Piper Area Plan) for a senior living neighborhood on the north side of Parallel Parkway, which changed the character of the corridor between Hutton Road and North 115th Street from a rural, farmland to a mixed use corridor.

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

   The amendment is consistent with the goals and policies of the Prairie Delaware Piper Area Plan.

4. ***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 provides storm water control to the property.

   d. ***Police***

Police service is provided by West Patrol, District #228.

e. Fire

Fire service is provided by Station #12, which is 1.25 miles away from the subject property.

f. Transit

Public Transit is provided by Route #101, #113, and #116 with a stop at North 109th Street and Village West Parkway.

g. Schools

Public Education is provided by Delaware Ridge Elementary School, Robert E. Clark Middle School, and Bonner Springs High School, under Bonner Springs/Edwardsville USD 204.

h. Streets

The subject property is accessed off of Parallel Parkway, a Major Arterial.

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

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a split designation between Commercial and Business Park (Prairie Delaware Piper Area Plan).

6. 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.

The proposed amendment will not 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. The properties to the west and south are designated Medium and High Density Residential (PlanKCK Comprehensive Plan). The amendment to Commercial will remove the Business Park designation, which eliminates more intensive light industrial uses.

7. 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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on May 27, 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 Commercial Design Guidelines
Landscaping, Screening and Buffering
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2025-011 and MPL2025-007**, subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-015 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 BOZA2025-015 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The following requirements of the Commercial Development Guidelines Overlay District have not been met, and from which Applicant is requesting a deviation for approval:**
   a. **Section 27-576(e)(2) Exterior building materials shall not include the following:**
      i. **Split shakes, rough sawn, or board and batten wood;**
      ii. **Vinyl siding;**
      iii. **Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;**
      iv. **Field painted or prefinished corrugated metal siding;**
      v. **Standard single-tee or double-tee concrete systems; or**
      vi. **EIFS at the ground level or comprising more than 15 percent of any facade.**

      Additionally, metal paneling cannot exceed 15 percent of any façade;
3. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
4. **Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be**

determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;

5. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 3.07 acres, 33 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
6. **All parking lot islands must have trees installed in them;**
7. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
8. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;**
9. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system;**
12. **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;

13. 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;

14. 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;

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

16. 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;

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. 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;

19. For the Final Development Plan: 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;

20. **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,**
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.**

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 **COZ2025-011 and MPL2025-007** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-007** 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 **MPL2025-007,** 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 **MPL2025-007** 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 **COZ2025-004,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:31:06:

COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District at 11319 Parallel Parkway (in conjunction with PLAT2025-015, MPL2025-007, and BOZA2025- 015). *Detailed Outline of Requested Action*: The applicant, Tye Zehner with Strickland Construction, is requesting a Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District, Preliminary Plat to plat one (1) commercial lot and a Master Plan Amendment from Commercial/Business Park to Commercial to build two (2) self-storage buildings totaling 118,489 square feet at 11319 Parallel Parkway.

PLAT2025-015 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Preliminary Plat for Village West, Legends Self-Storage at 11319 Parallel Parkway.

MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
Synopsis: Master Plan Amendment from Business Park / Commercial (Prairie Delaware Piper Area Plan) to Commercial (Prairie Delaware Piper Area Plan)
at 11319 Parallel Parkway.

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

Present in Support:

- Tye Zehner, Applicant, 7616 Washington Street, Kansas City, Missouri 64114

Present in Opposition:

- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109, not in support or in opposition, comments on staff report, storm water concerns

Staff Recommendation starts at 1:38:46: Long Range Planner Alyssa Marcy that this project has very heavy landscaping and screening requirements, as noted on the staff report, it includes planting 33 trees and screening to separate the business from the residential area. It also includes planting trees within the parking lot islands as well. Staff recommends approval with conditions.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 1:40:01:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-007:**

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

Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-015 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 BOZA2025-015 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The following requirements of the Commercial Development Guidelines Overlay District have not been met, and from which Applicant is requesting a deviation for approval:**
   a. **Section 27-576(e)(2) Exterior building materials shall not include the following:**
      i. **Split shakes, rough sawn, or board and batten wood;**
      ii. **Vinyl siding;**
      iii. **Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;**
      iv. **Field painted or prefinished corrugated metal siding;**
      v. **Standard single-tee or double-tee concrete systems; or**
      vi. **EIFS at the ground level or comprising more than 15 percent of any facade.**

      Additionally, metal paneling cannot exceed 15 percent of any façade;
3. **Section 27-317 Electrical power, telephone service, and cable television (if**

applicable) shall be provided by underground wiring for all new wiring provided;

4. **Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site;**
5. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 3.07 acres, 33 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
6. **All parking lot islands must have trees installed in them;**
7. **Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;**
8. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;**
9. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    c. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    d. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system;**
12. **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;**

13. **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;**
14. **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;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **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;**
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. **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;**
19. **For the Final Development Plan: 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;

20. **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,**
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.**

Motion starts at 1:40:38:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-011:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 1:41:24:

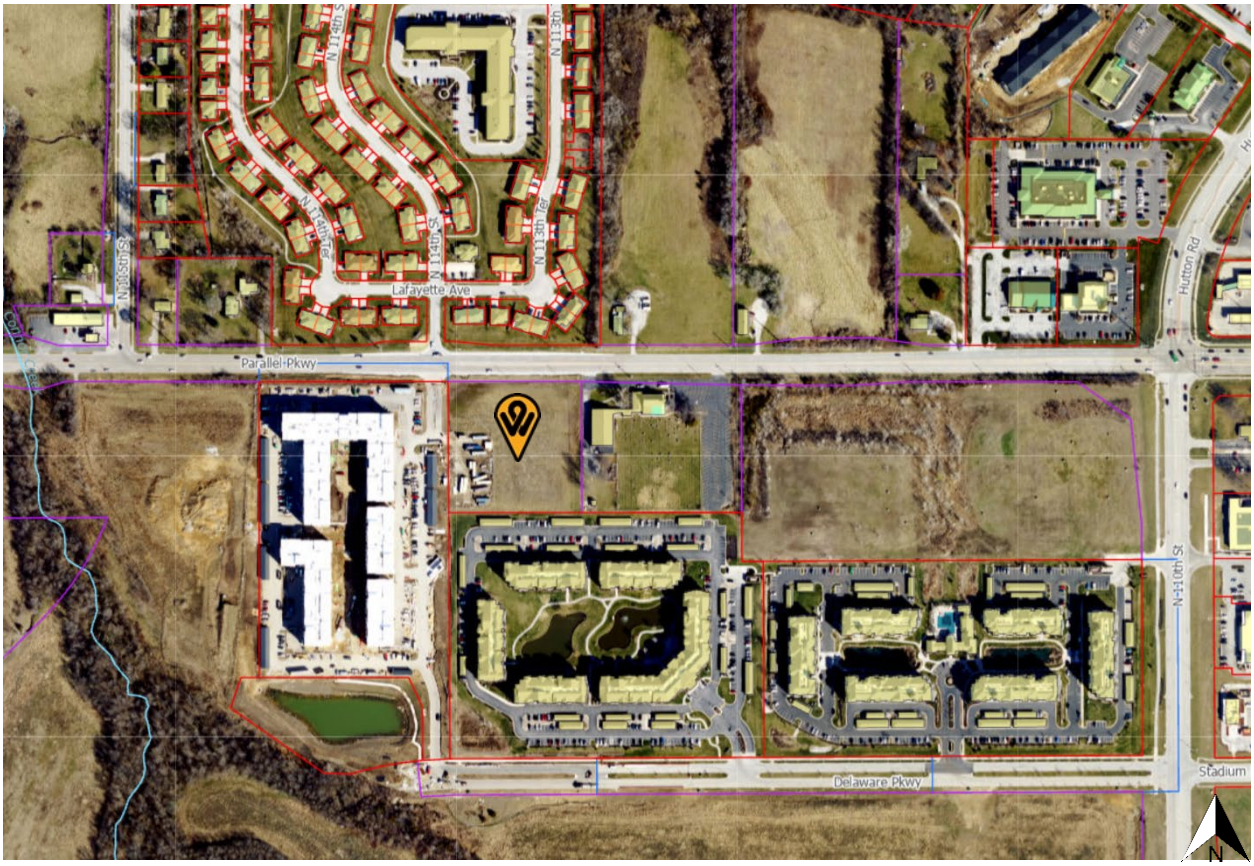
On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of PLAT2025-015:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

ATTACHMENTS

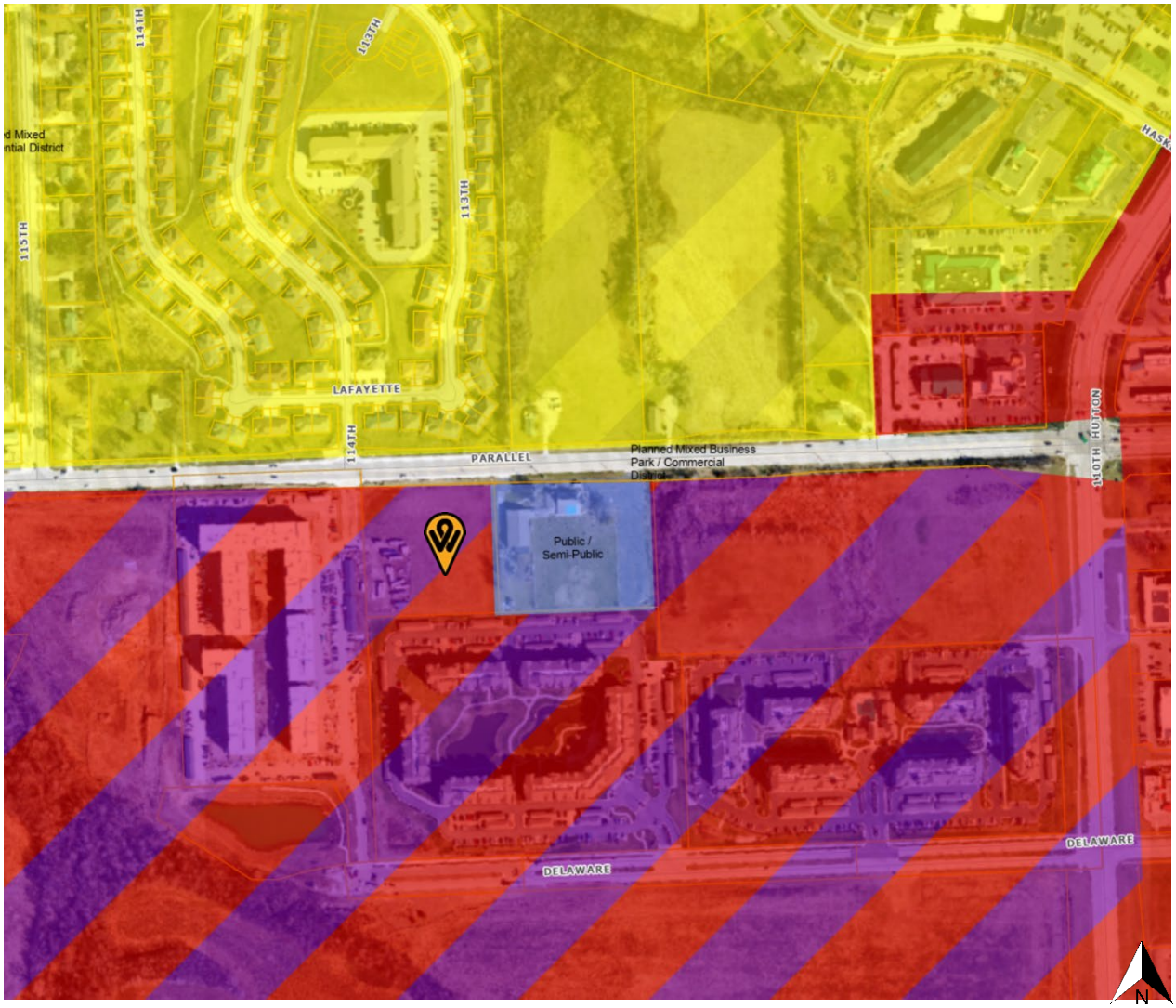
AERIAL IMAGERY



ZONING MAP

RP-5
R-1
RP-3
AG
CP-0
CP-0
CP-2
Lafayette Ave
Parallel Pkwy
AG
R-1
AG
RP-5
RP-5
RP-5
Delaware Pkwy
N 110th St
Hutton Rd
N 115th St
N 114th St
N 113th Ter
N 114th Ter
N

LAND USE MAP


114TH
113TH
115TH
113TH
LAFAYETTE
114TH
PARALLEL
Planned Mixed Business
Park / Commercial
District
110TH HUTSON
Public /
Semi-Public
DELAWARE
DELAWARE
N

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

May 27, 2025

Department of Planning + Urban Design
Unified Government of Wyandotte County ● Kansas City, Kansas

RE: Change of Zone Petition COZ2025-011, PLAT2025-016 and Master Plan Amendment MPL2025-006

Mr. Byron Toy and Ms. Rose Morris,

We have received draft comments dated June 9, 2025 on the proposed self-storage facility located at 11319 Parallel Parkway for the above referenced project. The project team has reviewed the comments and have the following responses or summary of revisions:

Planning and Urban Design Comments:

General Planning:

1. This City Planning Commission case is being heard in conjunction with BOZA2025-015. 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 BOZA2025-015 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law.
   Response: Acknowledged.

2. Provide site line cross sections that illustrate what is visible from the north, south, east and west property lines.
   Response: Cross sections have been added. Can be seen on sheets A1.0-A1.2 as well as A5.0-A5.4.

3. What are the proposed hours of operation?
   Response: The standard operating hours will be 9am to 5pm, with after hours access code on a per customer basis with approval from owner.

4. Build an 8-foot sidewalk along the south side of Parallel Parkway in compliance with the goDotte Countywide Strategic Mobility Plan and tying into the sidewalk west of the subject property.
   Response: An 8-foot sidewalk is proposed along the south side of Parallel Parkway along the site.

5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
   Response: Acknowledged.

6. Section 27-576(j) If a center is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of project development approval, and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements to accommodate the necessary public infrastructure to adequately screen the site.
   Response: Acknowledged. The project will be constructed in a single phase.

Building Architecture:

1. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:

a. Divisions or breaks in materials;
b. Building offsets (projections, recesses, niches);
c. Window bays;
d. Separate entrances and entry treatment; or,
e. Variation in rooflines.

Response: Features have been added to the east façade. Can be seen on sheet A2.0 drawing 2.

2. Section 27-576(d)(5) A single, large dominant building mass shall be avoided. Changes in mass should be related to entrances, the integral structure, and/or the organization of spaces and activities.
Response: Acknowledged.

3. Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.
   a. Building design should avoid large expanses of highly reflective surfaces and mirror glass exterior walls.
   b. Highly tinted glass or glass tinted in unnatural colors should be avoided.

   Response: Acknowledged. Building materials are proposed to be durable, economically maintained, and will retain its appearance over time.

4. Section 27-576(e)(2) Exterior building materials shall not include the following:
   a. Split shakes, rough sawn, or board and batten wood;
   b. Vinyl siding;
   c. Smooth-faced grey concrete block, painted or stained concrete block, tilt-upconcrete panels;
   d. Field painted or prefinished corrugated metal siding;
   e. Standard single-tee or double-tee concrete systems; or
   f. EIFS at the ground level or comprising more than 15 percent of any facade. Additionally, metal paneling cannot exceed 15 percent of any façade.

   Response: Material calculations can be found on sheets A2.0 and A2.1.

5. Downspouts shall be internalized.
   Response: Parapet removed and downspouts have been added on the south façade of the A building and the north façade of the B building. Gutters and downspouts are facing internally to the property only. Can be seen on sheet A2.0 drawing 4 and sheet A2.1 drawings 1 & 2.

Landscaping and Screening:

1. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 3.07 acres, 33 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-3 Planned Commercial District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.
   Response: The code calculations have been updated on the landscape plan and the 33 trees have been provided per Section 27-577(a)(5).

2. All parking lot islands must have trees installed in them.
   Response: The parking lot island does have a proposed tree.

3. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.
Response: A 25-foot landscape zone has been provided between Parallel Parkway and the access drive north of Building A.

4. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.
Response: Landscape plan has been updated per Section 27-577(b)(2).

5. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
    a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
    b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

    Response: Landscaping follows Section 27-577(b)(3).

6. Section 27-577(d)(1) At least 75 percent of the length of the 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.
Response: Landscaping follows Section 27-577(d)(1).

7. All landscaping shall be with an in-ground irrigation system.
Response: Acknowledged. Irrigation design will be provided further into the final development plan process.

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.
Response: Acknowledged.
2. 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 shll be granted a sign permit. Contact the Department of Planning and Urban Design at (910) 537-5750 or signpermits@wycokck.org to begin this process.
Response: Acknowledged.

Standard Conditions:

1. 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. The BPU transformer have appropriate screening.

2. 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.

3. 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) 573-8620or 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.

4. All existing and future driveways must feature curb cuts that are constructed to UG standards.
Response: Acknowledged.

5. 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.

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.
Response: Acknowledged.

7. 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.

8. For the Final Development Plan: 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

9. 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.

10. 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:

General Engineering Review No. 1

1. Provide 10-foot utility easements around the out-boundary lot lines of the plat; 5-foot easements both sides of interior lines.
Response: A 10-foot utility easement has been added to the North out-boundary lot line. A 5-foot easement has been added to the West, South, and East interior lot line.

2. Public Works and County Surveyor may have additional comments.
Response: Acknowledged.

3. Provide any easements as required including access obstruction (retaining wall), off-site discharge of runoff or fill, temporary construction, drainage, sanitary sewer, and cross-access.
Response: Easements will be set as the design progresses after preliminary.

Public Plan Set:

a. Public plans set is required for sanitary sewer.
Response: Public Plans will be provided later in the final development process.

b. Coordinate with Ricky Ledgerwood, Public Works Coordinator, (913) 573-5421.
Response: Acknowledged.

c. Insert plat in Public Plan sets.
Response: Acknowledged.

Renaissance Infrastructure Consulting

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
www.ric-consult.com

May 27, 2025

Project Name: Village West, Legends Self-Storage
Project Address: 11319 Parallel Parkway
Kansas City, KS 66109
Application Number: COZ2025-011

Village West, Legends Self-Storage Neighborhood Meeting
Meeting Location: Microsoft Teams
Meeting called to order at: 4:30pm

Attendees:

Name	Role	Company
Tye Zehner	Applicant	Strickland Construction
Tom Eisenhauer	Applicant	Strickland Construction
Rogers Strickland	Applicant	Strickland Construction
Ashley Cronin	Applicant Representative	Renaissance Infrastructure Consulting (RIC)
Chase Kohler	Applicant Representative	RIC
Stephen Allison	Property Owner	
Owen Haake	Associated with Aspire	Northpoint Development

Agenda:

1. Introductions
    a. Applicant Team Introductions
    b. Attendee Introductions

2. Project Summary
    a. Current site conditions are undeveloped
    b. Proposed project is a self-storage facility consisting of two buildings, for a total of 626 storage units.
        i. Isometric Views
        ii. General Site Layout

3. Questions/Comments
    a. Owen Haake: What are the clear dimensions of building B openings?
        Response: Overhead doors are 12'-0" wide by 14'-0" tall.
    b. Owen Haake: What is the depth of building B units?
        Response: Units are 45'-0" deep
    c. Owen Haake: How does the Fire Truck navigate the site?
        Response: Fire truck enters from the shared drive with Aspire apartments and exits through the east entry off Parallel Parkway
    d. Owen Haake: What is the intended schedule for the project?
        Response: Dependent on review timeline with UG but aiming to break ground Q3 of this year with a 1-year construction timeline.
    e. Owen Haake: When will we be on commission and council?
        Response: Planning Commission and Board of Zoning Appeals Public Hearing is set for 6/9, Board of Commissioners/Public Hearing is set for 6/26
    f. Owen Haake: Supports the project and is a good use for the property.
    g. Owen Haake: Likes that the aesthetics will blend well with the Aspire Apartments.

h. Stephen Allison: Supportive of project and has talked to Maywood Community Church and they are also supportive.

4. Meeting Adjourned at: 5:04pm

Minutes taken by: Chase Kohler and Ashley Cronin

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-011.
2. That I conducted a neighborhood meeting on 5-27-2025.
3. The notice to nearby property owners was sent on 5-12-2025.
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.

Tye Zehner
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of May, 2025.

My commission expires 15 of July, 2026.

Deidra L Smith
Notary Public
State of Kansas
My Comm Exp 7/15/2026

Deidra L Smith
Notary Public

h. Stephen Allison: Supportive of project and has talked to Maywood Community Church and they are also supportive.

4. Meeting Adjourned at: 5:04pm

Minutes taken by: Chase Kohler and Ashley Cronin

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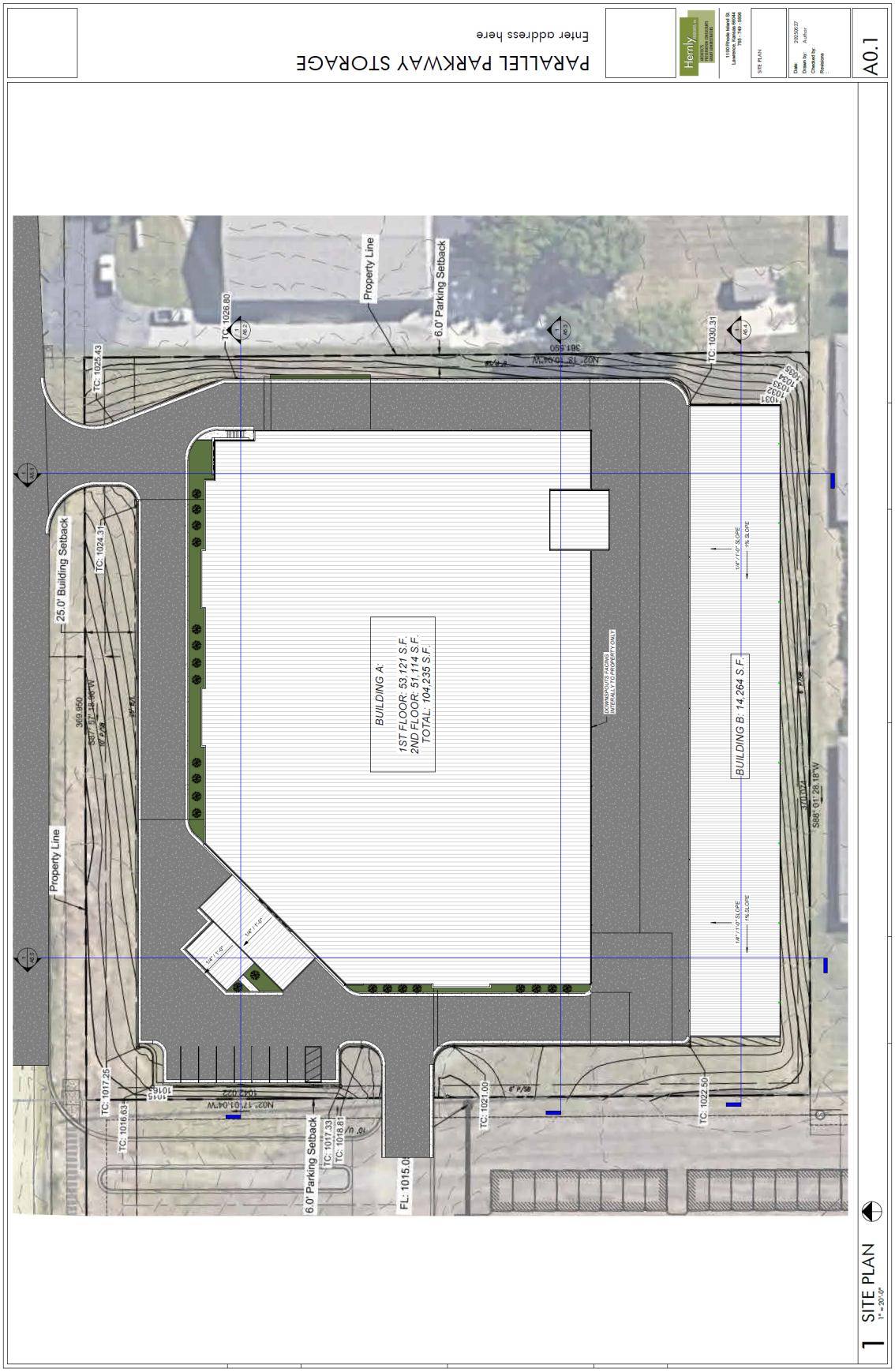
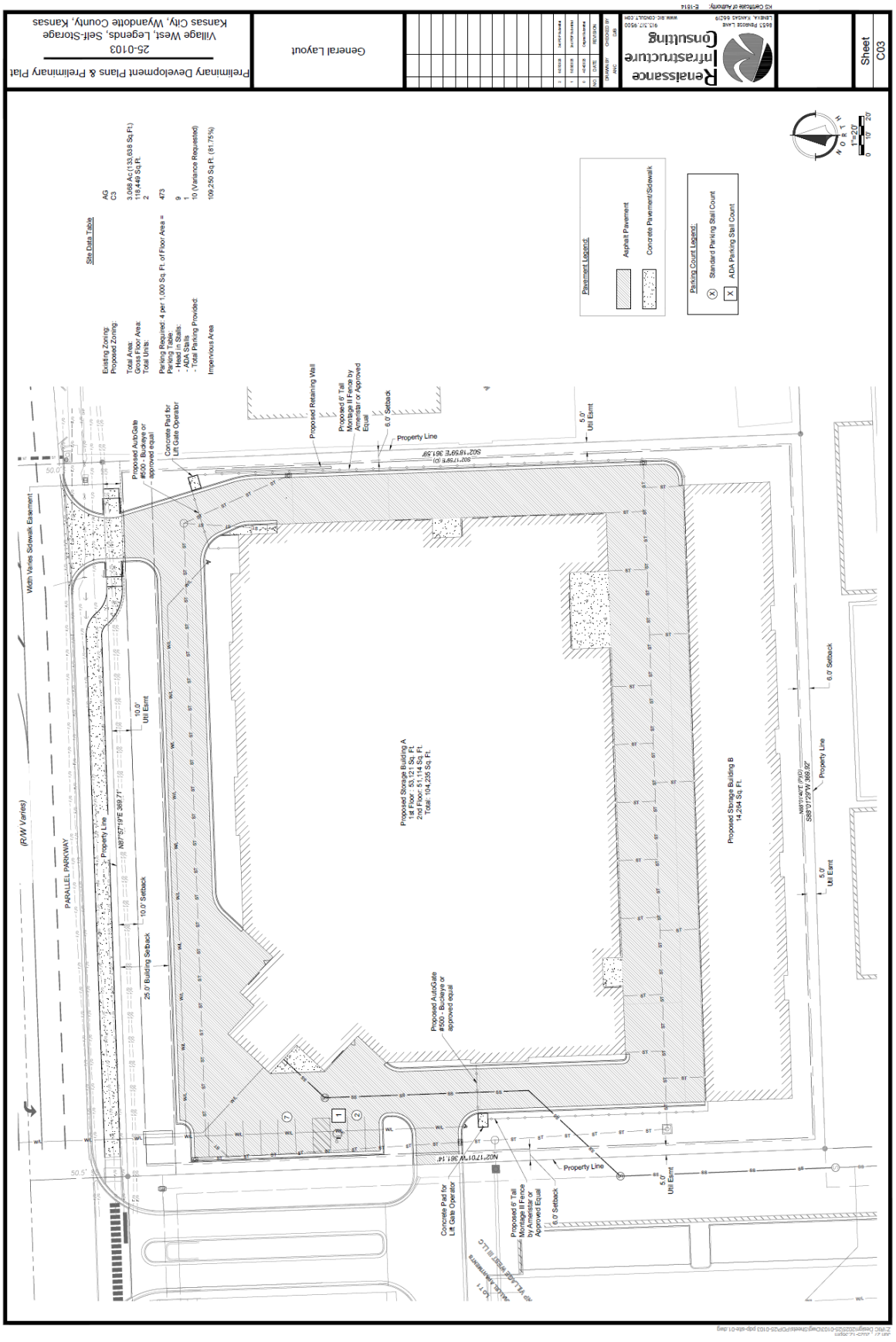
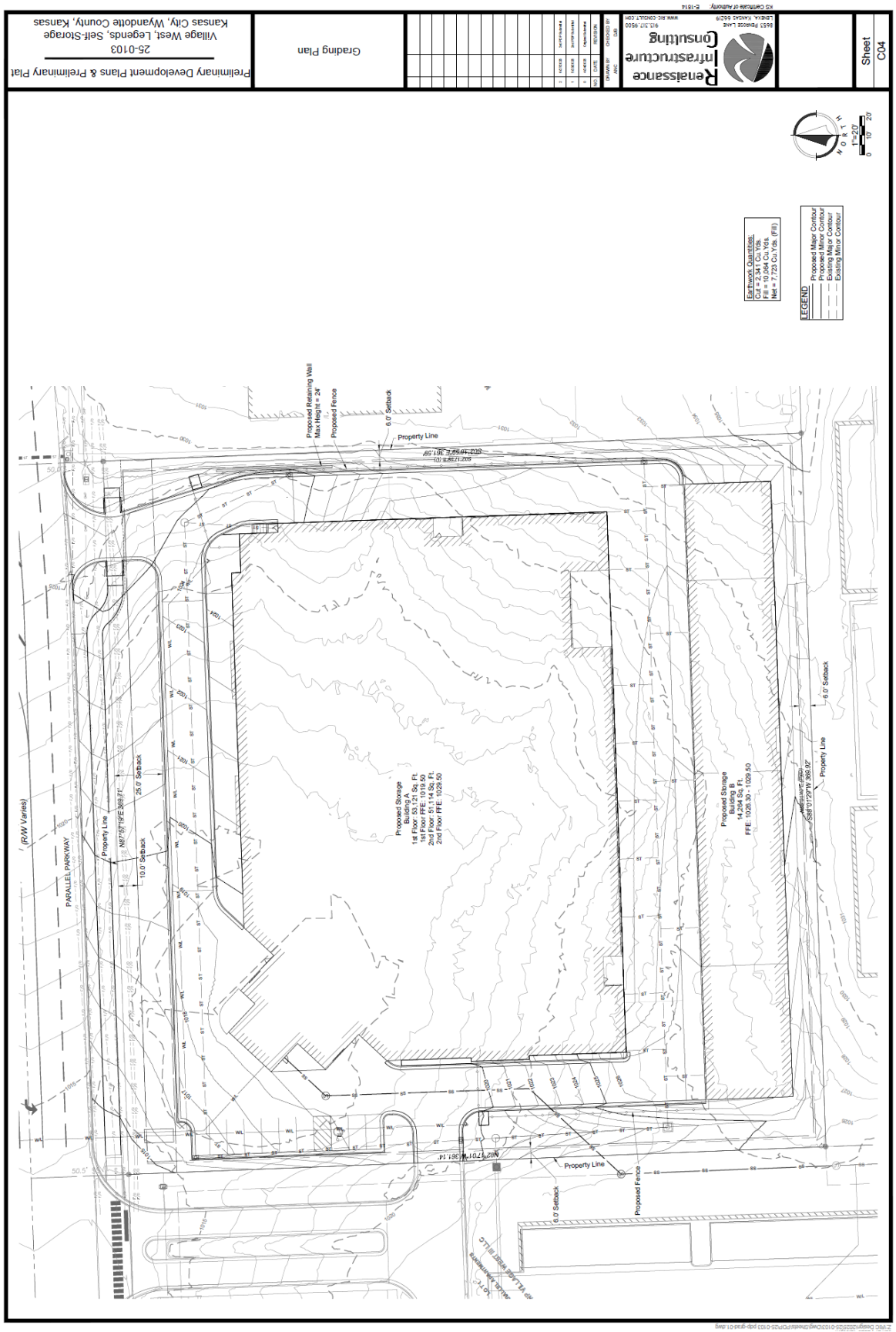

PARALLEL PARKWAY STORAGE
Enter address here
Hernly
A0.1
Property Line
6.0' Parking Setback
25.0' Building Setback
BUILDING A:
1ST FLOOR: 53,121 S.F.
2ND FLOOR: 51,114 S.F.
TOTAL: 104,235 S.F.
BUILDING B: 14,264 S.F.
DOWNSPOUTS FACING INTERALLY TO PROPERTY ONLY
TC: 1026.80
TC: 1025.43
TC: 1030.31
TC: 1024.31
TC: 1017.25
TC: 1016.63
TC: 1017.33
TC: 1018.81
TC: 1021.00
TC: 1022.50
FL: 1015.0
S88° 01' 28.18"W
1 SITE PLAN
1" = 20'-0"


Preliminary Development Plans & Preliminary Plat
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
General Layout
Renaissance Infrastructure Consulting
Sheet
C03
Site Data Table
Existing Zoning: AG
Proposed Zoning: C3
Total Area: 3,068 Ac (133,638 Sq.Ft.)
Gross Floor Area: 118,449 Sq.Ft.
Total Units: 2
Parking Required: 4 per 1,000 Sq. Ft. of Floor Area = 473
Parking Table:
- Head in Stalls: 9
- ADA Stalls: 1
- Total Parking Provided: 10 (Variance Requested)
Impervious Area 109,250 Sq.Ft. (81.75%)
Pavement Legend:
Asphalt Pavement
Concrete Pavement/Sidewalk
Parking Count Legend:
Standard Parking Stall Count
ADA Parking Stall Count
Proposed Storage Building A
1st Floor: 53,121 Sq. Ft.
2nd Floor: 51,114 Sq. Ft.
Total: 104,235 Sq. Ft.
Proposed Storage Building B
14,264 Sq. Ft.
Proposed AutoGate #500 - Buckeye or approved equal
Concrete Pad for Lift Gate Operator
Proposed 6' Tall Montage II Fence by Amenistar or Approved Equal
Proposed Retaining Wall
Property Line
Width Varies Sidewalk Easement
PARALLEL PARKWAY
(R/W Varies)
10.0' Setback
25.0' Building Setback
6.0' Setback
5.0' Util Esmt
10.0' Util Esmt
N87°57'19"E 369.71'
S02°17'59"E (D)
S02°17'59"E 361.59'
N02°17'01"W 361.14'
S88°01'29"W 369.92'
NORTH
1"=20'


Preliminary Development Plans & Preliminary Plat
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Grading Plan
Renaissance Infrastructure Consulting
Sheet
C04
Earthwork Quantities:
Cut = 2,341 Cu. Yds.
Fill = 10,064 Cu. Yds.
Net = 7,723 Cu. Yds. (Fill)
LEGEND
Proposed Major Contour
Proposed Minor Contour
Existing Major Contour
Existing Minor Contour
Proposed Retaining Wall
Max Height = 24'
Proposed Fence
6.0' Setback
Property Line
Proposed Storage
Building A
1st Floor: 53,121 Sq. Ft.
1st Floor FFE: 1019.50
2nd Floor: 51,114 Sq. Ft.
2nd Floor FFE: 1029.50
Proposed Storage
Building B
14,264 Sq. Ft.
FFE: 1026.30 - 1029.50
PARALLEL PARKWAY
(R/W Varies)
25.0' Setback
10.0' Setback

Renaissance Infrastructure Consulting
Sheet C05
Site Utility Plan
Preliminary Development Plans & Preliminary Plat
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Proposed Storage Building A 1st Floor: 53,121 Sq. Ft. 1st Floor FFE: 1019.50 2nd Floor: 51,156 Sq. Ft. 2nd Floor FFE: 1029.50
Proposed Storage Building B 14,264 Sq. Ft. FFE: 1028.30 - 1029.50
Proposed Retaining Wall
Proposed Fence
Property Line
6.0' Setback
5.0' Util Esmt
300' Fire Hydrant Radius
Proposed Fire Hydrant
Proposed Storm Sewer
Proposed Sanitary Sewer
Proposed Fire Line
Proposed Domestic Water Line
Proposed Combination Domestic & Fire Meter Vault
Ex. Fiber Optic Lines
10.0' Util Esmt
25.0' Setback
10.0' Setback
PARALLEL PARKWAY
(R/W Varies)
Width Varies Sidewalk Easement
Ex. Storm Sewer
Ex. Sanitary Sewer 492-041-MH MH DPT 11.2
Ex. 8" PVC

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AS	Acer saccharum 'Bailsta' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	5
	GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	8
	TM	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2" Cal.	B&B	6
EVERGREEN TREES					
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	6` Ht.	B&B	18
	JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6` Ht.	B&B	13
	PS	Pinus strobus / White Pine	6` Ht.	B&B	5
ORNAMENTAL TREES					
	CO	Cercis canadensis / Eastern Redbud	2" Cal.	B&B	5
SHRUBS					
	HPB	Hydrangea paniculata `ILVOBO` TM / Bobo Panicled Hydrangea	3 Gal. 18" Ht. Min.		12
	HRS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal. 18" Ht. Min.		30
	JCG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal., 18"-24" Ht. Min.		60
	JFG	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal., 18"-24" Ht. Min.		18
	STO	Spiraea thunbergii 'Ogon' / Mellow Yellow™ Spirea	3 Gal. 18" Ht. Min.		30
	TMD	Taxus x media 'Densiformis' / Dense Yew	5 Gal., 18"-24" Ht. Min.		51
GRASSES					
	BCB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 gal.		14
PERENNIALS					
	LMB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.		95
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	
GROUND COVERS					
	AM2	Aggregate Mulch; RE: Notes / Buffalo River Rock	MULCH		
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE CALCULATIONS

C-3 Commercial Landscaping and Screening *(Per Section 27-467)*
Required: 1 tree per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property
Provided: 133,707 sqft. / 7,000 = 19 trees + 75% = 33 trees

Landscaping and Screening *(Per Section 27-577)*
Required: Landscaping shall exceed the typical code requirements by at least 75%
Landscape area between commercial districts and residential districts must provide 100% sight obscuring year round
Provided: Minimum 75% provided;
Year round screening between commercial and residential provided

Street Trees *(Per Section 27-577)*
Required: 1 tree (min. 2" in cal.) per 30 feet of street easement or street frontage
Provided: *Parallel Parkway* 369.95' / 30' = 12 street trees

Easements *(Per Section 27-577)*
Required: New construction must provide at least a 25' landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide of greater
Provided: 25' easement provided

Parking lot screening *(Per Section 27-577)*
Required: Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent developments or public streets
Provided: Continuous evergreen screen provided along parking

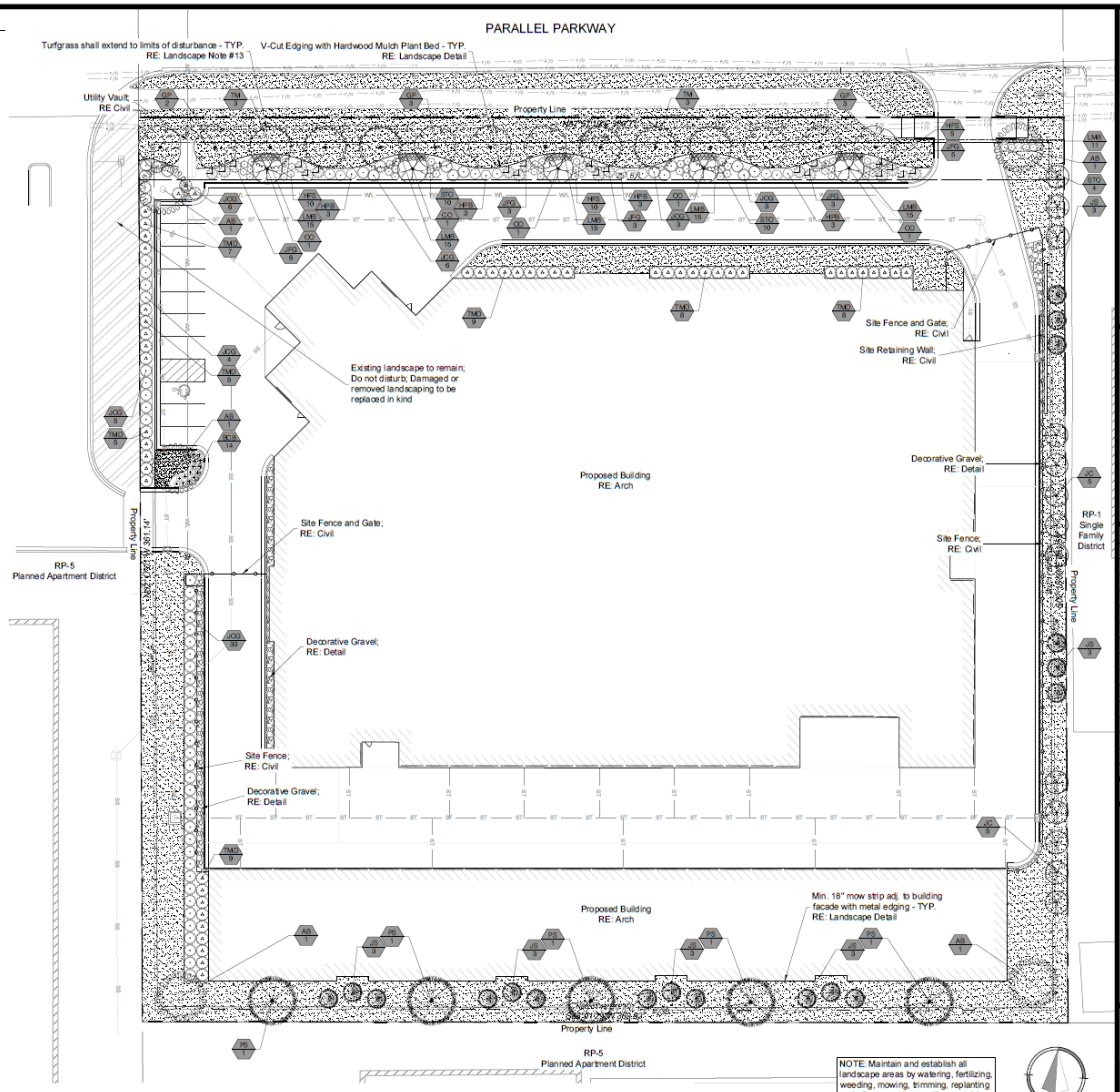
Buffer Landscaping *(Per Section 27-577)*
Required: Landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material
Provided: Year round screening between commercial and residential provided

Building Foundation Planting *(Per Section 27-577)*
Required: At least 75% 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 ground covers
Provided: Foundation plantings provided across drive

Parking Lot Trees *(Per Section 27-698)*
Required: Nonindustrial and non-structured parking lots that have a paved area wider than a double loaded aisle and more than 20,000 sf in area shall provide 1 shade tree for each 20 parking spaces on the interior of the parking lot
Provided: 10 parking spaces = 1 tree

Screening of Outside Trash Bins or Trash Containers *(Per Section 27-698)*
Required: 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
Provided: As required.

Screening of Mechanical Equipment *(Per Section 27-698)*
Required: Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials.
Provided: As required.



Preliminary Development Plans & Preliminary Plat

25-0103

Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas

Landscape Plan

NO	DATE	REVISION
3	10/30/25	3rd PDP Submittal
2	10/30/25	2nd PDP Submittal
1	10/06/25	Original Submittal

DRAWN BY: NP | CHECKED BY: AL

Renaissance Infrastructure Consulting
8826 Santa Fe Drive
Overland Park, KS 66212
913.814.9660
www.RICONSULT.com
KS Certificate of Authority: E-1614

Sheet
L01

UNIT MIX LEGEND

- 3x10
- 5x5
- 5X10
- 5x10
- 9X10
- 10x10
- 10x12.4
- 10x13.2
- 10X14
- 10X14.9
- 10x15
- 10x16.6
- 10x16.7
- 10X19
- 10x20
- 10x20.7
- 10x21.7
- 10X24
- 10x25.3
- 10x28
- 10x30
- 15x18
- 18.3x20
- DRIVE THROUGH
- MECH
- OFFICE
- RESTROOM

UNIT MIX - 1ST STORY

BUILDING	UNIT SIZE	COUNT	AREA	UNIT TYPE
A	3x10	1	30 SF	GIC
A	5x5	1	25 SF	GIC
A	5X10	1	50 SF	GIC
A	5x10	9	450 SF	GIC
A	9X10	2	180 SF	GIC
A	10x10	115	11500 SF	GIC
A	10x12.4	1	124 SF	GIC
A	10x13.2	1	132 SF	GIC
A	10X14	1	140 SF	GIC
A	10X14.9	1	149 SF	GIC
A	10x15	63	9450 SF	GIC
A	10x16.6	4	664 SF	GIC
A	10x16.7	2	334 SF	GIC
A	10X19	1	190 SF	GIC
A	10x20	71	14200 SF	GIC
A	10x20.7	2	414 SF	GIC
A	10x21.7	2	434 SF	GIC
A	10X24	1	240 SF	GIC
A	10x25.3	1	253 SF	GIC
A	10x28	4	1120 SF	GIC
A	10x30	5	1500 SF	GIC
A	15x18	1	270 SF	GIC
A	18.3x20	1	366 SF	GIC
A	DRIVE THROUGH	1	0 SF	
A	MECH	1	0 SF	
A	OFFICE	2	0 SF	
A	RESTROOM	2	0 SF	
TOTAL		297	42215 SF	
		297	42215 SF	

1 UNIT MIX - BLDG A - 1ST STORY
1/16" = 1'-0"

PARALLEL PARKWAY STORAGE

Enter address here

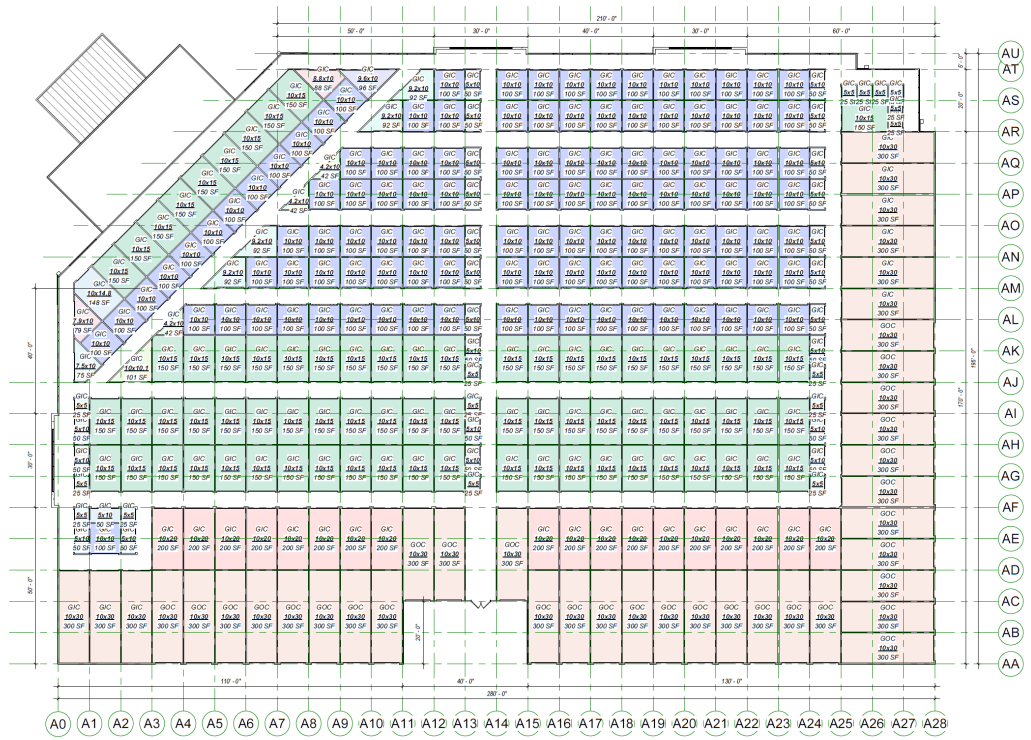
Hernly Associates, Inc.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

UNIT MIX - BLDG A 1ST STORY

Date: 20240609
Drawn by: Author
Checked by:
Revisions

A1.3



UNIT MIX LEGEND

- 4.2x10
- 5x5
- 5x10
- 7.5x10
- 7.9x10
- 8.8x10
- 9.2x10
- 9.6x10
- 10x10
- 10x10.1
- 10x14.8
- 10x15
- 10x20
- 10x30

UNIT MIX - 2ND STORY

BUILDING	UNIT SIZE	COUNT	AREA	UNIT TYPE
A	4.2x10	3	126 SF	GIC
A	5x5	16	400 SF	GIC
A	5x10	25	1250 SF	GIC
A	7.5x10	1	75 SF	GIC
A	7.9x10	1	79 SF	GIC
A	8.8x10	1	88 SF	GIC
A	9.2x10	4	368 SF	GIC
A	9.6x10	1	96 SF	GIC
A	10x10	117	11700 SF	GIC
A	10x10.1	1	101 SF	GIC
A	10x14.8	1	148 SF	GIC
A	10x15	74	11100 SF	GIC
A	10x20	18	3600 SF	GIC
A	10x30	9	2700 SF	GIC
A	10x30	32	9600 SF	GOC
		304	41431 SF	
TOTAL		304	41431 SF	

1 UNIT MIX - BLDG A - 2ND STORY
1/16" = 1'-0"

PARALLEL PARKWAY STORAGE

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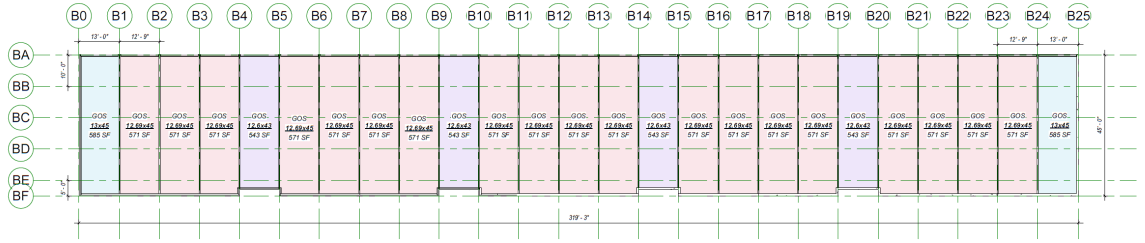
Hernly Associates, Inc.
ARCHITECTS
PROFESSIONAL CONSULTANTS
DRAFT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

UNIT MIX - BLDG A 2ND STORY

Date: 20240609
Drawn by: Author
Checked by:
Revisions:

A1.4



1 UNIT MIX - BLDG B
1/16" = 1'-0"

UNIT MIX - BLDG B

BUILDING	UNIT SIZE	COUNT	AREA	UNIT TYPE
B	12.6x43	4	2172 SF	GOS
B	12.69x45	19	10849 SF	GOS
B	13x45	2	1170 SF	GOS
		25	14191 SF	
TOTAL		25	14191 SF	

PARALLEL PARKWAY STORAGE

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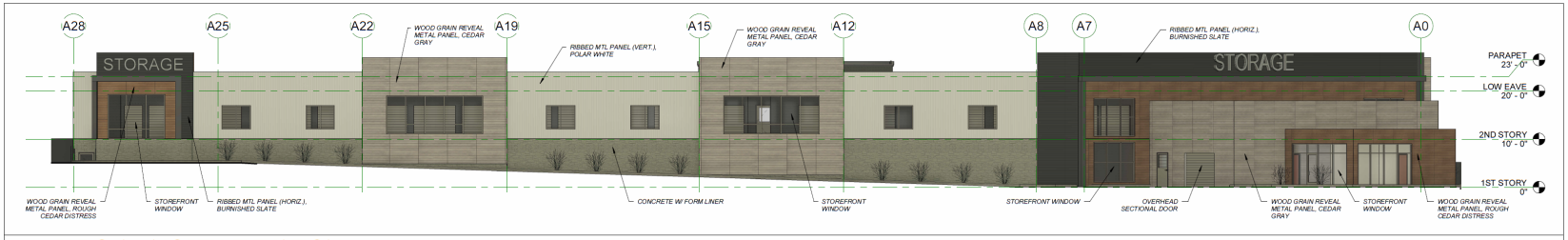
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5886

UNIT MIX - BLDG B

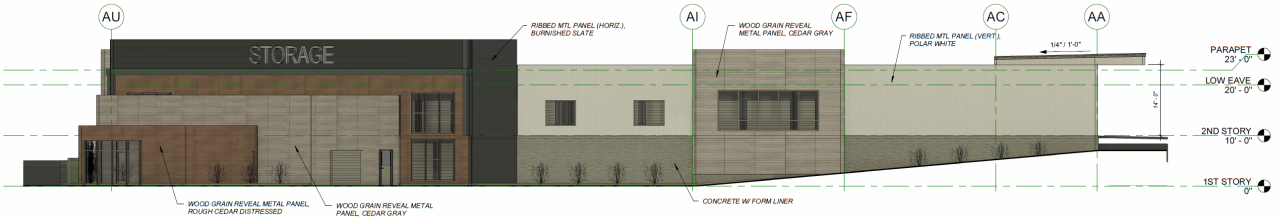
Date: 20240609
Drawn by: Author
Checked by:
Revisions:

A1.5

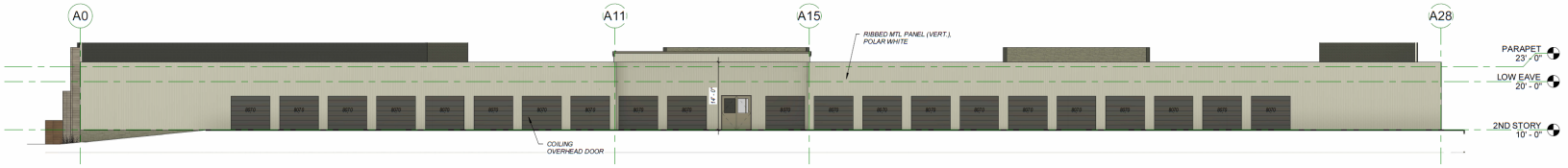


1 BLDG A - NORTH ELEVATION
1" = 10'-0"

2 BLDG A - EAST ELEVATION
1" = 10'-0"



3 BLDG A - WEST ELEVATION
1" = 10'-0"



4 BLDG A - SOUTH ELEVATION
1" = 10'-0"

PARALLEL PARKWAY STORAGE
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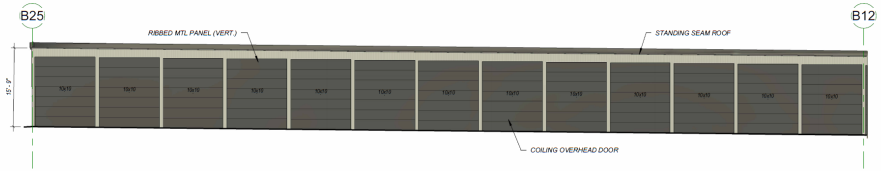
Hernly Associates, Inc.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS
1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5906

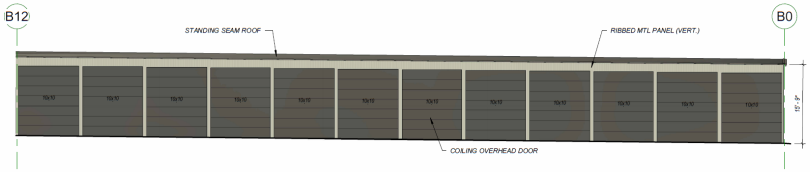
ELEVATIONS - BLDG A

Date: 20240609
Drawn by: Author
Checked by:
Revisions:

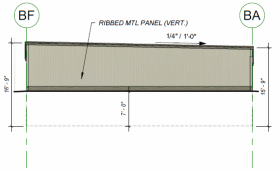
A2.0



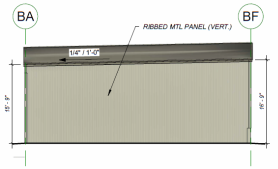
1 BLDG B - NORTH ELEVATION - A
1" = 10'-0"



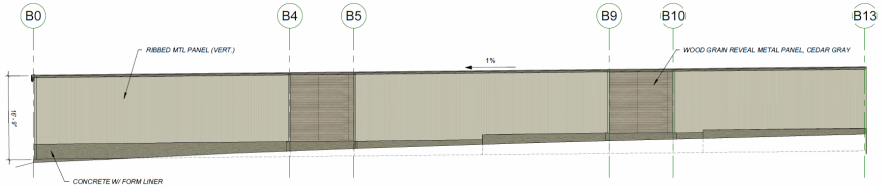
2 BLDG B - NORTH ELEVATION - B
1" = 10'-0"



3 BLDG B - EAST ELEVATION
1" = 10'-0"



4 BLDG B - WEST ELEVATION
1" = 10'-0"



5 BLDG B - SOUTH ELEVATION - Dependent 1
1" = 10'-0"

6 BLDG B - SOUTH ELEVATION - Dependent 2
1" = 10'-0"

PARALLEL PARKWAY STORAGE

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ARCHITECTS
PRESERVATION CONSULTANTS
STONE ARCHITECTURE
1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

ELEVATIONS - BLDG B

Date: 20240609
Drawn by: Author
Checked by:
Revisions:

A2.1

PARALLEL PARKWAY STORAGE
Enter address here
Hernly
1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 9809
PERSPECTIVES
Date: 2024/06/09
Drawn by: Author
Checked by:
Revisions
A7.0
STORAGE
1 NORTH EAST PERSPECTIVE
STORAGE
2 NORTH WEST PERSPECTIVE
3 SOUTH WEST PERSPECTIVE

PARALLEL PARKWAY STORAGE
Enter address here
Hernly
MATERIALS
Date: 20240609
Drawn by: Author
Checked by:
Revisions:
A8.0
COLOR #1
MBCI "POLART WHITE" - 7.2 PANEL
COLOR #5
MPI WOOD GRAIN REVEAL METAL PANEL, "CEDAR GRAY"
COLOR #4
MPI WOOD GRAIN REVEAL METAL PANEL, "ROUGH CEDAR DISTRESS"
COLOR #3
MBCI "BURNISHED SLATE" - 7.2 PANEL
COLOR #2
CONCRETE W/ FORM LINER
STORAGE
COLOR #1
COLOR #2
COLOR #3
COLOR #4
COLOR #5

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: July 31, 2025

Re: **Change of Zone Petition COZ2025-016 and Master Plan Amendment MPL2025-009**

GENERAL INFORMATION

Applicant Information:
Justin Dixon
Applicant Representative
Rouse Frets White Goss, P.C.
Aaron March
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

Subject Property:
1498 North 98th Terrace and 1501 North 98th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Change of Zone and Master Plan Amendment to build a 297-unit multi-family apartment development.

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

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

Proposed Zoning District(s):
RP-5 Planned Apartment District

	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business and A-G Agriculture Districts	Medical office building and stormwater detention facility/streamway conservation
South	CP-2 Planned General Business and CP-3 Planned Commercial Districts	Menards and Camping World
East	CP-2 Planned General Business and CP-3 Planned Commercial Districts	Margaritaville Hotel & Resort and Top Golf (future)
West	CP-2 Planned General Business and B-P Planned Business Park Districts	Medical office building and Dairy Farmers of America (DFA) office building

Total Tract Size: 24.43 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Entertainment/Commercial District which allows major retail uses, including restaurants and hotels, in addition to large discount stores as well as areas that have significant capital investment in infrastructure that entertains visitors.

A Master Plan Amendment is being sought to Medium-Density Residential (PlanKCK Comprehensive Plan), which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 98th Street as a Minor Arterial and North 98th Terrace as a Local Street.

Parking Requirement: Section 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 525 parking spaces are required. 561 parking spaces are provided.

Landscaping Requirement:	Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 236 trees are required to be planted. This does not include street trees planted along 98th Street and 98th Terrace or parking lot islands. Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement.
Advertisement:	The Wyandotte Echo – Change of Zone – June 19, 2025 and Master Plan Amendment – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Justin Dixon with Case Ventures, Inc., wants to rezone 1498 North 98th Terrace and 1501 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the Master Plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park.

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 are no building, zoning, or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. VAC2024-005 – 2024 – Vacation of a sanitary sewer easement for Homefield Margaritaville, Lot 3. Approved by the Unified Government Board of Commissioners on July 25, 2025.
2. PLAT2025-019 –2025 – Homefield Apartments Preliminary Plat for a 297-unit multi-family apartment development. Approved by the City Planning Commission on July 14, 2025.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

1. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood and Census Block Group 0447042. This site is formerly a portion of the Schlitterbahn Vacation Village waterpark. The neighborhood is defined by large commercial buildings, business campuses, sport and entertainment facilities and is in close proximity to two (2) interstates (I-70 and I-435) and two (2) major roadways (State Avenue and Parallel Parkway).

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. As presently zoned, the subject property is incompatible with the uses and proposed uses of the neighboring parcels. By rezoning to RP-5 Planned Apartment District, the subject property will be more compatible with retail businesses and entertainment uses in the immediate vicinity, especially to the southwest and east. A high degree of screening will be required to mitigate the impacts of the existing commercial uses to the west, south and east on the proposed multi-family apartments.

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 removal of the restrictions should not detrimentally affect nearby property because the majority of the apartment buildings will be more internal to the site away from the perimeter of the site and the entries into the commercial parking lots and buildings.

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 2018. It is the former Schlitterbahn Vacation Village site.

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 is reasonably necessary for individuals and young business professionals who want to live in the area, but do not want to purchase a single-family detached home or townhome. Furthermore, with the Farmer's Insurance offices to the west at Village West Parkway and State Avenue and Dairy Farmers of America to the northwest on North 98th Street, those employees may be seeking a place to live that is in close proximity to their employer.

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 with 297 units will increase traffic along North 98 Terrace and North 98th Street. The Traffic Impact Study will be analyzed by Planning Engineering and Public Works regarding road capacity, but the proposed parking total exceeds the district requirement.

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

   The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Entertainment/Commercial District which allows major retail uses, including restaurants and hotels, in addition to large discount stores as well as areas that have significant capital investment in infrastructure that entertains visitors.

   A Master Plan Amendment is being sought to Medium-Density Residential (PlanKCK Comprehensive Plan), which allows attached residential development intended to promote infill development.

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

   The proposed use should not cause environmental harm through runoff because a retention pond is proposed to the north, which will capture runoff before it is discharged into the storm sewer to the detention basin north of Building 7.

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 electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #6 located at 98 Street and State Avenue.

f. Transit

Kansas City ATA provides transit along State Avenue at North 94th Street, Route #101 and UG Transit with a stop at North 100th Terrace and France Family Drive, Route #116.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the landscape, the proposed use to 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.

MASTER PLAN AMENDMENT

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

The subject property is located within the I-435 West Statistical Neighborhood and Census Block Group 0447042. This site is formerly a portion of the Schlitterbahn Vacation Village waterpark. The neighborhood is defined by large commercial buildings, business campuses, sport and entertainment facilities and is in close proximity to two (2) interstates (I-70 and I-435) and two (2) major roadways (State Avenue and Parallel Parkway).

2. ***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 Prairie Delaware Piper Area Plan was adopted in 2003, and the property was designated as Planned Commercial/Entertainment. In that time, the subject property was developed into Schlitterbahn Vacation Village and ceased in 2018.

The former site is being redeveloped to include multi-family apartments, commercial entertainment and lodging business such as Margaritaville Hotel & Resort, Camping World, and Top Golf (future). These developments have changed the character and condition of the area to make the amendment acceptable.

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

The amendment is consistent with the goals and policies of the PlanKCK Comprehensive Plan, which seeks various housing types for residents.

4. ***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 provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #19, which is 0.83 miles away from the subject property.

f. Transit

Public Transit is provided by Route #101 with a stop at North 86th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

h. Streets

The subject property is accessed off of State Avenue, a Major Arterial and North 86th Street, a Minor Collector.

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

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a split designation Planned Commercial / Entertainment (Prairie Delaware Piper Area Plan) as Medium-Density Residential (PlanKCK Comprehensive Plan) allows a variety of attached residential development intended to promote infill development, which has already occurred with the Switch Apartments, a 270-unit multi-family development at 1204 North 94th Terrace.

6. 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.

The proposed amendment will allow a change in development from agricultural to multi-family, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns because this area has changed in the last 7 years from a waterpark to a commercial, entertainment and residential area.

7. ***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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 30, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscaping, Screening and Buffering
Parking
Amenities

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of application **COZ2025-016 and MPL2025-009**, subject to:

1. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
2. **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);**
3. **For the Final Plat: 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 needed 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. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
5. **Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**

6. **Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
7. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
8. **All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**
9. **Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other propearty line;**
10. **Side and rear elevations must mimic the front façade;**
11. ~~**The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**~~ **The proposed garages need more brick, masonry, and stone masonry. The amount and location will be further defined with the Final Development Plan. (Amended by the City Planning Commission)**
12. ~~**Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**~~ **Downspouts shall be painted to match the building, including the trim, and be located in the least conspicuous locations as possible. (Amended by the City Planning Commission)**

~~**13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**~~ **(Removed by the City Planning Commission)**

13. **Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;**
14. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;**
15. **Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;**
16. **Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;**
17. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
18. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
19. **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. Rooftop mechanical equipment shall be screened from public view by an architectural screen;

20. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
21. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**
22. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
23. **Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate door must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slat (picket) fences, customers shall install a minimum of four (4) inch slats (pickets) and have four (4) inches of space between each slat.**
    e. **Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open;**
24. **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;**
25. **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);**
26. **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;

27. **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;**
28. **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;**
29. **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;**
30. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
31. **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;**
32. **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;**
33. **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;**
34. **Following the Final Development Plan and Final Plat: 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; and,**

35. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 **COZ2025-016 and MPL2025-009** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission 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

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-009** 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 **MPL2025-009,** 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.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-016** 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 **COZ2025-016,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 2:03:44:

COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.
Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for a 297-unit multi-family residential apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PLAT2025-019 and MPL2025-009). *Detailed Outline of Requested Action*: The applicant, Justin Dixon with Case Ventures, Inc., wants to rezone 1498 North 98th Terrace and 1501 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the Master Plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park.

PLAT2025-019 - JUSTIN DIXON WITH CASE VENTURES, INC.
Synopsis: Homefield Apartments Preliminary Plat for a 297-unit multi-family apartment development at 1498 North 98th Terrace and 1501 North 98th Street.

MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.
Synopsis: Master Plan Amendment from Commercial (Prairie Delaware Piper Area Plan) to Medium-Density Residential (PlanKCK Comprehensive Plan) for a 297-unit multi-family residential development at 1498 North 98th Terrace and 1501 North 98th Street.

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

Present in Support:

- Aaron March, Applicant Representative, Attorney, Rouse Frets White Goss Gentile Rhodes PC

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:11:49: Long Range Planner Alyssa Marcy stated that Staff has no issues amending conditions #11, #12, and #13.

Motion starts at 2:13:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-009, amending**

conditions #11, #12, and #13:

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

1. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
2. **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);**
3. **For the Final Plat: 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 needed 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. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
5. **Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**
6. **Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
7. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
8. **All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**
9. **Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other propearty line;**
10. **Side and rear elevations must mimic the front façade;**
11. ~~**The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**~~ **The proposed garages need more brick, masonry, and stone masonry. The amount and location will be further defined with the Final Development Plan. (Amended by the City Planning Commission)**
12. ~~**Downspouts shall be painted to match the building and recessed into the**~~

~~corners of building as not to be in plain view of the public;~~ **Downspouts shall be painted to match the building, including the trim, and be located in the least conspicuous locations as possible. (Amended by the City Planning Commission)**

~~13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;~~ **(Removed by the City Planning Commission)**

13. **Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;**
14. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;**
15. **Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;**
16. **Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;**
17. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
18. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
19. **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. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
20. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
21. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**
22. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
23. **Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.

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

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

e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open;

24. 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;

25. 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);

26. 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;

27. 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;

28. 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;

29. 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;

30. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
31. **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;**
32. **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;**
33. **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;**
34. **Following the Final Development Plan and Final Plat: 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; and,**
35. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 2:13:55:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-016:**

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

Motion to recommend APPROVAL passed: 5 to 0
Subject to the above conditions.

Motion starts at 2:14:43:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-019:**

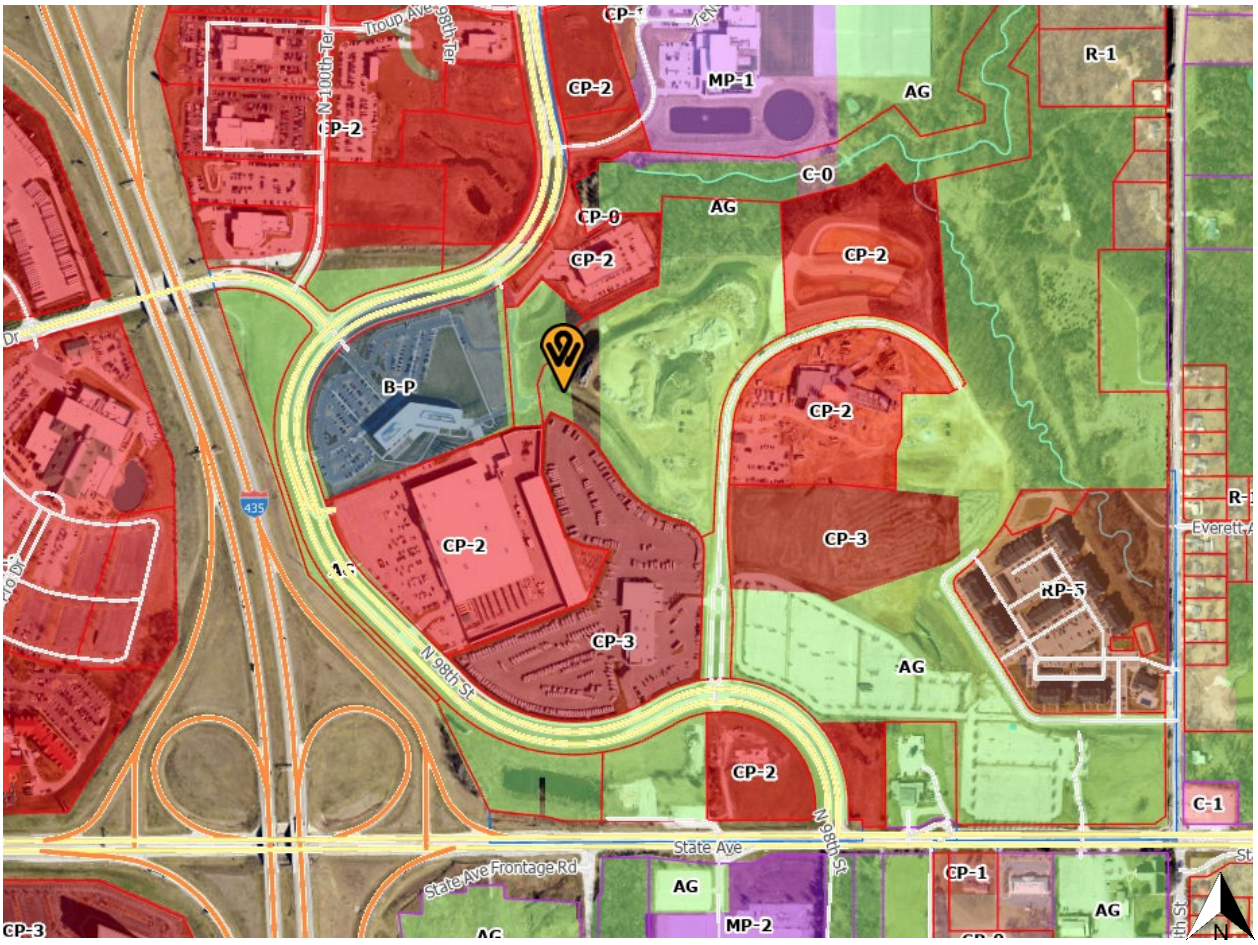
Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**Aye**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to APPROVE passed: 5 to 0
Subject to the above conditions

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


CP-2
MP-1
AG
R-1
C-0
CP-0
CP-2
B-P
CP-2
CP-2
CP-3
RP-5
CP-3
AG
CP-2
C-1
State Ave
State Ave Frontage Rd
AG
MP-2
CP-1
AG
CP-3
N 98th St
435

LAND USE MAP

TROUP
NB I-435 HWY TO EB PARALLEL PKWY
100TH
98TH
PINNACLE
Planned Commercial District
FRANCE FAMILY
Planned Mixed Entertainment / Commercial District
I-435
SB I-435 HWY TO WB STATE AVE
WB STATE AVE TO NB I-435 HWY
NB I-435 HWY TO WB STATE AVE
EB STATE AVE TO NB I-435 HWY
WB STATE AVE TO SB I-435 HWY
SB I-435 HWY TO EB STATE AVE
EB STATE AVE TO SB I-435 OR I-70
NB I-435 OR I-70 TO EB STATE AVE
STATE AVE FRONTAGE
STATE
98TH
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Planned Office District
Public / Semi-Public
N

ROUSE FRETS WHITE GOSS GENTILE RHODES, P.C.

AARON G. MARCH
amarch@rousepc.com
816.502.4701

June 30, 2025

VIA E-MAIL

Unified Government of Wyandotte County
Kansas City, Kansas
701 N. 7th Street
Kansas City, KS 66101
ECR@wycokck.org

Re: Change of Zone Petition COZ2025-016, PLAT2025-019 and Master Plan Amendment MPL205-009 / Response to Staff Review Comments

To All Concerned:

Please consider this letter as the Applicant's Response to the Staff Comments and Suggestions received on June 24, 2025 and June 25, 2025. Staff Comments and Suggestions are set out below with the Applicant's Responses in bold:

General Planning:

1. For the Final Plat: 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 needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Applicant's Response: **Final street, sanitary, storm, and other engineering plans will be submitted for approval prior to submitting the final plat.**

2. Install a sidewalk to connect to North 98th Terrace, which leads to State Avenue via North 98th Street.

Applicant's Response: **A sidewalk is now shown along the west side of North 98th Terrace (Homefield Drive) along the east property line of Homefield Apartments.**

3. Install a sidewalk from the secondary ingress/egress gate to North 98th Street.

Applicant's Response: **A sidewalk is shown extending to the secondary ingress/egress gate, but does not continue north to North 98th Street due to lack of easements and offsite permission to construct.**

4. Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development.

Applicant's Response: **Striped crosswalks are now shown and labeled on the site plan.**

5. Install bike racks at high trafficked nodes (clubhouse and site amenities).

Applicant's Response: **Bike racks are now shown at the clubhouse and dog park amenity.**

6. All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park.

Applicant's Response: **Acknowledged.**

7. Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.

Applicant's Response: **Minimum 25' pavement offset along the N. 98th Ter. Street frontage is shown and labeled. At least 6' of pavement offset is achieved along all other property lines.**

8. Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space.

Applicant's Response: **Acknowledged.**

9. In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians.

Applicant's Response: **Striped crosswalks are now shown and labeled in the site plan.**

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10. Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.

Applicant's Response: **Acknowledged.**

11. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.

Applicant's Response: **Acknowledged.**

Building Architecture:

1. Side and rear elevations needs to mimic the front façade.

Applicant's Response: **Updated elevations are provided showing more brick, masonry and stone masonry. We typically vary the amount and location of masonry to locations that show along public streets. The elevations during permitting will show the areas more than shown in the concept elevations.**

2. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.

Applicant's Response: **Updated elevations are provided showing more brick, masonry and stone masonry We typically vary the amount and locations of masonry to locations that shown along public streets. The elevations during permitting will show the areas more than shown in the concept elevations.**

3. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.

Applicant's Response: **Downspouts are typically located in the least conspicuous locations possible and shall be painted to match siding and/or trim that they run down in order to minimize their appearance.**

4. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.

Applicant's Response: **Updated elevations are provided showing more brick, masonry and stone masonry We typically vary the amount and locations of masonry to locations that shown along public streets. The elevations during permitting will show the areas more than shown in the concept elevations.**

Landscaping and Screening:

1. Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.

Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees.

Applicant's Response: **Acknowledged.**

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

a. Landscaping around the amenities shall be irrigated.

Applicant's Response: **Acknowledged.**

3. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.

a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Applicant's Response: **Acknowledged.**

34164 \073695 \4928-3378-3632v.1

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. Rooftop mechanical equipment shall be screened from public view by an architectural screen.

Applicant's Response: **Acknowledged.**

5. All electrical meter banks, typically on the side of the building shall be screened from public view.

Applicant's Response: **Acknowledged.**

6. Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building.

Applicant's Response: **Acknowledged.**

7. Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.

Applicant's Response: **Acknowledged.**

8. Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.

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

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

e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open.

Applicant's Response: **Acknowledged.**

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

Applicant's Response: **Acknowledged.**

2. 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.

Applicant's Response: **Acknowledged.**

Standard Conditions:

1. 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).

Applicant's 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).

Applicant's 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.

Applicant's 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.

Applicant's 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.

Applicant's 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.

Applicant's Response: **Acknowledged.**

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

Applicant's 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.

Applicant's 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.

Applicant's 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.

Applicant's Response: **Acknowledged.**

11. Following the Final Development Plan and Final Plat: 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.

Applicant's Response: **Acknowledged.**

MINUTES

Application Number:	COZ2025-016; PLAT2025-019 and MPL2025-009
Date and Location:	June 30, 2025; Via Zoom
Meeting called to order at:	4:00 p.m.
Project:	Homefield Apartments; Rezoning, Development Plan, Master Plan Amendment and Preliminary Plat
Introductions:	Ken Norton, Russell McDaris, Mike Case, Justin Dixon, Clint Case, Brian Dillingham, Dan Tanner, Chris Doyle, Aaron March, Rachelle Biondo
Attendees:	None
Presentation by applicant and/or team:	None
Questions and answers:	None
Meeting adjourned at:	4:30 p.m.
Minutes taken by:	Rachelle M. Biondo

34164 \073695 \4927-7407-1116

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now AARON G. MARCH, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the attorney for the petitioner for Petition COZ2025-016; PLAT2025-019 and MPL2025-009 (Homefield Apartments).

2. That I conducted a neighborhood meeting on June 30, 2025.

3. The notice to nearby property owners was sent on June 11, 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.

Aaron G. March

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 11th day of June, 2025.

My commission expires the 31st of July, 2028.

Notary Public

RACHELLE M. BIONDO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 31, 2028
JACKSON COUNTY
COMMISSION #12499262

34164 \073695 \4926-8658-0556

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbishop.com
CERTIFICATE OF AUTHORIZATION NO.
KS CA-1-1311 EXP. 12/31/2025

Know what's below. Call before you dig.

MILESTONE	DATE
PLOT DATE: 6/27/25	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF KANSAS CITY STANDARDS AND SPECIFICATIONS (INCLUDING K.C.O.T. 2019 EDITION).

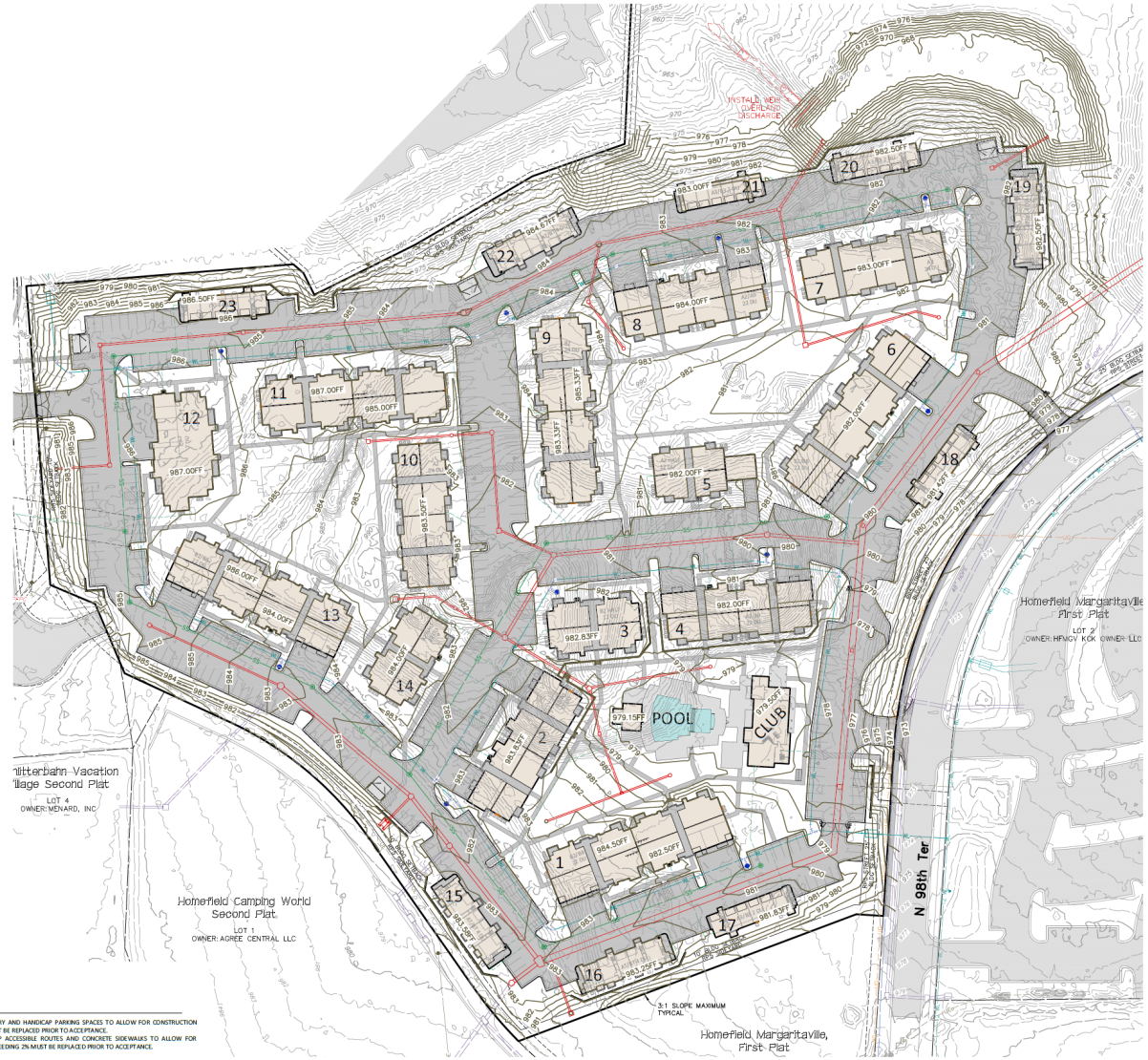
Homefield
1498 N 98th Ter
Kansas City, Kansas

PROJECT: 24285
ISSUE DATE: 6/27/2025
ATLAS PAGE NO:
PLAN SCALE: (H) 1" = 50'
(V) N/A

Site Plan

DP02

COZ2025-016 and MPL2025-009 July 31, 2025 35



ADA ACCESSIBILITY NOTES

1. DO NOT EXCEED 1.9% SLOPE IN ANY DIRECTION AT THE ENTRY AND HANDICAP PARKING SPACES TO ALLOW FOR CONSTRUCTION TOLERANCES. ANY CONSTRUCTED SLOPES EXCEEDING 2% MUST BE REPLACED PRIOR TO ACCEPTANCE.
2. DO NOT EXCEED 1.9% CROSS SLOPE ALONG THE HANDICAP ACCESSIBLE ROUTES AND CONCRETE SIDEWALKS TO ALLOW FOR CONSTRUCTION TOLERANCES. ANY CONSTRUCTED SLOPES EXCEEDING 2% MUST BE REPLACED PRIOR TO ACCEPTANCE.
3. ALL WORK MUST MEET APPLICABLE ADA REQUIREMENTS.

DAN EDWIN TANNER LICENSED 10051 KANSAS PROFESSIONAL ENGINEER 6-27-2025

Tanner Consulting LLC

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LANDSCAPE ARCHITECTURE | PLANNING

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CERTIFICATE OF AUTHORIZATION NO.
KS CA E-1311 EXP. 12/31/2025

811 Know what's below. Call before you dig.

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESSED WRITTEN CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESSED WRITTEN CONSENT. ANY CHANGES MADE PRIOR THESE PLANS HAVE BEEN SIGNED AND SEALED BY THE ENGINEER OF RECORD, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

MILESTONE	DATE
PLOT DATE: 6/27/25	

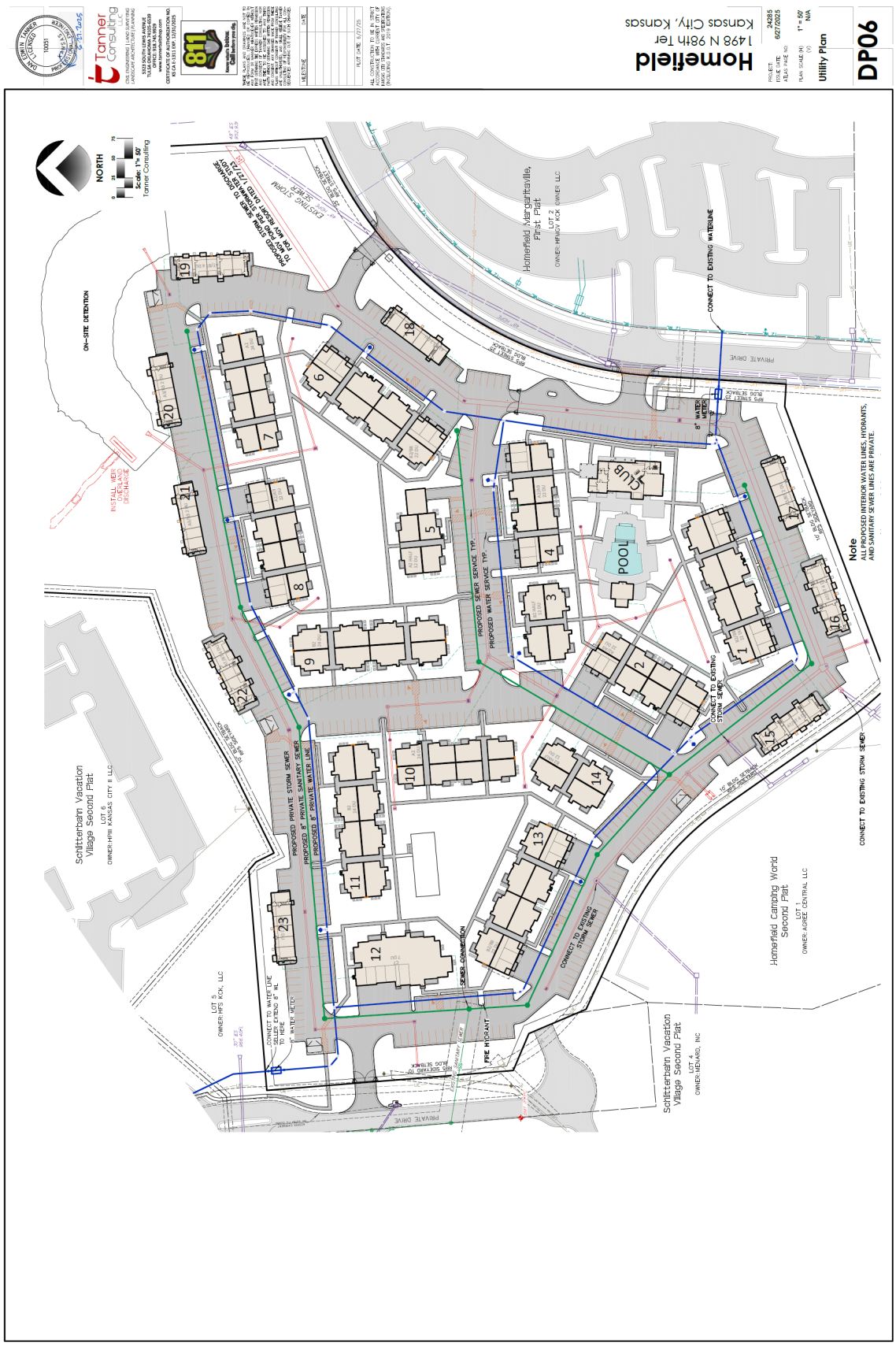
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF KANSAS CITY STANDARDS AND SPECIFICATIONS (INCLUDING K.D.O.T. 2019 EDITION).

Homefield
1498 N 98th Ter
Kansas City, Kansas

PROJECT: 24285
ISSUE DATE: 6/27/2025
ATLAS PAGE NO:
PLAN SCALE: (H) 1" = 50'
(V) N/A

Grading Plan

DP05


Homefield
1498 N 98th Ter
Kansas City, Kansas
Utility Plan
DP06
Tanner Consulting
NORTH
Scale: 1"= 50'
Homefield Margaritaville, First Plat
Schlitterbahn Vacation Village Second Plat
Homefield Camping World Second Plat
ON-SITE DETENTION
POOL
CLUB
PROPOSED SEWER SERVICE TYP.
PROPOSED WATER SERVICE TYP.
PROPOSED PRIVATE STORM SEWER
PROPOSED 8" PRIVATE SANITARY SEWER
PROPOSED 8" PRIVATE WATER LINE
CONNECT TO EXISTING WATERLINE
CONNECT TO EXISTING STORM SEWER
CONNECT TO EXISTING STORM SEWER
SEWER CONNECTION
FIRE HYDRANT
PRIVATE DRIVE
Note
ALL PROPOSED INTERIOR WATER LINES, HYDRANTS, AND SANITARY SEWER LINES ARE PRIVATE.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- PINE TREE
- EVERGREEN FULL TO GROUND FOR SCREENING
- SHRUB PLANTING
- SOLID SLAB FESCUE SOD ON ENTIRE PROJECT SITE

LANDSCAPE DATA TABLE

DIVISION 10 AND R-5 APARTMENT DISTRICT ZONING REQUIREMENTS
SITE AREA: 426,116 SF (21.26 ACRES)
PROPERTY ZONING: R-5 APARTMENT DISTRICT

1 TREE REQUIRED FOR EVERY 4500 S.F. OF SITE AREA
426,116 / 4500 =
206 TREES REQUIRED
206 TREES PROVIDED

1 SHADE TREE AND 1 SHRUB REQUIRED PER 8 DWELLING UNITS
297 UNITS / 8 =
37 TREES AND 37 SHRUBS REQUIRED
37 TREES AND 37+ SHRUBS PROVIDED

STREET TREES HAVE BEEN PROVIDED WHERE PROJECT ABUTS FRONTAGE

** ALL ORDINANCE REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. FINAL IRRIGATION PLAN WILL BE SUBMITTED BY THE CONTRACTOR AT THE TIME OF INSTALLATION.

MINIMUM LANDSCAPE PLAN REQUIREMENTS SHOWN. OWNER MAY CHOOSE TO EXCEED THE MINIMUM LANDSCAPE REQUIREMENTS WITH TREES AND SHRUBS.

PRELIMINARY PLANT MATERIAL LIST

SHADE TREES - 2" CALIPER MINIMUM AT TIME OF PLANTING

Gleditsia triacanthos
Honey Locust
Nyssa sylvatica
Black Gum
Quercus bicolor
Swamp White Oak
Quercus shumardi
Shumard Oak
Betula Nigra
'Dura Heat' River Birch
Acer saccharum
Sugar Maple
Taxodium distichum
Baldcypress
Ulmus parvifolia
Lacebark Elm

ORNAMENTAL DECIDUOUS TREES - 6'-8' HEIGHT MIN. AT TIME OF PLANTING

Cercis canadensis
Redbud
Chionanthus virginicus
Fringetree
Malus (various species)
Crabapple
Amelanchier x grandiflora
Serviceberry

EVERGREEN TREES - 5'-6' HEIGHT MIN. AT TIME OF PLANTING

Pinus strobus
White Pine
Juniperus virginiana
'Taylor Juniper', Canaerti Juniper
Magnolia grandiflora
Magnolia (various species)
Pinus Nigra
Austrian Pine
Thuja occidentalis
'Emerald' Arborvitae
Thuja plicata
'Green Giant' Arborvitae
Picea pungens
'Colorado Blue Spruce'

SHRUBS

Abelia X grandiflora 'Glossy Abelia'	5 GAL.
Buxus 'Morelensis' Boxwood (various cultivars)	5 GAL.
Berberis thunbergii	5 GAL.
Calamagrostis acutiflo 'Karl Foerster' Karl Foerster's Feather Reed Grass	5 GAL.
Syringa vulgaris 'Compacta' Compact Burning Bush	5 GAL.
Hesperaloe parviflora 'Color Guard Yucca	5 GAL.
Hydrangea (various cultivars	5 GAL.
Ilex glabra 'Shamrock' Shamrock Inkberry	5 GAL.
Juniperus Juniper (various cultivars)	5 GAL.
Liriope muscari 'Big Blue'	1 GAL.
Ligustrum sinense 'Sunshine' Sunshine Ligustrum	5 GAL.
Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	5 GAL.
Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	1 GAL.
Hydrangea quercifolia 'Little Honey' Little Honey Oakleaf Hydrangea	5 GAL.
Rudbeckia fulgida 'Black Eyed Susan'	1 GAL.
Rosa 'Meidiland' Coral Drift Rose	5 GAL.
Spiraea japonica Spiraea (various cultivars)	5 GAL.
Salvia greggii 'Autumn Sage'	5 GAL.
Taxus media 'Hicksii' Yew	5 GAL.
Thuja occidentalis Arborvitae (various cultivars)	5 GAL.
Weigela 'Florida' 'Alexandra' Wine and Roses Weigela	5 GAL.

SOD 350,000 SF Fescue Solid Slab Sod
MULCH 5,000 CF Shredded Hardwood Mulch
COMPOST 3,000 CF Back To Nature Soil Conditioner
SBE 5325 LF 1/8" X 4" Colmet (or approved equal) Steel Bed Edging

PDG
PLANNING DESIGN GROUP
LANDSCAPE ARCHITECTURE • RECREATIONAL DESIGN • LAND PLANNING
5314 S. YALE AVE., SUITE 510, TULSA, OK 74135
(918) 492-1983 FAX: (918) 492-8423
WWW.PLANNINGDESIGNGROUP.COM

NORTH
0 25 50 100

6-27-2025
JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

PROJECT INFORMATION

PROJECT ADDRESS:	1498 NORTH 98TH TERRACE KANSAS CITY, KS
PROJECT NO.	N/A
DATE	MAY 28, 2025
DRAWN BY	CHECKED BY
BBD	JC

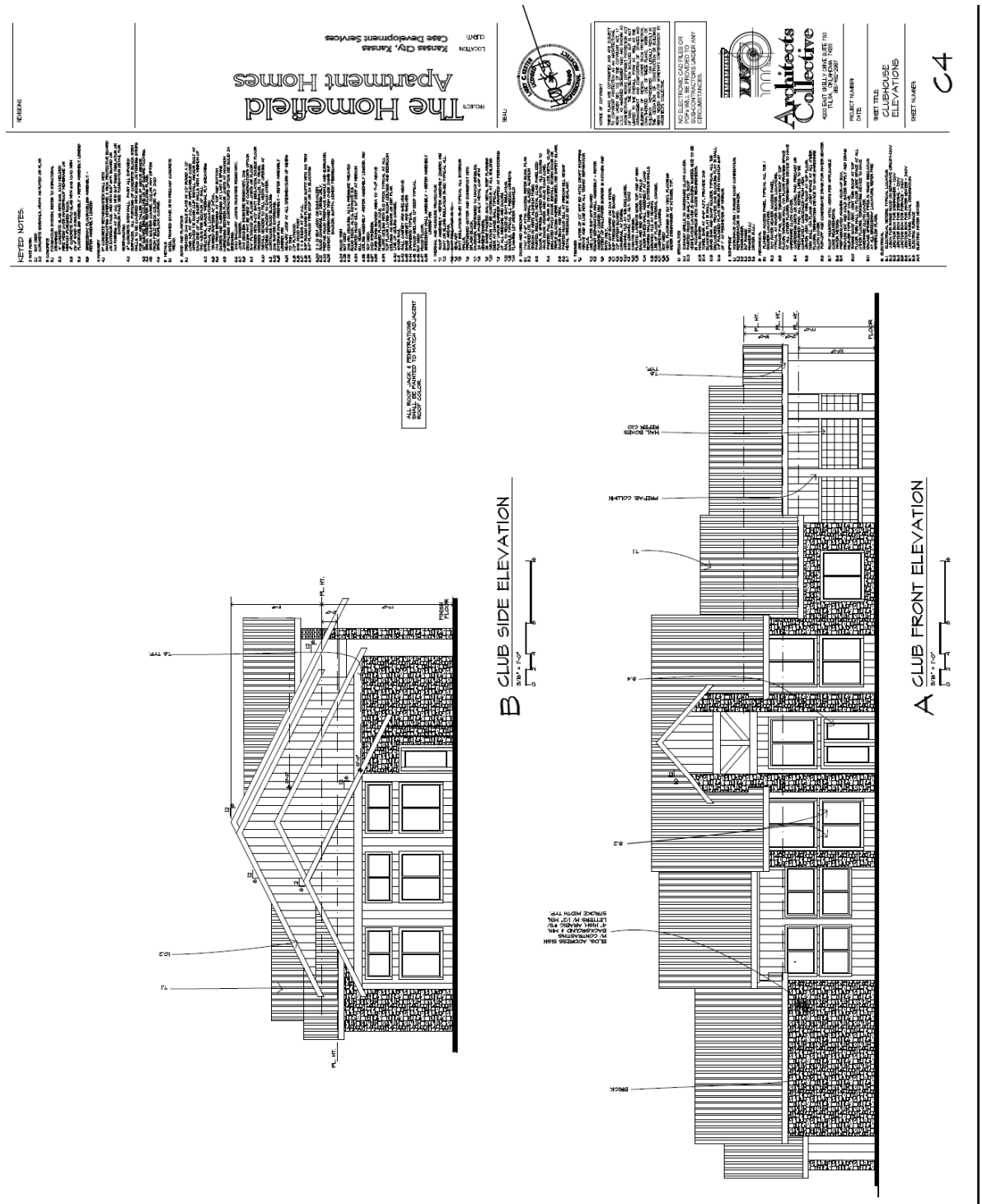
Homefield Apartments
Kansas City, Wyandotte County, KS

ISSUE/ REVISIONS

PDP	MAY 28, 2025

OWNER:
CASE & ASSOCIATES
4200 East SKELLY DR., Suite 800
Tulsa, OK 74135
OFFICE: (918) 492-1983
FAX: (918) 492-8423

LSSP-1
LANDSCAPE SITE PLAN


The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C4
B CLUB SIDE ELEVATION
A CLUB FRONT ELEVATION

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C5
KEYED NOTES:
B CLUB SIDE ELEVATION
A CLUB REAR ELEVATION

B REAR ELEVATION - BLDG. A2
1/8" =1'-0"

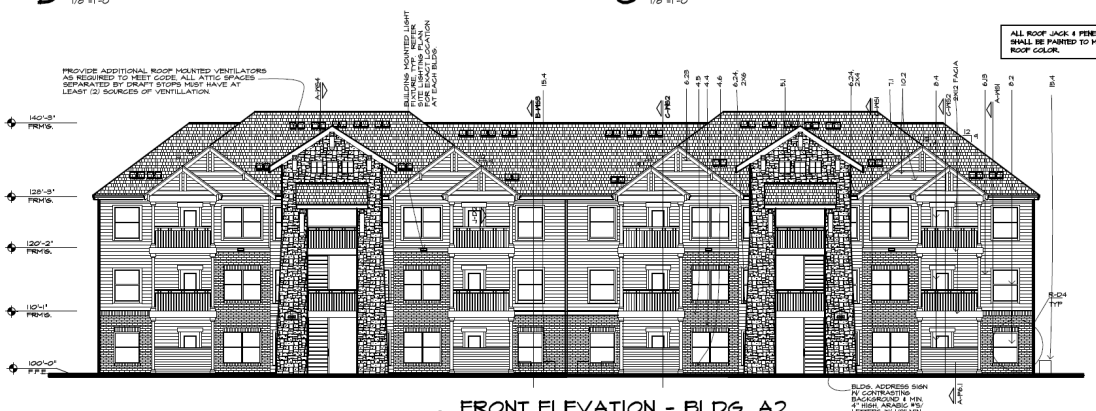
D RIGHT ELEVATION - BLDG. A2 (3 STORY)
1/8"=1'-0"

C LEFT ELEVATION - BLDG. A2 (3 STORY)
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	789	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	850	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.98	1.98	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above,

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



A FRONT ELEVATION - BLDG. A2
1/8" =1'-0"

KEYED NOTES:

1 SITE WORK
1.1 NOT USED
1.2 CONCRETE WHEELCHAIR RAMP, WIDTH AS NOTED ON PLAN

2 CONCRETE
2.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
2.2 4" CONCRETE SLAB WITH 6x6 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON COMPACTED FILL
2.3 4" CONCRETE PATIO SLAB WITH 6x6 W2.9 WWF ON 4" BASE (UNNOTED)
2.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
2.5 SHEETROCK/ FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 4" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & RIGID PROTECTIVE BOARD ON EXTERIOR FACE AND WITH SUMP WITH SUBMERSIBLE PUMP AND WATER PROOF MEMBRANE ON EXTERIOR FACE SEE FOUNDATION DETAIL FOR REINFORCING
4.2 8" CONCRETE STEM WALL - PART ALL EXPOSED SURFACES WITH APPROVED CONCRETE BLOCK, KNOX WALLS OR EQUAL. COORDINATE WITH GRADING OR PAVING STEPS FOR ANY AREA TO LOW TO ALLOW ABOVE GRADE CONCRETE STEM WALL. SEE CONCRETE FOOTING, SLAB, FLOOR, WATERPROOFING & INSULATION
4.5 BRICK SOLDIER COURSE, SOLDIER NOT STEPPED
4.6 BRICK SILL, SLOPED, TYPICAL ALT. 2ND
4.7 BRICK ROWLOCK COPING

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS
6.1 TREATED 2X6 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE REQUIREMENTS. PROVIDE 2 A.B. WITHIN 12" FROM EACH END OF ALL SHEAR WALLS WITH A MINIMUM OF ONE A.B.W PER SECTION OF WALL
6.2 2X WOOD STUD WALLS @ 16" O.C. WITH 7/16" OSB SHEATHING TYPICAL ALL LOCATIONS
6.3 TRUSSED RAFTERS AT 24"OC
6.4 2X6 FASCIA BOARD WITH DRIP AND BOTTOM CLEATS AND OVERHANG AT LAST 2 SPANS
6.5 JUMBOSIZED BEYOND FLOOR JOISTS AT MAXIMUM 24" O.C. SPACING AT CONTRACTOR'S OPTION USE SOLID 2X SPACERS
6.6 2X6 BALCONY JOISTS (MOISTURE RESISTANT)
6.7 2X6 RAILING
6.8 .044 DECKING (MOISTURE RESISTANT) OVER DECK(S)(S) MAY BE USED AT CONTRACTORS OPTION
6.9 2X4 WOOD STUD WALLS @ 16" O.C. WITH R-13 BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 2X WOOD BLOCKING BETWEEN ROOF TRUSSES AT OPENING ADJACENT TO EACH OTHER
6.11 CORRUGATED ROOF BLOCKING
6.12 2X4 WOOD STUD PARTITION
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND PW
6.14 SIMPSON H2.5A/T AT ALL INTERSECTIONS OF WOMB TO TRAY
6.15 1/2" PLYWOOD.
6.16 2 X 6 RIDGE BOARD
6.17 2 X 4 BRACE AT 48" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 12" TRIM
6.19 5/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 2X4 WOOD STUD WALLS @ 16" O.C.
6.22 PREPAID WOOD FRIEZE RAFTER AND SURROUND
6.23 CEMENT FIBERBOARD TRIM OVER 30MIN GAP BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 2X6 FASCIA
6.26 2X6 RB, DECKING, ALT.2, PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 6.5
6.27 PLANTER WOOD SILL 1'-0" DEEP AT FIREPIT SILL HEIGHT
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MR
6.29 2X12 STRINGER
6.30 PURE DOWN RAISED AREA TO 7'-0" ABOVE FINISHED FLOOR
6.31 SLOPE CEILING WITH ALL 9'(UP) TYPICAL AT ALL TOP FLOOR LIVING ROOM (DEN)&AMP AND BEDROOM
6.32 LINE OF CEILING CHANGE - REFER TO RCP FOR LINE OF CEILING CHANGE
6.33 STAIR RAIL
6.34 BASE CABINET AND SHELVES ABOVE
6.35 BASE CABINET AND SHELVES
6.36 DRAWERS TYPICAL
6.37 BUILT-INS, SHELVES, 12" DEEP TYPICAL
6.38 KITCHEN
6.39 WOOD FLOOR,
6.40 SPECIALTY CEILING ASSEMBLY - REFER ASSEMBLY LEGEND PW

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MR
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL CEILINGS
7.3 SEAL ALL PENETRATIONS WITH SILICONE CAULK
7.4 SEAL MIT
7.5 BATT INSULATION (R-30) TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCKS
7.7 DIVERTER, PREPAINTED TO MATCH SHINGLES
7.8 3/4 BAND PAINTED, 6x6// METAL CAP WITH DRIP EDGE
7.9 36 BAND PAINTED, 6x6// METAL OVER PLYWOOD
7.10 INSULATION TO BE CONTINUOUS AT ALL SLIDING GLASS DOOR AND WINDOW HEADS
7.11 FULLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS
7.12 SEALANT AT ALL WINDOW ELEVATION
7.13 SHINGLE, TYPICAL ALL PITCHED ROOFS,
7.14 FLASHING LOT UNDER THRESHOLD

8 DOORS AND WINDOW
8.1 7-0" X 3'-0" ATTIC ACCESS, REFER BLDG. PLAN
8.2 3'-0" X 6'-8" SLIDING GLASS DOOR, ALUMINUM FINISH IN WHITE ALUMINUM
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED GARAGE DOOR WITH WINDOWS AND HARDWARE TO MATCH DOOR TRIM AND SIDING, TYPICAL ALONG
8.4 PAINTED FULL GLASS W/ DIVIDED LITE, METAL CLAD WOOD FRENCH DOOR WITH SIDE LITES AND TRANSOM ABOVE AS NOTED REFER TO DOOR SCHEDULE FOR DOOR SIZE AND TRIM
8.5 DOOR SIZE AND TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT

9 FINISHES
9.1 1/2" LAYER OF 1/2" SHT RD ATTIC DRAFT STOPPING TAPE AND W/ USE WITH ALL CEILING SEPARATION WALLS
9.2 ONE LAYER 5/8" SHT RD ALL
9.3 ONE LAYER 5/8" SHT RD ALL ASSEMBLY - REFER ASSEMBLY LEGEND PW
9.5 CERAMIC TILE FLOOR AND BORDER IN KITCHEN AND BATH UNITS
9.6 5/8" SHT BOARD ON 2X4 STUDS
9.7 1/2" SHT BOARD (TYP. SOUND)
9.8 1/2" SHTRKN BOARD
9.9 CERAMIC, AT STAIRS
9.10 CERAMIC TILE, TYPICAL ALL TUB ENCLOSURES
9.11 3/4B GRANITE TILE ALT. SHO
9.12 CARPET, TYPICAL
9.13 PAINTED WOOD, 1" TOP AND 4" HIGH BACK AND END SPLASHES AT WALL
9.14 WOOD BASE AND CASING AT ALL OPENINGS AND BASE AT INTERIOR WALLS, TYPICAL
9.15 CERAMIC TILE AT REVERSE
9.16 LINE OF FLOOR MATERIAL CHANGE
9.17 NOT USED
9.18 NOT USED
9.19 VINYL FLOORING IN NO VINYL FLOORING UNDER CABINETS AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER, TYPICAL ALL BATHS AND LAUNDRY
10.2 VENTILATION LOUVER AT BASEMENT WINDOW, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS
10.3 TOILET PAPER
10.4 LINEN, SHIR AT 4'-6" A.F.F., PROVIDE 2x6 BLOCKING TO 8'-0" A.F.F.
10.5 MIRROR, 24" WIDE, FULL HEIGHT, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1/4 PERIMETER OF MIRROR

11 EQUIPMENT
11.1 REFRIGERATOR W/ ICEMAKER
11.2 DISHWASHER
11.3 RANGE
11.4 RANGE HOOD
11.5 DRYER (VENTED)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER ENCLOSURES
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS
15.3 1/2" COPPER WATER LINE RISER AT TOP FLOOR THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE UNDERSIDE CLOTH COVERAGE
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD, ALL REFRIG. LINES TO BE CONCEALED IN CHASE WALL TO ROOF
15.5 DRYER VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE UNDERSIDE CLOTH COVERAGE
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
15.8 NOT USED
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD H2O SUPPLY AND DRAIN
15.10 RANGE HOOD VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO SAVE UNDERSIDE CLOTH COVERAGE
15.11 ENCASE SPRINKLER PIPES W/ RADIO INSULATION AT EXTERIOR WALL LOCATIONS, REFER TYPE SPRINKLER PLANS

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE SIZE OR SEPARATE CIRCUIT=220V
16.3 J-BOX FOR DISPOSAL = 120V
16.4 JUNCTION BOX FOR DISPOSAL = 120V
16.5 JUNCTION BOX FOR FURNACE = 240V
16.6 J-BOX FOR DRYER SIZE OR SEPARATE = 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

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PROJECT NUMBER:
DATE:

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A10.1

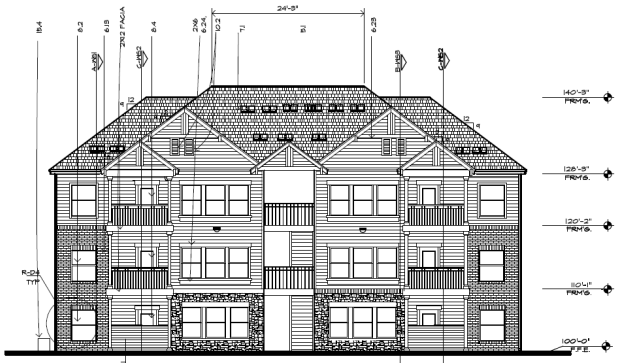
D LEFT ELEVATION - BLDG. A2-12 (3 STORY)
1/8"=1'-0"

C RIGHT ELEVATION - BLDG. A2-12(3 STORY)
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	789	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	860	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.98	1.98	5	5

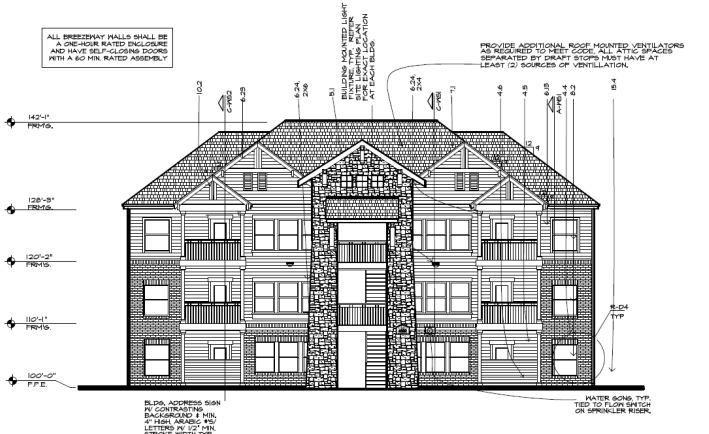
* Lemonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above,

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



B REAR ELEVATION - BLDG TYPE A2-12
1/8" =1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.



A FRONT ELEVATION - BLDG TYPE A2-12
1/8" =1'-0"

KEYED NOTES:

1 SITE WORK
1.1 FILL NEED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6x6, 10/10 WELDED WIRE MESH REINFORCING - REINFORCE ON SAND/GRAVEL/CRUSHED ROCK
3.3 4" CONCRETE PATIO SLAB WITH 6x6 10/10 WWM ON 4" SAND, GRAVEL OR CRUSHED ROCK
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/SITE WALL WITH WATERPROOFING MEMBRANE & INSUL PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 8x8" #4 VERT. REINFORCING @ 48" O.C. AND #4 HORIZ. REINFORCING ON EVERY COURSE FACE SEE FOUNDATION DETAIL FOR REINFORCING
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED CONCRETE WALLS. PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH BRICK ON TURNED STEPS FOR ANY AREA OVER 12in(8" ABOVE GRADE.
4.3 BRICK VENEER OVER BLDG'G PAPER OVER SHEATHING.
4.4 SMOOTH STONE VENEER BUILDING FLAME
4.5 BRICK SOLDIER COURSE OVER 8'0" WIDE OPENING FROM FIELD BRICK COLOR, SIZE & TEXTURE
4.6 BRICK ROWLOCK COURSE

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2x6 SILL PLATE W. 1/2" RODS X 12" LONG, PLACED AT 6'-0" O.C. MAX. AT SILL'S AND LONG SILL'S WITH 1/2" DIA. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A WASHER UP TO 12in FROM SECTION OF WALL
6.2 TYPICAL WOOD FRAMED WALL, PLY SHEATHING TYPICAL ALL LOCATIONS.
6.3 TRUSSED RAFTERS AT 24"OC
6.4 2x6 FASCIA BOARD WITH DRIP AND BOTTOM LOUVERED AND SCREENED AT LEAST 8 SPANS
6.5 SUBFLOORING BETWEEN FLOOR JOISTS AT HEARTH AND ADJACENT AT CONTRACTORS OPTION SEE BLDG 2X BRIDGING.
6.6 2x10 BALCONY JOISTS (HORIZ/ARE RESISTANT).
6.7 2x6 RAILING
6.8 2x4 CEDAR/PRESSURE RESISTANT, 2x6 DECKING MAY BE USED AT CONTRACTORS OPTION
6.9 2x10 RIM JOIST OR BAND JOIST AT EXTERIOR TRUSSED WITH 2-2x7 BAYT INSULATION, DOUBLE FLOOR TRUSSES BEARING WALLS PARALLEL TO TRUSS.
6.10 2x6 BLOCKING BETWEEN FLOOR JOISTS/TRUSSES AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2x6 WOOD FURRING STRIPS
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND #B
6.14 2x6 BLOCKING AT ALL INTERSECTIONS OF SECTION TO TRIM
6.15 1/2" PLYWOOD
6.16 1/2" GYPSUM BOARD
6.17 2 X 4 STOOD AT 24" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 5/8" PLYWOOD FIRE STOP ON 2X BLOCKING
6.20 2 X 12 RIM JOIST OR BAND JOIST
6.21 PRE-FINISHED ALUMINUM GUTTER
6.22 PREFINISHED ROOF FASCIA AND RAKE SURROUND
6.23 CEMENT FIBERBOARD TRIM OVER 30MIL SLIP FLASHING, SOFFIT - CEMENT FIBERBOARD
6.24 ROOF TRIM
6.25 2x6 TRIM
6.26 2x6 PRESSURE TREATED WOOD DECK, ALT'N PREFINISHED
6.27 CONCRETE WELL 5-1/2" DEEP AT PERIMETER WALL HEARTH
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND #B
6.29 2x12 HEADER
6.30 2x12 STRINGER
6.31 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR
6.32 FLUTE CEILING WITH 5x12 FITCH TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AT CONTRACTORS OPTION
6.33 LINE OF CEILING CHANGE
6.34 STAIR RAIL
6.35 BASE CABINET AND SHELVES ABOVE
6.36 WALL CABINET AND SHELVES
6.37 DRAWERS TYPICAL
6.38 FLOOR SHELVES 12" DEEP TYPICAL
6.39 4x6 POST
6.40 ROOF FLOOR
6.41 WINDOW/DOOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND #W

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND #R
7.2 BATT OR BLOWN INSULATION R-380 TYPICAL ALL CEILINGS
7.3 SEALANT
7.4 SEALANT
7.5 BATT INSULATION R-30 TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCKS
7.7 LOUVERS, PREFINISHED TO MATCH SURROUNDING
7.8 24 GAGE PAINTED GALV METAL CAP WITH DRIP EDGE
7.9 26 GAGE PAINTED GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL SIDEWALL AND ROOF/CEILING LOCATIONS
7.11 POST VAPOR BARRIER INSERTED AT PENETRATIONS OF ALL HEADERS AND DOORS
7.12 CAULK AT ALL WINDOW/DOOR LOCATION
7.13 CAULK, TYPICAL ALL PIGEON OPENINGS.
7.14 FLASHING UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 WINDOW UNIT, PREFINISHED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH
8.3 PAINTED INSULATED METAL CLAD PANELIZED DOOR, PREFINISHED TO MATCH WINDOWS, PROVIDE TO EACH DOOR, VERIFY AND ADJUST SWING DIRECTION
8.4 PAINTED FULL GLASS W/ DIVIDED LITE METAL CLAD DOOR, PREFINISHED TO MATCH WINDOWS, PROVIDE 24" WIDE SIDE PANEL WHERE REQUIRED, USE SAFETY GLASS.
8.5 DOOR BELL AND PBPL
8.6 PAINTED WOOD SILL AT PRIVATE SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT

9 FINISHES
9.1 GWB, WITH 5/8" LAYER AT 1/2" RATED ATTIC DRAFT STOPPING TO BE TAPED AND AT LINE WITH ALL TENANT SEPARATION WALLS
9.2 GWB, WITH 5/8 LAYER AT 1HR WALL ASSEMBLY - REFER ASSEMBLY LEGEND #B
9.3 GWB, WITH 5/8" LAYER AT 1HR WALL ASSEMBLY - REFER ASSEMBLY LEGEND #B
9.4 CERAMIC TILE WALL BORDER IN KITCHEN AND BATH (TYP.)
9.5 5/8" GYP BOARD OR 2x4 BOXES.
9.6 1/2" GYPSUM BOARD (TYP.)
9.7 1/2" GYPSUM BOARD
9.8 COMMERCIAL ST EXTRA ENCLOSURE
9.9 2x6 CEILING TILE, ALT'N 12X12
9.10 CARPET AND PAD
9.11 CERAMIC TILE, PROVIDE SIDE TRIM AND 4" HIGH BACK, AND END SPLASHES AT WALLS
9.12 1 HOUR RATED DEMISING WALL ASSEMBLY AT LOAD BEARING WALLS, REFER ASSEMBLY LEGEND #B
9.13 CERAMIC TILE AT HEARTH
9.14 LINE OF FLOOR MATERIAL CHANGE
9.15 SUBSTRATE FLOORING
9.16 VCT
9.17 VINYL FLOORING (4 No VB#1 FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 LOUVERED VENT, SIZE AS REQUIRED FOR VENTILATION LOUVER W/ BIRDSCREEN SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 TOILET PAPER
10.4 TOWEL BAR, AT 4'-6" A.F.F., PROVIDE 2nd BLOCKING FLAT IN WALL
10.5 MEDICINE CABINET W/ MIRROR, TYPICAL ALL SUB ENCLOSURES, PROVIDE 2nd BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 REFRIGERATIVE OVEN / RANGE HOOD COMBINATION
11.2 REFRIGERATOR W/ ICEMAKER
11.3 DISHWASHER
11.4 DISPOSAL
11.5 WASHER (NJJ)
11.6 DRYER (NJJ)

12 MECHANICAL
12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER ENCLOSURES
12.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS
12.3 2x6 FURRED CHASE FOR PLUMBING AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO VALVE WARRANTY
12.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD, ALL REFRIG. LINES TO BE CONCEALED IN CHASE, SEE BLDG. PLAN
12.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO VALVE WARRANTY
12.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
12.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
12.8 GAS METER
12.9 PREFABRICATED SHOWER NICHE AT BOTH PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN
12.10 RANGE HOOD, VENT THRU ROOF
RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO VALVE WARRANTY
DISHWASHER CLOTH COVER
12.11 ENCASE SPRINKLER PIPES IN R-13 FIBER INSULATION
12.12 SPRINKLER RISER LOCATIONS, REFER TYPE SPRINKLER PLANS

13 ELECTRICAL
13.1 ELECTRICAL METERS, TYPICAL LOCATION
13.2 JUNCTION BOX FOR RANGE 50/20 OR REPLACE CIRCUIT=120V
13.3 JUNCTION BOX FOR DISHWASHER - 120V
13.4 JUNCTION BOX FOR DISPOSAL - 120V
13.5 JUNCTION BOX FOR FURNACE - 240V
13.6 JUNCTION BOX FOR CONDENSING UNIT - 240V
13.7 LIGHT FIXTURE, TYPICAL DESIGNATION
13.8 ELECTRIC FURNACE
13.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

LARRY C. FOSTER LICENSED PROFESSIONAL ARCHITECT

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PROJECT NUMBER:
DATE:

SHEET TITLE:
ELEVATIONS
BLDG. A2-12

SHEET NUMBER:
A10.2

B REAR ELEVATION - BLDG. A2-A9
1/8" =1'-0"

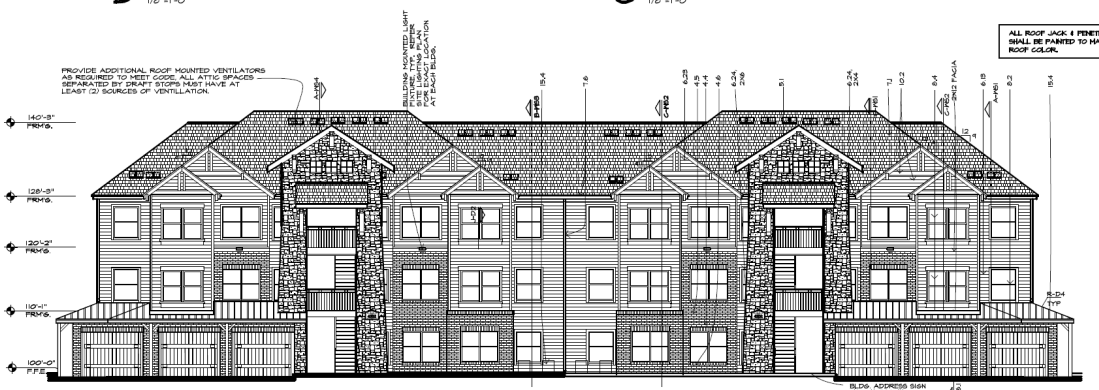
D RIGHT ELEVATION - BLDG. A2-A9
1/8"=1'-0"

C LEFT ELEVATION - BLDG. A2-A9
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	799	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	890	891	2.97	1.48	1.48	4	4
A9 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1090	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B9 Two Bedroom units	1108	1192	3.97	1.98	1.98	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above.

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



A FRONT ELEVATION - BLDG. A2-A9
1/8" =1'-0"

KEYED NOTES:

2 SITE WORK:
2.1 BAY USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE:
3.1 FOUNDATION SYSTEM REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH #4@ LOOP WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON 6" BASE COURSE OF GRAVEL
3.5 4" CONCRETE PATIO SLAB WITH #4@ LOOP WIRE ON 4" SAND CURE/N
FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 CONCRETE RETAINING/STEM WALL W/8 WATERPROOFING MEMBRANE + 2x(2) PROTECTIVE BOARD ON EXTERIOR FACE AND WITH BAT SHT. GUARD OR (w) FURRING AT 24" O.C. WITH BAT RIGID INSULATION ON EXTERIOR FACE + 2x(2) PRE CAST FOUNDATION DETAIL FOR REINFORCEMENT
4.2 8" CONCRETE STEM WALL - PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALL THAT ARE EXPOSED TO VIEW ABOVE FINISH GRADE FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 12" CONCRETE WALL WITH #5@ 24" O.C. HORIZONTAL REINFORCEMENT AND #5@ 24" O.C. VERTICAL REINFORCEMENT AT CENTER OF WALL
4.5 BRICK SOLDIER COURSE, COLOR TBD BY OWNER FROM FIELD BRICK COLORS ALT. 2ND
4.6 BRICK SOLDIER COURSE, COLOR TBD BY OWNER FROM FIELD BRICK COLORS ALT. 2ND

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2x6 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O/C (UR APPLICABLE CODE REQUIREMENTS) WITH 2 A.B. MIN. PER PLATE SECT. AT ENDS (W/ 12" MIN. EMBEDMENT) AND 1 A.B. @ MIDPOINT OF ALL WALL PLATE PIECES + WASHER UP TO 3/16" A.B.'S PER SECTION OF WALL
6.2 7/16" OSB EXTERIOR WALL SHEATHING - TYP. ALL LOCATIONS
6.3 TRIMMED RAFTERS @ 24"OC
6.4 2x6 BLOCKING BETWEEN JOISTS AND BOTTOM CHORDS AND 1-BRIDGING AT LAST 8'-9"WEB
6.5 4-BRIDGING BETWEEN FLOOR JOISTS AT MIDSPAN OR BLOCKING AT CONTRACTORS OPTION SEE SOLID 2X BRIDGING
6.6 2X10 BALLOON JOISTS (MOISTURE RESISTANT)
6.7 2x6 EXTERIOR STUDS
6.8 2x4 (HEALING ENGINEERED RESISTANT), 2x6 (DEGUNG MAY BE USED AT CONTRACTORS OPTION
6.4 2x6 FLOOR JOISTS @ 16" O.C. (MOISTURE RESISTANT) TRIMED WITH 2x10" BATT INSULATION, DOUBLE FLOOR TRIMMER UNDER WALLS PARALLEL TO TRUSS
6.10 2x6 FLOOR JOISTS @ 16" O.C. (MOISTURE RESISTANT) OPENING ADJACENT TO EACH OTHER.
6.1 CONTINUOUS WOOD BLOCKING
6.2 2x6 EXTERIOR WALL STUDS
6.3 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND W/
6.4 2x6 BLOCKING - TYP AT ALL INTERSECTIONS OF SIDING TO SHT
6.5 1/2" PLYWOOD
6.6 2 x 6 SILL PLATE
6.7 2 x 4 KNEE AT 48" O/C
6.8 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.9 5/4" PLYWOOD TYPE SYP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 2x6 FLOOR JOISTS @ 16" O.C. (MOISTURE RESISTANT)
6.22 PREFINISHED FIBER CEMENT FASCIA AND SURROUND
6.23 CEMENT FIBERBOARD TRIM OVER 2X4#6 SYP SHADOW, SOFFIT: CEMENT FIBERBOARD
6.24 ROOD TRIM
6.25 BAT SHT
6.26 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND W/
ROOF TRUSS: ALT.2x TOTROTE EA.
6.04 PAINTED ROOF SILL 4 1/2" DEEP W/ WINDOW
6.05 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MIN
6.06 NOT USED.
6.07 NOT USED.
6.08 2X6 SOFFIT BLOCKING
6.09 2X6 SOFFIT BLOCKING AREA TO 1'-0" ABOVE FINISHED FLOOR U.O.N.
6.01 SLOPE CEILING WITH R-19 FOIL TYPICAL AT ALL BEDROOMS AND LIVING AREAS, REFER TO RCP AND BEDROOM CEILING AS SHOWN ON SHT PLAN
6.02 LINEAR CEILING CHANNEL
6.03 NOT USED.
6.04 WALL CABINET AND SHELVES ABOVE
6.05 BASE CABINETS AND SHELVES
6.06 2X6 BLOCKING TYP.
6.07 5 WOOD SHELVES 12" DEEP TYPICAL.
6.08 NOT USED.
6.09 NOT USED.
6.10 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W/

7 THERMAL AND MOISTURE PROTECTION
7.2 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND W/
7.3 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
7.4 Insulation Definition
7.5 SEAL BAT
7.6 BATT INSULATION (R-19) TYPICAL ALL EXTERIOR WALLS
7.7 PREFINISHED WATER AND OVERSPRAY RESI SYLVAN BLOCK.
7.7 DI-BOND PREFINISHED TO MATCH SHINGLES
7.8 FLASHING PAINTED ONLY METAL CAP FLASHING OVER HEADS
7.9 (3) LAYERS PAINTED AND FINISHED 3 PLY FLASHING (BUILDING PAPER) AT ALL WINDOW AND DOOR HEADS
7.10 (3) LAYERS PAINTED AND FINISHED AT PERIMETERS/ALL WINDOWS AND DOORS
7.11 WALL TO RECEIVE BATT INSULATION.
7.12 SHINGLE, TYPICAL ALL PITCHED DORMERS.
7.13 ROOF SHINGLES - REFER MATERIALS

8 DOORS AND WINDOWS
8.1 (1) 24" X 36" ATTIC ACCESS, REFER BLDG. PLAN
8.2 INSULATED LITE, THERMAL BLAZED ALUMINUM PREMIUM BAT SLOPMENT TRIM
8.3 (1) 3'-0" X 6'-8" SLIDING GLASS PATIO DOOR, PANELIZED DOOR, W SPRING LOADED MATTS. ALL DOORS TO HAVE DOUBLE CAMS AND DOUBLE POINT LOCKS
8.4 (1) 6'-0" X 6'-8" SLIDING GLASS PATIO DOOR, DBL CLAD INSULATED PATIO DOOR, DETAIL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 PAINTED WOOD SILL
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 (3M) LAYER CUT 1/2" WIRE MESH ATTIC DRAFT STOPPING AT ATTIC AREAS AND IN LINE WITH ALL THERMAL SEPARATION WALLS.
9.2 (3M) LAYER BAT SHT BOARD
9.3 1-HOUR RATED WALL ASSEMBLY - REFER ASSEMBLY LEGEND W/
9.3 ENTERY W/ PAINTABLE BORDER TO KITCHEN AND BATH AREAS
9.3 5/8" SHT BOARD OR 2x4 STUDS.
9.3 5/8" GYPSUM BOARD
9.3 1/2" GYPSUM BOARD
9.4 (3M) METAL AT SIDING
9.5 (3M) METAL TILE AT TUB ENCLOSURE
9.6 (3M) METAL TILE AT ALL 2ND CEILING AREAS.
9.8 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH
9.9 1-HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.10 LINE OF FLOOR MATERIAL CHANGE
9.11 LINE OF FLOOR MATERIAL CHANGE
9.12 CARPETED FLOORING
9.13 TILE FLOORING
9.14 VINYL FLOORING W/ NU VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 VENT LOUVER W/ BIRD SCREEN
VENT LOUVER LOCATED IN BUILDING SOFFIT, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 TOWEL BAR
10.4 TOWEL BAR AT 4'-0" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL
10.5 TOILET PAPER HOLDER, TYPICAL ALL SUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 REFRIGERATOR, OVEN / RANGE HOOD COMBINATION
11.2 MICROWAVE/OVEN W/ COOKTOP
11.3 DISHWASHER
11.4 DISPOSAL
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL TYPICAL ALL TUB / SHOWER ENCLOSURES
15.2 HOT WATER HEATER ACCESS PANEL TYPICAL AT WATER HEATER LOCATIONS
15.3 ATTIC ACCESS PANEL TYPICAL AT EACH TOP FLOOR TRUSS/ INSULATED FULL FLOOR PRAYER SPACE AT ALL OTHER FLOORS. SHEETMETER DEVICE TO HAVE MAXIMUM GAP OF 1" AT PERIMETER
15.4 CONDENSER UNIT ON CONC. PAD, PRECAST OR PREFORMED PAD ALL REFRIG. LINES TO BE CONCEALED IN WALL OR UNDER SLAB
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. SHEETMETER DEVICE TO HAVE MAXIMUM GAP OF 1" AT PERIMETER
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 ROOF JACKS
15.9 PREFABRICATED WASHER HOOK-UP BOX PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN FOR WASHING MACHINE
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. SHEETMETER DEVICE TO HAVE MAXIMUM GAP OF 1" AT PERIMETER
15.1 ENCASE SPRINKLER PIPES IN R-VARD INSULATION
15.2 SPRINKLER RISER LOCATIONS, REFER FIRE SPRINKLER PLAN

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 ...ERICK FOR RANGE HOOD OR SEPARATE CIRCUIT=120V
16.3 ...ERICK FOR DISHWASHER - 120V
16.4 ...UNCTION BOX FOR DISPOSAL - 120V
16.5 ...UNCTION BOX FOR FURNACE - 240V
16.6 ...UNCTION BOX FOR CONDENSER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

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PROJECT NUMBER
DATE

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A10.3

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
ELEVATIONS
A10.4
A FRONT ELEVATION - BLDG. B2.3
B REAR ELEVATION - BLDG. B2.3
C END ELEVATION - BLDG. B2-24 (3 STORY)
D END ELEVATION - BLDG. B2-24/3 STORY)

D RIGHT ELEVATION - BLDG. B2-12 (3 STORY)
1/8"=1'-0"

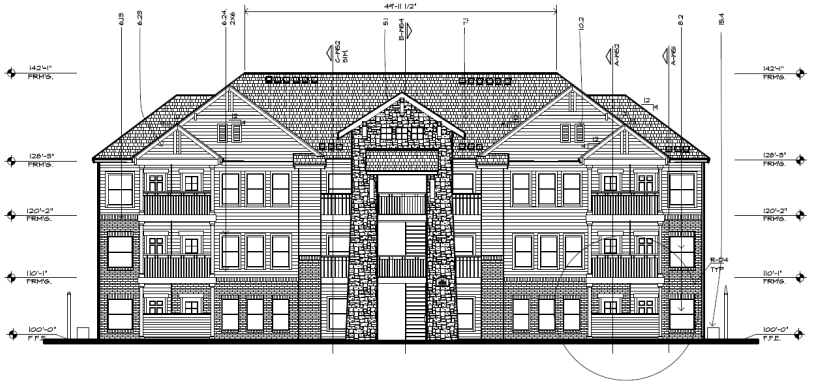
B REAR ELEVATION - BLDG. B2-12.3
1/8"=1'-0"

	Unit Area	Attic Area	Total Attic Vent Req (1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Cir. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	782	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	860	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.96	1.96	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above.

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per separate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.

C LEFT ELEVATION - BLDG. B2-12 (3 STORY)
1/8"=1'-0"



A FRONT ELEVATION - BLDG. B2-12.3
1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH #4@ 24"OC MAT REINFORCEMENT AND 6 MIL VAPOR BARRIER
3.3 4" CONCRETE PATIO SLAB WITH #4@ 24"OC MAT REINFORCEMENT
3.4 4" CONCRETE PATIO SLAB WITH #4@ 24"OC MAT REINFORCEMENT ON 4" SAND CUSHION
3.5 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.6 SIDEWALK/ FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING WITH WALL WITH WATERPROOFING MEMBRANE 1 HOUR PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 8X8" WIRE, BONDED TO FURRING AT 24" O.C. WITH 8X8" RAKE INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCEMENT)
4.2 8" CONCRETE WITH WALL - PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK WITH WALL ARE TO BE PAINTED WITH BLOCK FILLER AND TWO COATS PAINT. AREA TO BE PAINTED SHALL BE ABOVE GRADE
4.3 8" NORMAL BRICK COURSE ON 24" SQUARE FOOTING
4.4 BRICK SOLDIER COURSE COLOR MAY DIFFER FROM FIELD BRICK COLOR/ ALT. 2400
4.5 BRICK SOLDIER COURSE
4.6 BRICK REPLACE COURSE

5 METALS
5.1 METAL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS
6.1 TREATED 2X6 SOLE PLATE W/ 1/2" BOARD X 12" LONG ADL AT 48" O.C.OR APPROVED EQUIV. ANCHORED WITH 1/2" DIA. ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 1/2" CDX PLYWOOD SHEATHING FULLY SHEATHING TYPICAL ALL LOCATIONS.
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 2X6 STUDS @ 16" O.C. WITH 2X4 TOP AND BOTTOM CHORD SUB-DIMENSION OF LOAD & SPANS
6.5 4-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM SPACING OF 8'-0" OR AS CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
6.6 2X10 BALCONY JOISTS PRESSURE RESISTANT.
6.7 2X6 DECKING
6.8 2X6 DECKING, PRESSURE RESISTANT. 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 TRUSSED RAFTERS AT 24"OC. WITH 2X4 TOP AND BOTTOM CHORD SUB-DIMENSION OF LOAD & SPANS
6.10 TRUSSED WITH 2 X 6 SHAFT WALLS FOR DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.11 INSTALL SOLID BLOCKING BETWEEN ALL OPENING AT PARTIAL HEADER AT FULL DEPTH OF OPENING
6.12 CONTINUOUS ROOF BLOCKING
6.13 EXTERIOR WALL ASSEMBLY
6.14 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND/ HR
6.15 TEC JOINT JOINT AT ALL INTERSECTIONS OF SIDING MATERIALS
6.16 1/2" PLYWOOD
6.17 6/8 ROOF PITCH
6.18 4/12 ROOF PITCH OR OVER
6.19 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 2X2 TRIM
6.20 5/8" PLYWOOD FIRE STOP OR 2X BLOCKING

6.21 2 X 12 16H JOIST OR EQUIVALENT
6.22 ROOF CHAMPS AS NOT SHOWN ON PLAN
6.23 CEMENT FIBERBOARD TRIM OVER 2X6 FRAME AND SURROUND.
6.24 CEMENT FIBERBOARD 7/8" OVER 2X6FR SLP SHADOW, SOFFIT/ CEMENT FIBERBOARD

6.25 ROOD TRIM
6.26 NOT USED
6.27 2X6 RR, DECKING, #2+, PRESSURE TREATED
6.28 2X6 RR, DECKING, #2+, 16" O.C. WITH PAINTED FRONT SILL 1" OF DEEP AT HEADER SILL HEIGHT
6.29 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND/ HR
6.30 NOT USED
6.31 2X10 STRINGER
6.32 2X6 FURRING, TAPERED AREA TO 1"-0" ABOVE FINISHED FLOOR, U.O.N.
6.33 SLOPE CEILING PITH S.U.D PITCH TYPICAL AT ALL SLOPED CEILINGS AT BEDROOMS AND BEDROOM CEILING AS SHOWN ON UNIT PLAN
6.34 LINE OF CEILING CHANGE
6.35 LINE OF SOFFIT
6.36 WALL CABINET AND SHELVES ABOVE
6.37 BASE CABINET AND SHELVES
6.38 LINEN SHELVES
6.39 5 HUGE SHELVES, 12" DEEP TYPICAL
6.40 NOT USED
6.41 FINISH FLOOR
6.42 SHEETROCK/ WALL ASSEMBLY - REFER ASSEMBLY LEGEND/ HR

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, HR/
7.2 R-38 BATT INSULATION (R-49) TYPICAL ALL NON-ROOF AREAS.
7.3 SEALANT
7.4 BATT INSULATION (R-19) TYPICAL ALL EXTERIOR WALLS
7.5 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK
7.6 EF-EXHTER, PREFERRED TO FINISH SIMILER.
7.7 PREFINISHED CONCEALED WALL METAL CAP WITH HEMMED EDGES
7.8 26 GAGE PAINTED ALUM METAL STEP FLASHING
7.9 FLASHING AT ALL WINDOWS AND DOORS, ALL SELVAGE EDGE AT GRADE SHALL TYPICAL
7.10 POLY VAPOR BARRIER UNDERNEATH AT PERIMETERING WALL TO RECEIVE BATT INSULATION.
7.11 WALL TO RECEIVE BATT INSULATION.
7.12 SADDLE TYPICAL ALL PREFAU CHIMNEYS.
7.13 FLASHING LIP BEDM THRESHOLD

8 DOORS AND WINDOWS
8.1 DOOR SCHEDULE, DOOR ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL BLAZED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH
8.3 DOOR SCHEDULE, DOOR ACCESS, REFER BLDG. PLAN
8.4 DOOR HI SPRING LOADED BUTTS, ALL DOORS TO HAVE DOOR VIEWER AND HAVE FLUSH CORE
8.5 DOOR, DOOR ACCESS, REFER BLDG. PLAN, FULL GLAD INSULATED PATIO DOOR, INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.6 PAINTED WOOD SILL
8.7 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.8 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" BY" BD ATTIC DRAFT STOPPING WALLS AND IS LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" GYP BOARD
9.3 1 HOUR RATED PARTITION WALL ASSEMBLY - REFER ASSEMBLY LEGEND
9.4 EXTENT OF PORCELAINATE BORDER IN KITCHEN AND BATHS
9.5 5/8" GYP BOARD ON 2X4 STUDS.
9.6 5/8" FIRESHIELD GYP BOARD.
9.7 5/8" GYP BOARD, AT CEILING.
9.8 GYPBOARD, AT SOFFIT.
9.9 CERAMIC TILE AT TUB ENCLOSURE.
9.10 CERAMIC TILE WAINSCOT, ALT+ 32X2
9.11 CARRARE MARBLE.
9.12 PLASTIC LAMINATE WORK TOP, AND 4" RISH
9.13 1 HOUR RATED WALL ASSEMBLY - REFER ASSEMBLY
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 LINE OF CEILING CHANGE
9.16 LINE OF FLOOR MATERIAL CHANGE
9.17 CARPETING FLOORING
9.18 TILE
9.19 VINYL FLOORING #2 NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER, PAINTED FINISH OR ANALY-VTL ROOF
10.2 WHITE-METER LOUVER W/ SCREEN SCREEN SIZE TO BE DETERMINED BY MECHANICAL REQUIREMENTS
10.3 TOWEL BUSH
10.4 SHOWER ROD, 4'-6" LAY LAY, PROVIDE 2X8 BLOCKING IN W/ SHOWER
10.5 DRAIN BAR, AND ROOF HOLDER, TYPICAL ALL TUB ENCLOSURES, PLACE DRAIN AT FLOOR FLAT IN FALL.
10.6 TILE RECESSED PLATE HANGER WITH HOUSING 4X4" OF 7 X1 PERIMETER OF HANGER

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION,
11.2 REFRIGERATOR W/ ICEMAKER
11.3 RANGE
11.4 30" RANGE
11.5 WASHER VALVE
11.6 DRYER VALVE

12 MECHANICAL
12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS
12.2 PLUMBING ACCESS PANEL, TYPICAL ACCESS PANEL TYPICAL AT WATER HEATER LOCATION.
12.3 EXHAUST FAN, VENT THROUGH ROOF AT LOW SLOPE ROOF AREAS, VENT THROUGH ATTIC SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVERS.
12.4 EXHAUST FAN, VENT THROUGH WALL PREFERRED OR THROUGH ROOF IF ALL ATTIC SPACE IS TO BE COMPLETELY CONCEALED FROM VIEW.
12.5 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THRU WALL ON FLOOR JUST BENOE IF ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVERS.
12.6 PLUMBING VENT AND CONDENSATE DRAIN FOR WATER HEATER
12.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
12.8 HEATING VENTING
12.9 WATER HEATER, WATER HEATER LOCATION TO BE PREFINED NOT SEE SOLID WATER SUPPLY AND DRAIN
12.10 FLOOR TYPE ROOF VALVE
12.11 FLOOR, TYPICAL ALL TUB ENCLOSURES, ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JUST BENOE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVERS.
12.12 SPRINKLER SYSTEM, REFER TO RISED INSULATION AT ALL EMERGENCY LOCATIONS, REFER TYPE SPRINKLER PLANS.

13 ELECTRICAL
13.1 ELECTRICAL METERS TYPICAL LOCATION
13.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-220V
13.3 JUNCTION BOX FOR DISHWASHER - 120V
13.4 JUNCTION BOX FOR DISPOSAL - 120V
13.5 JUNCTION BOX FOR FURNACE - 240V
13.6 JUNCTION BOX FOR WATER HEATER - 240V
13.7 ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
13.8 ELECTRIC FURNACE
13.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Cass Development Services

SEAL:

LARRY C. KEITH LICENSED ARCHITECT OKLAHOMA PROFESSIONAL ARCHITECT

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PROJECT NUMBER:
DATE:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A10.5

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

B REAR ELEVATION - BLDG. B2/B8.3
1/8"=1'-0"

D END ELEVATION - BLDG. B2/B8 (3 STORY)
1/8"=1'-0"

C END ELEVATION - BLDG. B2/B8 (3 STORY)
1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

PROVIDE ADDITIONAL ROOF MOUNTED VENTILATORS AS REQUIRED TO ENSURE ADEQUATE AIR EXCHANGE AT LEAST (2) SOURCES OF VENTILLATION.

BLDG MOUNTED LIGHT FIXTURE TYP., REFER ELECTRICAL PLANS FOR EXACT LOCATIONS AT EACH BUILDING

A FRONT ELEVATION - BLDG. B2/B8.3
1/8"=1'-0"

BLDG. ADDRESS SIGN BY CONTRACTOR. BACKGROUND & MIN. 4" HIGH ARABIC #'S/ LETTERS W/ 1/2" MIN. STROKE WIDTH TYP.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON COMPACTED GRANULAR FILL
3.4 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" BASE/ CUSHION
3.8 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.9 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH AIR ENTRAINED TO RETAIN MOISTURE / MOISTURE BOARD PROTECTIVE BOARD AT EXTERIOR FACE, REFER SHT. RFP1, BOARD OR 11/4 FURRING AT 24" O.C. WITH 5/4" RIGID INSULATION OR EXTERIOR FACE SIDE FOUNDATION DETAIL FOR REINFORCEMENT
4.2 8" CONCRETE STEM WALL - PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING OR FURRING STRIPS AND BOARD PROTECTIVE BOARD OR 1" RIGID INSULATION
4.3 8" CONCRETE BLOCK USE AT ALL CRAWL SPACE FOOTING.
4.5 BRICK SOLDIER COURSE, COLOR MAY DIFFER FROM FIELD BRICK, COLOR: ALT. 3140
4.6 BRICK ROWLOCK COURSE

5 METALS
5.1 METAL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS
6.1 TREATED 2x6 RIM/ PLATE W/ 1/2" BOLTED @ 1'2" LONG AVE. AT 48" O.C. OR APPROVED EQUIV. ANCHORS AT 12" OVER LAP, WITH 2 ANCHOR BOLT AT INTERSECTION OF SHEAR WALL AND WITHIN A DISTANCE OF TWO ALONG PER SECTION OF WALL
6.2 STRUCTURAL GRADE TIMBER, PLY SHEATHING
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1/4 FROM GROWING AT 24" O.C. AND BOTTOM CHORD BRACING AT 10'-0" O.C. USE 2 SPANS
6.5 X-BRACING BETWEEN FLOOR JOISTS AT MAXIMUM 8'-0" SPACING OF CONTRACTOR'S OPTION USE SOLID 2X BLOCKING
6.6 2X10 BALCONY JOISTS 24"O/C/ REFER ASSEMBLY.
6.7 JOIST HANGER.
6.8 PRESSURE TREATED TIMBER/ MOISTURE RESISTANT, 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 SUP PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES, REFER TO STRUCTURAL DRAWINGS FOR DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS
6.10 INSTALL BLOCKS TO FILL ENTIRE OF OPENING AT FLOOR LEVEL AT ENDS OF EACH OTHER.
6.11 CONTINUOUS FLOOR BLOCKING
6.12 2X6 NAILER EXTENSIONS
6.13 2X6 NAILER ALL ASSEMBLY - REFER ASSEMBLY LEGEND RM
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1X4 TRIM/DOOR
6.16 4X6 RAKE ROOF.
6.17 1 X 6 SOFFIT WITH VENT.
6.18 2 X 6 SOFFIT BAND W/ PLYWOOD SOFFIT PER 1/A2 TRIM
6.19 SUP PLYWOOD TIME STOP OR 2X BLOCKING
6.20 2, 4, 12 RIM JOIST OR EQUIVALENT
6.21 ROOF CHANNEL AT SIDING ONLY
6.22 PREFAB ROOF TRUSS AT HANGING, USE SUPPORTED.
6.23 CEMENT BOARD UNDERLAYMENT AT TILE SHWR BAT SHOWER, SUPPTY: JOHNNY PEBBERMORD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PRESSURE TREATED
6.27 2X6 PRESSURE TREATED
6.28 PARAPET ROOF WILL 3'-10" DEEP AT HIGHER WALL BEYOND
6.29 WALL BLOCK ASSEMBLY -REFER ASSEMBLY LEGEND, RM
6.30 NOT USED
6.31 2X10 STRINGER
6.32 2X6 FURRING, SHAPED AREA TO 7'-0" ABOVE FINISHED FLOOR/LEVEL
6.33 SLOPE CEILING WITH BLD FINISH TYPICAL AT ALL BEDROOMS, BATHROOMS, CLOSETS AND BEDROOM CEILINGS AS SHOWN (SCOPE PLAN)
6.42 LINE OF CEILING CHANGE
6.43 2X6 BLOCKING
6.44 WALL CABINET AND SHELVES ABOVE
6.45 BASE CABINET AND SHELVES
6.46 2X6 BLOCKING
6.47 6 RADIUS SHELVES, 12" DEEP TYPICAL
6.48 NOT USED
6.49 2X6 BLOCKING
6.50 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND RM

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, RM
7.2 R-38 BATT INSULATION IN SEC TYPICAL ALL ROOF AREAS
7.3 NOT USED
7.4 NOT USED
7.5 BATT INSULATION IN SEC TYPICAL ALL EXTERIOR WALLS
7.6 PRE-FINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK
7.7 DIVERTER, PREFINISHED TO MATCH WINDOWS.
7.8 PRE-FINISHED METAL (ALLY METAL CAP WITH BENDED SIDES)
7.9 26 GAGE PAINTED ALLY METAL STEP FLASHING
7.10 BUILT UP ROOF MEMBRANE WITH 4" ALL BLEEDING ENDS AT CANOE RAIL TYPICAL
7.11 POLY VAPOR BARRIER WRAPPED AT PENETRATIONS
7.12 R-13 BATT INSULATION IN SEC
7.13 WALL TO RECEIVE BATT INSULATION
7.14 SHEDDLE TYPICAL ALL PREDED CHIMNEYS.
7.15 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 DOOR SCHEDULE - ALL ACCESS, REFER BLDG. PLAN
8.2 SYDNEY LITE TERRIVAL BLADED ALUMINUM WINDOW IN WHITE ALUMINUM FINISH
8.3 SLIDING GLASS DOOR, PRE-FINISHED ALUMINUM CLAD, W/ SPRING LOADED SETTLE. ALL SIZING TO HAVE DOOR VIEWER AND HAVE NIGHT LOCK
8.4 PRE-FINISHED 1 3/4" SOLID CORE WOOD, FLAT SLAB LABELLED PASS DOOR, INSTALL WITH FLOOR OR TRIPLE GLAZING WHERE REQUIRED, USE SAFETY GLASS, REFER SCHEDULE FOR ALL SIZING
8.5 PAINTED ROOF WILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" SUP BD ATTD. DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" SUP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND RM
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATHROOMS
9.6 5/8" SUP BOARD ON 2X4 STUDS.
9.7 NOT PREPAINTED SUP BOARD.
9.8 NOT USED, SEE 9.10
9.9 CHANNEL AT SOFFIT
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 CERAMIC WALL TILE ALT. 1310
9.12 CHECKERED FLOOR TILE
9.13 PLASTIC LAMINATE NOSE TOP AND 4" high BACKSPLASH AT KITCHEN COUNTERS
9.14 USER WATER WALL ASSEMBLY AT LAND BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CARPET AND PAD FLOORING
9.16 CARPETING FLOORING
9.17 NOT USED
9.18 VINYL FLOORING IN NO VINYL FLOORING (REFER DRAWMAKER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE IN HARDWARE CLOTH COVER.
10.2 PAINTED ROOF OR WALL VTS, ROOF VENTILATION LOUVER W/ BIRD/INS SCREEN, SIZE TO BE DETERMINED BASED WITH CODE REQUIREMENTS
10.3 WALL BLOCKER
10.4 TUNNEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING AT WALL FOR ATTACHMENT
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X8 BLOCKING FLAT IN WALL
10.6 TOILET PAPER HOLDER, REFER TO PAYMENT BAR UP 1" AT PERIMETER AT MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION
11.2 REFRIGERATOR W/ ICEMAKER,
11.3 DISHWASHER
11.4 SLP RANGE
11.5 WASHER (NJC)
11.6 DRYER (NJC)

12 FURNISHING
12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS
12.2 HOT WATER HEATER ACCESS PANEL
12.3 ATTIC ACCESS PANEL, REFER PLUMBING
12.4 EXHAUST THR. VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE
12.5 CLOTHES DRYER EXHAUST VENT, PROVIDING DEVICE TO HAVE HARDWARE CLOTH COVER
12.6A CLOTHESWASHER VENTS OR CORE, PAID, PRECAST OR CONCRETE BLOCK WALLS, PROVIDE VENT TO COMPLETELY CONCEALED FROM VIEW
12.8 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE, PROVIDE FLOORS TERMINATION DEVICE TO HAVE HARDWARE CLOTH COVER
12.9 PUP-UMP AND CONDENSATE DRAIN FOR WATER HEATER
13.1 ROOF MOUNTED ATTD. VENTS FOR APPLICABLE APPLIANCES/EQUIP.
13.2 WATER HEATERS
13.3 PREFABRICATED WASHER HOOK-UP BOX
13.4 WATER HEATER, PROVIDE WATER SUPPLY AND DRAIN RELIEVER TYPE STOP VALVE.
13.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER
13.11 PROVIDE R-13 BATT INSULATION W/ REED INSULATOR AT ALL BREEZEWAY LOCATIONS, REFER TYPE SPRINKLER PLANS.

14 ELECTRICAL
14.1 ELECTRICAL METERS, TYPICAL LOCATION
14.2 ELECTRICAL PANEL BOARD OR SERVICES CIRCUIT=120V
14.3 JUNCTION BOX FOR DISHWASHER - 120V
14.4 JUNCTION BOX FOR DISPOSAL - 120V
14.5 JUNCTION BOX FOR RANGE - 240V
14.6 JUNCTION BOX FOR WATER HEATER - 240V
14.7 LIGHT FIXTURE, TYPICAL DESIGNATION
14.8 ELECTRIC RANGE
14.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: The Homefield Apartment Homes
LOCATION: Kansas City, Kansas
CLIENT: Case Development Services

SEAL:

LARRY C. KESTER LICENSED PROFESSIONAL ARCHITECT KANSAS

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
(918) 402-2987

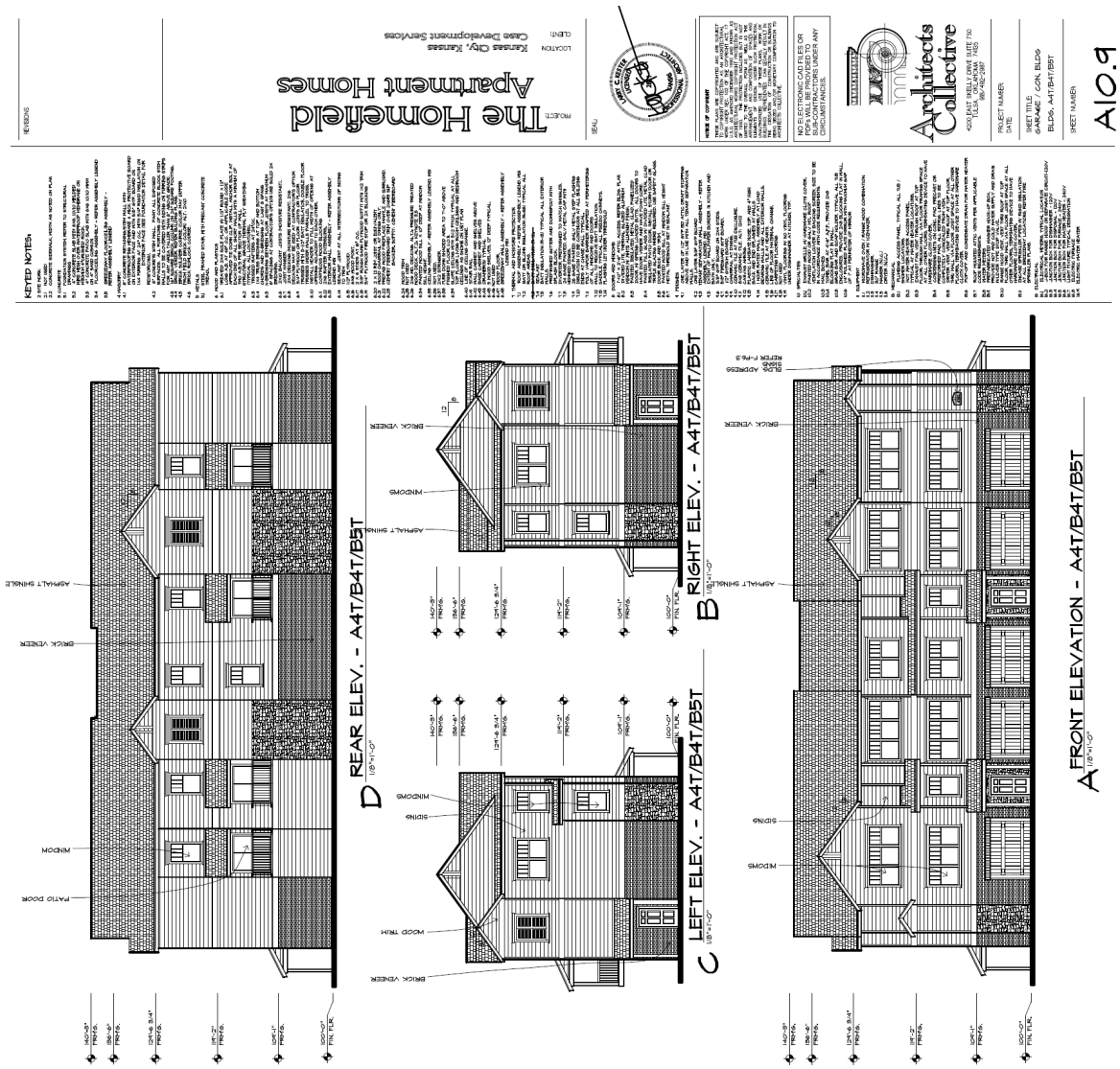
PROJECT NUMBER:
DATE:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A10.6

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
C7 ELEVATIONS
A10.7
A FRONT ELEVATION -- C7
B REAR ELEVATION -- C7
C RIGHT ELEVATION -- C7
D LEFT ELEVATION -- C7

KEYED NOTES:
REVISIONS
The Homefield Apartment Homes
PROJECT:
Kansas City, Kansas
LOCATION
Case Development Services
CLIENT:
SEAL
Architects Collective
4200 EAST SHELLY DRIVE SUITE 150
PROJECT NUMBER
DATE
SHEET TITLE
BUILDING PLANS & ELEVS. A3/B3
SHEET NUMBER
A10.8
F LEFT ELEV. - A3/B3.2
1/8"=1'-0"
E RIGHT ELEV. - A3/B3.2
1/8"=1'-0"
C REAR ELEV. - A3/B3.2
1/8"=1'-0"
D FRONT ELEV. - A3/B3.2
1/8"=1'-0"


The Homefield Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
A10.9
REAR ELEV. - A4T/B4T/B5T
RIGHT ELEV. - A4T/B4T/B5T
LEFT ELEV. - A4T/B4T/B5T
FRONT ELEVATION - A4T/B4T/B5T

(First published_____)

COZ2025-009

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 935, 945, and 911 Shawnee Road, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family 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 April 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family 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:

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, at 935, 945, and 911 Shawnee Road,

be changed from its present zoning of R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-454, 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 RP-1 Planned Single-Family 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

(First published_____)

COZ2025-010

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 2623 South 69th Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single-Family 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 March 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single-Family 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:

All that 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, located at approximately 2623 South 69th Street,

be changed from its present zoning A-G Agriculture District to R-1 Single-Family 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 R-1 Single-Family 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_____)

COZ2025-013

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 9630 Nelson Lane and 4321 North 97th Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R Rural Residential 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 April 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R Rural Residential 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:

> Lot 1 and Lot 2, Hayward Acres, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 9630 Nelson Lane and 4321 North 97th Street,

be changed from its present zoning of A-G Agriculture District to R Rural Residential 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 R Rural Residential 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

(Published _____)

SP2024-116

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 SP2024-116, commonly known as 508 Kansas Avenue, Kansas City, Kansas, legally described as:

ARMOURDALE 1ST ADD & 0745, S22, T11, R25, ACRES 0.33, B27 L20 TO L24, located at approximately 508 Kansas Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a drinking establishment with live entertainment and events.

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 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.**

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 _____)

SP2025-003

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 SP2025-003, commonly known as 11525 Parkview Avenue, Kansas City, Kansas, legally described as:

HONEY CREEK ESTATES, S28, T10, R23, ACRES 1.020000, L6, located at approximately 11525 Parkview Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Home Occupation Special Use Permit for a landscaping business.

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 keeping of equipment, materials, etc. associated with the landscaping and snow removal business is considered a Temporary Use of Land for Commercial Purposes. A Special Use Permit – Temporary Use of Land for Commercial Purposes may only be approved for a maximum of two (2) years and cannot be renewed. After such time, a permanent solution must be found in a C-3 Commercial District or higher for storage of equipment and materials;**
2. **For two (2) years, the 900 square foot detached garage can store three (3) mowers, snowplow blade, weed eaters and leaf blowers. When this Special Use Permit expires, the equipment shall be relocated to a property where**

such storage is permitted;

3. **No chemicals are permitted to be kept in the garage associated with the landscape and snow removal business;**
4. **No (future) employees are permitted to park their vehicles on the public right-of-way (Parkview Avenue);**
5. **If approved, occupying business 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. **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;**
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. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Temporary Use of Land for Commercial or Industrial Purposes shall not be approved for more than two (2) years, which means this Special Use Permit cannot be renewed for consecutive renewals. A zoning district, C-3/CP-3 Commercial District or higher must be sought elsewhere to store equipment, materials and facilitate parking employee parking;**
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 _____)

SP2025-024

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 SP2025-024, commonly known as 7832 Kansas Avenue, Kansas City, Kansas, legally described as:

> Ways 2nd Subdivision, S17, T11, R24 Acres 2.04000000, S 404.5FT, S 404FT OF E 29FT L7, located at approximately 7832 Kansas Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for 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 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.**

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 _____)

SP2025-025

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 SP2025-025, commonly known as 4509 Garfield Avenue, Kansas City, Kansas, legally described as:

> Lot 200, WYANDOTTE VILLAGE, a subdivision in Kansas City, Wyandotte County, Kansas, located at approximately 4509 Garfield Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for 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. **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.**

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 _____)

SP2025-027

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 SP2025-027, commonly known as 3644 North 59th Street, Kansas City, Kansas, legally described as:

POOLS RIVERVIEW ACRES, S27, T10, R24, ACRES 0.98, L22, located at approximately 3644 North 59th Street.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for keeping three (3) goats at a residential property.

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 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.**

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 _____)

SP2025-028

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 SP2025-028, commonly known as 2515 Haskell Avenue, Kansas City, Kansas, legally described as:

SUNCREST RIDGE, S32, T10, R25, ACRES 0.290000, L21, located at approximately 2515 Haskell Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a daycare.

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. **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.**

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 _____)

SP2025-029

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 SP2025-029, commonly known as 611 Douglas Avenue, Kansas City, Kansas, legally described as:

CENTER & 1549 & 1550 & 1551, 527, T11, R27, ACRES 0.12, L838 & L839, located at approximately 611 Douglas Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for the continuation 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. **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.**

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 _____)

SP2025-031

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 SP2025-031, commonly known as 935, 945, and 911 Shawnee Road Kansas City, Kansas, legally described as:

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, at 935, 945, and 911 Shawnee Road.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales.

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 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.

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.**

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: July 31, 2025

Re: **Change of Zone Petition COZ2024-016**

GENERAL INFORMATION

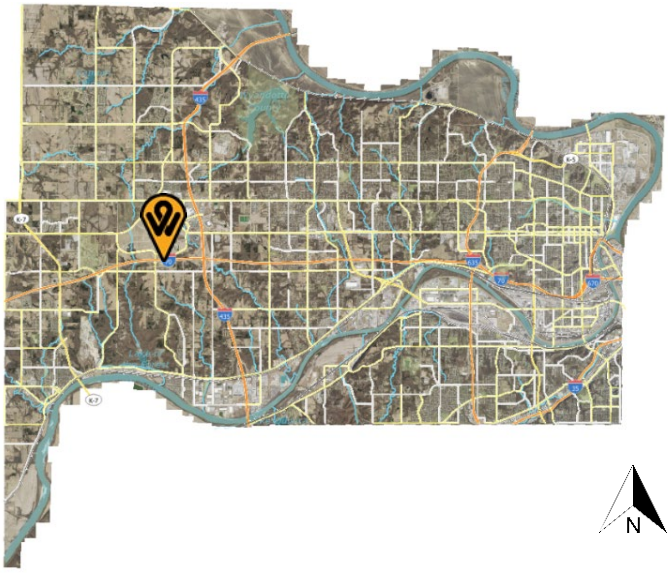
Applicant Information:
Steve Sobek
Sobek, LLC
13728 Horton Drive
Overland Park, KS 66223

Subject Property:
12024 R Leavenworth Road and
3351 North 123rd Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts for 237 Single-Family subdivisions.

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

Existing Zoning District(s):
A-G Agriculture and Rural Residential Districts (WYCO)



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

	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture District (WYCO)**	**Farmland**
South	**R-1 Large Lot Single-Family Residential District**	**Single-family homes**
East	**R-1 Single Family District**	**Single-family homes and open, undeveloped land**
West	**A-G Agriculture, R Rural Residential and R-1B Standard Single-Family Residential Districts (WYCO)**	**Piper Prairie Elementary School, BPU Substation and open, farmland**

Total Tract Size: 85.18 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Suburban Residential, which allows single-family detached residential units on what are typically referred to quarter-acre lots. Generally, these subdivisions will develop with three (3) to four (4) units per acre.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates 123rd Street as a Major Collector and Leavenworth Road as a Minor Arterial.

Parking Requirement: Section 27-454(e) 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.

Section 27-455(e) Two (2) off-street 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 – June 13, 2024 and October 17, 2024 Letters to Property Owners – June 14, 2024, June 30, 2024, August 5, 2024, October 8, 2024, October 17, 2024, December 2, 2024, December 13, 2024 and February 11, 2025
Public Hearing(s):	January 13, 2025, March 10, 2025, July 31, 2025
Public Support:	Staff received an e-mail in support from a resident in Pavilions of Piper on November 11, 2024.
Public Opposition:	Staff has received e-mails in oppositions of the project and at the November 12, 2024 and January 13, 2025 City Planning Commission meetings. There were two (2) people present at the March 10, 2025, City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Steve Sobek with Sobek, LLC, is requesting a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts for a 237 lot single-family subdivision at 12024 R Leavenworth Road and 3351 North 123rd Street on 85.15 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. PLAT2024-017 – 2025 – Preliminary Plat (Northland Park) to create 241 residential lots. Approved at March 10, 2025 City Planning Commission meeting.

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 single-family homes to the east and south, Piper Prairie Elementary School to the southwest and BPU substation to south, and single-family homes to the west, across North 123rd Street. Leavenworth Road is primarily a rural road with large lot single-family homes intermixed with single-family subdivisions.

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 is a small single-family subdivision (Pavilions of Piper) to the east, across North 119th Street, but also Piper Prairie Elementary School to the southwest.

There are two (2) examples of R-1(B) zoning with minimum lot widths of 50 feet in the Piper area that do not exceed 20% of the total lots within the larger single-family subdivisions, thereby complying with the Prairie Delaware Piper Area Plan single-family residential lot width guidelines; The Meadows at Whispering Ridge and Canaan Lake West, Phase 1.

The R-1(B) zoning in this development accounts for 19.4% of the lots (46 of 237 lots) within the subdivision, which is similar to the aforementioned single-family subdivisions.

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 allows large agricultural, farming activities and single-family homes, and R Rural Residential District allows large lot, single-family homes. To develop the parcel into single-family homes, Planning entitlements are required depending on the size of the lots – rezoning and platting.

Removing the restrictions will not detrimentally affect nearby property, but will increase the density of the property.

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 1997, which is based on aerial photographs.

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 housing that is reasonably necessary for the convenience and welfare of the public. The proposed development ties into an existing subdivision and extends an already platted extension of N 119th Street. There are also other existing subdivisions in the Piper area with future phases under construction and platted. 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 an open, vacant agricultural field to a single-family subdivision.

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 with 237 single-family homes will increase traffic along North 119th Street, North 123rd Street and Leavenworth Road. A Traffic Impact Study has been reviewed by the Public Works Department and improvements to the existing road infrastructure (Leavenworth Road and North 123th Street) is not required.

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 Planned Suburban Residential, which allows single-family detached residential units on what are typically referred to quarter-acre lots. Generally, these subdivisions will develop with three (3) to four (4) units per acre. Additionally, the development complies with the 15% open space requirement (proposed 19%) and 1,600 square foot minimum for single-family dwellings.

The Area Plan also provides for flexibility from the typical R-1 lot width standards of 65 feet by allowing up to 20% of the homes at a minimum 50-foot lot width, hence the rezoning to R-1(B) and 80% - 100% of the homes with a minimum of 70-foot lot width and also acknowledges that these standards may be more flexible with subdivisions that have 100 or more units. The proposed subdivision meets the general spirit and intent of these provisions by providing 19.4% of its homes within a lot width of 50 feet or more and 191 of its homes with a lot width of 70 feet or more.

The goDotte Countywide Strategic Mobility Plan identifies Leavenworth Road as a Minor Arterial and North 123rd Street as a Major Collector, which requires at least an 8-foot sidewalk along the Leavenworth Road right-of-way and a five (5) foot sidewalk on the west side of North 119th Street and east side of North 123rd 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. There is significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from adjacent rural, agricultural and residential uses.

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, which is one-half (½) mile 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 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 residences will generate property tax for the Unified Government and increased residences would create greater demand on local retail and thereby sales taxes; 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. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sherrif, etc.).

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

The project meets the applicable ordinance requirements. Staff recommends that the Changes of Zone be made to RP-1 and RP-1(B).

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 intensity they originally sought to redevelop it as or keep as open space.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 10401 France Family Drive, Kansas City, KS 66111 (Best Western Plus KC Speedway Inn & Suites) on October 28, 2024. 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
Pedestrian Connectivity
Landscaping
Tree Preservation along Leavenworth Road
Lot and Street Layout

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 2 to recommend **APPROVAL** of Change of Zone application **COZ2024-016** subject to:

1. **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;**
2. **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;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lots shall have direct access to Leavenworth Road;**
4. **The zoning of the subdivision shall be a planned district, RP-1 Planned Single Family and RP-1(B) Planned Single Family Districts to ensure that the Residential Design Guidelines are adhered to during the building permitting process;**
5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.**
    a. **Primary materials for the front of homes should be: masonry, stucco, cement board, and wood siding;**
    b. **Residential units within developments of more than 25 dwelling units should have a minimum of three (3) distinctive floor plans, with a minimum of three (3) elevations per floor plan.**
    c. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.**
    d. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.**
    e. **Include single-story elements such as such as porches, covered entries**

and second stories that have a set back from the first floor on two (2) story homes.

f. 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.

g. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
  i. Incorporate upper-level dormers above the garage, or,
  ii. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,
  iii. Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;

h. All residential developments are required to have entry features. These features may include:
  i. Neighborhood name with landscape features;
  ii. Monuments;
  iii. Special lighting feature;
  iv. Enhanced bus stop;
  v. Fountain;
  vi. Special landscape;

6. Further discussion with Angel Ferrara, Director of Parks and Recreation shall continue throughout this process and allow flexibility to determine the siting, size, connection to Piper Prairie Elementary School, associated parking and any other issue that may arise with the land designated for a public park;

7. Along North 119th Street median and island breaks shall extend as each phase continues north and align with the subdivision to the east (Pavilions of Piper);

8. Extend Tract A as open space along the southern edge of the lots abutting Leavenworth Road to create a natural buffer, similar to Pavilions of Piper and other subdivision that abut a high trafficked right-of-way;

9. Incorporate Pedestrian Transportation Strategies on page 39 of the Prairie Delaware Piper Area Plan into the subdivision;

10. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north side of Leavenworth Road;

11. Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 119th Street as well as internal to the subdivision;

12. Install a crosswalk across North 119th Street at Leavenworth Road;

13. Landscaping around the amenities shall be irrigated;

14. Install bike racks at high trafficked nodes (clubhouse and site amenities);

15. As a phased subdivision development, all amenities shall be constructed in their corresponding Tracts (Tracts B, C, E, G, H and I) at the beginning of construction of that particular phase (Phases 1, 2, 3 and 4). The beginning of construction is defined as a residential building permit for a single-family home;

16. All future phases shall comply with Section 27-215 and Section 27-280;

17. 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);

18. **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;**
19. **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);**
20. **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;**
21. **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;**
22. **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;**
23. **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;**
24. **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;

25. **All future driveways must feature curb cuts that are constructed to UG standards;**
26. **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;**
27. **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;**
28. **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;**
29. **For the Final Plat: 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; and,**
30. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 **COZ2024-016** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Prairie Delaware Piper Area Plan Residential Design Guidelines
Applicant Introduction Letter
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Road Layout
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	January 13, 2025 (Held Over) March 10, 2025, Approval	March 27, 2025 Held Over July 31, 2025
Preliminary Plat	January 13, 2025 (Held Over) March 10, 2025, Approved	Not Required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2024-016** 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 **COZ2024-016,** 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.

March 10, 2025, City Planning Commission Minutes:

CHANGE OF ZONE APPLICATION COZ2024-016 – STEVE SOBEK – SYNOPSIS: Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to RP Planned Single Family and RP-1(B) Single Family Districts to create 241 residential lots at 12024 Leavenworth Road and 3351 North 123rd Street (in conjunction with PLAT2024-017). *Detailed Outline of Requested Action:* The applicant, Steve Sobek with Sobek, LLC, is requesting a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts and Preliminary Plat to create 241 single-family residential lots to build a new subdivision at 12024 R Leavenworth Road and 3351 North 123rd Street on 85.15 acres.

PLAT APPLICATION PLAT2024-017– STEVE SOBEK – SYNOPSIS: Preliminary Plat (Northland Park) to create 241 residential lots at 12024 Leavenworth 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 March 10, 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 for the Change of Zone in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application.

Chairman Carson stated he had contact with proponents and opponents previously.

Present in Support:

- Steve Sobek, Applicant, 12024 Leavenworth Road, Kansas City, Kansas 66109

The Planning Commission directed questions to the applicant.

Present in Opposition:

- Mike Nichols, 3108 North 118th Street, Kansas City, Kansas 66109
- Skylor Alexander, 6814 Bell Road, Shawnee, Kansas 66217

Staff Recommendation starts at 1:37:17: Planning Director Hand stated that this case has been held over multiple times by the applicant, Commission, and for a notification error by Planning staff. The request is a Change of Zone and Preliminary Plat to build 237 single-family homes. The property is located in the Prairie Delaware Piper Area Plan. Staff received a letter in support and multiple letters in opposition. There are no Notices of Violation on the property. Staff recommends approval with conditions; no deviations are required.

On motion by Mr. Straws, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2024-016:**

Carson	**Chairman**
Straws	**Aye**
Ward	**No**
Armstrong	**Aye**
Beth	**No**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 6 to 2.
Subject to:

1. **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;**
2. **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;

3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lots shall have direct access to Leavenworth Road;**
4. **The zoning of the subdivision shall be a planned district, RP-1 Planned Single Family and RP-1(B) Planned Single Family Districts to ensure that the Residential Design Guidelines are adhered to during the building permitting process;**
5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.**
    a. **Primary materials for the front of homes should be: masonry, stucco, cement board, and wood siding;**
    b. **Residential units within developments of more than 25 dwelling units should have a minimum of three (3) distinctive floor plans, with a minimum of three (3) elevations per floor plan.**
    c. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.**
    d. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.**
    e. **Include single-story elements such as such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes.**
    f. **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.**
    g. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
        i. **Incorporate upper-level dormers above the garage, or,**
        ii. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
        iii. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
    h. **All residential developments are required to have entry features. These features may include:**
        i. **Neighborhood name with landscape features;**
        ii. **Monuments;**
        iii. **Special lighting feature;**
        iv. **Enhanced bus stop;**
        v. **Fountain;**
        vi. **Special landscape;**
6. **Further discussion with Angel Ferrara, Director of Parks and Recreation shall continue throughout this process and allow flexibility to determine the siting, size, connection to Piper Prairie Elementary School, associated parking and any other issue that may arise with the land designated for a public park;**
7. **Along North 119th Street median and island breaks shall extend as each**

phase continues north and align with the subdivision to the east (Pavilions of Piper);

8. **Extend Tract A as open space along the southern edge of the lots abutting Leavenworth Road to create a natural buffer, similar to Pavilions of Piper and other subdivision that abut a high trafficked right-of-way;**
9. **Incorporate Pedestrian Transportation Strategies on page 39 of the Prairie Delaware Piper Area Plan into the subdivision;**
10. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north side of Leavenworth Road;**
11. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 119th Street as well as internal to the subdivision;**
12. **Install a crosswalk across North 119th Street at Leavenworth Road;**
13. **Landscaping around the amenities shall be irrigated;**
14. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
15. **As a phased subdivision development, all amenities shall be constructed in their corresponding Tracts (Tracts B, C, E, G, H and I) at the beginning of construction of that particular phase (Phases 1, 2, 3 and 4). The beginning of construction is defined as a residential building permit for a single-family home;**
16. **All future phases shall comply with Section 27-215 and Section 27-280;**
17. **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);**
18. **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;**
19. **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);**
20. **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;**
21. **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;**
22. **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;

23. 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;

24. 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;

25. All future driveways must feature curb cuts that are constructed to UG standards;

26. 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;

27. 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;

28. 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;

29. For the Final Plat: 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; and,

30. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.**

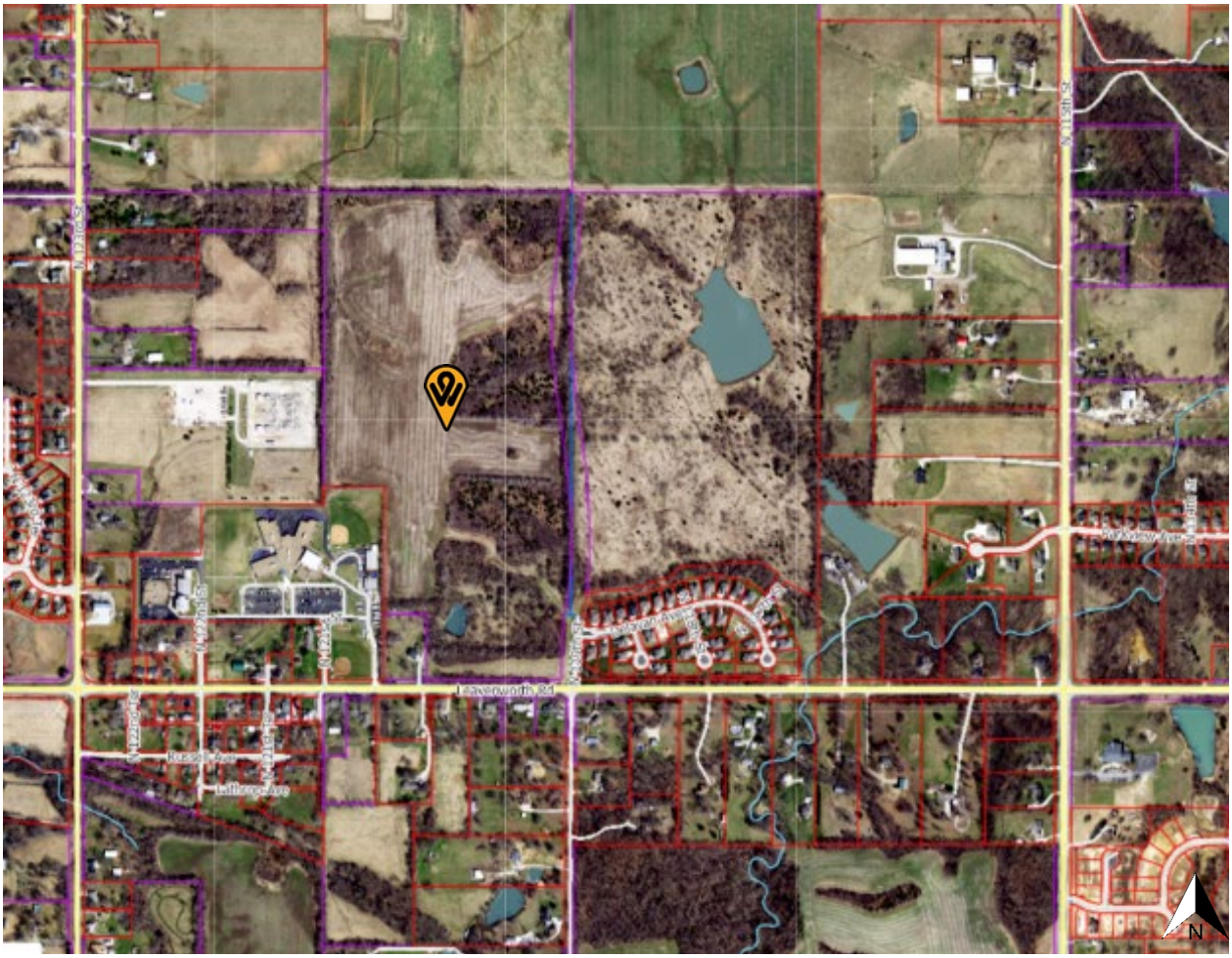
On motion by Mr. Straws, seconded by Ms. Jones, the Planning Commission voted as follows to **APPROVE of PLAT2024-017:**

Carson	**Chairman**
Straws	**Aye**
Ward	**No**
Armstrong	**Aye**
Beth	**No**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

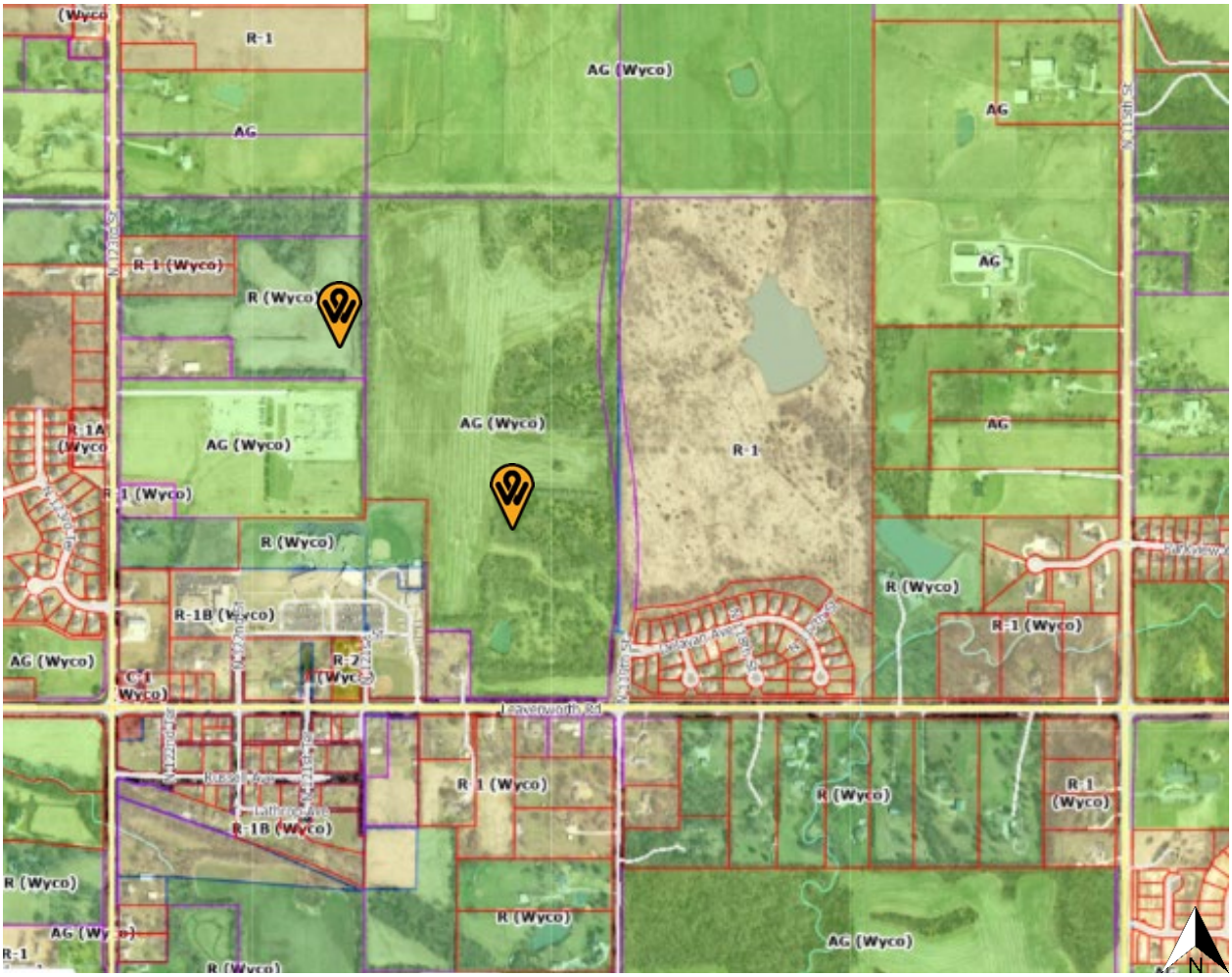
Motion to APPROVE Passed: 6 to 2.
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1
AG (Wyco)
AG
R-1 (Wyco)
R (Wyco)
R-1A (Wyco)
R-1B (Wyco)
C-1 (Wyco)
R-2 (Wyco)
Leavenworth Rd
N
AG (Wyco)
R (Wyco)
R-1 (Wyco)
R-1B (Wyco)

LAND USE MAP

Planned Suburban Residential District
123RD
124ST
Public / Semi-Public
LEAVENWORTH
DELAVAN
RUSSELL
LATHROP
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:

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
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913-702-5075
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

14500 Parallel Rd, Unit R
Basehor, KS 66007

Northland Park Single-family development Rezone Narrative.

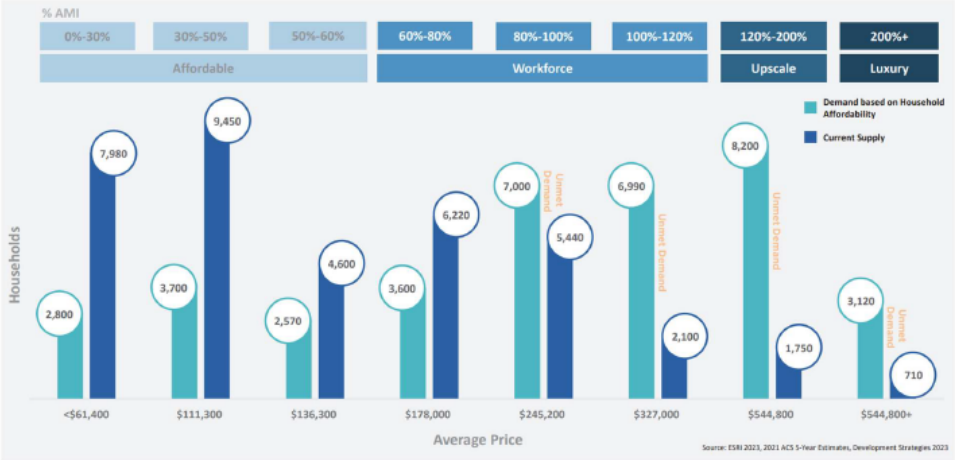
Introduction

The proposed subdivision layout has been prepared incorporating WYCO's new Master Plan (Plan KCK) and some aspects of the piper area plan and Unified Development Ordinance. Plan KCK's land use map designates this property as Low-Density Residential. The proposed layout provides the suggested open space and falls within the 3-5 units per acre limits. We believe that a denser suburban residential development of small single-family houses that would be sold to individual homeowners would not only fit the lower-density residential nature of Piper but would meet the county's Plan KCK goals of offering more and better housing where more people can afford to live. The need for more housing is present across the county, but with 43% projected job growth over the next 30 years in Village West, a suburban residential development of this nature in Piper would be a step in the right direction.

The Problem

There is already a job/housing imbalance in WYCO, with more jobs than housing, especially for higher wage earners. A need for higher density single-family housing is present, especially near village west (Legends). The apartments around the legends are upper-end and with rent prices already high ($1,545-2,073 for 2BR apartments around the legends) and increasing rapidly, these are not a good option for many families. Housing prices across KCK are below the state average while rents are higher. Plan KCK reveals that around 50% of renters in the county are cost burdened, whereas around 20% of homeowners are cost burdened. There is a large unmet demand for housing for those who earn 120% or more of the county Average Monthly Income (AMI, $90,806). This leads to a "poaching" effect where residents who can afford upscale housing, but don't have upscale options available, end up purchasing houses that would have been affordable for residents who are in the workforce range. See image below from the Plan KCK Appendices.

ALC



The Solution

The proposed subdivision's lots are expected to sell for a price within the "upscale" range of the chart above. This range of income in KCK has the largest unmet demand and this development would help close that gap. Part of Goal 1 of Plan KCK for housing + Neighborhoods is to "encourage and support a high standard of property maintenance." This development plans to have the yards and houses regulated by and common spaces maintained by the HOA. This means the lawns of the common spaces will be maintained commonly and the individual buildings and lawns will be held to a standard that prevents any disrepair. "Encourage the development of underutilized land" is another part of Goal 1 which this development would satisfy, with the existing property being half unused, and half agricultural use. "Create the opportunity for KCK residents to age in place" is part of Goal 3 which this development meets by providing the opportunity for KCK residents to own property that is low maintenance.

This development will provide the two regular amenities and one small amenity as required by the Prairie Delaware Piper Area Plan. These amenities are a pool in tract C (to be installed in phase 2), a 10' asphalt trail that runs through three of the tracts and connects into the sidewalk network and the Piper Prairie Elementary School property to the west (coordination done with school administration), and three of the stormwater detention areas (in tract B, E, and G) are large and flat enough to be used as sports fields during the times when they are dry. The existing pond in tract B will be preserved as a park space as well.

ALC

Conclusion

While meeting many of the goals of the new master plan, Plan KCK, this development misses a few of the benchmarks set by the Unified Government's R-1 zoning regulations (adopted 2008), as well as some of the requirements of the Prairie Delaware Piper Area Plan (adopted 2004). Namely, lot widths are narrower than the 65' minimum set by the R-1 zoning, as well as the Prairie Delaware Piper Area Plan which allows up to 20% of the lots to be 50' wide while 80% need to be 70' wide. The proposed layout provides around 88% lots that are 56-60' wide with the remaining 12% being 70'+ wide. All other lot square footage and setback requirements will be met, as well as the open space requirement of 15% and the 3-4 unit per acre limit (this development has 3.3 units per acre) set by the Prairie Delaware Piper Area Plan. The size of the lots is limited to keep the properties under the $400k mark. Because of this we are requesting a rezone from AG to RP-1 to accommodate the lot width difference.

Please let me know if you have any questions.

T. Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

ALC
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SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
606 Jefferson Hills Court, Lawrence, Kansas 66044

Comment Response Letter

To: Byron Toy, UG Department of Planning & Urban Design

Address: 701 N 7th Street

Kansas City, KS 66101

Phone: 913-573-5758

Email: btoy@wycokck.org

Date: October 22nd, 2024

Project: COZ2024-016/PLAT2024-017 Northland Park

Planning and Urban Design Comments:

1) Single family detached and attached homes will continue the UG's debt cycle for infrastructure maintained, as they do not pay for themselves in the long-term. Municipalities are having to extend and maintain new infrastructure further from the urban core and existing established services, which is already strained due to aging.

According to Plan KCK, the county is in major need of new housing. With 43% projected job growth over the next 30 years in Village West, housing is especially needed near to there. All roads and utilities will be bonded post construction for 2-years which will allow for the creation of reserves for maintenance. Ultimately, the revenue from taxes, utility usage (all BPU), and money spent in the area will far exceed maintenance costs.

2) 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.

Acknowledged.

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3) 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.

Acknowledged.

4) Sec. 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 1 and 2 cannot have direct access to Leavenworth Road. These lots need to be removed entirely or find internal access from the subdivision

This appears to be an outdated comment and the current plat does not contain any lots as described above.

5) Some of the lots within the subdivision do not meet the 3:1 lot depth to width ratio. A lot may not exceed three (3) times its depth as its width

Please see revised plat. All lots now meet this standard.

6) Redesign the subdivision as streets in phases 2 – 4 are not fragmented. There are numerous dead ends and should be designed in a grid-like pattern. It makes on-street parking difficult for guests with short cul-de-sacs and eyebrow. Cul-de-sac should be connected within the subdivision.

The long, linear nature of the property along with challenging topography restricts the ability to provide a grid-like pattern and necessitates the design of cul-de-sacs, where shown.

7) Review the Prairie Delaware Pipe Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.

All homes will be a minimum of 1600 sf. Per the Prairie Delaware Piper Area Plan Residential Design Guidelines, no review is needed.

8) Residential units within developments of more than 25 dwelling units should have a minimum of three (3) distinctive floor plans, with a minimum of three (3) elevations.
    a. Provide three (3) floorplans and four-sided building elevations.

Three different floor plans have been provided. Please see attached house examples on pages 2-5 of the Site Plan.

9) The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet.

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All homes are currently designed to be a minimum of 1,600 square feet.

10) What is the percentage of lots that are proposed to be rezoned R-1 Single Family and R-1(B) Single Family Districts, respectively.

18% are designed as R-1B and 82% are designed as R-1.

11) Along North 119th Street median and island breaks shall extend as each phase continues north and align with the subdivision to the east (Pavillions of Piper).

Median breaks are shown on the current plans – Please see sheets C-200 thru C-202.

12) Extend Tract A as open space along the southern edge of the lots abutting Leavenworth Road to create a natural buffer, similar to Pavilions of Piper and other subdivision that abut a high trafficked right-of-way.

The plan shows a proposed 20' buffer – See plat sheet 5.

13) Incorporate Pedestrian Transportation Strategies on page 39 of the Prairie Delaware Piper Area Plan into the subdivision.

The applicant is proposing the following:

a) Connect key pedestrian corridors to schools, parks, recreational uses and activity centers (public facilities, commercial areas, etc.). Done. Trail connects neighborhood (all the way from Pavilions of Piper) to Piper Prairie Elementary School.
b) Fill in gaps in the network where some sidewalks exist. Only nearby sidewalk is Pavilions of Piper, which we are connected to.
c) Create pedestrian corridors that connect neighborhoods. This development connects into Pavilions of Piper's sidewalk network.
d) As development occurs, construction of sidewalks shall also occur (by developers). In total, this development adds 2.68 miles of sidewalks/trails

14) Does Tract B have a sidewalk denoted as a hatched bar? The sidewalk should integrate into the subdivision sidewalk network.

Tract B, H, and G have 10' asphalt trails that either tie-into the public sidewalk, or line up with the sidewalk at intersections between the trail and sidewalk. The sidewalk has been extended around the cul-de-sac at south end of Road 4 (N 120th St.) to meet trails. See sheets C-200, C-208, and C-213.

15) It appears the sidewalk in Tract B stops at the property line of Piper Prairie Elementary School, but the sidewalk itself opens into the bus parking lot. While the connection to the school is needed, its location does not seem safe for young elementary schoolers (grades Kindergarten through 2nd grade). Does Piper USD 203 know that there is a sidewalk connection to their property.

The proposed trail connection to the school's property has been approved by the school district.

16) Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north side of Leavenworth Road.

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An 8-foot sidewalk is shown along Leavenworth Road in the current layout. See sheet C-214.

17) Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 119th Street as well as internal to the subdivision.

5-foot sidewalks are shown along the entirety of all roads throughout the subdivision. See sheets C-200 thru C-214.

18) Install a crosswalk across North 119th Street at Leavenworth Road.

Crosswalk has been added. See sheet C-214.

19) What on-site amenities will be provided as part of this development? Three (3) amenities, two (2) regular and one (1) small are required.

See Rezoning Site Plan Sheet 1(pool, trail, pond/park space, play field).

20) Landscaping around the amenities shall be irrigated.

Acknowledged.

21) Install bike racks at high trafficked nodes (clubhouse and site amenities).

Acknowledged.

22) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.

Acknowledged.

Standard Conditions:

1) Subject to approval, following the Prairie Delaware Piper Residential Guidelines and notify Building Inspection Division to tag those parcels in Accela for Planning review during building permitting.

Acknowledged.

2) All future phases shall comply with Sec. 27-215 and Sec. 27-280.

Acknowledged.

3) 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).

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Acknowledged.

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.

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6) 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.

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8) 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.
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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.

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Acknowledged.

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

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12) 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.

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Acknowledged.

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Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Acknowledged.

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Acknowledged.

Please let me know if you have any questions.

Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

2300 Hutton St. Suite 108 Kansas City, KS. 66109

Exhibit A

MEETING SIGN-IN SHEET	
Project: D.R. Horton	Meet Date: October 28, 2024
Facilitator: Curtis Petersen	Place/Room: Best Western Plus KC Speedway Inn & Suites
Application #: Rezoning and Preliminary Plat for Leavenworth Road (COZ2024-016)	

Name	Address	Email Address
Timothy Elliott	14500 Parallel Rd. Basehor, KS	alex@alconsult-llc.com
Vicki Pinney	11818 Delavan Ave K.C. Ks	Maxpinney@Aol.com
Peggy Clark	11810 Delavan Av KSCS	pccclark@swbell.net
Darren Schrader	11638 Delavan Av KCKS	
Owen Sully	3333 North 123rd St. KCKS	owenfromkc@yahoo.com
Zelma Sully	3333 North 123rd St. KCKS	
Kende Rogers	11909 Lv. Rd KCKS 66109	loakr2003@gmail.com
Carol Keithline	11919 Lv Rd " "	
Mike Nichols	3108 N. 118th St KCK 66109	Kumikeegmail.com
David & Pat Carl	11829 Delavan Ave KCKS 66109	
Colleen Roberts	3314 N 123rd Terr KCK 66109	colleen@reecenichols.com
Kim Brown	12700 Sloan Ave KCK 66109	Kim@kchomeadventures.com
Lance Hawkins	11822 Delavan Ave	[illegible]@gmail.com
Jeff Flory	11826 Delavan Ave	
Marc Montoy	11802 Delavan Ave	

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October 28, 2024 Neighborhood Meeting
DR Horton – Leavenworth Road Subdivision

Attendance:
Curtis Petersen – Polsinelli PC
Brian Wasser – D.R. Horton
Alex Elliott – Atlas Land Consulting, Engineer
Pat Daly – Polsinelli PC

Neighborhood Attendees: Approximately 20. Attendees that signed the sign-in sheet can be seen on **Exhibit A** attached hereto.

The meeting began at approximately 6:00 PM with Curtis Petersen briefly explaining his role in the project and the other members of the team.

Mr. Petersen explained that nearby neighborhoods and property owners within 200' of the subject property received invitations to the meeting. He wants to make sure all parties that have an interest in this project get the information they need regarding this project.

Mr. Petersen spoke about the previous neighborhood meeting and how this is a continuation of that meeting. Mr. Wasser gave some background on himself and the history of D.R. Horton as well as their recent transition into the Kansas City market. He also explained the high-quality materials used in construction of all D.R. Horton homes.

Mr. Petersen explained the changes that were made to the site plan taking into account the comments received at the first neighborhood meeting. These changes included a new access point from 123rd Street as a result of, acquiring an additional 15 acres of land. He also addressed the other concerns mentioned at the previous meeting including construction inconvenience, drainage problems, privacy worries, and quality of the neighborhood.

Next, Mr. Petersen explained what the average lot and home sizes will look like compared to the local neighborhoods as well as projected home sale prices.

Questions/Comments

Q: Attendee spoke with Superintendent of the Piper School District, Dr. Jessica Dain, and was told that Piper is currently turning students away because of overcrowding. Have you spoken with the school district regarding the overcrowding problems?

A: We spoke with the school district and were told Piper is the 3rd fastest growing school district and this type of growth is not a surprise. High school and middle school capacity are not an issue here, and while there are elementary school capacity issues right now, the school district is planning to address those issues regardless of whether this project moves forward.

Q: Have you increased the number of homes in your updated plans?

A: Yes, because we are acquiring an additional 15 acres in order to add the access to 123rd Street.

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Q: Why isn't the school district here at this meeting?

A: We made sure the school district was aware of the meeting.

Q: Is the project going to be built in phases?

A: Yes, we are planning four phases. Phase 1 and Phase 2 will provide the two access points from 123rd Street and 119th Street to/from Leavenworth Road.

Comment: There should be a construction entrance on 123rd Street.

Response: We have not yet developed the construction staging and access plans but are open to comments/suggestions.

Comment: There is a bus stop at 119th and Leavenworth Road where many kids get dropped off for school.

Response: In conjunction with the neighborhood and the School District, we would be happy to look at additional options for bus stops, including potentially adding one to the neighborhood.

Q: Can you do Phase 2 (123rd Street entrance) first?

A: The fire department may have comments to this idea, but we will take it under consideration.

Q: At the last meeting, we were told that 119th Street can't carry on to Donahoo. Is that correct?

A: There is a significant amount of additional land between our proposed development and Donahoo Road that we do not control so we will only be constructing 119th Street adjacent to our development.

Q: Is the 123rd Street entrance for emergency vehicles only?

A: No, it will be utilized by the public.

Q: What is the public park? The Unified Government will own 2.5 acres inside of this development? Is there a tax advantage for the developer to dedicate the land to the Unified Government? How will it be maintained?

A: We plan to donate the 2.5 acres to the Unified Government. We are not aware of any associated tax benefit. The Unified Government Parks Department will then be responsible for development and maintenance of the park.

Comment: Using Pavilions and Newberry neighborhoods as examples is misleading. Pavilions has artificially smaller lot sizes because they were meant to be maintenance-provided homes.

Response: We purposefully created our lot sizes to be comparable to the surrounding neighborhoods.

Q: What is the County going to do for the existing residents? What makes us think this project is going to help us? We feel like we have no snow or ice removal services currently.

A: Please contact the UG for any concerns you may have regarding this service.

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Q: Have you spoken to the State about the property to the east of your property? Is there a conservation easement in place?

A: We do not have any information about that property.

Q: When the current property owner of the subject property does their harvest, they cause water damage to the surrounding properties during a storm. How is the water situation going to improve when development occurs?

A: Crop farming does not help with stormwater runoff. The UG will require us to abide by regulations that will govern how the stormwater on the site will be managed and engineered. We plan to have multiple ponds to help with stormwater runoff. Per UG Code, we are confident that our neighborhood will not worsen any existing stormwater issues and may improve them.

Q: What will this do for taxes in the area? Will taxes go up or down?

A: It will produce more real property tax revenue for the UG. We are not able to predict whether UG tax levies will go up or down in the future, but any increase would not be because of this project.

Comment: The density of this project is too high, and the net result of more revenue being created for the UG will not offset the burden that a project like this will have on the schools. Higher density projects like this should be closer to the urban areas.

Response: We don't believe the project is too dense for the area considering it is comparable to the nearby neighborhoods. We've gone through 6 different variations of the site plans to try to have the lot sizes as similar as possible to the nearby neighborhoods while still maintaining sufficient density to pay for required infrastructure, such as the extension of 119th Street.

Comment: The price point you are looking at may be difficult to sell.

Response: D.R. Horton is a very experienced builder with a quality home product for which D.R. Horton is confident there is demand. D.R. Horton has methods to ensure the homes it builds will be sold.

Comment: We'd prefer that you sold these homes on half acre lots.

Response: That would not be feasible from a financial standpoint.

Q: I am a real estate agent in the area (Piper). We have many potential buyers are worried about the property taxes in the UG -- $400-600,000 price range is the most worrisome. What is your process for contracts with potential buyers? How are down payments handled?

A: The $400-600,000 price is the hardest price point to sell at right now. We don't sell at a certain margin point we sell based on the market price. We believe that once the election cycle is over, prices in the area will stabilize. The market dictates how we sell homes. We will typically require a 3-5% downpayment to buy one of our homes.

Comment: There are some social media posts criticizing home quality.

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Response: Please visit Windmill Creek in Platte City to see our model before making any judgments regarding the product quality. You will be impressed. We also offer home warranties that are unmatched in this market.

Comment: We are concerned about this development since many recent developments nearby have had issues such as not finishing the neighborhood, neighborhood infrastructure, and not completing the amenities among other issues.

Response: We can't speak to other developments, but we have built over 1,000,000 homes and believe our plans, strong warranties, and the footprints we are creating in the area speak for themselves. We have protections in our contracts with the landowners/developers that require them to build out the infrastructure, pools, etc. as contemplated in the contracts.

Q: What is going to happen to the people south of the project? I don't want to live in a community where I'm looking in my neighbor's window.

A: There will be a 20' buffer and the existing tree line on Leavenworth Road will be preserved to provide screening.

Comment: I'd recommend that you add a bus stop inside the neighborhood.

Response: We'd like to figure out a bus stop and will work with the school district.

Q: Are they going to increase the size of the power station nearby to support this development?

A: We have no information about that.

Comment: We have concerns about the current lot developer of the project.

Response: We have many protections in our contract that will require the lot developer to provide lots that are up to the standards provided in the contract. This is a great community, and we want to win your support. We are always available via phone or email to answer any questions you may have.

The meeting ended approximately at 7:45 PM.

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AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

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

1. That I am the agent for the petitioner for Petition #COZ2024-016.
2. That I conducted a neighborhood meeting on October 28, 2024.
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.

Amy Grant
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 31st day of October, 2024.

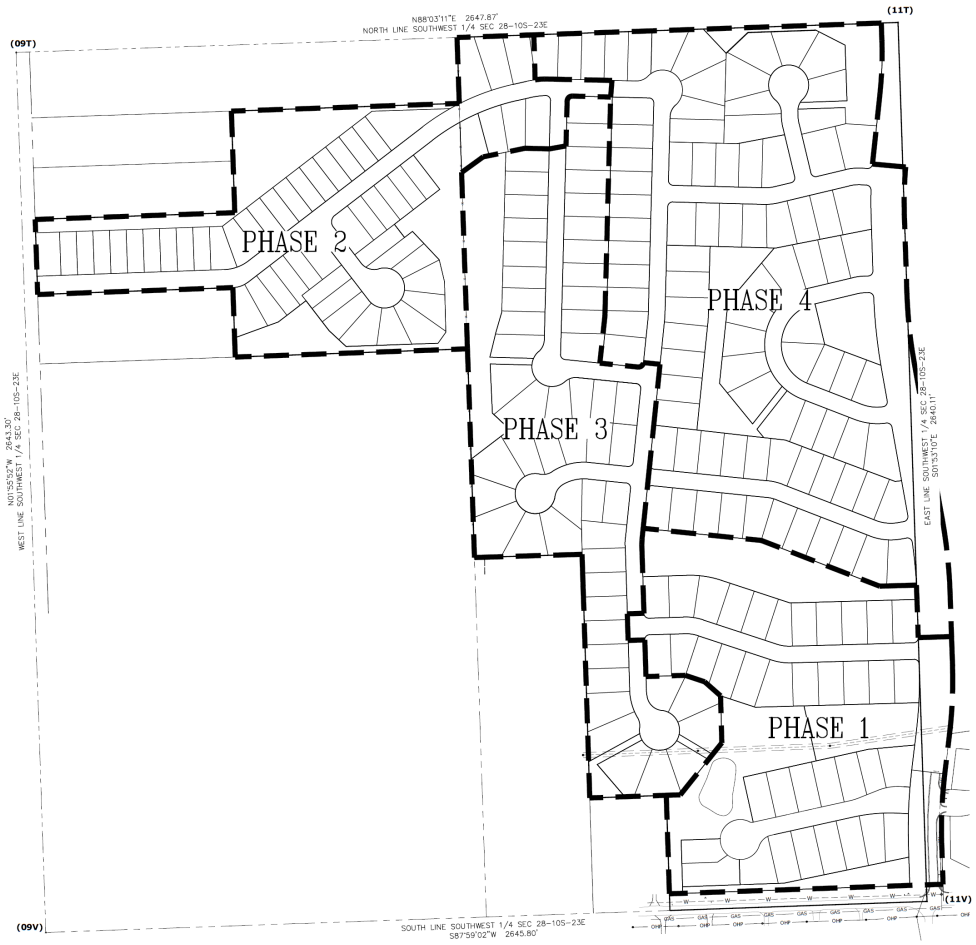
My commission expires 9th of August, 2028.

KIM L. ASHURST
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: August 9, 2028
ID #12457303

Kim L. Ashurst
Notary Public

NORTHLAND PARK

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 23 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



2/17/2025 2:39 PM AUSTI

CAD FILE - S:\Atlas Land Consulting\2024\24-100 Sobek Piper Project\Survey\Preliminary Plat 2025.dwg

DESCRIPTION

PER TITLE COMMITMENT VIA MCCAFREE-SHORT TITLE COMPANY COMMITMENT NO. L24-29659 DATED JANUARY 22, 2024 AT 8:00 AM:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10, RANGE 23, WYANDOTTE COUNTY, KANSAS, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES:

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

TRACT 1:

BEGINNING AT A POINT 1320 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10, RANGE 23, SAID POINT BEING ON THE SOUTH LINE OF SECTION 28; THENCE EAST ALONG THE SECTION LINE OF SAID SECTION 28, 324 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 1079.43 FEET; THENCE WEST 324 FEET; THENCE SOUTH 1079.43 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

TRACT 2:

BEGINNING AT A POINT 1874 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10, RANGE 23, IN WYANDOTTE COUNTY, KANSAS; THENCE NORTH 396 FEET; THENCE WEST 230 FEET; THENCE SOUTH 396 FEET, TO THE SOUTH LINE OF SAID SECTION 28; THENCE EAST 230 FEET TO THE POINT OF BEGINNING. LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

DEED BK 3597 PG 372

BEGINNING AT A POINT 1914.72' NORTH OF THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 10, RANGE 23; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 28, 680.50'; THENCE N 20°47'27" W, 265.79' TO A POINT 1900.00' SOUTH OF THE NORTH LINE OF S.W. 1/4 OF SECTION 28; THENCE WEST 680.50'; THENCE SOUTH 305.59'; THENCE WEST 639.50' TO A POINT 503.59' SOUTH OF THE NORTHWEST CORNER OF SAID S.W. 1/4 SECTION 28; THENCE SOUTH 230.19' TO THE POINT OF BEGINNING. CONTAINING 15.00 ACRES MORE OR LESS

PLAT SUMMARY

EXISTING ZONING AG / PROPOSED ZONING RP-1
EXISTING LAND USE: VACANT LOT / AGRICULTURAL
TOTAL BOUNDARY AREA: 85.18 ACRES
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25 FEET / SIDE: 7 FEET / REAR: 30 FEET

AREA TABLE		
OPEN SPACE/TRACTS	10 TRACTS	15.69 ACRES
LOTS	241 LOTS	54.06 ACRES
RIGHT OF WAY	10 ROADS	15.43 ACRES

SECTION CORNER TIES SOUTHWEST QUARTER OF 28-10S-23E

SOUTH QUARTER SECTION CORNER - 11V
FOUND 1 1/2" REBAR ORIGIN UNKNOWN
1. 70.35' NORTHEAST TO CHISELED PLUS CUT IN TOP OF CURB
2. 53.28' SOUTHEAST TO CHISELED PLUS CUT IN TOP OF CURB
3. 54.04' SOUTHWEST TO A NAIL IN THE NORTHEAST FACE OF A POWER POLE
4. 23.10' NORTHWEST TO A CHISELED PLUS CUT IN TOP OF CURB

CENTER SECTION CORNER - 11T
FOUND MAG NAIL
1. 10.80' SOUTHEAST TO 60D NAIL FOUND IN TOP OF RAILROAD TIE POST
2. 8.39' EAST TO 60D NAIL FOUND IN TOP OF WOOD FENCE BRACE POST
3. 9.15' NORTH TO 60D NAIL FOUND IN TOP OF WOOD FENCE BRACE POST
4. 3.74' SOUTHWEST TO 60D NAIL FOUND IN SOUTHEAST FACE OF 26" HEDGE

SOUTHWEST SECTION CORNER - 09V
FOUND 3.25" ALUMINUM DISK IN MONUMENT BOX

1. 56.45' SOUTHWEST TO 60D NAIL AND SHINER IN TOP OF FENCE CORNER POST
2. 66.30' EAST NORTHEAST TO ENGINEERED BM STOP IN SOUTH FACE OF UTILITY POLE #115568
3. 76.15' NORTH NORTHEAST TO NAIL AND SHINER IN NORTHWEST FACE OF UTILITY POLE #115567
4. 91.50' NORTH NORTHWEST TO 60D NAIL IN EAST FACE OF UTILITY POLE #115565

WEST QUARTER SECTION CORNER - 09T
FOUND RAILROAD SPIKE

1. 40.50' NORTHEAST TO NAIL AND SHINER TOP HUB GUARD, SOUTH END
2. 57.67' SOUTHWEST TO 40D NAIL IN NORTHWEST FACE POWER/LIGHT POLE
3. 37.40' WEST TO PK NAIL AND SHINER IN SOUTH FACE POWER POLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.05'	150.00'	35.54'	N70°11'42"E	91.57'
C2	292.14'	675.00'	24.80'	N64°49'19"E	289.87'
C3	74.72'	300.00'	14.27'	N84°21'23"E	74.53'
C4	11.44'	150.00'	4.37'	S03°40'40"W	11.44'
C5	20.04'	150.00'	7.65'	S02°02'10"W	20.02'
C6	116.65'	150.00'	44.56'	S24°04'11"E	113.73'
C7	39.11'	150.00'	14.94'	S84°01'23"W	39.00'
C8	44.12'	150.00'	16.85'	S84°58'52"W	43.96'
C9	30.10'	150.00'	11.50'	N07°41'48"W	30.05'
C10	30.81'	150.00'	11.77'	S82°26'20"W	30.76'
C11	380.68'	150.00'	145.41'	S03°50'55"W	286.44'
C12	81.96'	150.00'	31.31'	S84°30'35"E	80.94'
C13	106.64'	150.00'	40.73'	N75°29'47"E	104.41'
C14	40.00'	150.00'	15.28'	S76°29'48"E	39.88'
C15	80.83'	150.00'	30.88'	S84°17'42"E	79.86'
C16	52.38'	150.00'	20.01'	S81°46'39"E	52.11'
C17	51.89'	150.00'	19.82'	S81°41'05"E	51.64'
C18	41.44'	150.00'	15.83'	S85°23'11"W	41.31'

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE/CAD
(913) 782-3827
11500 Parallel Road, Unit K, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

PRELIMINARY PLAT

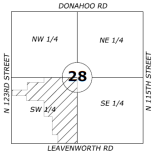
LEGEND

- ⚠ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY, TICKET NO. 24153769
4. REFERENCED SURVEY
   PAVILLIONS OF PIPER DOC #20058-17284
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0038D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 9544021.818
7. CURRENT ZONING - AG / PROPOSED ZONING - RP-1
8. TITLE COMMITMENT: L24-29659 DATED JANUARY 22, 2024 VIA MCCAFFREE-SHORT TITLE COMPANY, INC

VICINITY MAP



VICINITY MAP:
SEC 28-10S-23E
1"=2000'

This is to certify on this 29th day of March, 2024 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.

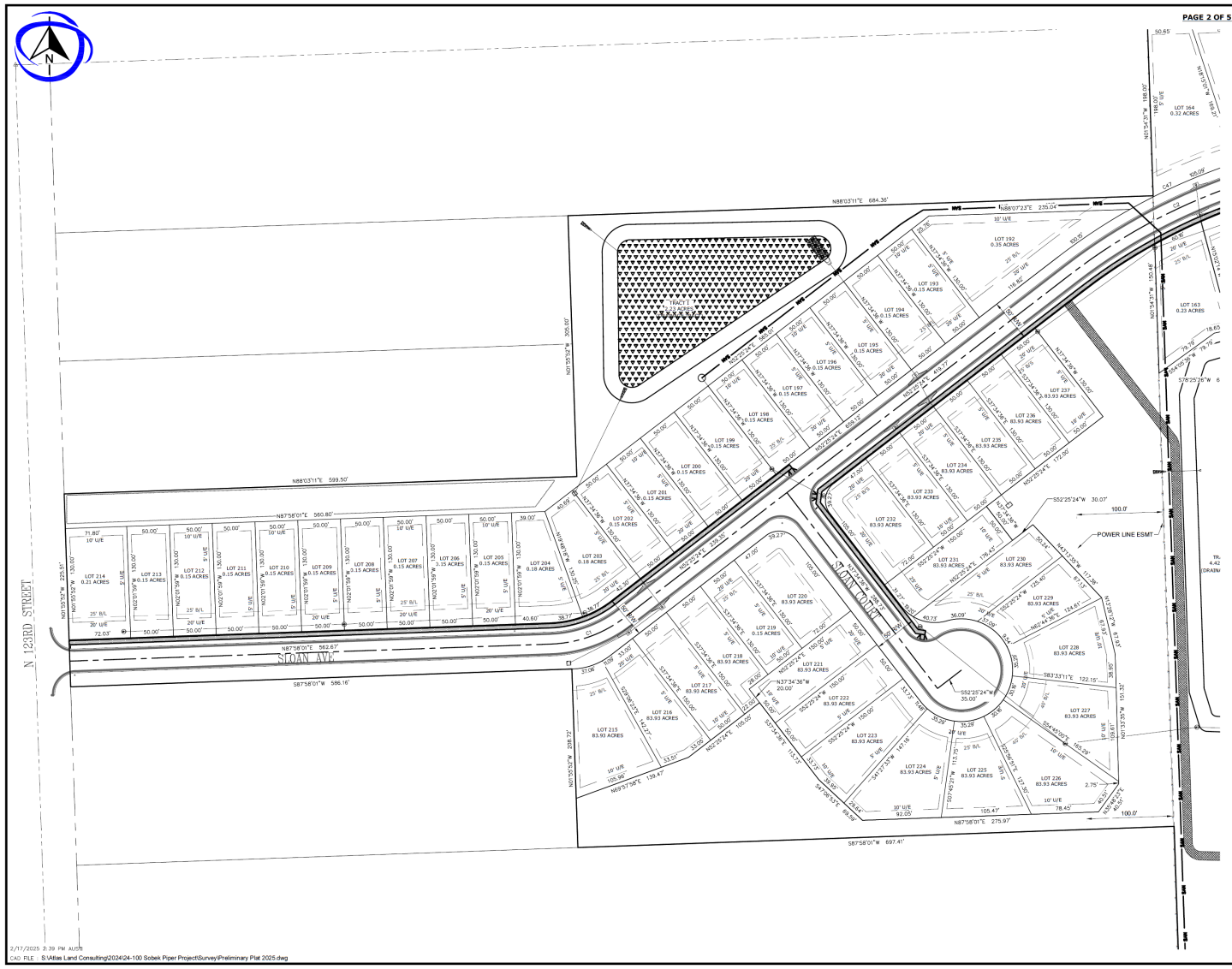
ANDREA N WEISHAUPT PLS 1730

JOB NO:24-100

SCALE	PREPARED FOR
150 75 0 150 SCALE IN FEET	
SEC-TWN-RNG 28-10S-23E	PAN PARTNERSHIP PACIFIC INC ADDRESS: 12024 LEAVENWORTH RD KANSAS CITY, KS 66109

DATE

FEBRUARY 17, 2025



KS ENG COA #3315
KS SUR COA #965
MO ENG COA #2022014094
MO SUR COA #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
911 303 5031
14500 Parallel Road, Unit R, Bonsbor KS 66007
ANDREA@ALCONSULT-LLC.COM

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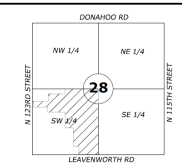

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SEC-TWN-RNG	PAN PARTNERSHIP PACIFIC INC
28-10S-23E	ADDRESS: 12024 LEAVENWORTH RD KANSAS CITY, KS 66109

DATE

FEBRUARY 17, 2025

ALC
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SURVEYING | ENGINEERING | DRONE | CAD
913-735-2214
14500 Parallel Road, Unit K, Bonner KS 66002
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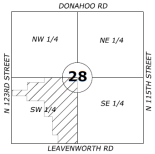

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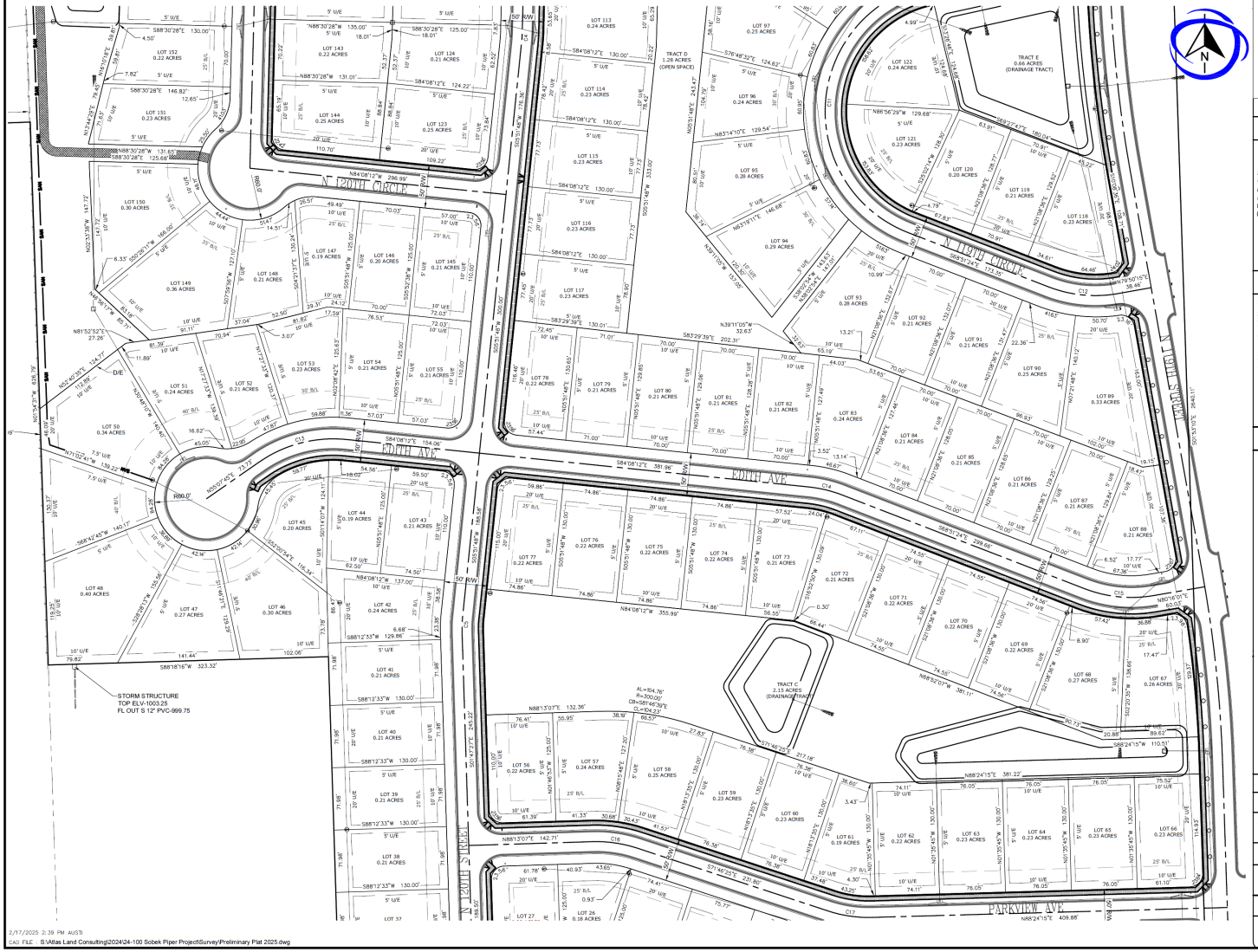
DATE

JANUARY 13, 2025



KS ENG CDA #3315
KS SUR CDA #1969
MO ENG CDA #2012004884
MO SUR CDA #2012004731

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SURVEYING | ENGINEERING | DRONE | CAD
913 302-3075
14500 Parallel Road, Unit K, Basehor KS 66007
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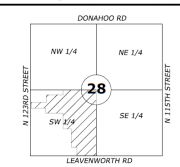

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SEC 28-10S-23E
1"=2000'

This is to certify on this 29th day of March, 2024 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.

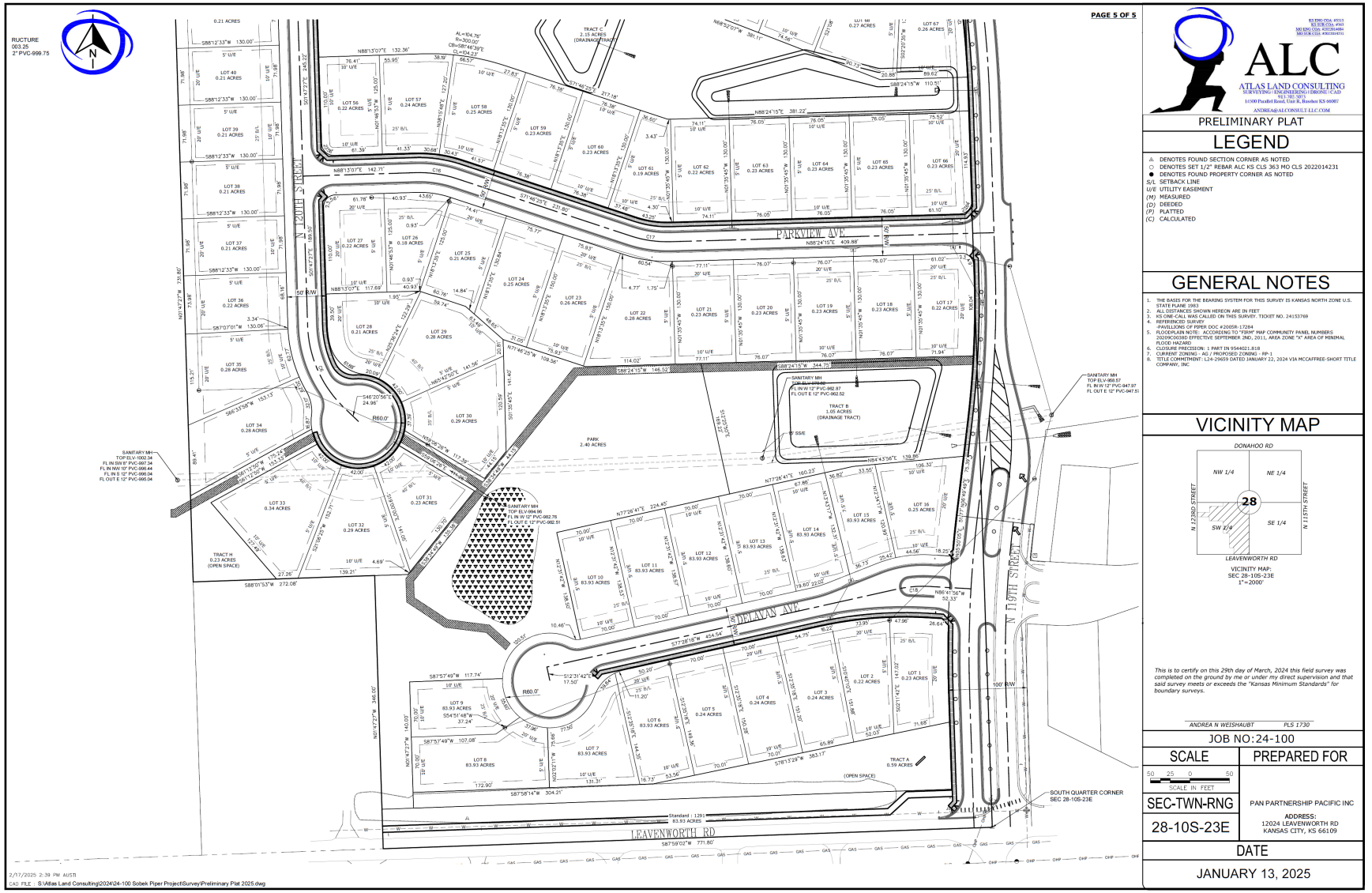
ANDREA N WEISHAUBT *PLS 1730*

JOB NO:24-100

SCALE	PREPARED FOR
20 10 0 20 SCALE IN FEET	
SEC-TWN-RNG	PAN PARTNERSHIP PACIFIC INC
28-10S-23E	ADDRESS: 12024 LEAVENWORTH RD KANSAS CITY, KS 66109

DATE

JANUARY 13, 2025



ALC
ATLAS LAND CONSULTING
SURVEYING / ENGINEERING / DRONE/ CAD
913-980-3636
11500 Parallel Road, Unit B, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

PRELIMINARY PLAT

LEGEND

- ⚠ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24153769
4. REFERENCED SURVEY
   -PAVILLIONS OF PIPER DOC #20058-17284
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0030D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 9544021.818
7. CURRENT ZONING - AG / PROPOSED ZONING - RP-1
8. TITLE COMMITMENT: L24-29659 DATED JANUARY 22, 2024 VIA MCCAFFREE-SHORT TITLE COMPANY, INC

VICINITY MAP

VICINITY MAP:
SEC 28-10S-23E
1"=2000'

This is to certify on this 29th day of March, 2024 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.

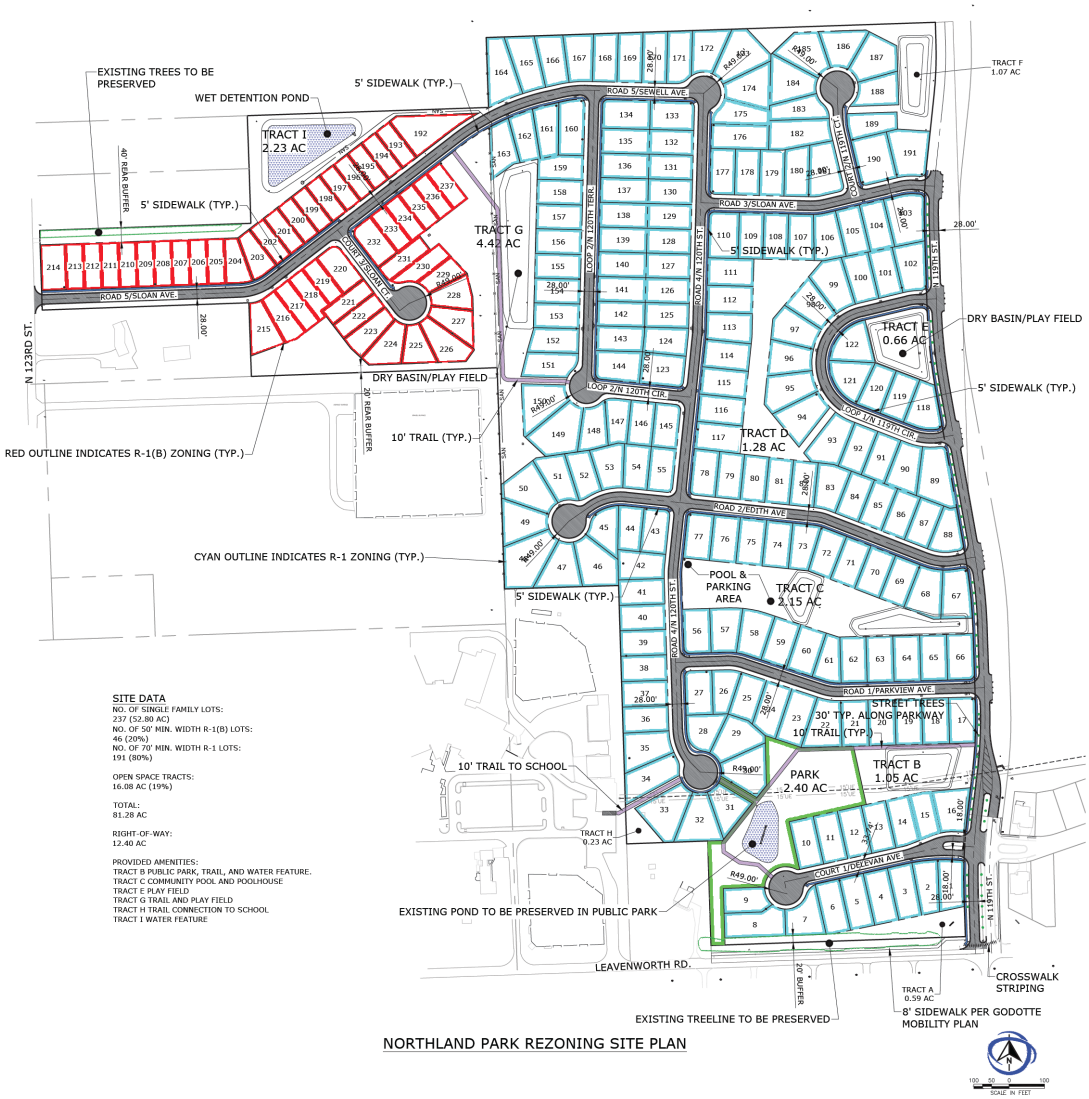
ANDREA N WEISHAUBT *PLS 1730*

JOB NO:24-100

SCALE	PREPARED FOR
50 25 0 50 SCALE IN FEET	
SEC-TWN-RNG 28-10S-23E	PAN PARTNERSHIP PACIFIC INC ADDRESS: 12024 LEAVENWORTH RD KANSAS CITY, KS 66109

DATE

JANUARY 13, 2025



SITE DATA
NO. OF SINGLE FAMILY LOTS:
237 (52.80 AC)
NO. OF 50' MIN. WIDTH R-1(B) LOTS:
46 (20%)
NO. OF 70' MIN. WIDTH R-1 LOTS:
191 (80%)

OPEN SPACE TRACTS:
16.08 AC (19%)

TOTAL:
81.28 AC

RIGHT-OF-WAY:
12.40 AC

PROVIDED AMENITIES:
TRACT B PUBLIC PARK, TRAIL, AND WATER FEATURE.
TRACT C COMMUNITY POOL AND POOLHOUSE
TRACT E PLAY FIELD
TRACT G TRAIL AND PLAY FIELD
TRACT H TRAIL CONNECTION TO SCHOOL
TRACT I WATER FEATURE

NORTHLAND PARK REZONING SITE PLAN

SHEET 1

PROJECT # 24-100
ISSUE DATE: 02/18/2025

PREPARED FOR:
BLSJ DEVELOPMENT, LLC
STEVE SOBEK
913.909.8467

NO.	BY	QD	DATE	REVISION

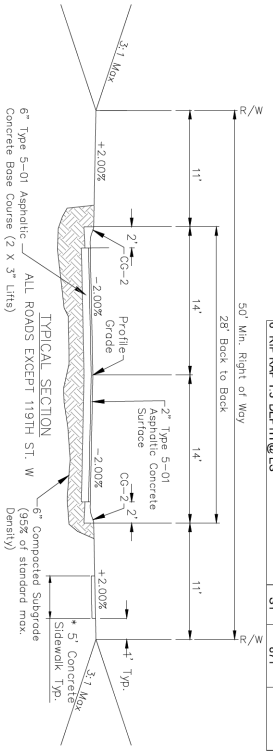
FOR PERMIT

NORTHLAND PARK
12024 LEAVENWORTH RD. KCK

TIMOTHY A. ELLIOTT, PE

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

PHASING NOTE:
SEE PLAT FOR PHASING



TYPICAL SECTION
ALL ROADS EXCEPT 119TH ST. W

ROAD NAME COORDINATION TABLE

CIVIL PLAN ROAD NAME	PLAT ROAD NAME
119TH ST.	N 119TH STREET
ROAD 1	EDITH AVE.
ROAD 2	SLOAN AVE.
ROAD 3	N 120TH STREET
ROAD 4	SEWELL AVE./SLOAN AVE.
ROAD 5	DELAVAN AVE.
COURT 1	N 119TH COURT
COURT 2	SLOAN COURT
COURT 3	N 119TH CIRCLE
LOOP 1	N 120TH TERRACE/N 120TH CIRCLE
LOOP 2	

ESTIMATED STREET & GRADING QUANTITIES

ITEM	UNIT	QUANTITY	ASBUILT
EARTHWORK - CUT	CY	110000	
EARTHWORK - FILL	CY	110000	
TOPSOIL STOCKPILE & RE-SPREAD	CY	48000	
2" TYPE 3 ASPHALTIC CONCRETE SURFACE	SY	38400	
6" TYPE 1 ASPHALTIC CONCRETE BASE COURSE	SY	38400	
6" AB-3 OR TREATED SUBGRADE	SY	47147	
4" AB-3 (UNDER ASPH. TRAIL)	SY	2475	
4" CONCRETE SIDEWALK	SY	6230	
4" ASPHALT TRAIL	SY	2475	
CG-1 CURB	LF	4495	
CG-2 CURB	LF	19817	
SUBGRADE COMPACTION IN FILL AREAS GREATER THAN 4' UNDER ROAD	SY	1911	
ADA RAMPS	EA	34	
CONCRETE FLUME	EA	1	
PAVEMENT STRIPING	LF	3186	
PAVEMENT CROSSWALK STRIPING	LF	80	
PAVEMENT MARKING ARROW	EA	2	
PERMANENT SIGNING	EA	70	

ESTIMATED STORM SEWER QUANTITIES

ITEM	UNIT	QUANTITY	ASBUILT
5'X3' CURB INLET	EA	41	
4X4 JUNCTION BOX	EA	1	
4X4 AREA INLET	EA	6	
6X3 CURB INLET	EA	2	
6X4 AREA INLET	EA	1	
15" HDPE	LF	2183	
15" RCP	LF	1595	
15" END SECTION W/TOE WALL	EA	8	
18" HDPE	LF	426	
18" RCP	LF	477	
18" END SECTION W/TOE WALL	EA	5	
24" HDPE	LF	316	
24" RCP	LF	438	
24" END SECTION W/TOE WALL	EA	3	
30" HDPE	LF	124	
30" RCP	LF	0	
30" END SECTION W/TOE WALL	EA	2	
36" RCP	LF	191	
36" END SECTION	EA	1	
48" HDPE	LF	163	
48" RCP	LF	188	
48" END SECTION	EA	1	
6" RIP RAP 1.5' DEPTH @ ES	SY	871	

NO.	BY	QD	DATE	REVISION
				FOR PERMIT

PREPARED FOR:
BLSJ DEVELOPMENT, LLC
STEVE SOBEK
913.909.8467

PROJECT # 24-100
ISSUE DATE 02/18/2025

OVERALL LAYOUT

C-200

NORTHLAND PARK

PRELIMINARY PUBLIC IMPROVEMENT PLAN

12024 LEAVENWORTH RD. KCK

TIMOTHY A. ELLIOTT, PE

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14900 Parallel Road, Unit 8, Basehor KS 66007

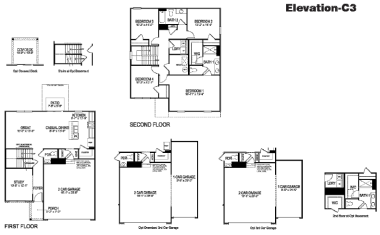
10/28/2024 10:32 AM ALEX
CAD FILE :C:\Users\alex\AppData\Local\Temp\AcPublish_21544\24-100 Civil.dwg

BELLAMY - 2053 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3

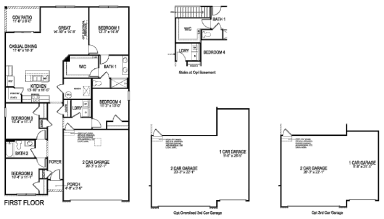


CHATHAM - 1771 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3

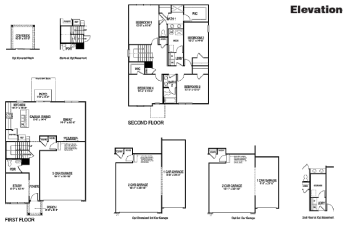


HOLCOMBE - 2356 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3

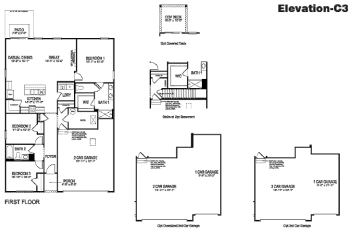


NEWCASTLE- 1635 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3



NORTHLAND PARK REZONING HOUSE FOOTPRINTS AND ELEVATIONS

SHEET 2		PROJECT #: 24-100 ISSUE DATE: 10/25/2024	PREPARED FOR: BLSJ DEVELOPMENT, LLC STEVE SOBEK 913.969.8467	NO. BY QD DATE REVISION FOR PERMIT	NORTHLAND PARK 12024 LEAVENWORTH RD. KCK	TIMOTHY A. ELLIOTT, PE	ALC ATLAS LAND CONSULTING SURVEYING | CIVIL ENGINEERING | DRONE | CAD atlaslandconsulting.com 14500 Parallel Road, Unit R, Basehor KS 66007

Figure 1. Site Photograph of 12024 R Leavenworth Road looking west from North 119th Street (provided by Planning Staff).

Figure 2. Site Photograph of 12024 R Leavenworth Road looking northwest from North 119th Street (provided by Planning Staff).

Figure 3. Site Photograph of 12024 R Leavenworth Road looking northwest from North 119th Street (provided by Planning Staff).

Figure 4. Site Photograph of 12024 R Leavenworth Road looking north from North 119th Street (provided by Planning Staff).

Figure 5. Site Photograph of 12024 R Leavenworth Road looking south from North 119th Street (provided by Planning Staff).

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: July 31, 2025

Re: **Change of Zone Petition COZ2025-014 and Master Plan Amendment MPL2025-008**

GENERAL INFORMATION

Applicant Information:
Jenny Nielson
Applicant Representative
Engineering Solutions
Matt Schlicht
50 Southeast 30th Street
Lee's Summit, Missouri 64082

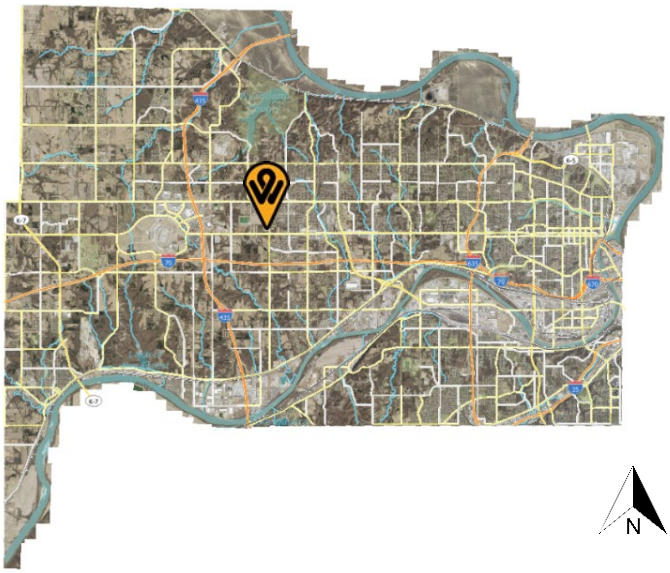
Subject Property:
1216 North 86th Street
Kansas City, Kansas 66112

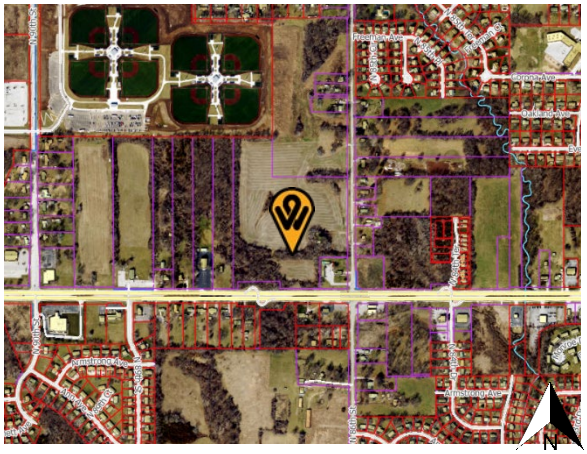
Requested Action and Purpose:
Approval of a Change of Zone and Master Plan Amendment to build 120 duplex units.

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

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

Proposed Zoning District(s):
RP-3 Planned Townhouse District





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Undeveloped land
South	R-1 Single Family, CP-0 Planned Nonretail and C-1 Limited Business Districts	Motel, commercial businesses, wooded land and single-family homes
East	R-1 Single Family District	Single-family homes
West	R-1 Single Family District	Single-family home and church

Total Tract Size: 21.80 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Corridor Mixed Use and Low-Density Residential. Corridor Mixed Use allows single-family detached residential development and townhomes and side-by-side rowhouses at an intersection oat the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor. Low-Density Residential allows single-family detached development on standard lot sizes.

A Master Plan Amendment is being sought to Medium-Density Residential, which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates State Avenue as a Major Arterial and North 86th Street as a Minor Collector.

Parking Requirement: Section 27-467(d) Two (2) off-street parking spaces shall be provided for each dwelling unit, at least one (1) of which shall be in a garage or carport. The applicant is providing 240 off-street parking spaces, 120 of those are covered.

Landscaping Requirement: Section 27-467(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 211 trees are required to be planted.

Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of

	one (1) evergreen tree or one shade tree and three large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property.
Advertisement:	The Wyandotte Echo – Change of Zone – June 19, 2025 and Master Plan Amendment – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	There were three (3) people present at the July 14, 2025 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jenny Nielson with Lone Tree Land & Development, is requesting a Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse and a Master Plan Amendment from Corridor Mixed Use and Low-Density Residential to Medium-Density Residential (PlanKCK Comprehensive Plan) to build 120 duplexes on 21.80 acres at 1216 North 86th Street.

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. 19225-02672 – 2019 - Grass and weeds in the right of-way.
2. 19299-02008 – 2019 – Citation for tall grass and weeds.
3. ABT21-2029 – 2021- Tall grass and weeds.
4. CAC21-1970 – 2021 – First administrative citation.
5. ABT22-2000 – 2022 – Weeds in the right-of-way.
6. CAC23-2033 – 2023 – First administrative citation.
7. CAC23-1623 – 2023 – First administrative citation.
8. ABT23-1233 – 2023 – Weeds in the right-of-way.
9. ABT24-2275 – 2024 – Weeds in the 86th Street right-of-way.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – PLAT2025-018 – For a 60 lot residential subdivision. Approved July 14, 2025.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

1. The Character of the Neighborhood.

The subject property is located within the Victory Hills Statistical Neighborhood and Census Block Group 0441031. The neighborhood consists of large lot single-family homes and commercial businesses along State Avenue to the west and south and single-family homes to the north and east on North 86th Street.

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 proposed use, attached, single-family homes (duplexes) is a normal transition between single-family homes and higher intensity uses. To the west is a single-family home and church and the north is undeveloped farmland. To the south is a motel and across State Avenue are commercial businesses and to the east are smaller lot single-family homes.

All of the aforementioned uses are compatible with proposed use.

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 property is suitable for uses to which it has been restricted, as R-1 Single Family District allows single-family homes. Removal of these restrictions, thereby rezoning to RP-3 Planned Townhouse District to allow duplexes will not detrimentally affect nearby property, as the proposed development is six (6) units per acre and the minimum units per acre for R-1 Single Family District is six (6) units per acre.

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 vacant. Based on aerial photographs, it appears the property has been vacant since 2008.

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 housing 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, but it would convert an open, vacant agricultural field to a duplex subdivision.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of State Avenue, a Major Arterial and North 86th Street, a Minor Collector to accommodate it if managed properly. A Traffic Impact Study has been submitted and is being reviewed by the Public Works Department.

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

   The PlanKCK Comprehensive Plan designates the subject property as Corridor Mixed Use and Low-Density Residential. Corridor Mixed Use allows single-family detached residential development and townhomes and side-by-side rowhouses at an intersection oat the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor. Low-Density Residential allows single-family detached development on standard lot sizes.

   A Master Plan Amendment is being sought to Medium-Density Residential, which allows attached residential development intended to promote infill development.

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. There is significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from adjacent residential uses.

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 electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #225.

e. Fire

Fire service is provided by Station #19, which is 0.83 miles away from the subject property.

f. Transit

Public Transit is provided by Kansas City ATA – Route #101 with a stop at North 86th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the landscape, the proposed use to 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 intensity they originally sought to redevelop it.

MASTER PLAN AMENDMENT

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

   The subject property is located within the Victory Hills Statistical Neighborhood and Census Block Group 0441031. The neighborhood consists of large lot single-family homes and commercial businesses along State Avenue to the west and south and single-family homes to the north and east on North 86th Street.

2. ***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 PlanKCK Comprehensive Plan was adopted in 2023. The Corridor Mixed Use designation, which is a small portion of the subject property and is the primary designation between 86th Street and 78th Street to the east on State Avenue, which allows land uses such as retail, office, small businesses and residential. There have been no small- or large-scale development proposals along State Avenue that are compatible with the land use designation.

   Best planning practice is increased density around mixed use developments.

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

   The amendment is consistent with the goals and policies of the PlanKCK Comprehensive Plan, which seeks various housing types for residents.

4. ***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 provides storm water control to the property.

   d. ***Police***

Police service is provided by West Patrol, District #225.

e. Fire

Fire service is provided by Station #19, which is 0.83 miles away from the subject property.

f. Transit

Public Transit is provided by Kansas City ATA – Route #101 with a stop at North 86th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City Kansas USD 500.

h. Streets

The subject property is accessed off of State Avenue, a Major Arterial and North 86th Street, a Minor Collector.

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

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a split designation between Low-Density Residential and Corridor Mixed Use (PlanKCK Comprehensive Plan) as Medium-Density Residential allows a variety of attached residential development intended to promote infill development.

6. 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.

The proposed amendment will allow a change in development from single-family homes to duplexes, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns because this is the western edge of the Corridor Mixed Use land designation, which allows mixed use development with higher residential densities – live/work units or apartments above commercial businesses. Best planning practice is to have greater density with access to multi-modal connectivity and sidewalks along Major Arterials, which this development accomplishes.

7. ***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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on June 30, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscaping, Screening and Buffering
Parking
Amenities

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 1 to recommend **APPROVAL** of application **COZ2025-014 and MPL2025-008**, subject to:

1. **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 needed 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;**
2. **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;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 - 40 cannot have direct access to North 86th Street;**
4. **Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue;**
5. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision;**
6. **Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue;**
7. **Install crosswalks across the drive aisles on the visitor parking lots;**

8. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
9. **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).Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
12. **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);**
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. **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, 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;**
17. **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;**
18. **All existing and future driveways must feature curb cuts that are**

constructed to UG standards;

19. **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;**
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. **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;**
22. **Following the Final Development Plan and Final Plat: 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; and,**
23. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 **COZ2025-014 and MPL2025-008** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Preliminary Plat
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Sanitary Sewer Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-008** 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 **MPL2025-008,** 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 **COZ2025-014** 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 **COZ2025-014,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:45:28:

COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT
Synopsis: Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse District for a duplex residential development at 1216 North 86th Street (in conjunction with PLAT2025-018 and MPL2025-008*). Detailed Outline of Requested Action:* The applicant, Jenny Nielson with Lone Tree Land & Development, is requesting a Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse, Preliminary Plat to plat 60 duplex lots and a Master Plan Amendment from Corridor Mixed Use and Low-Density Residential to Medium-Density Residential (PlanKCK Comprehensive Plan) to build 120 duplexes on 21.80 acres at 1216 North 86th Street.

PLAT2025-018 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT
Synopsis: Lone Tree Townhomes Preliminary Plat for a 60-lot duplex residential subdivision at 1216 North 86th Street.

MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT

Synopsis: Master Plan Amendment from Low-Density Residential and Corridor Mixed use to Medium-Density Residential within the PlanKCK Comprehensive Plan for a duplex residential development at 1216 North 86th Street.

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

Present in Support:

- Rob Richardson, Applicant Representative, CEO of Richardson Brothers Development
- Jenny Nielson, Applicant, Lone Tree Land & Development
- Matt Schlicht, Applicant Representative, Engineering Solutions

The Commission directed their question to the Applicants.

Present in Opposition:

- Norma Helliker, 1201 North 86th Street, Kansas City, Kansas 66112
- Anna Langer, 8801 State Avenue, Kansas City, Kansas 66112
- Mark Stumple, 8811 State Avenue, Kansas City, Kansas 66112

Staff Recommendation starts at 1:59:15: Long Range Planner Alyssa Marcy stated that in the conditions of approval it is required to build a 5-foot sidewalk on the west side of North 86th and 89th Street. The conditions also include adding crosswalks and bike racks. The developers are also including visitor parking lots as well to lessen congestion on the street. Staff recommends this case for approval.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 2:01:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-008:**

Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**No**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL passed: 4 to 1
Subject to:

1. **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 needed 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;**
2. **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;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 - 40 cannot have direct access to North 86th Street;**
4. **Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue;**
5. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision;**
6. **Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue;**
7. **Install crosswalks across the drive aisles on the visitor parking lots;**
8. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
9. **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).Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
12. **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);**

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. **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, 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;**
17. **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;**
18. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
19. **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;**
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. **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;**

22. **Following the Final Development Plan and Final Plat: 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; and,**
23. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 2:02:17:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-014:**

Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**No**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL passed: 4 to 1
Subject to the above conditions.

Motion starts at 2:03:04:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-018:**

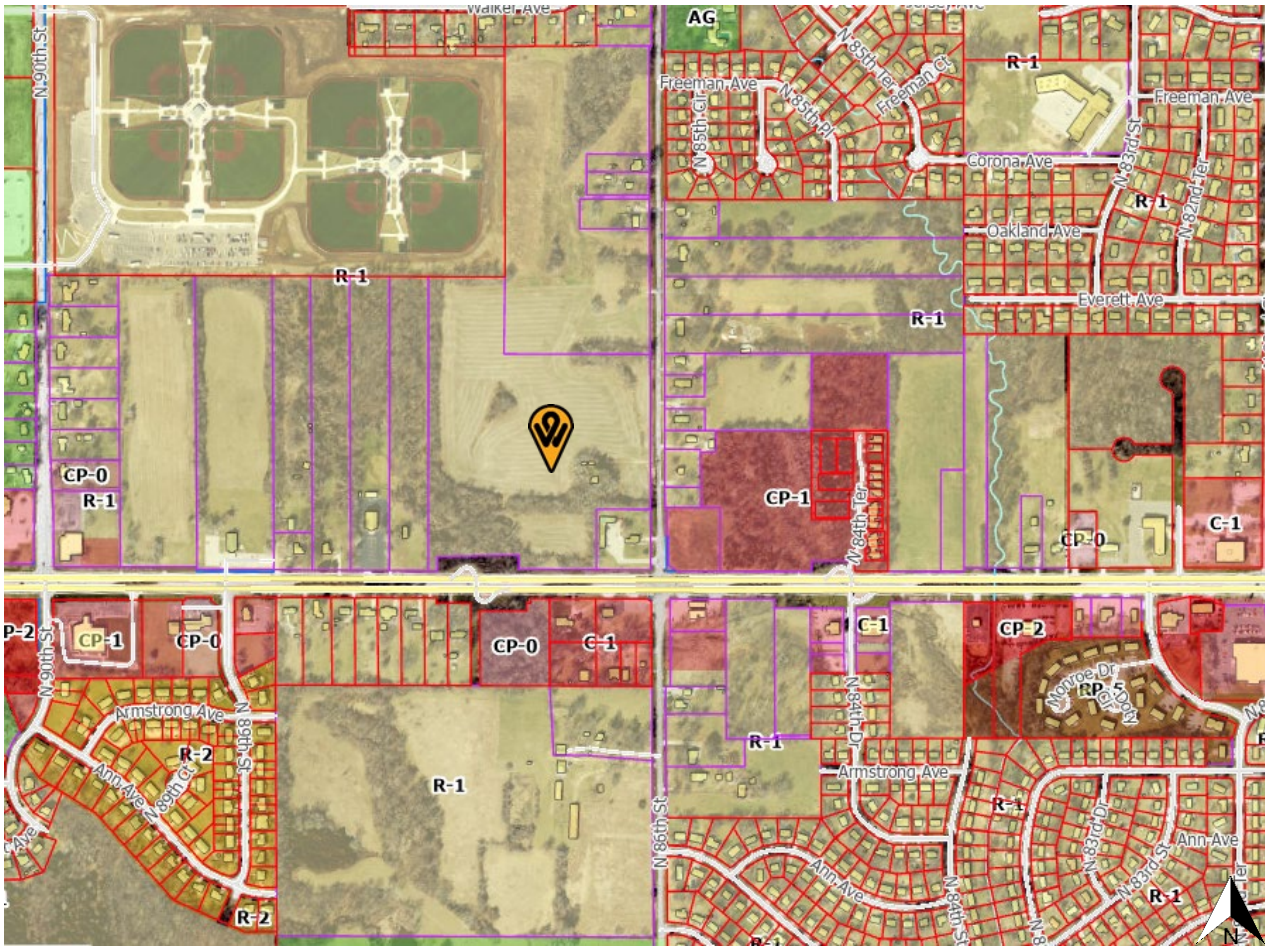
Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**No**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to APPROVE passed: 4 to 1
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



AG
R-1
Freeman Ave
N 85th Ter
Freeman Ct
N 85th Pl
N 85th Cir
Corona Ave
N 83rd St
N 82nd Ter
Oakland Ave
Everett Ave
N 90th St
CP-0
CP-1
N 84th Ter
C-1
CP-2
Armstrong Ave
N 89th St
N 89th Ct
Ann Ave
R-2
N 86th St
N 84th Dr
N 83rd Dr
N 83rd St
Monroe Dr
RP-5

LAND USE MAP

Low-Density
Residential
85TH
Corridor
Mixed Use
84TH
STATE AVE
STATE
STATE
AVE
STATE
Right-of-Way
86TH
Medium-D
Residential
N

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

Comment Response Letter
June 30, 2025
1216 N 86th Street
Kansas City, KS

Plan MLP205-009
Project 1216 N86th Street

General Planning:

1. 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 needed 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.**Noted**

2. 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.**Noted**

3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 -40 cannot have direct access to North 86th Street.**Noted**

4. Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue.**Updated**

5. Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision.**Updated**

6. Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue.**Updated**

7. Install crosswalks across the drive aisles on the visitor parking lots.**Updated**

8. Install bike racks at high trafficked nodes (clubhouse and site amenities).**Updated**

9. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.**Noted**

Building Architecture:

1. Provide a fourth building elevation for the proposed subdivision to diversify the facades.**Noted**

50 SE 30th Street Lee's Summit, MO 64082
P: (816) 623-9888 F: (816) 623-9849 www.engineeringsolutionskc.com

Landscaping and Screening:

1. Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue.**Updated**

2. Section 27-577(d)(1) At least 75 percent of the length of the 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.**Updated**

3. All landscaping shall be with an in-ground irrigation system.
a. Landscaping around the amenities shall be irrigated.**Updated**

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.**Noted**

2. 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.**Noted**

Standard Conditions:

1. 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).**Noted**

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).**Noted**

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.**Noted**

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.**Noted**

50 SE 30th Street Lee's Summit, MO 64082
P: (816) 623-9888 F: (816) 623-9849 www.engineeringsolutionskc.com

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.**Noted**

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.**Noted**

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

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.**Noted**

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.**Noted**

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.**Noted**

11. Following the Final Development Plan and Final Plat: 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.**Noted**

50 SE 30th Street Lee's Summit, MO 64082
P: (816) 623-9888 F: (816) 623-9849 www.engineeringsolutionskc.com

Neighborhood Meeting Minutes COZ 2025-14 (Lone Tree USA)

The meeting was held on MS TEAMS on 6/30/2025.

Meeting Attendees:

From the Development Team:

Jenny Nielson, Lone Tree

Spencer Jarvis, Lone Tree

Matt Schlicht, Engineering Solutions

Rob Richardosn, Richardson Brothers Development

Neighbors:

Doug and Janiece Yonke - 25625 W 67 St., Shawnee, KS 66226

Summary:

The Development Team presented the development beginning at about 6:12 PM after waiting for others to join. The meeting ended just before 6:40 PM.

After presenting the development plan, architecture, landscape, and development process, there was a discussion with the neighbors. There were two main questions from the neighbors. First was concerning the long-term maintenance of the project. It was noted that Lone Tree tries to maintain the development maintenance even if the development or individual lots are sold. It was also noted that all of the landscape will be irrigated. The second question was concerning storm water as it crossed State Avenue to the South. It was noted that they have not seen an increase since the ball fields were developed. The team noted we would follow City Codes that are diesigned to limit the flow rate and volume of water to predevelopment levels through the use of a detention pond with control structures.

The MS TEAMS Transcript is included below.

MS TEAMS Transcript:

RR **Rob Richardson** 12:14
So, so Janice, you're the you're the only one on at the moment. So we'll give it a couple of minutes, although it is 6:15. So maybe we can start and I maybe we'll go in reverse order and then when Matt joins us.

JN **Jenny Nielson** 12:15
Yeah.

RR **Rob Richardson** 12:30

He can do his part because we are 15 minutes in here. So sorry about that, Janice. Appreciate you being here.

Jenny Nielson 12:32
Yeah.

Rob Richardson 12:42
My name is Rob Richardson. I'm helping Lone Tree USA with the proposed development project they have here in KCK. I worked in the City Planning Department for or around the City Planning Department for almost 20 years, so you might recognize me.

Jenny Nielson 12:52
M.

Rob Richardson 12:58
I'm a former planning director, but now I have my own development company and I help cities with developers and developers with development issues and working on some of my own development now. But also like to introduce Jane Nielson with Lone Tree and let her introduce herself.

Jenny Nielson 13:17
Yeah, thanks, Rob. Yep. As you said, my name is Jenny Nelson. I do the land acquisition and project development for Lone Tree Land and Development. I've got my teammate here, Spencer, who's kind of running the the administrative side of the meeting for us tonight.
And just to give you a little bit of background on our company, we have this project here in downtown Kansas City. We have a couple others down on the southern end of the Kansas City Metro down in the Spring Hill and Gardner area that are in similar planning stages as well. And we love the Kansas City Metro.
This community here is going to be one of what I classify one of our smaller communities. What we typically build as a company are either a master plan community that's you know ranges in 100 to 150 acres or sometimes we build on these smaller 20 acre pieces.
This is a smaller infill piece and typically a rental community. Um.
To give you a background of our full company, we we build them out, we develop them, we build them out, but we also own our own property management company and we feel that's an important piece of the puzzle because we like to have some control on the long-term quality and maintenance of the communities that we build.
Yeah. So I can go into detail a little bit later when we talk about the actual products and design of the community we're going to build, but that's a little bit of who we are.

Rob Richardson 14:53
Thank you, Jenny. We'll also have Matt Schlitt joining us. He's the engineer on the project with Engineering Solutions here in Kansas City and he'll talk about the development plan itself. But

Jenny, why don't you start with the architecture and building design?
And then we'll move on to the other parts of that as we with either Matt or I speaking here.

Jenny Nielson 15:19

Yeah, for sure. All right. Yeah, we'll start with the architecture part. And then when after that, we'll talk about the community layout and why we we do the layout that we do. In this particular one, we'll have three different floor plans. They're all duplexes.

We'll have a single level duplex and then we'll have two different two-story duplexes, the single level duplex. Well, we'll start with the one you're looking at right here. So we can just start from the top and go down.

OK, so the one you're looking at here is the single car, two-story duplex. It's 1280 square feet on each side and it's a three-bedroom and A2 bathroom. For as far as design goes, as you can see, we're a little bit on the modern farmhouse type design. We like to keep it pretty simple, but kind of. A clean, fresh look. You can see the floor plan here. All three bedrooms are upstairs with a bathroom and laundry and your master suite. And then on the main level we've got your kitchen and dining room and a powder room and.

It's a one car garage, so it's a pretty efficient layout. So the next one down is probably the two cars I guess. Yeah, so it's the two level, 2 car, so very similar. Also a three-bedroom, 2 bath.

This one's actually 15190 square feet, but it just has two cars in it, so it's widened out and if you want to Scroll down to the floor plan.

You'll see they're very spacious bedrooms upstairs with the master suite and laundry room, bathroom, study hall, walk-in closet in the master, stuff like that. And then down on the main floor you've got a nice size kitchen with a pantry dining powder room.

And and that complete. So pretty straightforward but pretty efficient layout. And then the last design is going to be the single car, single level duplex.

Oh, there's the elevation for the colored rendering, I guess we'll call it.

All right, there we go. And so here's the single level 2 car, one car, one bed, one story duplex. This one has two bedrooms and two bathrooms. This one. We like to do this one because we like to do something that's available single level living.

That could attract a a retired community or or age targeted community for a little bit of a mix of demographic and so to to and that's maybe a segue of of kind of why we lay out and do the the products that we do.

We'd like to have a mix that will provide housing for all types of demographics, whether it's a starter rental or a small family or a couple without children yet, or where it's downsizing for a retired couple that just wants a single level.

Doesn't want to have to deal with their own yard work and and that kind of stuff. So we really like the mix of demographic to bring together different age groups and different demographics in in one community.

So yeah, there's the floor plan for this one. So this one is a two-bedroom, 2 bathroom. It's 1000 square feet. So it's it's a nice layout. It's pretty compact and efficient. So yeah, it kind of speaks for itself there.

And then we have a second elevation on this one just to mix up the facades of the building a little bit. So this is the second elevation and rendering colors are a little bit different and we changed all the brick and the siding and the roof line just a little bit.

on this one.
And then once we get over to the layout of the community, you'll see that each of these has kind of a they're accessible to a neighborhood park, an open space and a walking path throughout. We've got some sport courts and playground areas.
To make it really family friendly and we want to make sure that we've got a a really good looking streetscape, not only looking on 86, but internally as well.

RR **Rob Richardson** 19:30
So.

JN **Jenny Nielson** 19:34
So Denise, do you have any questions on on our product or anything?
OK, great. Yeah, thanks.
OK, well, there you go. Looks like Matt doing this.

RR **Rob Richardson** 19:54
All right. Um.
Matt has joined us. Um.
Let me change the screen share from the architecture to the.
E.
Uh.
I'm going to stop the share and restart it because it didn't work right there.
Sorry for that.
Alright, now we'll go over here.
All right. Matt, can you hear us? And are you able to talk?
Oh, well, while Matt's figuring that out, let me tell you a little bit about what the process is like for the city and what we're going through here. So there are four different requests that we're making of the city. We're requesting a master plan amendment to medium density residential.
Right now.
A large part of the frontage along State Ave. is mixed-use, which is commercial and residential and you know, taller buildings and things like that. And then the other part of it is low density residential. It's farther towards the back and we're asking to go to an all medium density residential designation.
The zoning currently is zoned R1 and we're asking for it to go to R3. We probably could do it as R2, but R3 actually I think benefits the neighbors with a little more open space.
And then there will be a preliminary subdivision plat and a preliminary plan review that all go to the Planning Commission on July 14th at the same time.
And the Planning Commission will vote on each of those items. They might do it in one vote, they might do it in four votes. I'm not sure how they will do that, but and then if they, depending on what their action is.

Matt Schlicht 22:12
Right.

Rob Richardson 22:17
It will go to the Board of Commissioners for their vote on the master plan amendment and the zoning and the preliminary plan. The the the Board of Commissioners won't vote technically on the subdivision.
Until the final plat and they're voting then to accept the dedications within the plat of the right of ways and utility easements. But if that stays on schedule, that would that meeting would be on July 31st.

Jenny Nielson 22:40
OK.

Rob Richardson 22:49
So July 14th and July 31st, you might have gotten a meeting notice in the mail already about the July 14th meeting. And then after that meeting, the city will send out another notice related to the Board of Commissioners meeting. So that's the technical process.
And then I'll ask again if Matt can hear us and if Matt can speak.

Matt Schlicht 23:13
Uh, can you hear me now?

Rob Richardson 23:15
Yes, I can. Great. So Matt.

Matt Schlicht 23:16
There you go. Sorry about that. I was getting out of my car and trying to move.

Rob Richardson 23:19
That's all right. So if you would just introduce yourself a little bit and then I've got the development plan set up so we can go through that.

Matt Schlicht 23:28
Yeah. So Matt Schlich with Engineering Solutions, we're doing all the civil designs. So that's everything related to the streets and the utilities and and yeah, kind of as Rob said and and Jenny has said, you know the project is a a abuse of of duplexes kind of throughout that that entire acreage accessing off.
Of state and 86th St. you know and then kind of allowing that that southwestern portion to kind of

stay as the the green space or the detention basin down there with a a mixture of amenities kind of spread out throughout the the entire development.
But essentially you can kind of see the the road network that has the the two access points off of 86 that kind of run east West and then and then the access point on the South end that goes down there to to state where we'll have kind of the the the parking.
You know, parking lot right off of there. They kind of gazebo and some of the amenities kind of scattered through the side with kind of that center area. That'll be the green space. It'll be walking trails and community space.
But I think, you know, I mean we're there for any specific questions on the site, but generally I think that it it, it meets all the requirements of the city, kind of what they were looking for from a development standpoint, so.

RR **Rob Richardson** 24:43
All right, we've been through they, we turn in the application, they provide us a set of comments and we've responded to all those in a way we think meets their intent of their comments.

MS **Matt Schlicht** 24:56
Yeah.

RR **Rob Richardson** 24:59
Um.
There'll be a let's see the landscaping plan. Is the landscaping plan on the last page, Matt?

MS **Matt Schlicht** 25:06
Give me the last page short of the elevation side of it in there.

RR **Rob Richardson** 25:10
So.

JN **Jenny Nielson** 25:12
Denise, as a developer or property management, do you hold the property loan term or is your plan to sell in three to five years? That's a great question. We do both, to be honest with you. Usually when we sell, we negotiate the right to maintain the property management of it if we no longer own it.
We do our best to do that, but but a lot of times our investors do like to keep them long-term. So it's it's a great question. The answer is it depends on the investor if they want to fold or if they want to sell. But like I said, we do our best to maintain the management.

RR **Rob Richardson** 25:42
So.

And everything, all of the landscaping, all the grass areas will be irrigated. So they'll it will always be able to be maintained in a high quality way. That's one of the city requirements and that will be it. It'll be a homeowners association that's required by the city.

Jenny Nielson 26:00
Yeah.
OK.

Rob Richardson 26:08
To make sure all that is maintained and you know, if you we zoom in here.
You can see the landscaping, the sports courts, some extra parking here, gazebo here, and this is the little hotel that's been there for a long time. Then in between these houses, there's some landscaping here on the backside.
And then um.
In the northwest corner.
There's some additional extra parking and amenity space.
Um, up here in the northwest corner. Um.
The landscaping along 86th St. is can be very well done and you know we want this to look really nice. These homes will actually face 86th St. and then have rear entry garages so you won't be looking at the back of the homes as you come up 86th St.
You'll see the side of this one right here, but the others you'll see the front of so that it'll have a better appearance to the to the street.
That everybody travels on here.
Do you have any other questions for us?
And if you would type your if you would type your name and address into the chat for me, I I have to provide the city with notes in this meeting and that will help me tell them that you were the person that attended.

Spencer Jarvis 27:38
I see.

Jenny Nielson 27:52
And she had a question about the water drainage treating through it.

Spencer Jarvis 27:54
Yes.

Rob Richardson 27:58
That one's probably for Matt.

Jenny Nielson 27:59
Yeah, so that's a map question.

Matt Schlicht 28:00
Yeah, see, as in the storm water and say, yeah, the storm water detention that, you know, currently there's a lot of storm water that does just drain uncontrolled through the site. We're going to build a detention basin that'll not only control the offsite runoff coming through there, but also the development storm water runoff. So it should.

Jenny Nielson 28:02
Can you see the here?
M.

Matt Schlicht 28:20
Some better controls during rain events to kind of mitigate the the peak demand or the peak the storm rate or water when it comes off and runs through the site. So the detention detention basin should improve those peak problems that are having with storm water in those areas.

Rob Richardson 28:37
And that's at the southwest corner of the development here that I'm showing you on the on the screen.

Matt Schlicht 28:42
Yeah, correct.

Rob Richardson 28:43
And so it will be piped from the streets in various locations and end up in this corner and then it will release into the public drainage system from there.

Spencer Jarvis 28:44
Yes.
Janice. Janice, I'm just going to unmute you so that you can just talk instead of needing to type everything out. Hold on one SEC. Let's see if this worked. All right, did that work? Janice, if you come off mute now, we should be able to hear you.
In case you have further questions.
I hope that worked.

Jenny Nielson 29:26
Mm.

Janiece Yonke 29:27
OK. Can you hear me? OK, I'm. I'm gonna let Doug talk my husband. He's sitting right here with me.

Jenny Nielson 29:29
Yes.

Spencer Jarvis 29:30
Yeah.

Rob Richardson 29:34
Oh, great.

Jenny Nielson 29:35
OK.

Janiece Yonke 29:36
OK. My my concern is and and I understand you got a detention pond there on the the southwest corner of that property. Ultimately that drains below State Ave. through the corner of our property and prior to the obviously this development and we we like the looks of your development just to start out with it looks like it.

Rob Richardson 29:39
So.
Yes.

Janiece Yonke 29:56
Be a nice development. We're not have no complaints with that at all. My concern is what's that going to do to because you're going to be flowing a hell of a lot more water through our property at that point and what?
What's going to happen to that? Well, you know, where's that going to force this? Because you're going from undeveloped land to a lot of hard surface.

Rob Richardson 30:21
Matt, do you want, do you want to answer that?

Matt Schlicht 30:22
Yeah, so, yeah, so yeah. So the way that that works from a storm water management process is when you put in a detention basin, you put in a control structure. So meaning you put in a a system

that has different.
Holes or different orifices that controls the release of the stormwater. So even though there is more stormwater created, obviously because you put in the hard surfaces and the rooftops and the driveways, that all gets drained and controlled in the basin and the basin then is designed.
To hold the 100 year storm event and then release it at a controlled rate, whereas right now it's coming down through that channel uncontrolled. So whenever it rains, heavy rains, it just runs through there at a higher peak rate through the development. So while we create more water, we do create a basin.
Basically this stores it and then our mitigation is that we control the release rate that it comes out at. So you should see a decrease in those big peak rainfalls happen. So you might have water in the ditch longer, but it won't reach the peak level, which is the more erosive, the more problematic times for store respective.

RR **Rob Richardson** 31:39
One other thing I would say about that is that the city requires that the volume of water leaving the site and the rate of that water leaving the site be the same or less than it is when we start the development and that's the engineering.

JY **Janiece Yonke** 31:39
OK.

JN **Jenny Nielson** 31:59
We must be around.

RR **Rob Richardson** 31:59
I mean, they're very good, but but it's based on a kind of an imperfect system. But the city regulation really tries to protect folks in this case, and my experience is that does a pretty good job of that. You have you all experienced additional runoff since the sports fields were built?

JY **Janiece Yonke** 32:19
Not that I'm aware of, no Sir.

RR **Rob Richardson** 32:24
OK. And so I mean some of that I know based on looking at the hill, I think flows that direction and so they follow those same rules and this development will as well.

JY **Janiece Yonke** 32:41
OK. So the so the gist of it is there's no improvements being done on our side of the road basically or or anything in regards to the storm water that runs through the the front easement on our property.

Rob Richardson 32:56
RR No, we just have to make sure it doesn't get worse.

Matt Schlicht 32:57
MS Good.

Janiece Yonke 32:59
JY K.

Rob Richardson 33:06
RR Does that? Does that answer your question?

Janiece Yonke 33:09
JY Yes, Sir. I don't know that I that I like the answer, but it is what it is.

Rob Richardson 33:12
RR Well, if if you're having problems with it now, I can put you in touch with the county engineer if you might be able to have someone help with an existing problem.

Janiece Yonke 33:26
JY We're not necessarily having a problem with it by any means. I have it's for sale and I don't want to create a problem with it. That's going to come back to to bite me in the ****.

Rob Richardson 33:29
RR OK.
Oh, sure. OK, yeah.

Janiece Yonke 33:41
JY During or after this, that's what I'm trying to.

Rob Richardson 33:44
RR Yeah. Um, I, Jenny, can you talk about your timeline and your schedule? So that might give the, I mean, if it's for sale now, it might be all done before this even happens.

Jenny Nielson 33:55
JN Yeah, yeah. So where we're at, once it's completely approved, hopefully by the end of July, then we'll go, then we'll jump into the construction dock phase and move forward. But most likely we would not be breaking ground until early 2026.

Spencer Jarvis 34:06
And.

Jenny Nielson 34:14
And at that point it would be about a three-year build out. So it it'll it'll take a minute to get all the way through that.

Janiece Yonke 34:23
OK. Thank you.

Jenny Nielson 34:23
Yeah. Yeah. Thanks for the question.

Rob Richardson 34:31
Do you all have any other questions? Anything else we could try and answer for you tonight?

Janiece Yonke 34:37
I don't believe so. Like I said, your development, what you're you're you're proposing looks nice. I'm a builder as well, so I'm a general contractor. So I I think what you're doing is a nice thing. It's it's it's open land. It'll be useful.

Jenny Nielson 34:45
Good.

Matt Schlicht 34:48
Yeah.

Janiece Yonke 34:52
Again, my concern is, is who, who, who owns it, who holds it, how long is it held with the property we have across the street? Cause I I wouldn't want to see it obviously go downhill, makes our property less valuable, so.

Jenny Nielson 34:57
Mhm.
Sure.
Yeah, absolutely.

Janiece Yonke 35:08

So that, you know, again, we're just watching out for our interest, but like like the gist of what you're doing, so.

Jenny Nielson 35:14
Well, thank you for that. I think we share the same sentiment though. We would we always have a priority to keep them going long term because we want to keep them high value, right. We don't want them to drop value either. So totally understand your concern.

Rob Richardson 35:15
Thank you.

Janiece Yonke 35:30
Well, if that if that is it, I won't. I won't make you all go through it. We're the only ones on here to go through all the rest of your information. I don't know that I need it personally, so that would be up to you all, but.

Rob Richardson 35:41
I I think we've presented everything we were going to present. So I think we're we're good if you're good.

Janiece Yonke 35:45
OK.

Jenny Nielson 35:46
Perfect.

Spencer Jarvis 35:49
Hey, Doug. Doug, can I ask a question really quickly? How? How? So you said you're directly South of this. OK, there's.

Janiece Yonke 35:51
Uh, yeah.
Yes, yes, where where the drainage comes through underneath state.

Spencer Jarvis 36:01
Yeah. OK. OK. How, how big? Oh, you own three lots there. I see. OK. How, how big are those? How, how much property is it there down there?

Janiece Yonke 36:02

Dial 3 three lots there.
No, it's 2 1/2 acres, 3 acres, something like that.

Spencer Jarvis 36:14
Yeah. OK. OK. OK. Yeah.

Janiece Yonke 36:17
See, it's it's the last teardrop there on the South side that's in right directly in front of our property.

Spencer Jarvis 36:22
Yeah.

Rob Richardson 36:24
I can I can I can show them a map of it and show them on the UG system what your or your property is on dot maps.

Spencer Jarvis 36:25
Oh, I.

Jenny Nielson 36:25
OK.

Janiece Yonke 36:27
OK.

Spencer Jarvis 36:29
Thank you.

Janiece Yonke 36:31
Yeah, it should be house to house there on on the maps. We got a house east and a house West, so.

Spencer Jarvis 36:33
Yeah.

Rob Richardson 36:36
OK.

Spencer Jarvis 36:36

Yep.
Well, I can say Doug that that I know this has already been said, but Matt and Rob that we have here assisting with the development of the site and the engineering and all of that are the best of the best. And so we'll pay particular attention to your your issue that you've raised and make sure that we that we aren't you know passing along more than you're getting right now because.
Because the last thing we want is to to have this be a burden on you or anyone else around. So thanks for bringing it up.

Janiece Yonke 37:04
All right, we appreciate it.

Jenny Nielson 37:05
Mhm.

Rob Richardson 37:08
Well, thank you all for spending a little bit of your Monday evening with us. We appreciate that.
And I think with that we are, we are done and I'll ask Spencer to go ahead and end the meeting.

Spencer Jarvis 37:22
Thank you all. Thank you.

Janiece Yonke 37:23
Thank you. Good luck. Thank you.

Rob Richardson 37:24
Thank you. Thanks.

Jenny Nielson 37:24
Thank you.

Spencer Jarvis stopped transcription

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Utah)
) SS:
COUNTY OF Utah)

Comes now Jenny Nielson, of lawful age, sound mind and upon her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-014.
2. That I conducted a neighborhood meeting on June 30, 2025.
3. The notice to nearby property owners was sent on June 16, 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.

Jennifer J Nielson
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of July, 2025.

My commission expires 5th of March, 2029.

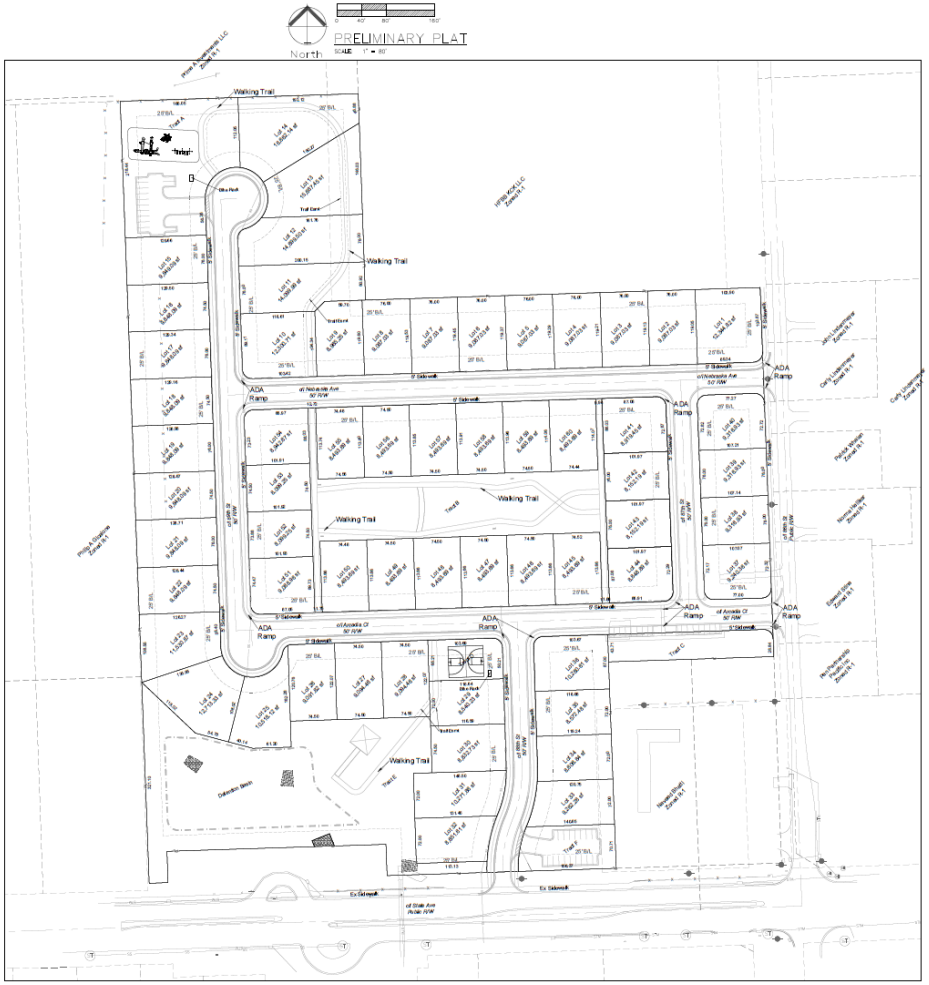
Notary Public

NOTARY PUBLIC
SHARAE DEMARTINI
741924
MY COMMISSION EXPIRES
MARCH 05, 2029
STATE OF UTAH

COZ2025-014 and MPL2025-008 July 31, 2025

PRELIMINARY PLAT
Lone Tree Townhomes
Lots 1 - 60 & Tracts A -F

Part of the SE 1/4, Section 6, Township 11, Range 24
Kansas City, Wyandotte County, Kansas



LOCATION MAP
SE 1/4 SECTION 6-T11-R24

PROPERTY DESCRIPTION (Kansas Quit-claim Deed 2012R-17876)

Description taken verbatim from Deed

TRACT #1:
BEGINNING AT A POINT 660 FEET WEST OF THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS,
THENCE NORTH 330 FEET, THENCE EAST 660 FEET, THEN NORTH 660 FEET, THENCE WEST 660 FEET, THENCE NORTH 330 FEET, THENCE WEST 330 FEET, THENCE SOUTH 1320 FEET, THENCE EAST 330 FEET TO THE PLACE OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
TRACT #2:
BEGINNING AT A POINT 264 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS, THENCE WEST 396 FEET, THENCE NORTH 330 FEET, THENCE EAST 396 FEET, THENCE SOUTH 330 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

Site Data Table

Site Area	21.80 Acres	
Lots	60	
Units	120	
Current Zoning	R-1	
Proposed Zoning	RP-3	
Density Gross Area	5.50 Units per Acre	
Common Area		
A	35,327.13 sf	Playground Area
B	51,981.21 sf	Open Space / Trail
C	11,495.04 sf	Parking Area
D	7,689.62 sf	Sports Court
E	92,018.80 sf	Detention / Gazebo / Trail
F	10,688.55 sf	Parking Area
Total	209,200.35 sf (4.80 Acres)	
Right of Way Area	164,685.42 sf (3.78 Acres)	
Development Area	13.22 Acres	
Setbacks		
Front	25 Feet	
Sideyard	10 Feet	
Sideyard Street	25 Feet	
Rear Yard	25 Feet	

DEVELOPER:
Lone Tree Land & Development LLC
Jerry Nielson
2250 W Center St
Springville, UT 84663

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlicht@esk.com
PHONE: 816-623-9848
ADDRESS: 56 SE 30TH STREET
LEE'S SUMMIT, MO 64082

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
56 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005020186-D
Surveying 2005000219-D
Kansas
Engineering E-1985
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

LONE TREE TOWNHOMES
SECTION 6, TWP 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

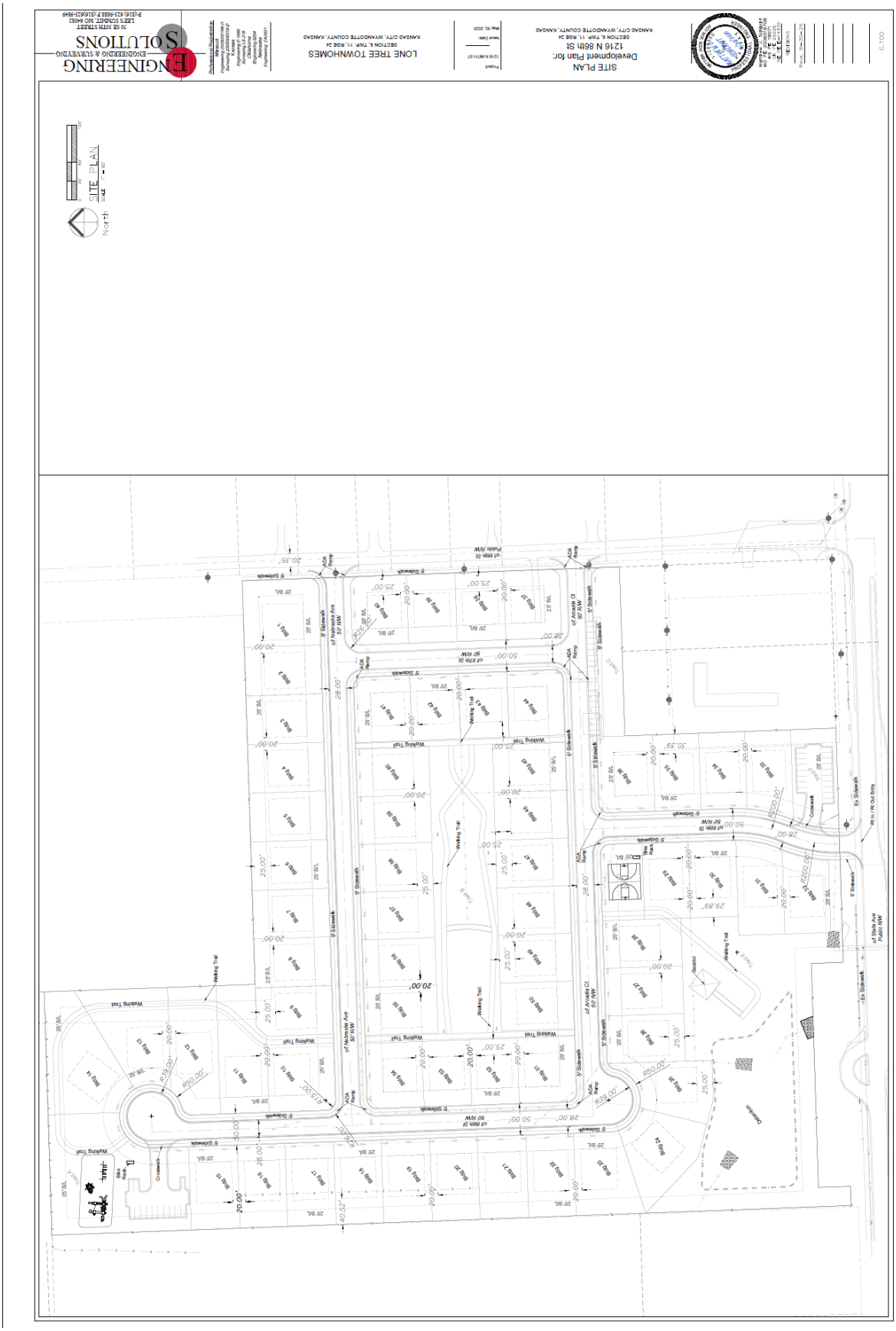
Project: 1216 N 86TH ST
Issue Date: May 30, 2025

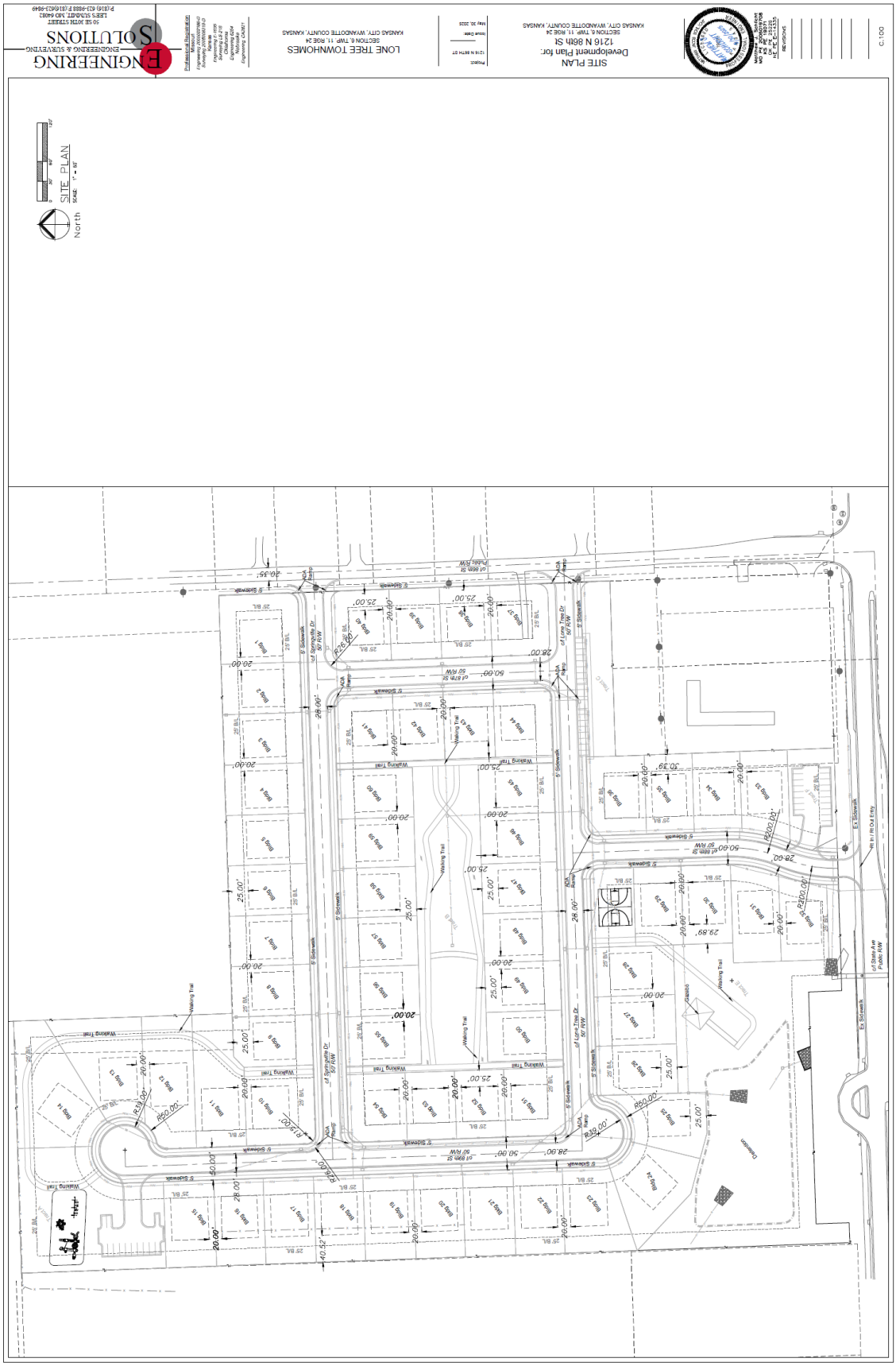
PRELIMINARY PLAT
Development Plan for:
1216 N 86th St
SECTION 6, TWP 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

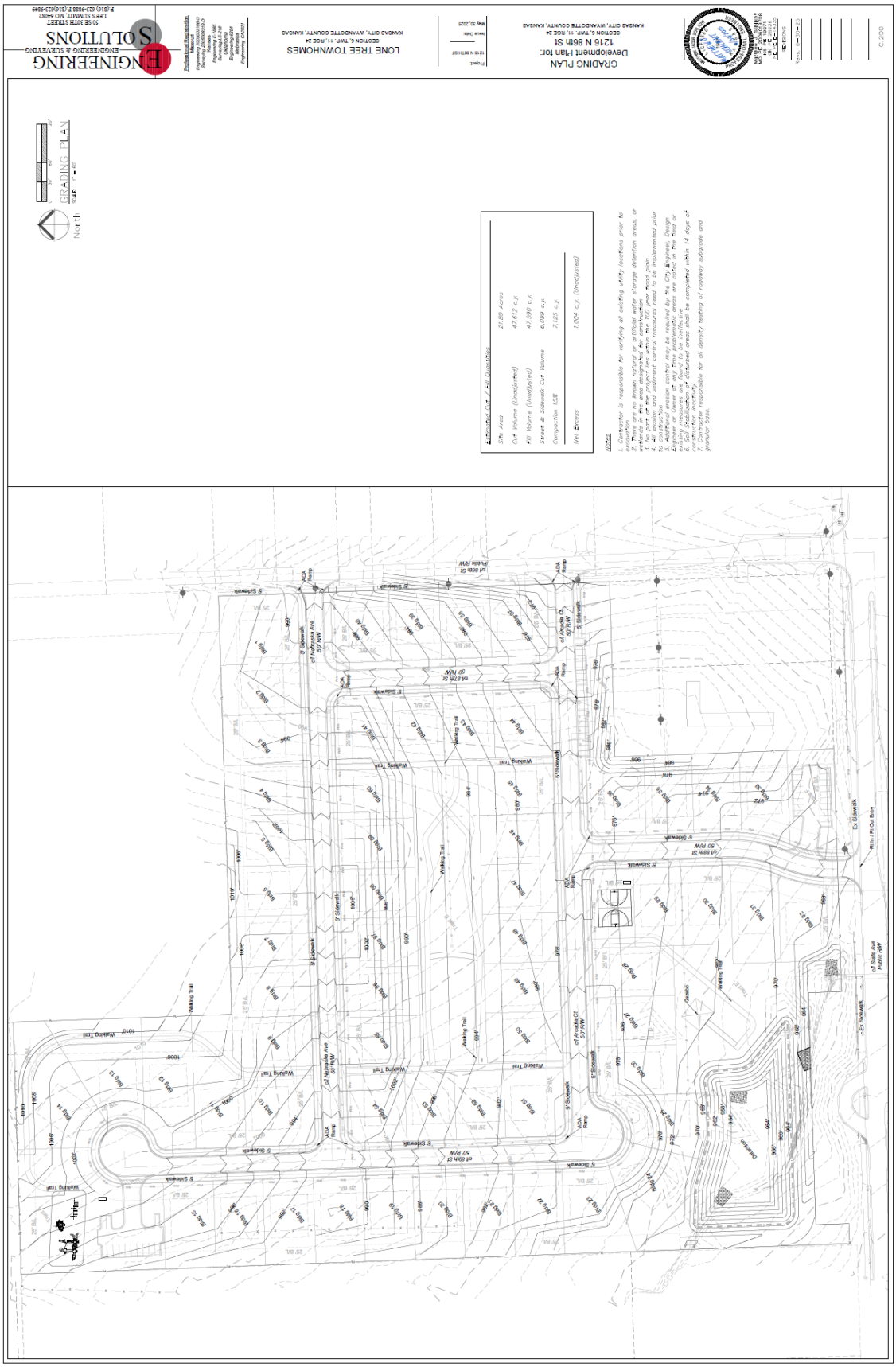
MATTHEW J. SCHLICHT
MO PE 2006019708
KS PE 19071
SK PE 25226
NE PE E-14335

REVISIONS
Revs. 6-30-25

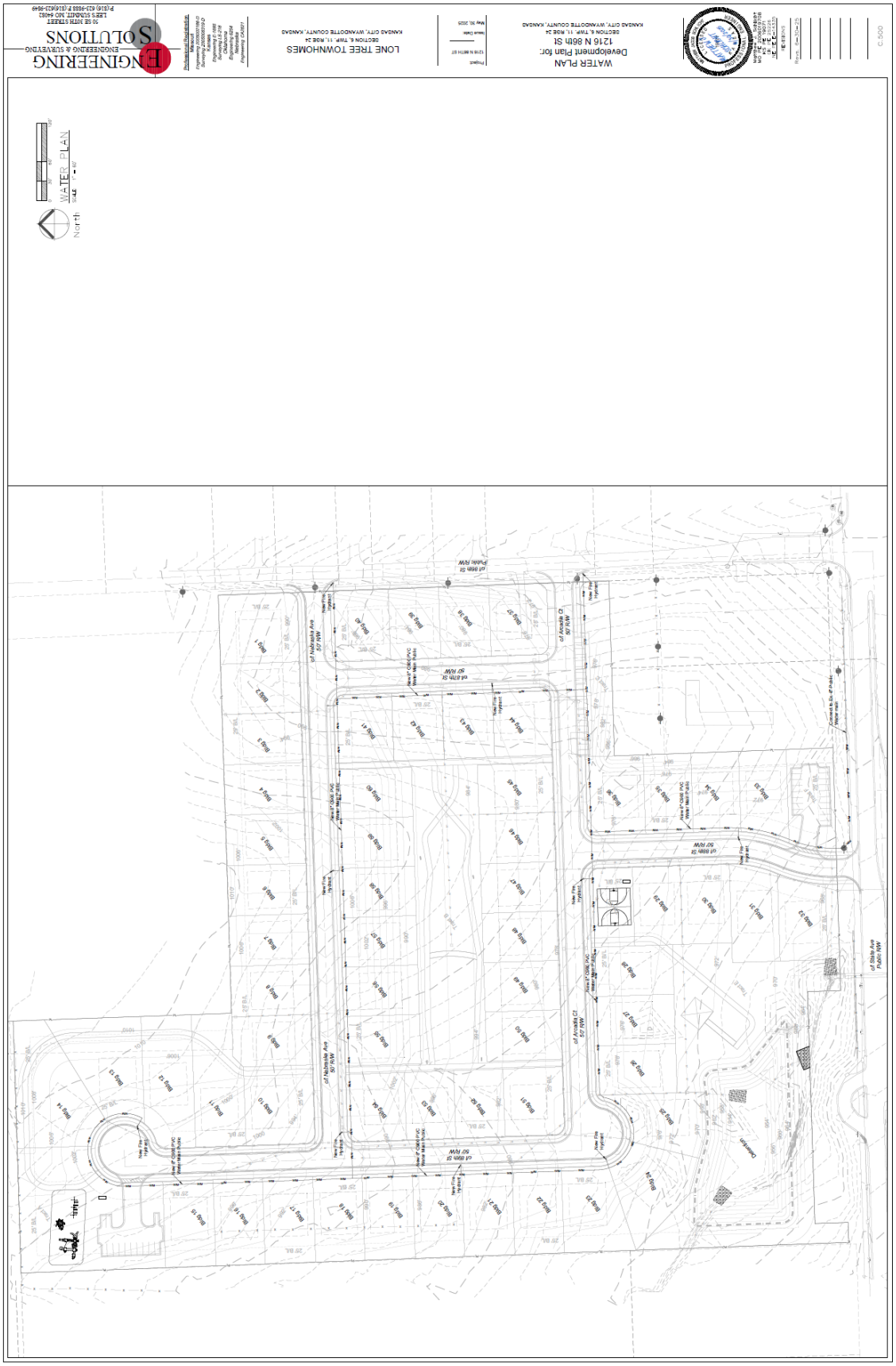
C.003


SITE PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, R26 34
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, R26 34
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING
SOLUTIONS
SITE PLAN
North


SITE PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
SITE PLAN
North
SCALE: 1" = 40'
C.100

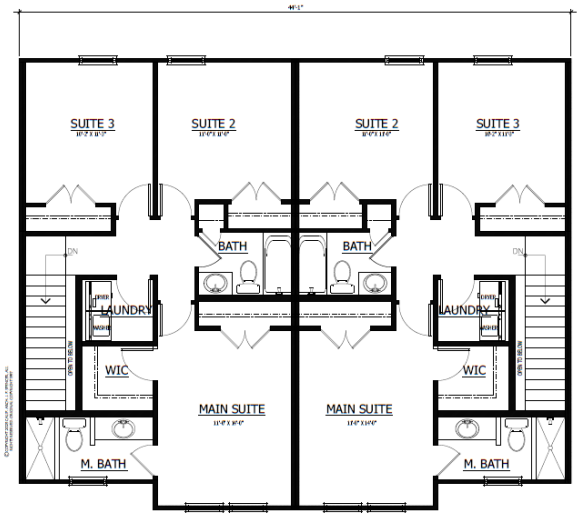

GRADING PLAN
Development Plan for:
1216 N 86th St
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
GRADING PLAN
North
Estimated Cut / Fill Quantities
Site Area 21.80 Acres
Cut Volume (Unadjusted) 47,612 c.y.
Fill Volume (Unadjusted) 47,590 c.y.
Street & Sidewalk Cut Volume 6,099 c.y.
Compaction 15% 7,125 c.y.
Net Excess 1,004 c.y. (Unadjusted)
Notes:
1. Contractor is responsible for verifying all existing utility locations prior to excavation.
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction.
3. No part of this project lies within the 100 year flood plan.
4. All erosion and sediment control measures need to be implemented prior to construction.
5. Additional erosion control may be required by the City Engineer. Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective.
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity.
7. Contractor responsible for all density testing of roadway subgrade and granular base.

SANITARY PLAN
Development Plan for:
1216 N 86th St
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
SANITARY PLAN
North


WATER PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING
SOLUTIONS
WATER PLAN
North

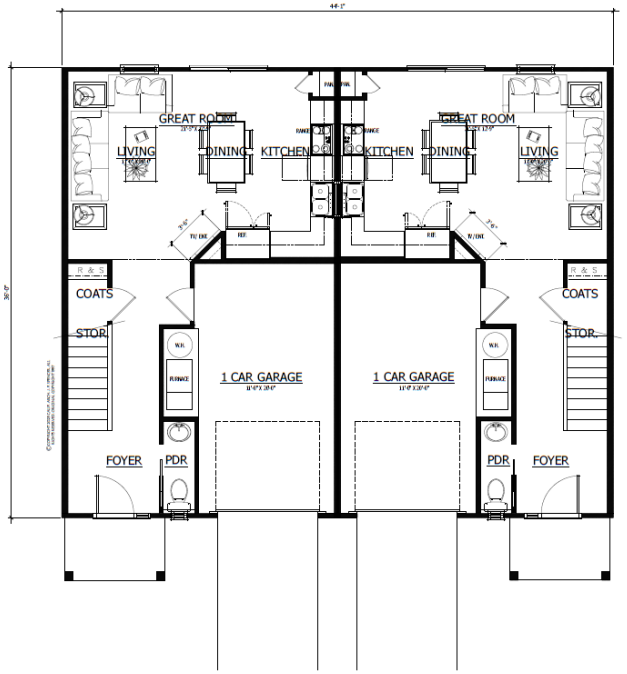
LANDSCAPE PLAN
Lone Tree Townhomes
PART OF THE SOUTHEAST 1/4 OF SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
N
0
100
200
300
PLANTING GUIDE
SYMBOL
QTANT.
KEY
NAME
SIZE
NOTE
1. NO TREES SHALL EXCEED 6' NEAR LIGHT POLES.
2. ALL LANDSCAPING AROUND THE AMENITIES SHALL BE IRRIGATED.
DECIDUOUS TREE PLANTING
SIDEWALK EDGE AT PLANT BED
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LANDSCAPE PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
L 100

DUPLEX/OPTION 1
ELEVATION "B" FARMHOUSE
SCALE: 1/4" - 1'-0"
0
4'
8'
16'



SECOND FLOOR PLAN

SCALE: 1/4" - 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" - 1'-0"

0 4' 8' 16'

Structural Engineering

Design Architect

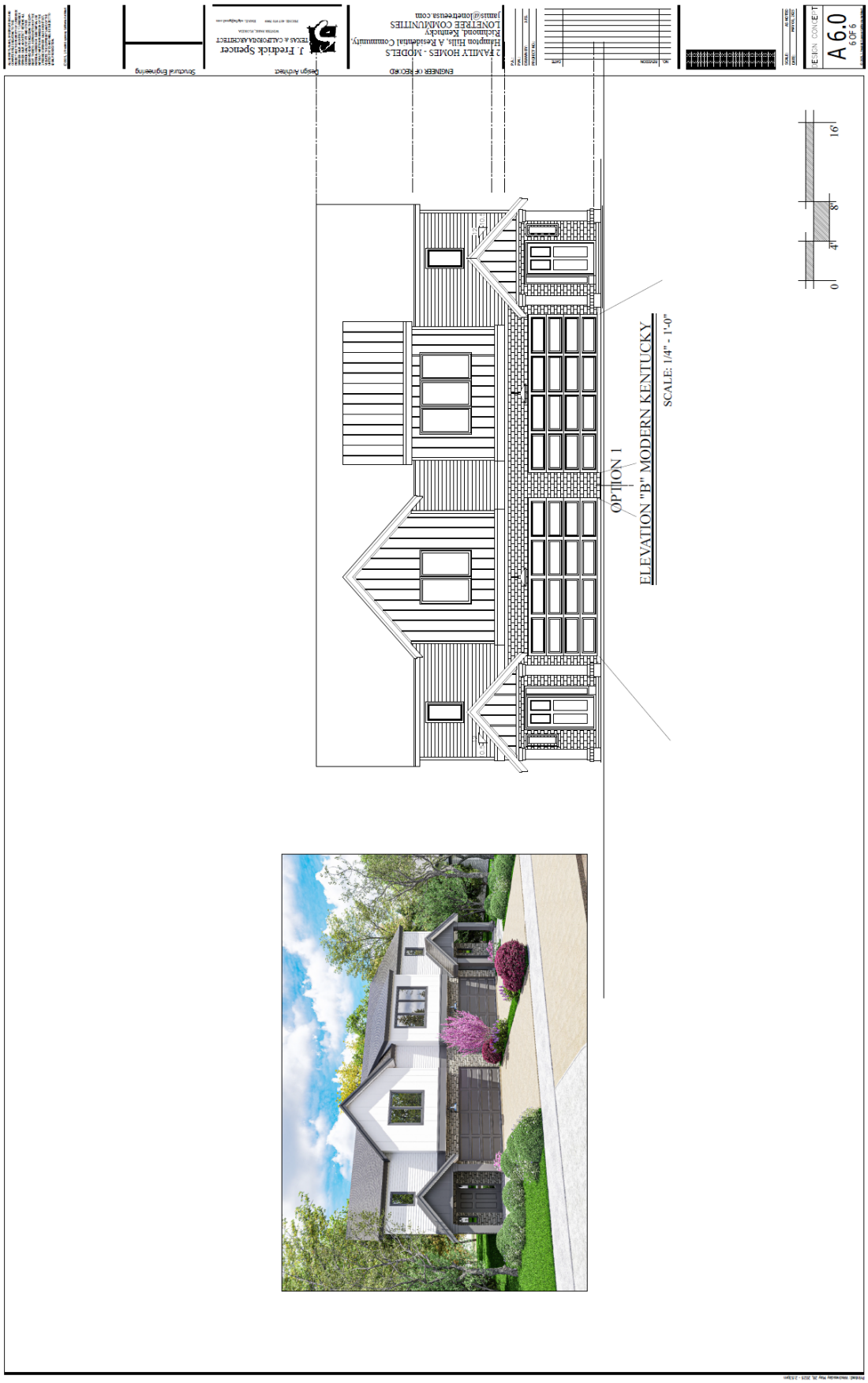
J. Frederick Spencer
TEXAS & CALIFORNIA ARCHITECT

ENGINEER OF RECORD

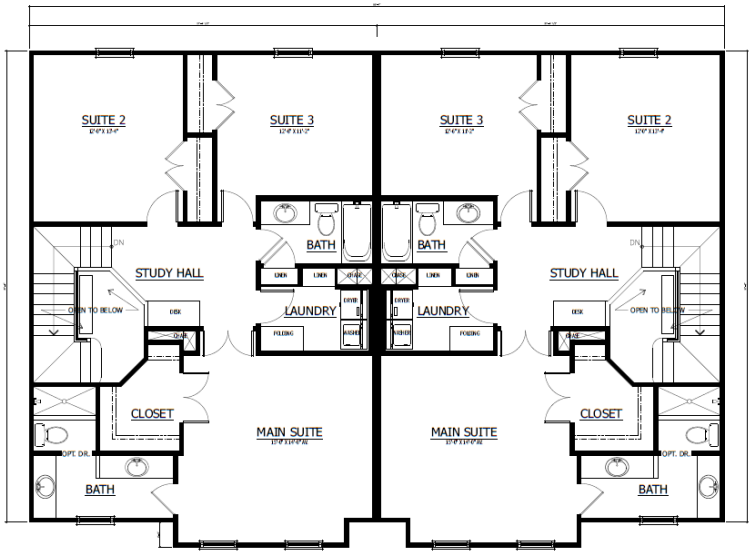
2 FAMILY HOMES - MODELS
Hampton Hills, A Residential Community
Highland Avenue
LONETREE COMMUNITIES
jamis@lonetreeusa.com

DESIGN CONCEPT

A 3.0
3 OF 6

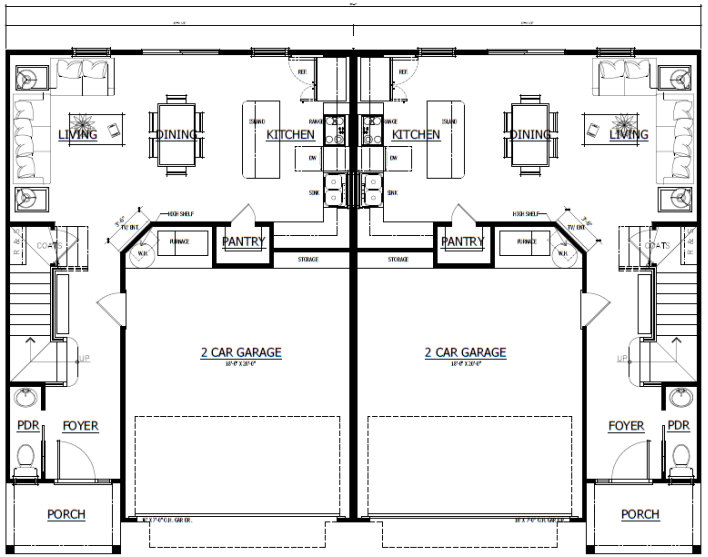

A 6.0
ELEVATION "B" MODERN KENTUCKY
OPTION 1
SCALE: 1/4" = 1'-0"
0
4'
8'
16'

DUPLEX 2 CAR



SECOND FLOOR PLAN

SCALE: 1/4" - 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" - 1'-0"

0 4' 8' 16'

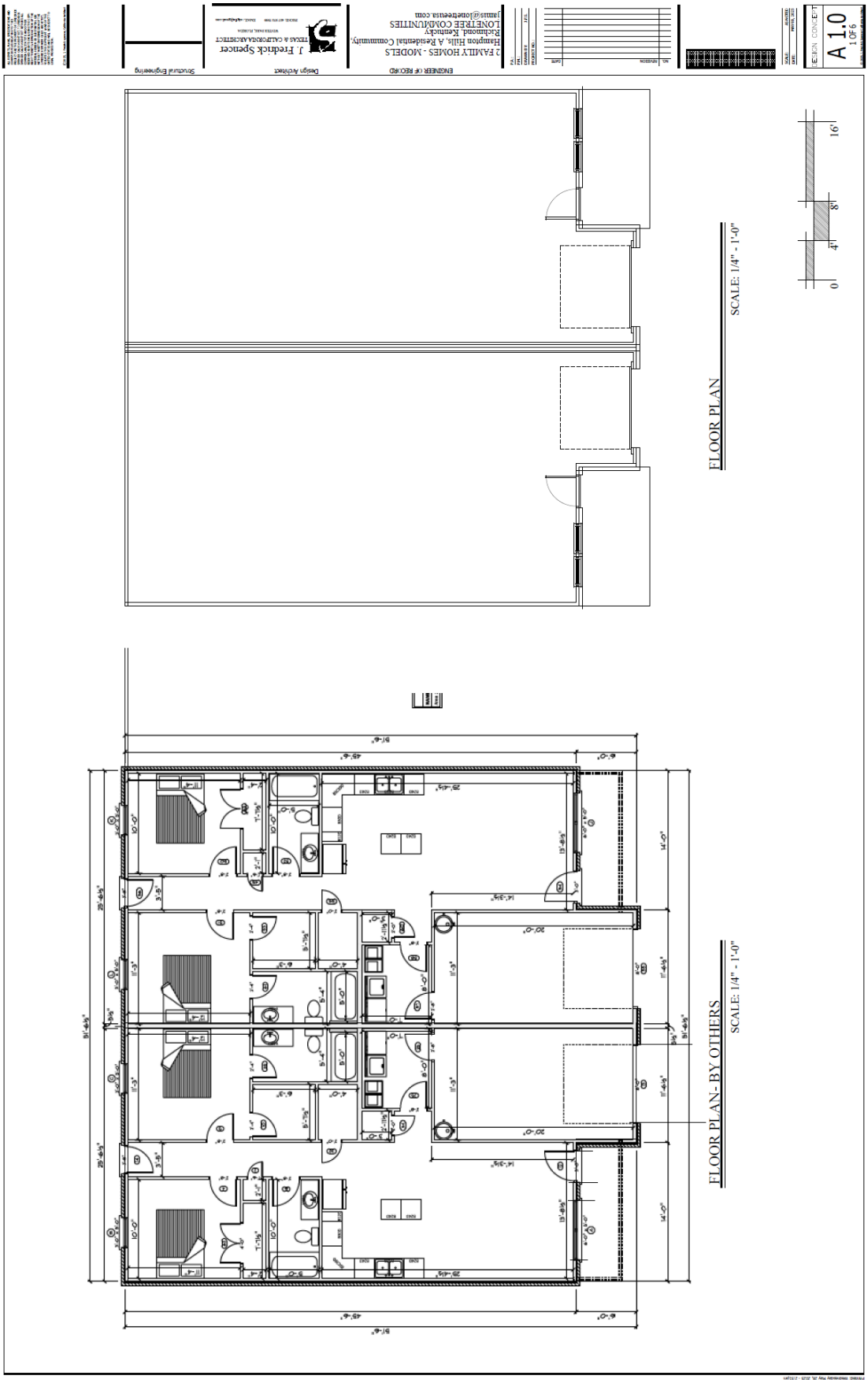
Design Architect
J. Fredrick Spencer
Structural Engineering

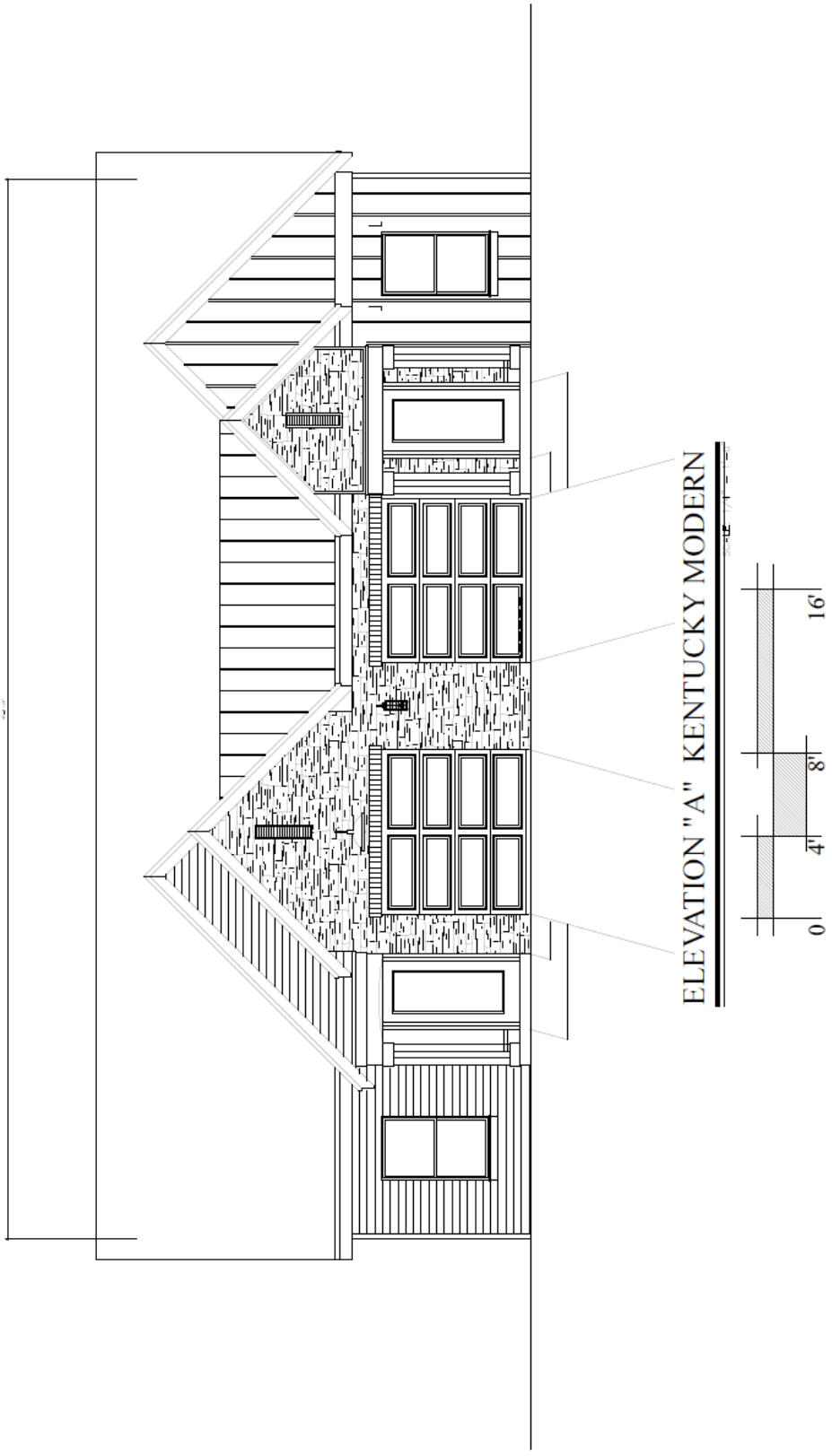
ENGINEER OF RECORD

2 FAMILY HOMES - MODELS
Hampton Hills A Residential Community
Richmond, Kentucky
LONETREE COMMUNITIES
jamis@lonetreeusa.com

DESIGN CONCEPT
A 5.0
5 OF 6

ELEVATION "B" KENTUCKY MODERN-5
SCALE: 1/4" - 1'-0"
0
4'
8'
16'


FLOOR PLAN
SCALE: 1/4" - 1'-0"
0
4'
8'
16'
FLOOR PLAN- BY OTHERS
SCALE: 1/4" - 1'-0"


ELEVATION "A" KENTUCKY MODERN
0
4'
8'
16'

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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: July 31, 2025

Re: **Change of Zone Petition COZ2025-018**

GENERAL INFORMATION

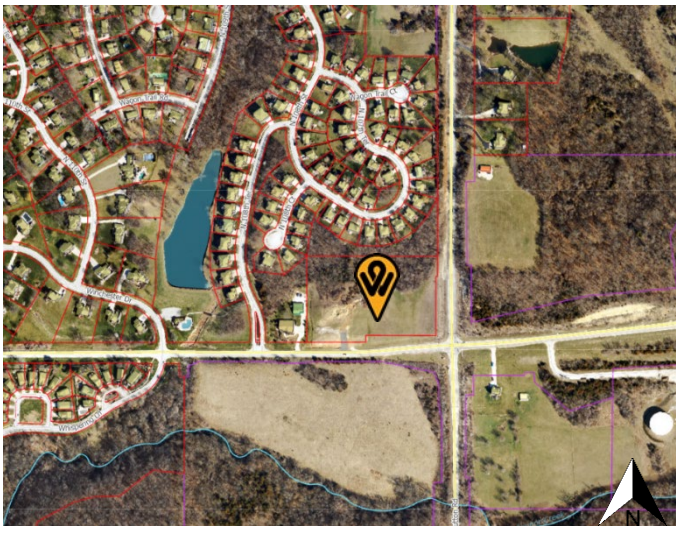
Applicant Information:
Michael Rhodes
Applicant's Representative
Ryan Denk with MVP Law
10 E. Cambridge Circle Drive, Suite 300
Kansas City, Kansas 66103

Subject Property:
107002 Donahoo Road
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a grocery store and gas station.

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

Existing Zoning District(s):
CP-1 Planned Limited Business District



Proposed Zoning District(s):
CP-2 Planned General Business District

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family homes
South	A-G Agriculture District	Large wooded lot
East	A-G Agriculture District	Large wooded lot
West	CP-1 Planned Limited Business District	Single-family home

Total Tract Size: 5.28 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Small Commercial District, which allows for Commercial retail and limited commercial services at major arterials near low density residential areas of the community.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 107th Street and Donahoo Road as Major Collectors.

Parking Requirement: Section 27-466(e) Uses in this district require paved off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 48 spaces are required. 50 spaces are provided.

Landscaping Requirement: Section 27-467(g) Trees are required to be provided at not less than one (1) tree per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across from an alley from residentially zoned property.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 57 trees site trees are required to be planted. This does not include street trees required along North 107th Street

	and Donahoo Road or trees planted within parking lot islands.
Advertisement:	The Wyandotte Echo – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing:	July 14, 2025 and July 31, 2025
Public Support:	There were two (2) people present at the July 14, 2025 City Planning Commission .
Public Opposition:	Staff has received opposition from Stefanie Caruthers, President, Orme Family Foundation. She expressed concern about the size of the retail establishment in the neighborhood and the current economy, tariffs, gas price increases due to external factors and increasing property taxes. There were thirteen people present at the July 14, 2025 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Rhodes, wants to rezone 10702 Donahoo Road from CP-1 Limited Business District to CP-2 Planned General Business District to build a 12,000 square foot grocery store and 8 pump gas station on 5.28 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 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 building, zoning or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. GRD23-0003 – 2023 – Grading Permit – Soil removal and grading for fill dirt sales from vacant lot.

Previous Planning Actions:

1. SP2024-118 – 2024 – Special Use Permit for dirt removal site. Approved by the Unified Government Board of Commissioners on April 10, 2025.
2. BOZA2023-001 – 2023 – Variance for temporary signage. Denied by the Board of Zoning Appeals on April 10, 2023.
3. SP2022-119 – 2022 – Special Use Permit for dirt removal site. Approved by the Unified Government Board of Commissioners on March 2, 2023.
4. SP-2019-58 – 2019 – Special Use Permit for a liquor store. Withdrawn by the applicant.
5. COZ 3192 – 2019 – Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a gas station and liquor store. Withdrawn by the applicant.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood, Census Block Group #0448041. The neighborhood is residential in nature, consisting mostly of large lot single-family residences, as well as large agricultural lots. The property is at the intersection of two (2) major throughfares in the Piper area.

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

The zoning and uses of nearby property are identified above. A grocery store and gas station operation at this scale can be compatible with the surrounding properties if the development is properly designed and screened from the single-family residences.

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

Removal of the restrictions will not detrimentally affect nearby property if the site designed properly designed, managed, screened and landscaped from the single-family residences to the north.

Additional landscaping in the parking lot and along North 107th Street and Donahoo Road, maintaining of existing tree stands buffering this property from the single-family homes to the north are required as part of this proposal.

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

   This is an undeveloped property.

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 will provide a convenient retail location for the community and will not substantially or permanently injure the appropriate use, visual quality, or marketability of nearby property if the proposed use is properly designed and screened.

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 will increase traffic and parking demand. The proposed use meets the code for providing off-street parking. Additional conversations with Planning Engineering and the Public Works Department may be necessary to evaluate the effect on road capacity and safety, specifically with stacking on North 107th Street and turning movements onto Donahoo Road.

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

   The proposed use conforms to the Prairie Delaware Piper Area Plan, which designates this property as Community Commercial. Community Commercial allows retail and limited commercial services at major arterials near low-density residential areas of the community.

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

   If the site is properly managed and maintained, the proposed use will not cause environmental harm. There will be additional landscaping planted around the perimeter of the site that will enhance the streetscape along Parallel Parkway and buffering of neighbors to the east.

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

UG provides sanitary sewer service.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #12, located Hutton Road and Leavenworth Road.

f. Transit

Kansas City ATA does not provide transit near this 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 property owner will generate commercial property tax for the Unified Government due to the commercial retail rather than a vacant, undeveloped parcel.

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

With revisions to the building elevations and addition of a landscape plan, 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 as speech therapy is allowed in C-0 Nonretail Business District. If this application is denied, the applicant will need to convert the residential space to commercial office space or wait for one (1) year to re-apply for a Change of Zone to CP-1 Planned Limited Business District.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on June 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Buffering/Screening
Landscaping
Lighting
Hours of Operation
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 2 to recommend **DENIAL** of Special Use Permit Application **COZ2025-018** as the property is not in compliance with the code and does not fit the character of the neighborhood.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide a floor plan for the proposed grocery store and gas station.

   Applicant Response: Provided.

2. What are the proposed hours of operation for the grocery store and gas station?

   Applicant Response: The proposed hours of operation are from 6:00 AM to 10:00 PM. The gas pumps will be available 24 hours, 7 days a week by credit card.

3. Install a crosswalk and pedestrian path from the sidewalk along North 107th Street to the entrance on the east side of the building.

Applicant Response: Sidewalk added.

4. 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.

Building Architecture:

1. Provide elevations of the trash enclosure.

   Applicant Response: See building elevations.

2. Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building. The same level of detail on the south and east facades need to be incorporated into the west and north facades. Faux glass can be installed on the elevations that are not accessible entrances, similar to Aldi's at 1945 North 110th Street.
3. Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.
4. All scuppers shall be designed so they are reasonably screened and all downspouts shall be internalized.
5. Gas canopy columns shall be wrapped in masonry to match the building – either brick or stone veneer.

Landscaping and Screening:

1. Provide a landscape plan.

   Applicant Response: Sheet L-100 added.

2. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.

3. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

   This landscape berm and/or continuous row of shrubs are to be planted along the east and south property line.
4. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians.
   a. Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental evergreen trees must be at least six (6) feet tall when planted) provided for every 30 feet of street easement or frontage.
   b. Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them.

   Plant street trees on the property along North 107th Street and Donahoo Road, as they are classified as Major Collectors in the goDotte Countywide Strategic Mobility Plan.
5. Section 27-577(d)(1) 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.
6. Section 27-577(e)(4) Parking areas that cannot be grouped must include one (1) landscape island the size of one (1) stall separating each 20 spaces. The southern parking row must install one (1) landscape island.
7. Maintain the existing tree stand around the rear of the property, primarily along the north property lines as a buffer from the single-family homes to the north.
8. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted.
9. 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.
10. Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.
    c. Posts for gate door must be installed a minimum distance of 10 feet apart in the front.
    d. For slat (picket) fences, customers shall install a minimum of four (4) inch slats (pickets) and have four (4) inches of space between each slat.
    e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required

clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open.

11. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Signage:

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.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of Petition **COZ2025-018** subject to all comments and suggestions outlined in this staff report and the reasons listed by the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery

Zoning Map
Land Use Map
Site Plan
Grading Plan
Utility Plan
Building Elevations
Site Photographs taken by Staff on December 30, 2024.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 14, 2025 Denial	July 31, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-018,** 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.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-018** 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. _____.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 2:22:01:

COZ2025-018 - MICHAEL RHODES
Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a grocery store and fueling pumps at 10702 Donahoo Road. *Detailed Outline of Requested Action:* The applicant, Michael Rhodes, wants to rezone 10702 Donahoo Road from CP-1 Limited Business District to CP-2 Planned General Business District to build a 12,000 square foot grocery store and 8 pump gas station on 5.28 acres.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Beth stated they were contacted by numerous citizens

Present in Support:

- Ryan Denk, Applicant Representative, McAnany Van Cleave & Phillips, 10 East Cambridge Circle Drive, Kansas City, Kansas 66103
- Michael Rhodes, Applicant
- Monica Brede, Wyandotte Economic Development Council, 11419 Webster Avenue, Kansas City, Kansas 66109
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

The Commission directed their question to the Applicants.

Present in Opposition:

- Donald and Nancy Bradbury, 5211 North 108th Street, Kansas City, Kansas 66109
- Cynthia Shepard, 3929 North 108th Street, Kansas City, Kansas 66109
- Ivana Lopez, 12341 Hurrelbrink road, Kansas City, Kansas 66109
- Derek Fike, 7921 McGurk Road, Kansas City, Kansas 66109
- Scott Holt, 4033 Independence Boulevard, Kansas City, Kansas 66109
- Jerry Pentz, 4022 108th Terrace, Kansas City, Kansas 66109
- Tony Burks, 4066 North 107th Terrace, Kansas City, Kansas 66109
- Phil Wiser, 1401 North 108th Street, Kansas City, Kansas 66109
- Angela Cunningham, 4003 North 107th Terrace, Kansas City, Kansas 66109
- Anna Lang, 3941 North 108th Court, Kansas City, Kansas 66109
- Dana Bye, 10708 Augusta Drive, Kansas City, Kansas 66109
- Neal Palmer, 2600 North 131st Street, Kansas City, Kansas 66109

Staff Recommendation starts at 3:09:49: Long Range Planner Alyssa Marcy stated that staff did receive letters in opposition. The hours of the grocery and convenience store are 6:00 a.m. to 10:00 p.m. and the gas pumps are 24/7. Based on the code review in the staff report, Staff recommends approval with conditions.

Motion starts at 3:10:36:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend DENIAL of COZ2025-018:**

Carson	**Aye**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**Aye**
Easterwood	**Not Present**
Ernst	**No**
Jones	**Aye**
Miller	**Not Present**
Mohler	**No**
Schwartz	**Not Present**

Motion to recommend DENIAL passed: 4 to 2

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

INDEPENDENCE
WAGON TRAIL
WAGON TRAIL
Planned Commercial District
Planned Suburban Residential District
Planned Mixed Residential District
DONAHOO
Future Interchange
WHISPERING
DONAHOO ACCESS
Planned Office District
N

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
606 Jefferson Hills Court, Lawrence, Kansas 66044

Comment Response Letter

To: Patrick Doyle, UG Public Works Engineering

Address: 701 N 7th Street

Kansas City, KS 66101

Phone: 913-573-5759

Email: phdoyle@wycokck.org

Date: June 26th, 2025

Project: Rhodes Commercial KCK

General Engineering Comments:

1) On the Cover Sheet include the following notes:
   a. Zoning Classifications
   b. Total Parcel/project area (square feet or acres), total area of land disturbed, net increase/decrease in impervious area, net cut/fill quantities (cubic yards).

Added

2) On the cover sheet and other sheets where applicable, include the following notes:
   a. "Work in public easements and right-of-way and for erosion control shall comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas."
   b. "Contractor shall obtain applicable Public Works permits including land disturbance, right-of-way, hauling prior to Construction."

Notes Added

3) Provide any easements as required including access obstruction (retaining wall), off-site discharge of runoff or fill, temporary construction, drainage, sanitary sewer, and cross-access.

Acknowledged

4) Delineate public from private utilities

Noted on Utility Sheet. Public improvement plans added

5) A more complete and comprehensive project review can be done when updated, complete comprehensive plans are submitted.

Per email discussion, more comprehensive plans will be provided at Final Development Plan submittal (currently Preliminary Development Plan/Rezone).

Erosion Control Comments:

1) Note work shall conform to requirements of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG) Specification Section 2150 - Erosion and Sediment Control.

Per email discussion, no E.C. plans will be provided at the PDP stage.

2) Add a "good housekeeping" note, i.e., "Good housekeeping, including spill response shall be performed in accordance with UG Specification Section 2150 - Erosion and Sediment Control."

Per email discussion, no E.C. plans will be provided at the PDP stage.

3) Indicate limits of disturbance

Per email discussion, no E.C. plans will be provided at the PDP stage.

4) On the erosion control plan, indicate location of temporary material stockpile or onsite waste area(s) in the case that excavated material, or topsoil needs to be temporarily stored or wasted on site, and provide downstream erosion control protection.

Per email discussion, no E.C. plans will be provided at the PDP stage.

5) Personnel responsible for directing installation and maintenance of erosion control measures shall have completed within the previous 24 months a minimum of 7 hours (or 14 hours lifetime) of training in construction site erosion and sediment control.

Per email discussion, no E.C. plans will be provided at the PDP stage.

6) On the erosion control plan add note:
   a. "All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas. Where notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG), the UG's standards shall override."

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Per email discussion, no E.C. plans will be provided at the PDP stage.

7) Add a note regarding clean streets, and SWPPP (if applicable), etc. For example: The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project's Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.

Per email discussion, no E.C. plans will be provided at the PDP stage.

8) Add a note regarding the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.

Per email discussion, no E.C. plans will be provided at the PDP stage.

9) Provide a rock construction access on all phases prior to completion of paved surfaces on the site to reduce the tracking or flowing of sediment onto paved roadways (or other impervious surfaces).

Per email discussion, no E.C. plans will be provided at the PDP stage.

10) Provide a concrete washout tank on all phases with concrete deliveries to site.

Per email discussion, no E.C. plans will be provided at the PDP stage.

11) Add a note regarding additional measures, i.e., The contractor shall be responsible for providing additional erosion control measures or modifications when the plan fails to substantially control erosion or offsite sedimentation.

Per email discussion, no E.C. plans will be provided at the PDP stage.

12) Add a note regarding temporary seeding, i.e., The Contractor shall temporarily seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for a period of fourteen (14) calendar days.

Per email discussion, no E.C. plans will be provided at the PDP stage.

13) Add a note regarding 70% vegetation, i.e., The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.

Per email discussion, no E.C. plans will be provided at the PDP stage.

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14) Add a note the contractor shall inspect erosion control devices every 7 days and within 24 hours of a ½-inch rain. The contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, or as soon as practicable after inspection.

Per email discussion, no E.C. plans will be provided at the PDP stage.

15) Show vegetation type and location on final stabilization plan. Stabilization shall be installed within 14 days of final grading. Indicate a thickness for proposed topsoil replacement.

Per email discussion, no E.C. plans will be provided at the PDP stage.

16) When applicable, provide erosion control measures for milestones of development: grading, utility, roads, structure erection and final development.

Per email discussion, no E.C. plans will be provided at the PDP stage.

Sanitary Sewer Comments:

1) Provide Sanitary sewer memo with Flow Estimates

Sanitary sewer memo provided.

2) Provide separate public improvement plans including erosion control measures.

Sanitary PIPs provided.

Storm Drainage Comments:

1) Provide Stormwater line material (PP storm Study vs Hp Sheet C-401

PP and HP are the same. They're short hand for "HP Storm PP." Updated to coordinate terminology

2) Demonstrate minimum cover requirements are met

Storm profiles will be provided at the FDP stage to demonstrate this.

3) Detail infiltration, control, inlet and end structures.

Details provided in storm study. Will be added to plans in Final Development Plan stage.

Stormwater Quality Comments:

1) Native Vegetation Best Management Practices (BMP) listed twice in the Level of Service calculations as a stand-alone BMP and then in the treatment train BMP. Revise to include once.

Study updated to include treatment train only.

2) Change Detention Basin to Infiltration Trench in plans, study, and maps

This area operates as an infiltration trench and Detention Basin (not EDDB, just 2, 10, and 100-year control). Label updated to include both.

3) Provide BMP O&M Manual

BMP O&M Manual will be provided at FDP stage.

4) Drainage map showing
   a. BMP tributary area.
   b. Proposed Native Vegetation.

Figure 3 added.

5) Provide landscaping plan

Sheet L-100 Added.

Planning and Urban Design Comments:

1) Install a crosswalk and pedestrian path from the sidewalk along North 107th Street to the entrance on the east side of the building.

Sidewalk Added.

2) Provide a landscape plan

Sheet L-100 Added.

Alex Elliott, PE
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913.702.2936

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MINUTES OF NEIGHBORHOOD MEETING
CONCERNING CHANGE OF ZONE PETITION #COZ2025-018

Minutes relating to the request for change of zone

The meeting was properly noticed and scheduled for June 26, 2025 at 6:00 p.m. through Microsoft Teams. At that time, Sharon Burns, Erika Wall, Steve Price, Candy Bagwell, Hannah Lang, Melissa and John Wiber, Mike Taylor, Kristi Pence, Raymond and Terry Franklin, Jeff Hall, Architect and Michael Rhodes, applicant, appeared. The nature of the Change of Zone Petition was explained to those in attendance. A copy of the transcript of the meeting is attached. The neighborhood meeting was adjourned at approximately 7:00 p.m.

Minutes prepared by:

Ryan Denk

9SO7250.DOC

Transcript

June 26, 2025, 10:55PM

Ryan Denk 4:37

Okay, I've got 6:00 so I'll go ahead and open this meeting and I'll probably start with introductions. Part of the Unified Government's requirements for neighborhood meetings is that we record who attended. So who all is on the phone. We would go ahead and ask you to identify yourselves after Mike and I do.
So I'm Ryan Denk. I'm with the McAnany Law Firm. I'm representing Mr. Rhodes on the present application. And I'll turn it over to Mike so he can make introductions.

Mike Rhodes 5:58

Hi, I'm Mike Rhodes, owner of the property at 10702 Donahoo Rd. I'm the one proposing the grocery store with fuel. It will have a small component, maybe up to about 2000 square feet on that east end of the store, as convenience items. Soft drinks, coffee in the morning, whatever. You know a c-store, grab and go. Donuts, whatever. But the rest of this store is going to be grocery and...

Ryan Denk 6:35

Hey, Mike. Mike, before we jump into that, let's go ahead and see who's on the phone.

Mike Rhodes 6:36

What? Yeah.

Ryan Denk 6:41

So I can do a roll call or so I can make a note for our neighborhood meeting.

Mike Rhodes 6:42

OK.

Ryan Denk 6:48

So whoever's on, if you can identify yourselve

Sharon Burns 6:54

I can start it, Sharon Burns. I'm at 3935 N. 108th court.

Ryan Denk 7:00

Thank you, Sharon.

+15*****01** 7:03

I am Erika.

Steve Price 7:03

Steve Price.

Go ahead.

+15*****01** 7:07

I'm Erika.

Erika Wall. I'm at 10705 Wagon trail court.

Steve Price 7:19

Steve price.

4114 N. 108th.

+16*****28** 7:30

Candy Bagwell, 11032 Winchester Dr.

Ryan Denk 7:45

Is that it?

Jeff Hall 7:47

This is Jeff Hall with AH2B architects helping Mike on the project.

s

Lang, Hannah M 7:55

LM Hannah Lang. I'm a homeowner at 3941 N. 108th Court.

MR **Mike Rhodes** 8:07

Right. I think Wibers have their microphone off.

They were.

She was trying to talk.

Ryan Denk 8:20

No, you're muted. There you go.

MR **Mike Rhodes** 8:22

Yeah, you're muted.

MW **Melissa & John Wiber** 8:22

Thank you.

I got it. John and Melissa Weber. 4102 N. 108th St.

Ryan Denk 8:37

Just got two more people. Two more people just joined. Identified as Mike Taylor and Christy Pence. Correct.

P **Pence, Kristi, A MD** 9:07 Yep.

Ryan Denk 9:08

OK.

If we missed anybody, feel free to jump in at any point in time. But what I'm going to do is I've we've got a brief PowerPoint presentation that we wanted to share with you

all. To kind of go over what the scope of the proposed project is. The project is located at the corner of the northwest corner of Hutton Road and Donahoo. Just so you're oriented as to where we're talking about, but we're going to go over some of the submissions that we made to the Unified Government as part of this proposal, including some architectural renderings site plan. And talk about what Mr. Rhodes is proposing for this site. So I'm gonna go ahead and share my screen. OK, Mike, if you want to open up and just talk about the concept at the very beginning here that'd be great.

MR **Mike Rhodes** 10:24

All right, so the concept is obviously a grocery store. Just to give you a concept of the size of it physically, it would be about 2 1/2 times the size of a quick trip. So they're about 5500 square feet. This is at 12,000 square feet. Like I said, this east end that you can see. We hear that. The side with the doors on it would be - the canopy's just off to the right there, so that would be where you would go in to do your convenience items. The rest of the store coming in the front - the South side is going to be the entry for the grocery store, which then it'd be about 10,000 square feet. But the concept here really is just to provide the Piper area with some services that are desperately needed. One is grocery, the other is fuel. And I know that there's a lot of folks that live clear out there by Dubs Dread.

You know, they're driving 7 to 10 miles or they're having to get on the highway and get back off to get fuel. So I just believe that this would provide a great service to our community.

Jeff Hall. He's on the on the call with us. He's my architect and I think he's done a great job as far as the aesthetics of the store. And we'll go over some landscape plans and stuff here in a bit, but that's really the concept is to have good healthy foods that that, folks can, you know, stop and they don't have to, you know, go 2 miles South up there to Walmart or all these. Or whatever. We'll have something here in our community.

My intention is to actually supply this store with healthier foods than you would find at Walmart, and possibly even Price Chopper. So, but you know you'll have your meats, you'll have your seafood, you have your produce. And just all top quality. So in order to do this - my background, I've been in business for 40 years. I had a landscape company. I've got a little company right now that I sell fishing equipment

to. You know Bass Pro and Cabela's and Walmart and stuff, but so I've run a business pretty much all my life on this deal. I would be hiring all the managers. Obviously I've never run a grocery store and really I don't intend to. I intend for my team to run it and so I will be hiring all the managers, or at least all be hiring a general manager. and then together we'll hire the rest of the management for the store. But that's the concept, is to provide our community here with some needed services and amenities.

Ryan Denk 13:37

And Mike, just so everybody knows, right here is where you live, right?

MR **Mike Rhodes** 13:43

No, just to the left you see the right there. That's the house. Yeah.

Ryan Denk 13:44

Or just over here. Yeah, yeah, yeah. So this is some of the community benefits - you touched upon some of those.

So before we get to that, Let me talk about some of the process that we're going through with the Unified Government. This property already has commercial zoning on it. It's got C1 commercial zoning on the property to do this proposed development it needs to be zoned to a C2 zoning classification. So that's why we're here as part of the required Unified Government public process. As part of that process, we're required to do neighborhood meetings and notify everybody within a required notice area, which is anybody within 200 feet of this property that you see, I think Mike even notified a bunch of people beyond that area because he feels that a lot of people would be supportive of this use and the need for grocery at this location. So I think Mike gave notice beyond that. Mike, I know you've also already spoken with the School District. I don't know if you want to expand on your discussions with them about that.

MR **Mike Rhodes** 15:25

Yeah, that'd be fine.

What I did is I got ahold of Dr. Dane, the Superintendent of Piper schools, and sent a proposal where I would by be donating $0.05 a gallon for every gallon of gas sold at this at this location and my projections right now are between a million and

2,000,000 gallons of gas a year. And it would probably hit 2 million fairly easily just because it's kind of a food desert out here and there's no other services around unless you go couple miles from here. And the traffic patterns are such that the evening and morning traffic patterns anyway are conducive for fuel cells.
So I mean, if you look at it, if you sell 2,000,000 gallons. And at $0.05 a gallon, that's $100,000 going to the school district. Every year, if you sell 3 million, it's one point. No, it's 150,000. So I thought that was a good deal.

I talked to her and told her, hey, look, if this goes through, I'll sign a contract with the school district and we can we can put that support together and I would pay them quarterly on a quarterly basis and we would just verify it with the with the fuel delivery tickets, you know, and the difference, just like inventory, it would just be an inventory of fuel and pay off that inventory.

Ryan Denk 17:04

So some of these community benefits bullets on this page and you've talked about. Talked about on this page jobs. Do you have projections on what your employment at this location would be?

Mike Rhodes 17:24

You know, I haven't really got into it that deep.
I did look at the management of it and it's gonna have, you know, 10 managers or so, you know, and just to run this thing because of all the different departments. But even though it's a small grocery store. But obviously you know, you're gonna have to have stockers. You're gonna have to have cashiers. You're gonna have, you know, checkers and everything that a grocery store has so I'm not exactly sure what the numbers would be right now, but there would be, there would be jobs for all age groups, high school kids, and you know, even into the retirement ages.

Ryan Denk 18:12

And I'll kind of share with the group. You know, in terms of scale, I just announced a Trader Joe's deal that I was working on for the City of Merriam that's coming to Merriam and it's basically kind of the same footprint as what Mike is talking about. That was 12,500 square feet. Mike's talking about 12,000 square feet so you know

there is a model out there, a successful model, and I think all these is kind of the same size footprint that a smaller grocery like this certainly can and has succeeded, and prospered really. So those models are out there.
All right. So I'm gonna stop sharing on this.
I wanted to share with you all Mike also has - let me see if I can find it - about the slideshow - wanted to show kind of the more detailed site plan that has landscaping and all that on it. And then after that we'll probably open it up for public comment but here is the site plan with landscaping. Because Mike was in the landscaping business for a long time, the landscaping you see here is well in excess of what the Unified Government would require in terms of landscaping for this site, but you know Mike's a neighbor for this project and he wants it to look good. I don't know Mike, is there anything on here that you wanted to cover?

Mike Rhodes 20:36

No, just that you know on the north side here, those trees that are shown the what is there? Nine of them. So those nine trees are actually spruce so they're an evergreen which will help screen off directly behind the store to your neighborhood up to the north of the store. But on top of that, from my property line on north to the homes, there will be your common area is still gonna be there with the trees and there's 165 feet from my property line to the property lines of the homes. So you've got that 165 feet in this buffer and then and then this little road and then the store so you're 300 some feet from the houses with screening so the only time you wouldn't have the screen with your trees in your common areas is during the winter because it's all deciduous back there, but you then you have these the spruce, once they once they mature, they will screen the entire store from the north. The other thing I'd like to point out is that on these blue areas are the sidewalk and if you come down from my entrance off of Hutton, there you can see that I did create a crosswalk. It's that black kind of dash line by the canopy there over to so anybody walking on the sidewalk can get to the store, and the same thing on Donahoo. You've got a sidewalk that comes up off the main sidewalk into the property and across the parking lot to the store for any of those folks in the neighborhood out for a walk.

Ryan Denk 22:40

So wanted to point out just a couple things on here in terms of access to the site, so

this is Hutton Rd. over here, this right here is a right in right out, so there won't be any left turn movements off of Hutton Rd. into the site at this north entrance off of Hutton. Then as part of it, Mike is proposing, as part of his traffic proposal on this project, to include small deceleration/stacking lane and then there would be a right out restricted turn movement so that you don't have people making left turns and stacking up there. Then at this entrance off of Donahoo, you'll see again, deceleration/stacking lane for the eastbound traffic. Then all the turning movements would be able to come in and out of the site from the Donahoo side. Then there's a road for internal circulation. You know, so for example, someone wanting to go to the grocery wouldn't be natural or efficient for traffic movement for them to - cause this road here is primarily for service to the stores such as truck traffic deliveries, etc. So rather than having to navigate the fuel canopy, someone entering the site from the Hutton side would be able to access the grocery directly using this access road so that they wouldn't have to contend with the fuel aisle. Anything else you wanted to point out, Mike?

Mike Rhodes 25:04

No, that's pretty much it. We've got that dock back there where you were talking about on that service road and then the dumpster area right off of it. But you know, and then down here on Donahoo, that is the detention area. So I will have on around this road, this service road or not, service road, but the main road turf area irrigated with trees, obviously, and then outside of that will just be native grass. We'll just have a native grass mix that will plant that with but that's about it. It'll be all irrigated so. And I've got that irrigation plan. I just didn't send that to you. It's pretty complicated so. But anyway, that's really about it. Got a lot of trees, a lot of lot of shrubs.

Ryan Denk 26:08

So with that, I think we'll, that's an overview of the project. We will go ahead and open it up to the group for questions, comments, concerns. You know you're not going to hurt our feelings if you share your thoughts about it, this is our opportunity to hear your concerns about this project and really try to, to the extent necessary, make changes on what's proposed, to try and address any concerns that anybody may have. That's the whole purpose why the Unified Government makes us have this

neighborhood meeting. So with that, I'll just turn it over to anyone who's got questions or comments.

Sharon Burns 27:00

Ryan, Mike, thank you both so much.
My name is Miles. Azzeh. I'm with Sharon Burns at 3935 N. 108th court. Our question was pretty simple and I think it was answered. Thank you both for explaining everything so well. We really enjoy the privacy in the back yards. The woods that are over here. So if you kind of know where 3935 is, it's toward the northwest area, and this is toward Donahoo. And we just wanted to make sure that that was going to be protected like and it seems like Mike, what you were saying about not only putting up the spruces, but the tree lines that we have, we saw some pink or some ribbons kind of tied on some of the trees out there, I don't know if that had anything to do with this, but we weren't really sure if we were going to be cutting into that. That was our biggest question.

Mike Rhodes 27:54

Yeah. No, that was actually. I had a surveyor come in and kind of mark my north property line through the woods so I kinda had an idea where it was.

Ryan Denk 28:06
But the answer is no.

Sharon Burns 28:08

Yeah. Yeah, that's. I'm like, yeah, thanks, Mike. Can you give?

Mike Rhodes 28:09

Yeah. No, we're not cutting into that. Now I I can't. I can't get off my property and there there's a lot of trees there.

Sharon Burns 28:15
Yeah, yeah, yeah.

Mike Rhodes 28:16

There's, like I said, there's about 165.

Sharon Burns 28:17

We just, we enjoy the privacy, you know. We got the, you know, we just enjoy the privacy, so we weren't really sure about that one. And then I am curious, Ryan, what's next steps? So you said. It seems like this is. I don't want to use the word formality, but we unified government says to do this. Is there a - Ddes it go larger to the Piper community next for next steps? Or is it the minute after we've been informed we've had this meeting that it just keeps going? I'm just curious on that one.

Ryan Denk 28:44

Well, I mean, so in terms of formal process, it would go to the Unified Government Planning Commission meeting next however. You know, sometimes if there's feedback from this neighborhood meeting where we need to go back, and I'll get the date for you for the Planning Commission meeting here in a minute, but if we need to go back based on the feedback from this meeting and rework our plans and have further community engagement. I mean, UG, planning staff is going to let us push that Planning Commission meeting hearing date out if we want to. I mean we want to put this proposal in the best light in the best way possible so that it can succeed. So you know if we have to push our hearing date, we're based on the feedback. I mean, that's certainly an option.

Sharon Burns 29:49

Thank you. Appreciate the answers to both.

+15*****01** 29:58

Hi, this is Erika Wall. I have a few questions actually, so I'll try to remember them in order. So this is it's a current zone 1, but you want to upgrade it to a Zone 2 if it doesn't get upgraded to the zone 2. Are you still able to put a business on that corner as it's currently stated?

Ryan Denk 30:23

Not as proposed.

+15*****01** 30:27

OK. The next question is if this doesn't get approved, are you going to look elsewhere since you're wanting to help the community of Piper have a business and grocery and gases, if this doesn't get approved, are you going to look at other locations within the Piper area to do something of the sort.

Ryan Denk 30:48

Mike owns this property. This this isn't a situation like you sometimes see where a developer will have an option on property contingent upon getting entitlements, which would include planning and zoning, Mike actually owns this property, so he already has a financial investment in it.

+15*****01** 31:12

Right, we know that and I mean, I don't know if it was him that we all had come together a few years ago to disagree with the last proposed business on that particular corner, but I just wanted to know. It sounds like there is a nice idea for Piper, but I'll be one of the neighbors that is gonna raise every flag that I can to not have this business on this corner.

Ryan Denk 31:44

OK.

+16*****28** 31:51

I don’t know why you don't want a business there?

+15*****01** 31:56

Well, how long has everybody on the call? Like, what's the general consensus? We have people that bought the houses when it was originally built 20 years ago. I've had it for about 15 years. One of the ideal things about buying this location is it's nice, quiet, secluded. If we need to go get our munchies, and our or whatever, we go, we go 5 minutes away. There's no need to have the noise disruption, the extra traffic right outside our footprint.

Melissa & John Wiber 32:27

MW And I would agree with that as well. This is Melissa Wiber. Whoever just spoke. I think the beauty of living here is that we're close enough to the legends and gas stations on Leavenworth Road and anything else you need. I don't think we desperately are in need of anything. But if you do want something, it's 5 minutes away and I think the other concern is the traffic that this project will concur there at the corner, there's already a light. You have a school up the street. You have a lot of people out here now and people coming off and on the highway. I think that's a huge traffic concern and I guess this is for Mike. I'm sorry.

+16*****28** 33:09

Just like the traffic. Is there anyway?

Ryan Denk 33:13 What was the question?

+16*****28**

I just feel like the traffic is there anyway, so I don't understand the issue with that, but OK.

Melissa & John Wiber 33:17

MW For the statement. It is, but it'll be worse because it's a business. The traffic here is because people live here and there's a school and people take their kids to school. So I think it creates a lot. There would have to be a different intersection down there for that business. Yeah, I mean, that's how we're looking at it. And I guess, Mike Rhodes, you plan on living by all of this. I mean, I think that's kind of unique, but it is your property, so I guess if you want to live by all of that that's entirely up to you. I guess another question we had is, you mentioned gas, so you plan on, I guess, being competitive with QuikTrip and Sam's prices, where I'm sure a lot of people here might may get their gas at Sam's because they have the membership and it's

discounted.

Mike Rhodes 34:09
Yes, I do.

Melissa & John Wiber 34:11

OK. We just feel that it's entirely too much. This is why we didn't like it before and we would not like any of it going forward.

+16*****28** 34:25
I guess my question to that would be so no one would use it if it was there, because that seems a little ridiculous.

+15*****01** 34:35
People would probably use it potentially, but then it's also going to draw all this other traffic that again one of the reasons we bought up here and that it's like living in the sticks but close enough to the city like we like our little quiet Piper community you know, I've never wanted a business there..

Pence, Kristi, A MD 34:35 So
so.

Melissa & John Wiber 34:51
Agreed totally.

Pence, Kristi, A MD 34:53
Yes.

Melissa & John Wiber 34:54
Absolutely, and I agree.

Pence, Kristi, A MD 34:54

Right. And you and you said that the footprint of you said the, the footprint would

be very similar to ALDI. Well, there's an ALDI literally two blocks from this proposed location, so I don't - we don't really see how that fills any kind of need. I mean, if it's going to be the same footprint, the same general things that an ALDI would give, there's still there's still 1 literally two blocks from where this proposed site is.
You also said that it will provide gas. That we'd have to get on the highway to get there. We technically do not have to get on the highway to get gas from 2 separate places, right? You go straight down Hutton and you're at one of the Phillips literally two blocks down, like there's no - I'm not sure that there is a need and its current location and we just bought our house here for the reason that everyone has been saying we like the seclusion. We like the quiet, we gonna - if we put this in, we're gonna get crime. That's not being talked about. The traffic's being talked about.
Are you gonna be serving liquor there? We're gonna then be bringing liquor into an area where you just talked about schools being in this area. What kind of security would you have at this place then at this point? And I know you told Phil that you wouldn't be selling liquor or any of that kind of stuff, but that can change just 'cause you say that today doesn't mean five years down the road, you're not gonna suddenly need a liquor license. And then we're back with some of these concerns, or you know, you get bored with the business and you sell it and who knows what that person's gonna want to do with it.

+15*****01** 36:27

It just seems like it only benefits the landowner and the residents around us. We don't really have a benefit except 5 minutes less than what we're already doing.

Melissa & John Wiber 36:39

MW Absolutely nobody should really care about that. If we have everything we need within a few minutes, really end of story.

Ryan Denk 36:48

So I did want to respond to one of the points. Aldi, even though the square footage is the same, it's a very different experience than what Mike's proposing. ALDI is largely prepackaged materials, big box. That is not what Mike's proposing.

Melissa & John Wiber 37:13
Personally, I don't feel...

Franklin 37:14
Good evening.

+16*****28** 37:14
It sounds like there's some of us that there's no no one wants any progression in the neighborhood, which is unrealistic.

Melissa & John Wiber 37:16
Thank you.

Franklin 37:24
Good evening, Raymond and Terry Franklin and I'm in agreement with those who are in opposition. My wife and I are in agreement with those who are in opposition for some of the same reasons. There's, there's actually five gas stations within two miles or less from our subdivision. We built into the subdivision 20 years ago, actually, 21 years ago and also for the same reasons. Nice quiet community and we like it that way. I am concerned about a business being on that corner and would be opposed to it. Like I said, there's at least five different gas stations and then there's, like you said, Aldi's. Target sells groceries. There's Walmart that that sells groceries. So I'm not sure why we would need a grocery store at that corner and certainly wouldn't want a gas station. The other concern would be having a business like that at that location. I'm concerned about lowering property values, lessening the ability to resell the

home if that became something that we want to be able to do. So I don't know that the home would be as attractive because - I just think people would be looking for that small, quiet community atmosphere and that's what I like. That's why we bought out here. We actually moved to Piper in 96 and have built two homes out here, so that's part of the reason and as was stated before, I can get to a gas station pretty quickly and we don't need to get on a highway. So I would not be in support of this project. Thank you.

Ryan Denk 39:26

Can I ask a question of everybody who's opposed? Is it this project or is it having any business whatsoever on this corner that you don't like?

MW **Melissa & John Wiber** 39:38

Any business whatsoever.

+15*****01** 39:41

Yeah, I don't want business on the corner.

P **Pence, Kristi, A MD** 39:41 Agree.

Any business, any business.

Ryan Denk 39:41

So.

Pence, Kristi, A MD 39:43

P Yeah, we bought here because there wasn't any businesses in the immediate vicinity, but we have access to anything we want within 5 minutes.

Ryan Denk 39:55

OK.

+15*****01** 39:55

Yeah, I like the concept of a grocery store in Piper, but go further West or something.

You know, I just don't like it right here. 33:16

Franklin 39:56
Also any business?

Pence, Kristi, A MD 40:02

I mean, I mean, if the concern we're trying to fill a need in the community then he, then we wouldn't be specifically saying just this property like if this was purely an altruistic, let's serve the community and build something. If we said no to this position, then he would go elsewhere. So it's not just, I mean, obviously I don't think it's just the money thing obviously, but if it was that strong of the reason he would just do this somewhere else?

Ryan Denk 40:31
But he owns the property.

Franklin 40:36
Agreed.

Ryan Denk 40:38
Yeah. So just so everybody knows, I mean this property is already zoned for commercial. So Mike could turn around and sell it -

Pence, Kristi, A MD 40:48

But not for what he's wanting, and not for the size, correct.

Ryan Denk 40:48
It could just let me finish please.
Just let me finish, please. So Mike could turn around and sell it tomorrow and a business could locate there.

Pence, Kristi, A MD 41:01 Yes,
but what kind of business?

+15*****01** 41:02

Right. I think we're all tracking that. We're just not happy about any of it.

Pence, Kristi, A MD 41:03

Yeah. What is it? What is it currently is like? What is it currently zoned to be able to be?

Ryan Denk 41:12

CP1, I can get the uses for. You can look it up in the Unified Government code, but it could be a Starbucks. It could be lots of things.

Mike Rhodes 41:23
It could.

Ryan Denk 41:23
It could be office.

Mike Rhodes 41:23

It could be what I'm it could be what I'm proposing with three, with three pumps. I could build what I'm proposing. I just have to cut it back to three pumps, like the quick trip at 82nd and parallel. But I don't think the three pumps are gonna serve this community well. Everybody would be waiting for fuel. The thing is, it's not that you can't go 2 miles down the road or five miles down the road. It's the traffic patterns and that's what all of the feasibility studies look at and when you're when you're trying to locate a business somewhere, they look at these traffic patterns and the traffic patterns for this location indicate that this store would be successful because people would actually use it. And the other thing is that I'm the only one of all those places you mentioned that has proposed to help fund the school district.

+15*****01** 42:34

Again, currently you're the only one that really, really benefits from this sounds like, I mean we will benefit with more traffic.

Mike Rhodes 42:38

But it sounds like the community should benefit.

+15*****01** 42:43

I mean, I I probably if this gets built I will probably still drive somewhere else just to spite you.

+15*****01** 42:48

I'll be honest, I'll be petty.
I I'm not supporting of this so I just don't think I know my teenage son always thinks it'd be cool to have a 711 there and I always tell him no, you don't want your property to be close to business like that.

Mike Rhodes 42:51

That's fine.

+15*****01** 43:02

You have one 5 minutes away like, yeah, you're gonna get a ton of teenagers that go up there because it's convenient and hang out. And that's exactly opposite.

Melissa & John Wiber 43:05

Yeah.

+15*****01** 43:11

So I mean, I'd be happy to sell my house for 50,000 and lower the housing price is here just again despite I mean I am that petty. So take that as you will.

Ryan Denk 43:22

So some of the some of the.

Melissa & John Wiber 43:22

I agree. We're totally against it. We've been here for 23 years and we never wanted anything again. As everyone said, we moved here for the reason of it being quiet in a way, and the Legends and everything came and that's great. And again, it's a few minutes away. What you propose is not anything that we personally need that we can't drive a few minutes and we would never be in favor of any of it 23 years now and 23 years in the future.

Ryan Denk 43:56

Let me let me just run through some of the uses because this was a question. People had. Antique stores. Like an O'Reilly's and auto parts store. Office supply stores, so OfficeMax, sporting goods store, Dick's could go there. Food and beverages, including consumption on the premises you so you can have restaurants there, department stores, hardware stores, household appliances and furnishing clothing. Stores pharmaceutical. You could have a pharmacy on that corner. Barber shops, dry cleaning financial institutions. You could have a bank. You can have church. Let's see.

Melissa & John Wiber 44:43

But only those things would only happen if Mike would sell the land or he would want it to be something else, correct?

Ryan Denk 44:50

He's already subdivided it so he could sell it tomorrow.

Melissa & John Wiber 44:54

Yeah. Again, too much traffic. Crime, I think is the other thing. And perhaps that was mentioned earlier. I think it's just a way for criminals to get off the highway case the area and say, well, this is really nice. I never knew all this was here, now I can go get a coke and then I can scope it out and I can go see what these people have.

Pence, Kristi, A MD 45:16

My understanding is this came up a few a few years ago as well.

+15*****01** 45:16

Yeah, you're going to make more fences around to build higher fences for the street. Sorry, go ahead.

Pence, Kristi, A MD 45:21

Did this come up a few years ago? We sorry, we bought the House maybe like three years ago, but we were told that this has come up before that. Is that true? Those of us, I mean those of you who have lived here longer.

Melissa & John Wiber 45:30

It is. We fought it, then it didn't happen, correct.

+15*****01** 45:32

Yes, yes.
Right.

Pence, Kristi, A MD 45:35

OK so.

Ryan Denk 45:35

So before it was exclusively a convenience store, use there was no grocery component.

Pence, Kristi, A MD 45:40

OK. Yeah, my thought process on that is that if this is already come up before and been defeated before and then Mike could have sold the property at that time and then something happened. It tells me that this threat of, oh, he can sell it tomorrow, it can become whatever is just a negotiating point. Because if he was gonna sell that

land, my thought process is he would have done that when this was defeated originally.

Mike Rhodes 46:13

I wasn't the proposer. There was another gentleman that was proposing a convenience store on that corner. It wasn't me.

Pence, Kristi, A MD 46:21

I see. OK. That's yeah. And that was, I mean a lot of that was me like us knowing that this has come up before, but not the context.

Mike Rhodes 46:30

OK.

Pence, Kristi, A MD 46:31

OK.

Mike Rhodes 46:31

Well, that's fine, I understand.

Pence, Kristi, A MD 46:31

So the question one of the questions I have real quick is, being the person who's proposing this and everything alright, you would know both sides of this going forward for is this to be defeated or for this not to be defeated for it to go through, what are the two sides of (*inaudible*) that the people of this area need to do for either way?

Ryan Denk 46:55

I'm not following your question. Could you repeat that?

Pence, Kristi, A MD 46:58

If someone was going to, if somebody was going to defeat this or fight against this or let's say they were going to be in favor of this, what are the steps that they would need to take for both sides?

Ryan Denk 47:10

Gotcha. OK. So the next step and I told you, I was gonna get this, but is there's a Planning Commission meeting and so I will get you the date and time on that, unless you update your fingertips, Mike.

Mike Rhodes 47:28
It's June or July 14th.

+15*****01** 47:31

Yeah, July, that was in the e-mail.

Melissa & John Wiber 47:31
July 14th in the e-mail.

+15*****01** 47:33

Yeah.

Melissa & John Wiber 47:33 Yep,
that was noted in the e-mail.

Ryan Denk 47:41

So there will be a public hearing at the Planning Commission where you can, whether you're in favor of it or against it, you can show up and and speak and the Planning Commission will then take action on it. What they do is they make a recommendation to the Unified Government Commission who then, several weeks later, will take final action on it.

+15*****01** 48:15

The notices aid that, you can attend that through zoom as well, so you'll get your voice heard through zoom. If you can't be in person, is that correct?

Ryan Denk 48:22
Yes.

+15*****01** 48:27
OK. Well, I plan on being there to oppose it.

Ryan Denk 48:31
OK. Does anyone have any other comments?

+16*****28** 48:36
Can I have one more question?

Ryan Denk 48:38
Yeah.

+16*****28** 48:40
So if everyone's concerned about crime and everything right here on the corner, are they not concerned about it? 5 minutes down the road? That makes no sense to me.

+15*****01** 48:49

Nope, not really.

Pence, Kristi, A MD 48:50

We are. That's why we moved 5 minutes down the road.

Melissa & John Wiber 48:50

It's not your, it's your bad card. That's what I like.

+16*****28** 48:57

5 minutes down the road is not going to stop someone. If they want to break into your house.

+15*****01** 49:02

They probably gonna have to get a car and come down here to scope out our neighborhood unless they're really dedicated to walk all that way.

Melissa & John Wiber 49:02

But you're adding to it by building that.

+16*****28** 49:15

I just think you guys are being unrealistic, that there's gonna be growth in the community and you guys are just, I don't know, being weird about it.

Melissa & John Wiber 49:26

Everyone has their thoughts here a long time ago.

+15*****01** 49:26

Noted.

Pence, Kristi, A MD 49:27

The question is the question is, is it? Is it filling a need? And it's not filling a need. And if I need any of the things that he's that is being offered, gas, groceries, other kinds of things, I can go 5 minutes in any direction and go to literally five different stores to sell all of those things. So it's not filling a need is my issue, and if there's no need then there's no reason to do it. Progression in the sake of progression is not a reason to do it.

+16*****28** 49:51

Well, what would you consider a need to be there on the corner in your opinion?

Pence, Kristi, A MD 49:58

As of right now, nothing. But if there was nothing, I mean any anything that you anything that you need to do, you know you can get to within 5 minutes of that corner.

Melissa & John Wiber 50:00

Nothing.

Pence, Kristi, A MD 50:08

You know, I mean, I mean, I mean like I.

+16*****28** 50:08

OK, well, back to the car issue. What if you don't have a car? I could walk two blocks and get to this store instead of trying to find someone that would take me to Walmart, which is quote 5 minutes away unquote.

Melissa & John Wiber 50:19

Well, I hope you have a car.

Lang, Hannah M 50:19

I would say that the sidewalk isn't well done.

Pence, Kristi, A MD 50:20

Well, if you don't have a car. Right. And if you if you don't have a car, then you built, I mean you moved here knowing that you didn't have a car. Nothing has changed like you know. So anyone who moves to this area knows they have to be have some kind of conveyance to get from point A to point B. You know, it's not like.

+16*****28** 50:40

I don't believe that because things change constantly in people's lives. So moving here with a car and now not having a car is not something that anyone would know.

Pence, Kristi, A MD 50:49

That's true. You're right. You're right thing. You know, circumstances do change. You are.

Steve Price 50:51

Thank you.

Pence, Kristi, A MD 50:53

You are right about that.

Steve Price 50:54

Hey Mike, I got a question for you.

+15*****01** 50:55

We had a beautiful lady in our neighborhood that walks up to ALDI area with a wagon almost every day.

Lang, Hannah M 51:03

Correct, but I don't think a lot of us would feel safe doing that given the current infrastructure isn't built around walkability unfortunately, out here. So I mean that that's a whole different topic and discussion, but I just don't think there's walkability around here safely.

Pence, Kristi, A MD 51:03
Excuse me.

Mike Rhodes 51:18
Steve.

Steve Price 51:20
What's Wyandotte County's projected growth plan for Hutton and Donahoo? And you know, besides what's going on now, I know that there's the land across the street towards the east is for sale. Just curious what else is coming because it's coming.

Mike Rhodes 51:39
Right. It is coming. Well, you know, five years ago when this was proposed by the guy that was, I had an option on the property with to purchase it and at that time, Rob Richardson was the planning director and he said in that hearing that, there's going to be growth out here. There's going to be more than just this particular store on this corner, you know there's like 35 square acres out here. He said, you know, there's gonna be a lot of growth over the next 20-30 years, housing, apartments, businesses, and you know, he basically said this is the ideal location for this type of service store, grocery store, convenience store, fuel station, whatever you want to call it because it's the gateway. It's right off the highway. That's where they put these things right off the highway. And so he didn't mention much going east. Steve of 435, but heading West, if you look at the Prairie Piper Delaware master plan that was done several years ago is like in 97, but it shows 119th St. coming straight through off of Leavenworth Rd. and they're being, you know, like a town center on Donahoo up to where 119th would intersect it, which would be about halfway between 123rd and 115. So that's the plans. The plan is obviously you know where they widen Donahoo from 115th to 7 highway. Those are the northbound lanes. Those are the westbound lanes. The southbound lanes haven't been built, obviously, but if you look

at that road, you'll notice that all of the drop inlets for the storm drains are on the north curve. There's nothing on the South curve because they're planning a median and then the other two lanes and then the would drain off of the South side of the South Lanes for that. But that's all, like you said, down the road. But there will be growth and you know at some point there's gonna be growth and there are people out there that do want these services. Obviously, there's people that don't and I can respect that. I understand that. But I myself, I mean I own the property. I'd like to think I made a wise investment. So you know, like I said, I can build the store. It's zoned for that. It's zoned for three dispensers. I really would like to have you know the way it's proposed so that you can serve the community better. I think you would be surprised how many people actually would use this. So I don't know if that answers your question Steve, but I don't know the exact projections for the growth as far as population and whatnot. But there will be growth.

SP **Steve Price** 54:57
Yeah, I.

Melissa & John Wiber 54:57

MW I think it's a great idea not in our backyard.

MR **Mike Rhodes** 55:00
I understand. I appreciate that.

LM **Lang, Hannah M** 55:09
If you don't mind, I do have a question. So I was wondering. I know it was stated that there isn't gonna be a 24/7 open, but I was curious if you know if the pumps will be 24/7 or whether that's the convenience store grocery store that will be open 24/7.

MR **Mike Rhodes** 55:28
No, I put the hours. Well, I told the city that the hours would be 6:00 AM to 10:00 PM now. The pumps, since they're you can use a card obviously you could get fuel 24/7. Hey, Jeff, you still with us? So, Jeff, Jeff's on here is the architect. I was gonna have

him address. Hey, Jeff.

Jeff Hall 55:56

Yeah, I'm here. Sorry. Couldn't find my.

Mike Rhodes 55:59

Can you address the lighting that they use nowadays for those canopies and how it's not reflective?

Jeff Hall 56:06

Oh yeah, there. Yeah, actually, it's a great, great question. So what we're gonna be doing is working with a fuel manufacturer like Quik Trip scenario but not Quik Trip of course, but they have a master lighting layout that they do to illuminate just the canopy area only underneath the fuel station. So there's a certain foot candles that we have to look at and of course, never spread against any property lines and the city has the major requirement for that as well. So we follow all sorts of electrical requirements for that as well as just illumination to just focus downward and not outward. So there's been so much technology throughout the years on that with the LED lighting and low voltage so it's been great.

Mike Rhodes 57:06

Thank you.

Ryan Denk 57:11

OK. Does anybody have anything else?

Melissa & John Wiber 57:15

Yes, I have just one more question. Mike, are you going to send like a teams meeting link to our HOA President, Phil Weiser? So that all of us can participate if we wish to participate that way, or how do we get that meeting linked for the 14th?

Mike Rhodes 57:33

Yeah. You know, I don't think I'm required to, but I can. Does the city send that out Ryan?

Ryan Denk 57:40

Yeah, the city sends it out. They send it to anybody within 200 feet of the property.

MR

Mike Rhodes 57:44

OK.

Ryan Denk 57:48

It should be in your notice letter from the city.

Melissa & John Wiber 57:52

MW I don't know what you mean by that.

LM **Lang, Hannah M** 57:52 And

I did receive that letter.

Melissa & John Wiber 57:56 Do you mean like an e-mail?

Mike Rhodes 57:57

In. No, it'll come. They mail them out.

Melissa & John Wiber 57:57 Is that what you mean?

Ryan Denk 57:59

No, but they mail an actual letter to anybody within 200 feet of the property.

Melissa & John Wiber 58:07 OK.

Ryan Denk 58:07 That has.

Melissa & John Wiber 58:07

Well, we're not those homeowners, so.

Pence, Kristi, A MD 58:07 So.

No, it's OK the e-mail.

Melissa & John Wiber 58:11

We wouldn't. We're more than two.

Pence, Kristi, A MD 58:14

The e-mail that Phil sent with this link if you scroll further down, it also has the virtual option for the Board of Zoning Appeals, so it's in the same e-mail I'm looking at it now.

Melissa & John Wiber 58:24 OK.

Ryan Denk 58:24
Yeah.

Melissa & John Wiber 58:25
Thank you.

Pence, Kristi, A MD 58:26
Yeah, cause it'll be.

Melissa & John Wiber 58:27 But
we would not.

Pence, Kristi, A MD 58:27

It's like phase is, yeah. cause this this meeting, all this information is under like phase one. And then if you scroll further down, it says phase two and it has a date of the meeting, the actual physical location and the virtual option. So it should be in the same e-mail that we got for this one.

Melissa & John Wiber 58:45
OK. Thank you.

Ryan Denk 58:52
OK. Well, I certainly appreciate the active involvement on this. And you know, I think contact information was is was in the notices that were sent out, so if there's anything that comes up, feel free to reach out to me or to Mike and we can try and address any concerns that come up between now and then that weren't expressed as part of this meeting.

+16*****28** 59:28
Could I have one other question please?

Ryan Denk 59:30

Sure.

+16*****28** 59:31

With the security at the store be like a hired firm or just local people.

MR

Mike Rhodes 59:40

Well, I don't know. I mean, I may hire, you know, retired police officers or a security firm itself. I really haven't gotten that far along that thought process yet, but it will be hired one way or another.

+16*****28** 1:00:01

Thank you.

Ryan Denk 1:00:06

OK. Well, thanks everybody. Have a good evening.

MR

Mike Rhodes 1:00:10

Thank you.

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AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Change of Zone Petition #COZ2025-018.
2. That I conducted a neighborhood meeting on June 26, 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 Urban Planning and Land Use Department.

Further affiant saith not.

Affiant

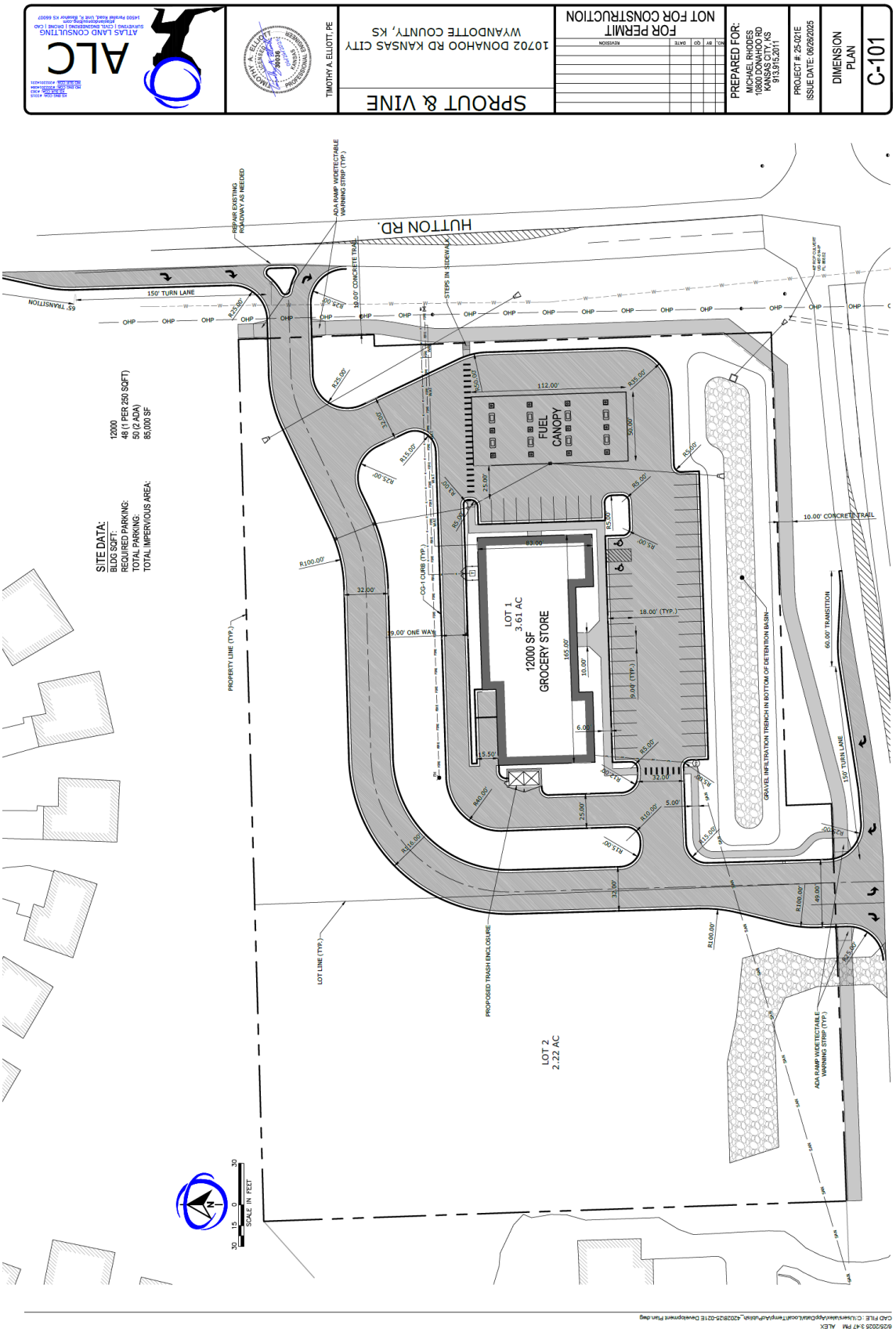
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 8 day of July, 2025.

My commission expires 30 of Aug, 2026.

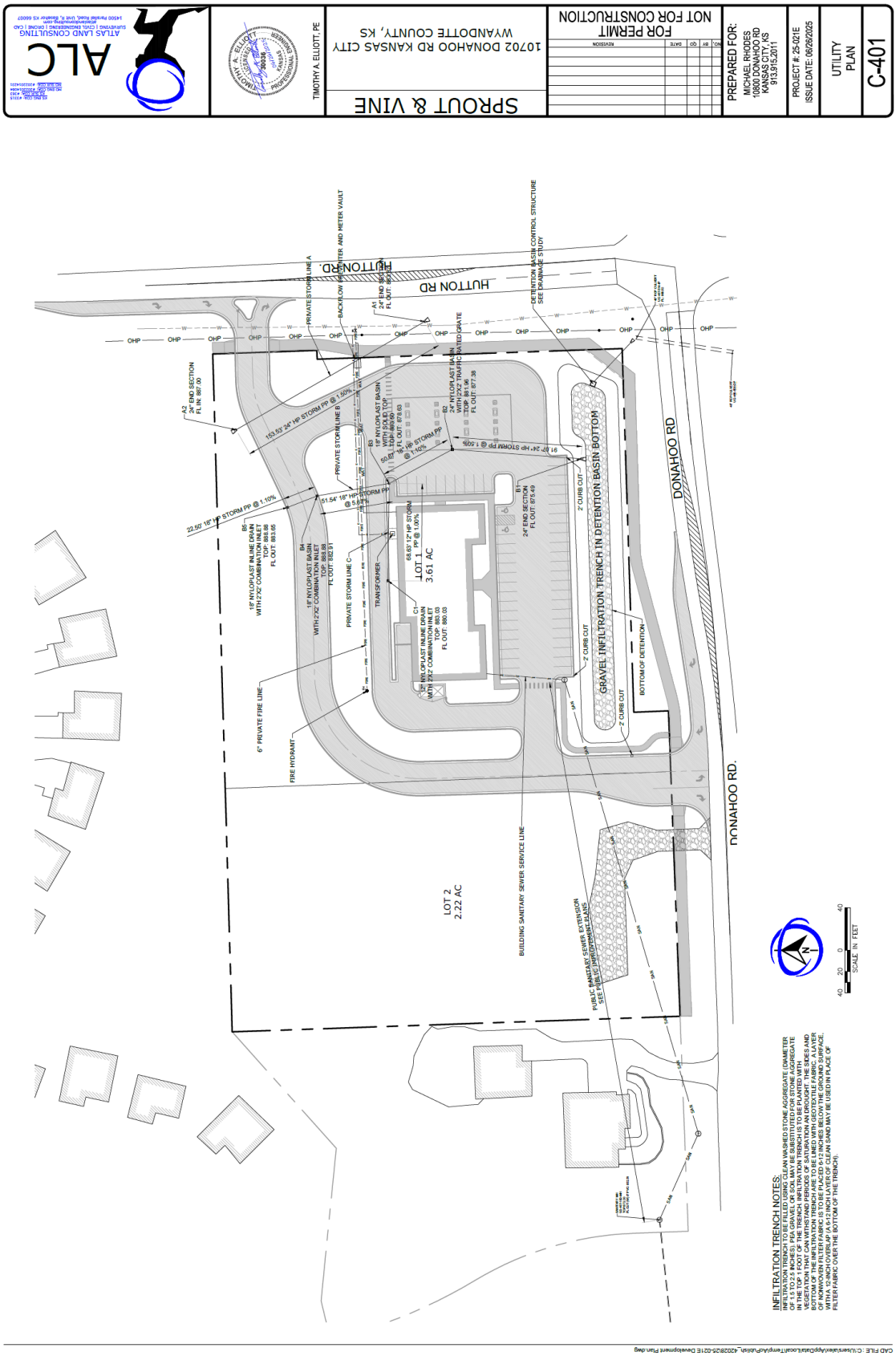
Notary Public

NOTARY PUBLIC - State of Kansas
Wendy Hefton
My Appt. Expires 8/30/26

9SO3482.DOC

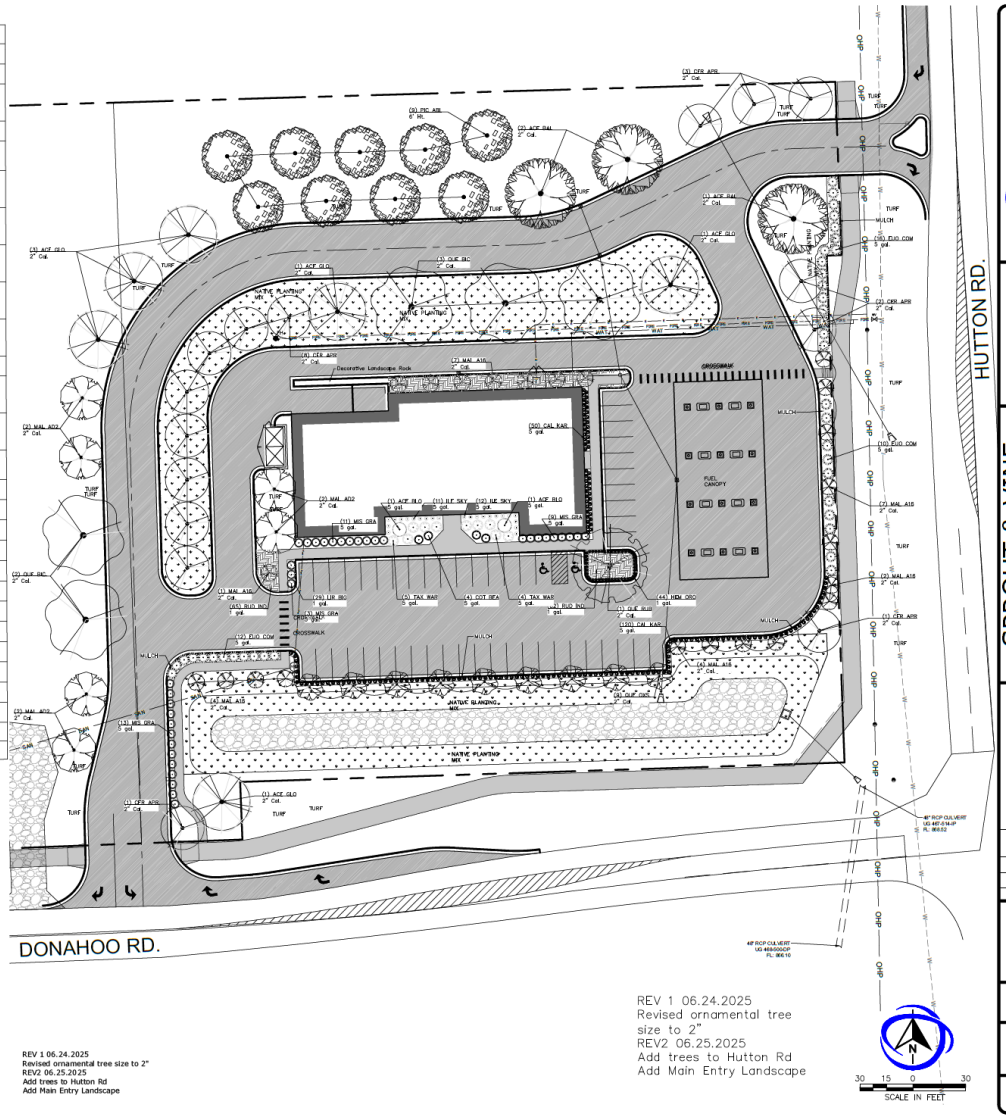

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DESIGN | CAD
14500 Parallel Road, Unit A, Bonner KS 66007
TIMOTHY A. ELLIOTT, PE
SPROUT & VINE
10702 DONAHOO RD KANSAS CITY
WYANDOTTE COUNTY, KS
FOR PERMIT
NOT FOR CONSTRUCTION
PREPARED FOR:
MICHAEL RHODES
10800 DONAHOO RD
KANSAS CITY, KS
913.915.2011
PROJECT #: 25-021E
ISSUE DATE: 06/26/2025
DIMENSION PLAN
C-101
SITE DATA:
BLDG SQFT: 12000
REQUIRED PARKING: 48 (1 PER 250 SQFT)
TOTAL PARKING: 50 (2 ADA)
TOTAL IMPERVIOUS AREA: 85,000 SF
HUTTON RD.
150' TURN LANE
65' TRANSITION
REPAIR EXISTING ROADWAY AS NEEDED
ADA RAMP W/DETECTABLE WARNING STRIP (TYP.)
10.00' CONCRETE TRAIL
STEPS IN SIDEWALK
FUEL CANOPY
LOT 1
3.61 AC
12000 SF
GROCERY STORE
CG-1 CURB (TYP.)
9.00' ONE WAY
18.00' (TYP.)
9.00' (TYP.)
PROPERTY LINE (TYP.)
LOT LINE (TYP.)
PROPOSED TRASH ENCLOSURE
GRAVEL INFILTRATION TRENCH IN BOTTOM OF DETENTION BASIN
60.00' TRANSITION
LOT 2
2.22 AC
SCALE IN FEET
CAD FILE: C:\Users\alex\AppData\Local\Temp\AcPublish_42028\25-021E Development Plan.dwg
6/25/2025 3:47 PM ALEX

SPROUT & VINE
10702 DONAHOO RD KANSAS CITY
WYANDOTTE COUNTY, KS
TIMOTHY A. ELLIOTT, PE
NOT FOR CONSTRUCTION
FOR PERMIT
REVISION
DATE
BY
CO
NO.
PREPARED FOR:
MICHAEL RHODES
10800 DONAHOO RD
KANSAS CITY, KS
913.915.2011
PROJECT #: 25-021E
ISSUE DATE: 06/26/2025
GRADING PLAN
C-301
ATLAS LAND CONSULTING
HUTTON RD.
HUTTON RD
PROPERTY LINE (TYP.)
LOT 1
3.61 AC
LOT 2
2.22 AC
BASIN A
DONAHOO RD
LEGEND
EXISTING MINOR CONTOUR (1' TYP.)
EXISTING MAJOR CONTOUR (5' TYP.)
PROPOSED MINOR CONTOUR (1' TYP.)
PROPOSED MAJOR CONTOUR (5' TYP.)
NOTE:
FINAL LOT GRADING TO ENSURE PROPER PROPERTY-TO-PROPERTY DRAINAGE AROUND HOUSES, ALONG PROPERTY LINES, AND ONTO STREETS.
SCALE IN FEET
CAD FILE: C:\Users\alex\AppData\Local\Temp\AcPublish_4232\25-021E Development Plan.dwg


SPROUT & VINE
10702 DONAHOO RD KANSAS CITY
WYANDOTTE COUNTY, KS
NOT FOR CONSTRUCTION
FOR PERMIT
PREPARED FOR:
MICHAEL RHODES
10800 DONAHOO RD
KANSAS CITY, KS
913.915.2011
PROJECT #: 25-021E
ISSUE DATE: 06/26/2025
UTILITY PLAN
C-401
TIMOTHY A. ELLIOTT, PE
ATLAS LAND CONSULTING
HUTTON RD
DONAHOO RD
DONAHOO RD.
LOT 1
3.61 AC
LOT 2
2.22 AC
GRAVEL INFILTRATION TRENCH IN DETENTION BASIN BOTTOM
BOTTOM OF DETENTION
2' CURB CUT
PRIVATE STORM LINE A
PRIVATE STORM LINE B
PRIVATE STORM LINE C
BACKFLOW PREVENTER AND METER VAULT
DETENTION BASIN CONTROL STRUCTURE
SEE DRAINAGE STUDY
TRANSFORMER
6" PRIVATE FIRE LINE
FIRE HYDRANT
BUILDING SANITARY SEWER SERVICE LINE
PUBLIC SANITARY SEWER EXTENSION
SEE PUBLIC IMPROVEMENT PLANS
INFILTRATION TRENCH NOTES:
SCALE: 1" FEET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
CONIFEROUS TREES						
	PIC ABI	Picea abies / Norway Spruce	6' Ht.	B&B		9
DECIDUOUS TREES						
	ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	5 gal.	Pot		2
	ACE GLO	Acer rubrum 'PNI 0268' / October Glory®Red Maple	2" Cal.	B&B		6
	ACE BAI	Acer saccharum 'Ballsta' / Fall Fiesta®Sugar Maple	2" Cal.	B&B		3
	QUE BIC	Quercus bicolor / Swamp White Oak	2" Cal.	B&B		5
	QUE RUB	Quercus rubra / Northern Red Oak	2" Cal.	B&B		1
	QUE OXS	Quercus x bimundorum 'Crimschmidt' / Crimson Spire™ Oak	2" Cal.	B&B		9
FLOWERING TREES						
	CER APR	Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud	2" Cal.	B&B		15
	MAL AD2	Malus x 'Adams' / Adams Crabapple	2" Cal.	B&B		7
	MAL A16	Malus x 'Adirondack' / Adirondack Crabapple	2" Cal.	B&B		23
SHRUBS						
	COT BEA	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5 gal.	Pot		6
	EUO COM	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal.	Pot		38
	ILE SKY	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal.	Pot		23
	TAX WAR	Taxus x media 'Wardii' / Ward Anglo–Japanese Yew	5 gal.	Pot		10
GRASSES						
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	Pot		170
	MIS GRA	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	5 gal.	Pot		36
PERENNIALS						
	HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	Pot		44
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	LIR BIG	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	18" o.c.	29
	RUD IND	Rudbeckia fulgida 'Indian Summer' / Indian Summer Coneflower	1 gal.	Pot	24" o.c.	412



REV 1 06.24.2025
Revised ornamental tree size to 2"
REV2 06.25.2025
Add trees to Hutton Rd
Add Main Entry Landscape

REV 1 06.24.2025
Revised ornamental tree size to 2"
REV2 06.25.2025
Add trees to Hutton Rd
Add Main Entry Landscape

ALC
ATLAS LAND CONSULTING
Suite 200 | 4520 Main Street | Kansas City, MO
14550 Pawnee Drive | Overland Park, KS 66207

TIMOTHY A. ELLIOTT, PE

SPROUT & VINE
10702 DONAHOO RD KANSAS CITY
WYANDOTTE COUNTY, KS

FOR PERMIT
NOT FOR CONSTRUCTION

PREPARED FOR:
MICHAEL RHODES
10800 DONAHOO RD
KANSAS CITY, KS
913.915.2011

PROJECT #: 25-021E
ISSUE DATE: 06/26/2025

LANDSCAPE PLAN

L-100

C:\Users\alex\AppData\Local\Temp\AcPublish_4232\R25-021E PDP Landscape Sheet.dwg

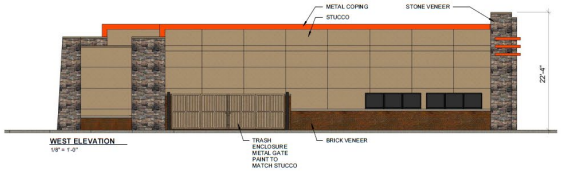
6 5 4 3 2 1

PERSPECTIVE IMAGE

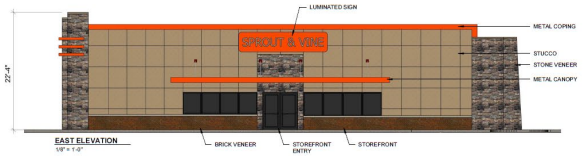
PUMP LINE COLUMNS WRAPPED IN STONE TO MATCH BUILDING

PERSPECTIVE IMAGE

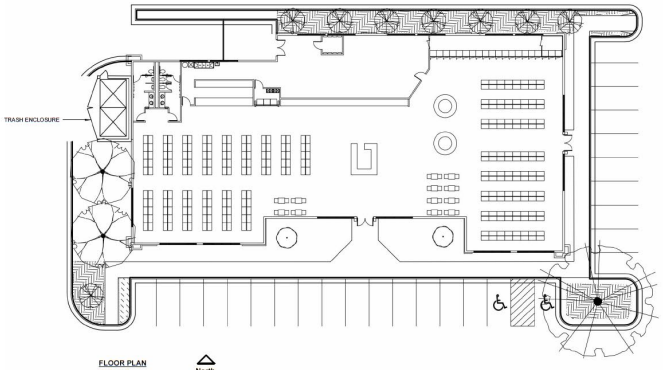
NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



FLOOR PLAN
1/16" = 1'-0"

North

SOUTH ELEVATION
1/8" = 1'-0"

TRASH ENCLOSURE, SIDES BRICK VENEER TO MATCH BUILDING

H2B architects, inc.
209 W 18th St.
Kansas City, MO 64108
816.979.1800
www.h2barch.com

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DECLINE ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

CONSULTANTS

STRUCTURAL

Street
City
Phone
Email
Website

MEP

Street
City
Phone
Email
Website

PLANNING AND ZONING

Sprout and Vine

ISSUE/REVISION

No.	Description	Date

DATE:
05.28.2025

PROJECT NUMBER:
1352

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A300

SITE PHOTOGRAPHS

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: July 31, 2025

Re: **Change of Zone Petition COZ2025-014 and Master Plan Amendment MPL2025-008**

GENERAL INFORMATION

Applicant Information:
Jenny Nielson
Applicant Representative
Engineering Solutions
Matt Schlicht
50 Southeast 30th Street
Lee's Summit, Missouri 64082

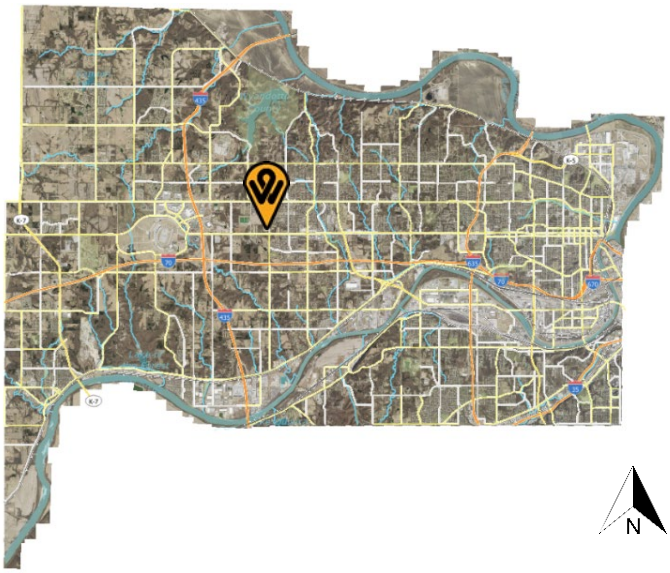
Subject Property:
1216 North 86th Street
Kansas City, Kansas 66112

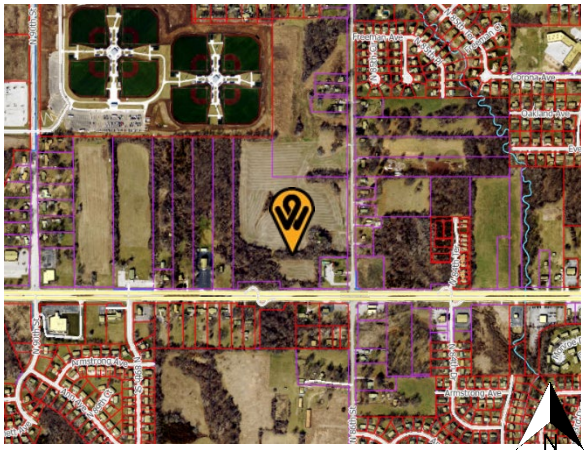
Requested Action and Purpose:
Approval of a Change of Zone and Master Plan Amendment to build 120 duplex units.

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

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

Proposed Zoning District(s):
RP-3 Planned Townhouse District





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Undeveloped land
South	R-1 Single Family, CP-0 Planned Nonretail and C-1 Limited Business Districts	Motel, commercial businesses, wooded land and single-family homes
East	R-1 Single Family District	Single-family homes
West	R-1 Single Family District	Single-family home and church

Total Tract Size: 21.80 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Corridor Mixed Use and Low-Density Residential. Corridor Mixed Use allows single-family detached residential development and townhomes and side-by-side rowhouses at an intersection oat the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor. Low-Density Residential allows single-family detached development on standard lot sizes.

A Master Plan Amendment is being sought to Medium-Density Residential, which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates State Avenue as a Major Arterial and North 86th Street as a Minor Collector.

Parking Requirement: Section 27-467(d) Two (2) off-street parking spaces shall be provided for each dwelling unit, at least one (1) of which shall be in a garage or carport. The applicant is providing 240 off-street parking spaces, 120 of those are covered.

Landscaping Requirement: Section 27-467(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 211 trees are required to be planted.

Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of

	one (1) evergreen tree or one shade tree and three large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property.
Advertisement:	The Wyandotte Echo – Change of Zone – June 19, 2025 and Master Plan Amendment – June 19, 2025 Letters to Property Owners – June 20, 2025
Public Hearing(s):	July 14, 2025 and July 31, 2025
Public Support:	None to date.
Public Opposition:	There were three (3) people present at the July 14, 2025 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jenny Nielson with Lone Tree Land & Development, is requesting a Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse and a Master Plan Amendment from Corridor Mixed Use and Low-Density Residential to Medium-Density Residential (PlanKCK Comprehensive Plan) to build 120 duplexes on 21.80 acres at 1216 North 86th Street.

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. 19225-02672 – 2019 - Grass and weeds in the right of-way.
2. 19299-02008 – 2019 – Citation for tall grass and weeds.
3. ABT21-2029 – 2021- Tall grass and weeds.
4. CAC21-1970 – 2021 – First administrative citation.
5. ABT22-2000 – 2022 – Weeds in the right-of-way.
6. CAC23-2033 – 2023 – First administrative citation.
7. CAC23-1623 – 2023 – First administrative citation.
8. ABT23-1233 – 2023 – Weeds in the right-of-way.
9. ABT24-2275 – 2024 – Weeds in the 86th Street right-of-way.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – PLAT2025-018 – For a 60 lot residential subdivision. Approved July 14, 2025.

FACTORS TO BE CONSIDERED

CHANGE OF ZONE

1. The Character of the Neighborhood.

The subject property is located within the Victory Hills Statistical Neighborhood and Census Block Group 0441031. The neighborhood consists of large lot single-family homes and commercial businesses along State Avenue to the west and south and single-family homes to the north and east on North 86th Street.

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 proposed use, attached, single-family homes (duplexes) is a normal transition between single-family homes and higher intensity uses. To the west is a single-family home and church and the north is undeveloped farmland. To the south is a motel and across State Avenue are commercial businesses and to the east are smaller lot single-family homes.

All of the aforementioned uses are compatible with proposed use.

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 property is suitable for uses to which it has been restricted, as R-1 Single Family District allows single-family homes. Removal of these restrictions, thereby rezoning to RP-3 Planned Townhouse District to allow duplexes will not detrimentally affect nearby property, as the proposed development is six (6) units per acre and the minimum units per acre for R-1 Single Family District is six (6) units per acre.

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 vacant. Based on aerial photographs, it appears the property has been vacant since 2008.

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 housing 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, but it would convert an open, vacant agricultural field to a duplex subdivision.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of State Avenue, a Major Arterial and North 86th Street, a Minor Collector to accommodate it if managed properly. A Traffic Impact Study has been submitted and is being reviewed by the Public Works Department.

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

   The PlanKCK Comprehensive Plan designates the subject property as Corridor Mixed Use and Low-Density Residential. Corridor Mixed Use allows single-family detached residential development and townhomes and side-by-side rowhouses at an intersection oat the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor. Low-Density Residential allows single-family detached development on standard lot sizes.

   A Master Plan Amendment is being sought to Medium-Density Residential, which allows attached residential development intended to promote infill development.

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. There is significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from adjacent residential uses.

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 electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #225.

e. Fire

Fire service is provided by Station #19, which is 0.83 miles away from the subject property.

f. Transit

Public Transit is provided by Kansas City ATA – Route #101 with a stop at North 86th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

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 by turning a vacant, undeveloped parcel into a tax generating use.

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

With revisions to the landscape, the proposed use to 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 intensity they originally sought to redevelop it.

MASTER PLAN AMENDMENT

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

   The subject property is located within the Victory Hills Statistical Neighborhood and Census Block Group 0441031. The neighborhood consists of large lot single-family homes and commercial businesses along State Avenue to the west and south and single-family homes to the north and east on North 86th Street.

2. ***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 PlanKCK Comprehensive Plan was adopted in 2023. The Corridor Mixed Use designation, which is a small portion of the subject property and is the primary designation between 86th Street and 78th Street to the east on State Avenue, which allows land uses such as retail, office, small businesses and residential. There have been no small- or large-scale development proposals along State Avenue that are compatible with the land use designation.

   Best planning practice is increased density around mixed use developments.

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

   The amendment is consistent with the goals and policies of the PlanKCK Comprehensive Plan, which seeks various housing types for residents.

4. ***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 provides storm water control to the property.

   d. ***Police***

Police service is provided by West Patrol, District #225.

e. Fire

Fire service is provided by Station #19, which is 0.83 miles away from the subject property.

f. Transit

Public Transit is provided by Kansas City ATA – Route #101 with a stop at North 86th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City Kansas USD 500.

h. Streets

The subject property is accessed off of State Avenue, a Major Arterial and North 86th Street, a Minor Collector.

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

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a split designation between Low-Density Residential and Corridor Mixed Use (PlanKCK Comprehensive Plan) as Medium-Density Residential allows a variety of attached residential development intended to promote infill development.

6. 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.

The proposed amendment will allow a change in development from single-family homes to duplexes, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns because this is the western edge of the Corridor Mixed Use land designation, which allows mixed use development with higher residential densities – live/work units or apartments above commercial businesses. Best planning practice is to have greater density with access to multi-modal connectivity and sidewalks along Major Arterials, which this development accomplishes.

7. ***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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on June 30, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscaping, Screening and Buffering
Parking
Amenities

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 1 to recommend **APPROVAL** of application **COZ2025-014 and MPL2025-008**, subject to:

1. **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 needed 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;**
2. **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;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 - 40 cannot have direct access to North 86th Street;**
4. **Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue;**
5. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision;**
6. **Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue;**
7. **Install crosswalks across the drive aisles on the visitor parking lots;**

8. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
9. **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).Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
12. **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);**
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. **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, 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;**
17. **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;**
18. **All existing and future driveways must feature curb cuts that are**

constructed to UG standards;

19. **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;**
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. **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;**
22. **Following the Final Development Plan and Final Plat: 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; and,**
23. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 **COZ2025-014 and MPL2025-008** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

July 14, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Preliminary Plat
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Sanitary Sewer Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 14, 2025 Approval	July 31, 2025
Preliminary Plat	July 14, 2025 Approved	Not Required
Master Plan Amendment	July 14, 2025 Approval	July 31, 2025

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-008** 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 **MPL2025-008,** 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 **COZ2025-014** 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 **COZ2025-014,** 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.

July 14, 2025, City Planning Commission Minutes:

Hearing starts at 1:45:28:

COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT
Synopsis: Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse District for a duplex residential development at 1216 North 86th Street (in conjunction with PLAT2025-018 and MPL2025-008*). Detailed Outline of Requested Action:* The applicant, Jenny Nielson with Lone Tree Land & Development, is requesting a Change of Zone from R-1 Single Family District to RP-3 Planned Townhouse, Preliminary Plat to plat 60 duplex lots and a Master Plan Amendment from Corridor Mixed Use and Low-Density Residential to Medium-Density Residential (PlanKCK Comprehensive Plan) to build 120 duplexes on 21.80 acres at 1216 North 86th Street.

PLAT2025-018 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT
Synopsis: Lone Tree Townhomes Preliminary Plat for a 60-lot duplex residential subdivision at 1216 North 86th Street.

MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT

Synopsis: Master Plan Amendment from Low-Density Residential and Corridor Mixed use to Medium-Density Residential within the PlanKCK Comprehensive Plan for a duplex residential development at 1216 North 86th Street.

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

Present in Support:

- Rob Richardson, Applicant Representative, CEO of Richardson Brothers Development
- Jenny Nielson, Applicant, Lone Tree Land & Development
- Matt Schlicht, Applicant Representative, Engineering Solutions

The Commission directed their question to the Applicants.

Present in Opposition:

- Norma Helliker, 1201 North 86th Street, Kansas City, Kansas 66112
- Anna Langer, 8801 State Avenue, Kansas City, Kansas 66112
- Mark Stumple, 8811 State Avenue, Kansas City, Kansas 66112

Staff Recommendation starts at 1:59:15: Long Range Planner Alyssa Marcy stated that in the conditions of approval it is required to build a 5-foot sidewalk on the west side of North 86th and 89th Street. The conditions also include adding crosswalks and bike racks. The developers are also including visitor parking lots as well to lessen congestion on the street. Staff recommends this case for approval.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

Motion starts at 2:01:09:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-008:**

Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**No**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL passed: 4 to 1
Subject to:

1. **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 needed 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;**
2. **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;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 - 40 cannot have direct access to North 86th Street;**
4. **Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue;**
5. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision;**
6. **Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue;**
7. **Install crosswalks across the drive aisles on the visitor parking lots;**
8. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
9. **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).Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue;**
10. **Section 27-577(d)(1) At least 75 percent of the length of the 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;**
11. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
12. **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);**

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. **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, 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;**
17. **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;**
18. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
19. **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;**
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. **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;**

22. **Following the Final Development Plan and Final Plat: 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; and,**
23. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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 2:02:17:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-014:**

Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**No**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL passed: 4 to 1
Subject to the above conditions.

Motion starts at 2:03:04:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-018:**

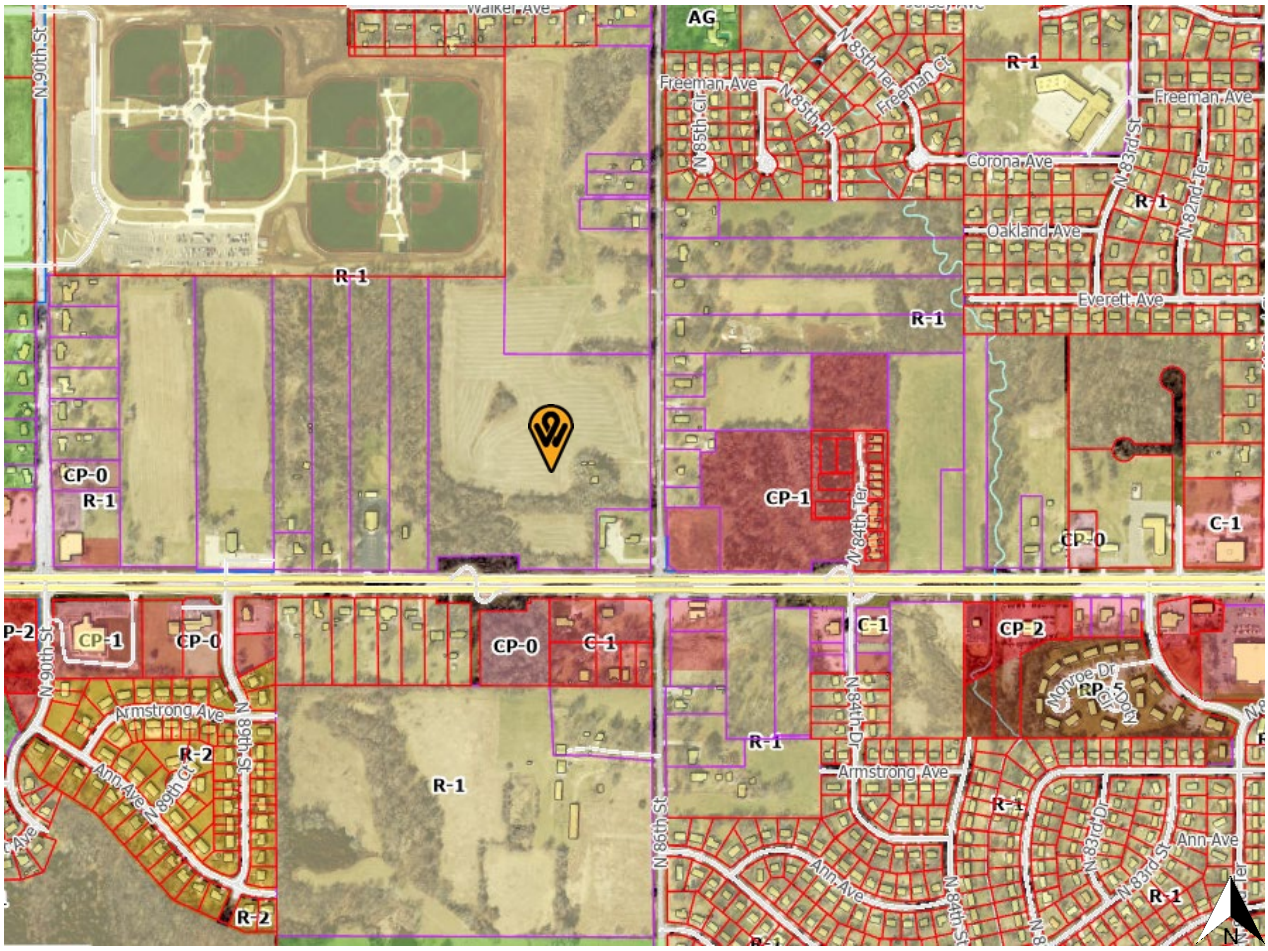
Carson	**Chairman**
Straws	**Not Present**
Ward	**Aye**
Armstrong	**Not Present**
Beth	**No**
Easterwood	**Not Present**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to APPROVE passed: 4 to 1
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



AG
R-1
Freeman Ave
N 85th Ter
Freeman Ct
N 85th Pl
N 85th Cir
Corona Ave
N 83rd St
N 82nd Ter
Oakland Ave
Everett Ave
N 90th St
CP-0
CP-1
N 84th Ter
C-1
CP-2
Armstrong Ave
N 89th St
N 89th Ct
Ann Ave
R-2
N 86th St
N 84th Dr
N 83rd Dr
N 83rd St
Monroe Dr
RP-5

LAND USE MAP

Low-Density
Residential
85TH
Corridor
Mixed Use
84TH
STATE AVE
STATE
STATE
AVE
STATE
Right-of-Way
86TH
Medium-D
Residential
N

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING

Comment Response Letter
June 30, 2025
1216 N 86th Street
Kansas City, KS

Plan MLP205-009
Project 1216 N86th Street

General Planning:

1. 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 needed 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.**Noted**

2. 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.**Noted**

3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 37 -40 cannot have direct access to North 86th Street.**Noted**

4. Lone Tree Drive shall be known as Arcadia Court and Springville Drive shall be known as Nebraska Avenue.**Updated**

5. Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 86th Street as well as internal to the subdivision.**Updated**

6. Install sidewalk along 89th Street and connect to the existing sidewalk on State Avenue.**Updated**

7. Install crosswalks across the drive aisles on the visitor parking lots.**Updated**

8. Install bike racks at high trafficked nodes (clubhouse and site amenities).**Updated**

9. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately 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.**Noted**

Building Architecture:

1. Provide a fourth building elevation for the proposed subdivision to diversify the facades.**Noted**

50 SE 30th Street Lee's Summit, MO 64082
P: (816) 623-9888 F: (816) 623-9849 www.engineeringsolutionskc.com

Landscaping and Screening:

1. Per Section 27-548(f) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 21.80 acres, 211 trees are required based on district requirements and is exclusive of the screening requirements for the abutting single-family and two-family districts properties and street trees planted along North 86th Street and State Avenue.**Updated**

2. Section 27-577(d)(1) At least 75 percent of the length of the 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.**Updated**

3. All landscaping shall be with an in-ground irrigation system.
a. Landscaping around the amenities shall be irrigated.**Updated**

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.**Noted**

2. 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.**Noted**

Standard Conditions:

1. 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).**Noted**

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).**Noted**

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.**Noted**

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.**Noted**

50 SE 30th Street Lee's Summit, MO 64082
P: (816) 623-9888 F: (816) 623-9849 www.engineeringsolutionskc.com

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.**Noted**

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.**Noted**

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

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.**Noted**

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.**Noted**

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.**Noted**

11. Following the Final Development Plan and Final Plat: 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.**Noted**

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Neighborhood Meeting Minutes COZ 2025-14 (Lone Tree USA)

The meeting was held on MS TEAMS on 6/30/2025.

Meeting Attendees:

From the Development Team:

Jenny Nielson, Lone Tree

Spencer Jarvis, Lone Tree

Matt Schlicht, Engineering Solutions

Rob Richardosn, Richardson Brothers Development

Neighbors:

Doug and Janiece Yonke - 25625 W 67 St., Shawnee, KS 66226

Summary:

The Development Team presented the development beginning at about 6:12 PM after waiting for others to join. The meeting ended just before 6:40 PM.

After presenting the development plan, architecture, landscape, and development process, there was a discussion with the neighbors. There were two main questions from the neighbors. First was concerning the long-term maintenance of the project. It was noted that Lone Tree tries to maintain the development maintenance even if the development or individual lots are sold. It was also noted that all of the landscape will be irrigated. The second question was concerning storm water as it crossed State Avenue to the South. It was noted that they have not seen an increase since the ball fields were developed. The team noted we would follow City Codes that are diesigned to limit the flow rate and volume of water to predevelopment levels through the use of a detention pond with control structures.

The MS TEAMS Transcript is included below.

MS TEAMS Transcript:

RR **Rob Richardson** 12:14
So, so Janice, you're the you're the only one on at the moment. So we'll give it a couple of minutes, although it is 6:15. So maybe we can start and I maybe we'll go in reverse order and then when Matt joins us.

JN **Jenny Nielson** 12:15
Yeah.

RR **Rob Richardson** 12:30

He can do his part because we are 15 minutes in here. So sorry about that, Janice. Appreciate you being here.

Jenny Nielson 12:32
Yeah.

Rob Richardson 12:42
My name is Rob Richardson. I'm helping Lone Tree USA with the proposed development project they have here in KCK. I worked in the City Planning Department for or around the City Planning Department for almost 20 years, so you might recognize me.

Jenny Nielson 12:52
M.

Rob Richardson 12:58
I'm a former planning director, but now I have my own development company and I help cities with developers and developers with development issues and working on some of my own development now. But also like to introduce Jane Nielson with Lone Tree and let her introduce herself.

Jenny Nielson 13:17
Yeah, thanks, Rob. Yep. As you said, my name is Jenny Nelson. I do the land acquisition and project development for Lone Tree Land and Development. I've got my teammate here, Spencer, who's kind of running the the administrative side of the meeting for us tonight.
And just to give you a little bit of background on our company, we have this project here in downtown Kansas City. We have a couple others down on the southern end of the Kansas City Metro down in the Spring Hill and Gardner area that are in similar planning stages as well. And we love the Kansas City Metro.
This community here is going to be one of what I classify one of our smaller communities. What we typically build as a company are either a master plan community that's you know ranges in 100 to 150 acres or sometimes we build on these smaller 20 acre pieces.
This is a smaller infill piece and typically a rental community. Um.
To give you a background of our full company, we we build them out, we develop them, we build them out, but we also own our own property management company and we feel that's an important piece of the puzzle because we like to have some control on the long-term quality and maintenance of the communities that we build.
Yeah. So I can go into detail a little bit later when we talk about the actual products and design of the community we're going to build, but that's a little bit of who we are.

Rob Richardson 14:53
Thank you, Jenny. We'll also have Matt Schlitt joining us. He's the engineer on the project with Engineering Solutions here in Kansas City and he'll talk about the development plan itself. But

Jenny, why don't you start with the architecture and building design?
And then we'll move on to the other parts of that as we with either Matt or I speaking here.

Jenny Nielson 15:19

Yeah, for sure. All right. Yeah, we'll start with the architecture part. And then when after that, we'll talk about the community layout and why we we do the layout that we do. In this particular one, we'll have three different floor plans. They're all duplexes.

We'll have a single level duplex and then we'll have two different two-story duplexes, the single level duplex. Well, we'll start with the one you're looking at right here. So we can just start from the top and go down.

OK, so the one you're looking at here is the single car, two-story duplex. It's 1280 square feet on each side and it's a three-bedroom and A2 bathroom. For as far as design goes, as you can see, we're a little bit on the modern farmhouse type design. We like to keep it pretty simple, but kind of. A clean, fresh look. You can see the floor plan here. All three bedrooms are upstairs with a bathroom and laundry and your master suite. And then on the main level we've got your kitchen and dining room and a powder room and.

It's a one car garage, so it's a pretty efficient layout. So the next one down is probably the two cars I guess. Yeah, so it's the two level, 2 car, so very similar. Also a three-bedroom, 2 bath.

This one's actually 15190 square feet, but it just has two cars in it, so it's widened out and if you want to Scroll down to the floor plan.

You'll see they're very spacious bedrooms upstairs with the master suite and laundry room, bathroom, study hall, walk-in closet in the master, stuff like that. And then down on the main floor you've got a nice size kitchen with a pantry dining powder room.

And and that complete. So pretty straightforward but pretty efficient layout. And then the last design is going to be the single car, single level duplex.

Oh, there's the elevation for the colored rendering, I guess we'll call it.

All right, there we go. And so here's the single level 2 car, one car, one bed, one story duplex. This one has two bedrooms and two bathrooms. This one. We like to do this one because we like to do something that's available single level living.

That could attract a a retired community or or age targeted community for a little bit of a mix of demographic and so to to and that's maybe a segue of of kind of why we lay out and do the the products that we do.

We'd like to have a mix that will provide housing for all types of demographics, whether it's a starter rental or a small family or a couple without children yet, or where it's downsizing for a retired couple that just wants a single level.

Doesn't want to have to deal with their own yard work and and that kind of stuff. So we really like the mix of demographic to bring together different age groups and different demographics in in one community.

So yeah, there's the floor plan for this one. So this one is a two-bedroom, 2 bathroom. It's 1000 square feet. So it's it's a nice layout. It's pretty compact and efficient. So yeah, it kind of speaks for itself there.

And then we have a second elevation on this one just to mix up the facades of the building a little bit. So this is the second elevation and rendering colors are a little bit different and we changed all the brick and the siding and the roof line just a little bit.

on this one.
And then once we get over to the layout of the community, you'll see that each of these has kind of a they're accessible to a neighborhood park, an open space and a walking path throughout. We've got some sport courts and playground areas.
To make it really family friendly and we want to make sure that we've got a a really good looking streetscape, not only looking on 86, but internally as well.

RR **Rob Richardson** 19:30
So.

JN **Jenny Nielson** 19:34
So Denise, do you have any questions on on our product or anything?
OK, great. Yeah, thanks.
OK, well, there you go. Looks like Matt doing this.

RR **Rob Richardson** 19:54
All right. Um.
Matt has joined us. Um.
Let me change the screen share from the architecture to the.
E.
Uh.
I'm going to stop the share and restart it because it didn't work right there.
Sorry for that.
Alright, now we'll go over here.
All right. Matt, can you hear us? And are you able to talk?
Oh, well, while Matt's figuring that out, let me tell you a little bit about what the process is like for the city and what we're going through here. So there are four different requests that we're making of the city. We're requesting a master plan amendment to medium density residential.
Right now.
A large part of the frontage along State Ave. is mixed-use, which is commercial and residential and you know, taller buildings and things like that. And then the other part of it is low density residential. It's farther towards the back and we're asking to go to an all medium density residential designation.
The zoning currently is zoned R1 and we're asking for it to go to R3. We probably could do it as R2, but R3 actually I think benefits the neighbors with a little more open space.
And then there will be a preliminary subdivision plat and a preliminary plan review that all go to the Planning Commission on July 14th at the same time.
And the Planning Commission will vote on each of those items. They might do it in one vote, they might do it in four votes. I'm not sure how they will do that, but and then if they, depending on what their action is.

Matt Schlicht 22:12
Right.

Rob Richardson 22:17
It will go to the Board of Commissioners for their vote on the master plan amendment and the zoning and the preliminary plan. The the the Board of Commissioners won't vote technically on the subdivision.
Until the final plat and they're voting then to accept the dedications within the plat of the right of ways and utility easements. But if that stays on schedule, that would that meeting would be on July 31st.

Jenny Nielson 22:40
OK.

Rob Richardson 22:49
So July 14th and July 31st, you might have gotten a meeting notice in the mail already about the July 14th meeting. And then after that meeting, the city will send out another notice related to the Board of Commissioners meeting. So that's the technical process.
And then I'll ask again if Matt can hear us and if Matt can speak.

Matt Schlicht 23:13
Uh, can you hear me now?

Rob Richardson 23:15
Yes, I can. Great. So Matt.

Matt Schlicht 23:16
There you go. Sorry about that. I was getting out of my car and trying to move.

Rob Richardson 23:19
That's all right. So if you would just introduce yourself a little bit and then I've got the development plan set up so we can go through that.

Matt Schlicht 23:28
Yeah. So Matt Schlich with Engineering Solutions, we're doing all the civil designs. So that's everything related to the streets and the utilities and and yeah, kind of as Rob said and and Jenny has said, you know the project is a a abuse of of duplexes kind of throughout that that entire acreage accessing off.
Of state and 86th St. you know and then kind of allowing that that southwestern portion to kind of

stay as the the green space or the detention basin down there with a a mixture of amenities kind of spread out throughout the the entire development.
But essentially you can kind of see the the road network that has the the two access points off of 86 that kind of run east West and then and then the access point on the South end that goes down there to to state where we'll have kind of the the the parking.
You know, parking lot right off of there. They kind of gazebo and some of the amenities kind of scattered through the side with kind of that center area. That'll be the green space. It'll be walking trails and community space.
But I think, you know, I mean we're there for any specific questions on the site, but generally I think that it it, it meets all the requirements of the city, kind of what they were looking for from a development standpoint, so.

RR **Rob Richardson** 24:43
All right, we've been through they, we turn in the application, they provide us a set of comments and we've responded to all those in a way we think meets their intent of their comments.

MS **Matt Schlicht** 24:56
Yeah.

RR **Rob Richardson** 24:59
Um.
There'll be a let's see the landscaping plan. Is the landscaping plan on the last page, Matt?

MS **Matt Schlicht** 25:06
Give me the last page short of the elevation side of it in there.

RR **Rob Richardson** 25:10
So.

JN **Jenny Nielson** 25:12
Denise, as a developer or property management, do you hold the property loan term or is your plan to sell in three to five years? That's a great question. We do both, to be honest with you. Usually when we sell, we negotiate the right to maintain the property management of it if we no longer own it.
We do our best to do that, but but a lot of times our investors do like to keep them long-term. So it's it's a great question. The answer is it depends on the investor if they want to fold or if they want to sell. But like I said, we do our best to maintain the management.

RR **Rob Richardson** 25:42
So.

And everything, all of the landscaping, all the grass areas will be irrigated. So they'll it will always be able to be maintained in a high quality way. That's one of the city requirements and that will be it. It'll be a homeowners association that's required by the city.

Jenny Nielson 26:00
Yeah.
OK.

Rob Richardson 26:08
To make sure all that is maintained and you know, if you we zoom in here.
You can see the landscaping, the sports courts, some extra parking here, gazebo here, and this is the little hotel that's been there for a long time. Then in between these houses, there's some landscaping here on the backside.
And then um.
In the northwest corner.
There's some additional extra parking and amenity space.
Um, up here in the northwest corner. Um.
The landscaping along 86th St. is can be very well done and you know we want this to look really nice. These homes will actually face 86th St. and then have rear entry garages so you won't be looking at the back of the homes as you come up 86th St.
You'll see the side of this one right here, but the others you'll see the front of so that it'll have a better appearance to the to the street.
That everybody travels on here.
Do you have any other questions for us?
And if you would type your if you would type your name and address into the chat for me, I I have to provide the city with notes in this meeting and that will help me tell them that you were the person that attended.

Spencer Jarvis 27:38
I see.

Jenny Nielson 27:52
And she had a question about the water drainage treating through it.

Spencer Jarvis 27:54
Yes.

Rob Richardson 27:58
That one's probably for Matt.

Jenny Nielson 27:59
Yeah, so that's a map question.

Matt Schlicht 28:00
Yeah, see, as in the storm water and say, yeah, the storm water detention that, you know, currently there's a lot of storm water that does just drain uncontrolled through the site. We're going to build a detention basin that'll not only control the offsite runoff coming through there, but also the development storm water runoff. So it should.

Jenny Nielson 28:02
Can you see the here?
M.

Matt Schlicht 28:20
Some better controls during rain events to kind of mitigate the the peak demand or the peak the storm rate or water when it comes off and runs through the site. So the detention detention basin should improve those peak problems that are having with storm water in those areas.

Rob Richardson 28:37
And that's at the southwest corner of the development here that I'm showing you on the on the screen.

Matt Schlicht 28:42
Yeah, correct.

Rob Richardson 28:43
And so it will be piped from the streets in various locations and end up in this corner and then it will release into the public drainage system from there.

Spencer Jarvis 28:44
Yes.
Janice. Janice, I'm just going to unmute you so that you can just talk instead of needing to type everything out. Hold on one SEC. Let's see if this worked. All right, did that work? Janice, if you come off mute now, we should be able to hear you.
In case you have further questions.
I hope that worked.

Jenny Nielson 29:26
Mm.

Janiece Yonke 29:27
OK. Can you hear me? OK, I'm. I'm gonna let Doug talk my husband. He's sitting right here with me.

Jenny Nielson 29:29
Yes.

Spencer Jarvis 29:30
Yeah.

Rob Richardson 29:34
Oh, great.

Jenny Nielson 29:35
OK.

Janiece Yonke 29:36
OK. My my concern is and and I understand you got a detention pond there on the the southwest corner of that property. Ultimately that drains below State Ave. through the corner of our property and prior to the obviously this development and we we like the looks of your development just to start out with it looks like it.

Rob Richardson 29:39
So.
Yes.

Janiece Yonke 29:56
Be a nice development. We're not have no complaints with that at all. My concern is what's that going to do to because you're going to be flowing a hell of a lot more water through our property at that point and what?
What's going to happen to that? Well, you know, where's that going to force this? Because you're going from undeveloped land to a lot of hard surface.

Rob Richardson 30:21
Matt, do you want, do you want to answer that?

Matt Schlicht 30:22
Yeah, so, yeah, so yeah. So the way that that works from a storm water management process is when you put in a detention basin, you put in a control structure. So meaning you put in a a system

that has different.
Holes or different orifices that controls the release of the stormwater. So even though there is more stormwater created, obviously because you put in the hard surfaces and the rooftops and the driveways, that all gets drained and controlled in the basin and the basin then is designed.
To hold the 100 year storm event and then release it at a controlled rate, whereas right now it's coming down through that channel uncontrolled. So whenever it rains, heavy rains, it just runs through there at a higher peak rate through the development. So while we create more water, we do create a basin.
Basically this stores it and then our mitigation is that we control the release rate that it comes out at. So you should see a decrease in those big peak rainfalls happen. So you might have water in the ditch longer, but it won't reach the peak level, which is the more erosive, the more problematic times for store respective.

RR **Rob Richardson** 31:39
One other thing I would say about that is that the city requires that the volume of water leaving the site and the rate of that water leaving the site be the same or less than it is when we start the development and that's the engineering.

JY **Janiece Yonke** 31:39
OK.

JN **Jenny Nielson** 31:59
We must be around.

RR **Rob Richardson** 31:59
I mean, they're very good, but but it's based on a kind of an imperfect system. But the city regulation really tries to protect folks in this case, and my experience is that does a pretty good job of that. You have you all experienced additional runoff since the sports fields were built?

JY **Janiece Yonke** 32:19
Not that I'm aware of, no Sir.

RR **Rob Richardson** 32:24
OK. And so I mean some of that I know based on looking at the hill, I think flows that direction and so they follow those same rules and this development will as well.

JY **Janiece Yonke** 32:41
OK. So the so the gist of it is there's no improvements being done on our side of the road basically or or anything in regards to the storm water that runs through the the front easement on our property.

Rob Richardson 32:56
RR No, we just have to make sure it doesn't get worse.

Matt Schlicht 32:57
MS Good.

Janiece Yonke 32:59
JY K.

Rob Richardson 33:06
RR Does that? Does that answer your question?

Janiece Yonke 33:09
JY Yes, Sir. I don't know that I that I like the answer, but it is what it is.

Rob Richardson 33:12
RR Well, if if you're having problems with it now, I can put you in touch with the county engineer if you might be able to have someone help with an existing problem.

Janiece Yonke 33:26
JY We're not necessarily having a problem with it by any means. I have it's for sale and I don't want to create a problem with it. That's going to come back to to bite me in the ****.

Rob Richardson 33:29
RR OK.
Oh, sure. OK, yeah.

Janiece Yonke 33:41
JY During or after this, that's what I'm trying to.

Rob Richardson 33:44
RR Yeah. Um, I, Jenny, can you talk about your timeline and your schedule? So that might give the, I mean, if it's for sale now, it might be all done before this even happens.

Jenny Nielson 33:55
JN Yeah, yeah. So where we're at, once it's completely approved, hopefully by the end of July, then we'll go, then we'll jump into the construction dock phase and move forward. But most likely we would not be breaking ground until early 2026.

Spencer Jarvis 34:06
And.

Jenny Nielson 34:14
And at that point it would be about a three-year build out. So it it'll it'll take a minute to get all the way through that.

Janiece Yonke 34:23
OK. Thank you.

Jenny Nielson 34:23
Yeah. Yeah. Thanks for the question.

Rob Richardson 34:31
Do you all have any other questions? Anything else we could try and answer for you tonight?

Janiece Yonke 34:37
I don't believe so. Like I said, your development, what you're you're you're proposing looks nice. I'm a builder as well, so I'm a general contractor. So I I think what you're doing is a nice thing. It's it's it's open land. It'll be useful.

Jenny Nielson 34:45
Good.

Matt Schlicht 34:48
Yeah.

Janiece Yonke 34:52
Again, my concern is, is who, who, who owns it, who holds it, how long is it held with the property we have across the street? Cause I I wouldn't want to see it obviously go downhill, makes our property less valuable, so.

Jenny Nielson 34:57
Mhm.
Sure.
Yeah, absolutely.

Janiece Yonke 35:08

So that, you know, again, we're just watching out for our interest, but like like the gist of what you're doing, so.

Jenny Nielson 35:14
Well, thank you for that. I think we share the same sentiment though. We would we always have a priority to keep them going long term because we want to keep them high value, right. We don't want them to drop value either. So totally understand your concern.

Rob Richardson 35:15
Thank you.

Janiece Yonke 35:30
Well, if that if that is it, I won't. I won't make you all go through it. We're the only ones on here to go through all the rest of your information. I don't know that I need it personally, so that would be up to you all, but.

Rob Richardson 35:41
I I think we've presented everything we were going to present. So I think we're we're good if you're good.

Janiece Yonke 35:45
OK.

Jenny Nielson 35:46
Perfect.

Spencer Jarvis 35:49
Hey, Doug. Doug, can I ask a question really quickly? How? How? So you said you're directly South of this. OK, there's.

Janiece Yonke 35:51
Uh, yeah.
Yes, yes, where where the drainage comes through underneath state.

Spencer Jarvis 36:01
Yeah. OK. OK. How, how big? Oh, you own three lots there. I see. OK. How, how big are those? How, how much property is it there down there?

Janiece Yonke 36:02

Dial 3 three lots there.
No, it's 2 1/2 acres, 3 acres, something like that.

Spencer Jarvis 36:14
Yeah. OK. OK. OK. Yeah.

Janiece Yonke 36:17
See, it's it's the last teardrop there on the South side that's in right directly in front of our property.

Spencer Jarvis 36:22
Yeah.

Rob Richardson 36:24
I can I can I can show them a map of it and show them on the UG system what your or your property is on dot maps.

Spencer Jarvis 36:25
Oh, I.

Jenny Nielson 36:25
OK.

Janiece Yonke 36:27
OK.

Spencer Jarvis 36:29
Thank you.

Janiece Yonke 36:31
Yeah, it should be house to house there on on the maps. We got a house east and a house West, so.

Spencer Jarvis 36:33
Yeah.

Rob Richardson 36:36
OK.

Spencer Jarvis 36:36

Yep.
Well, I can say Doug that that I know this has already been said, but Matt and Rob that we have here assisting with the development of the site and the engineering and all of that are the best of the best. And so we'll pay particular attention to your your issue that you've raised and make sure that we that we aren't you know passing along more than you're getting right now because.
Because the last thing we want is to to have this be a burden on you or anyone else around. So thanks for bringing it up.

Janiece Yonke 37:04
All right, we appreciate it.

Jenny Nielson 37:05
Mhm.

Rob Richardson 37:08
Well, thank you all for spending a little bit of your Monday evening with us. We appreciate that.
And I think with that we are, we are done and I'll ask Spencer to go ahead and end the meeting.

Spencer Jarvis 37:22
Thank you all. Thank you.

Janiece Yonke 37:23
Thank you. Good luck. Thank you.

Rob Richardson 37:24
Thank you. Thanks.

Jenny Nielson 37:24
Thank you.

Spencer Jarvis stopped transcription

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Utah)
) SS:
COUNTY OF Utah)

Comes now Jenny Nielson, of lawful age, sound mind and upon her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-014.
2. That I conducted a neighborhood meeting on June 30, 2025.
3. The notice to nearby property owners was sent on June 16, 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.

Jennifer J Nielson
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of July, 2025.

My commission expires 5th of March, 2029.

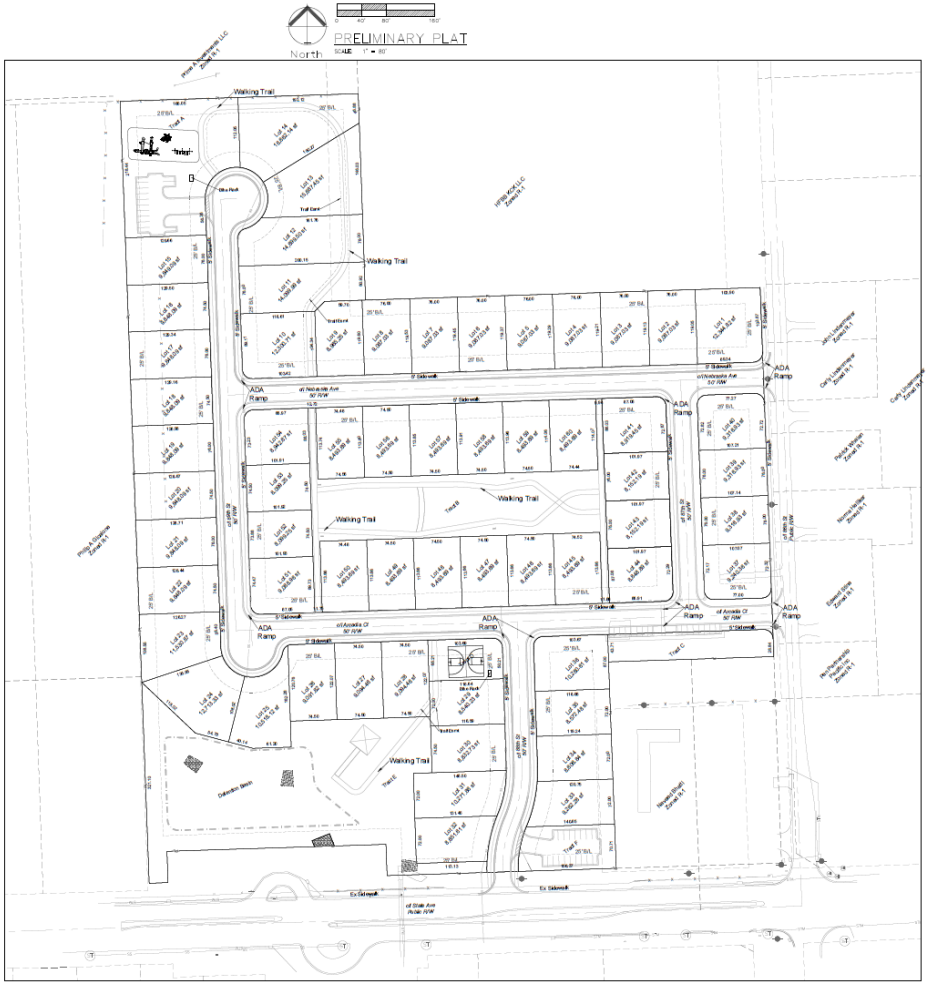
Notary Public

NOTARY PUBLIC
SHARAE DEMARTINI
741924
MY COMMISSION EXPIRES
MARCH 05, 2029
STATE OF UTAH

COZ2025-014 and MPL2025-008 July 31, 2025

PRELIMINARY PLAT
Lone Tree Townhomes
Lots 1 - 60 & Tracts A -F

Part of the SE 1/4, Section 6, Township 11, Range 24
Kansas City, Wyandotte County, Kansas



LOCATION MAP
SE 1/4 SECTION 6-T11-R24

PROPERTY DESCRIPTION (Kansas Quit-claim Deed 2012R-17876)

Description taken verbatim from Deed

TRACT #1:
BEGINNING AT A POINT 660 FEET WEST OF THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS,
THENCE NORTH 330 FEET, THENCE EAST 660 FEET, THEN NORTH 660 FEET, THENCE WEST 660 FEET, THENCE NORTH 330 FEET, THENCE WEST 330 FEET, THENCE SOUTH 1320 FEET, THENCE EAST 330 FEET TO THE PLACE OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
TRACT #2:
BEGINNING AT A POINT 264 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS, THENCE WEST 396 FEET, THENCE NORTH 330 FEET, THENCE EAST 396 FEET, THENCE SOUTH 330 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

Site Data Table

Site Area	21.80 Acres	
Lots	60	
Units	120	
Current Zoning	R-1	
Proposed Zoning	RP-3	
Density Gross Area	5.50 Units per Acre	
Common Area		
A	35,327.13 sf	Playground Area
B	51,981.21 sf	Open Space / Trail
C	11,495.04 sf	Parking Area
D	7,689.62 sf	Sports Court
E	92,018.80 sf	Detention / Gazebo / Trail
F	10,688.55 sf	Parking Area
Total	209,200.35 sf (4.80 Acres)	
Right of Way Area	164,685.42 sf (3.78 Acres)	
Development Area	13.22 Acres	
Setbacks		
Front	25 Feet	
Sideyard	10 Feet	
Sideyard Street	25 Feet	
Rear Yard	25 Feet	

DEVELOPER:
Lone Tree Land & Development LLC
Jerry Nielson
2250 W Center St
Springville, UT 84663

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlicht@esk.com
PHONE: 816-623-9848
ADDRESS: 56 SE 30TH STREET
LEE'S SUMMIT, MO 64082

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
56 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005020186-D
Surveying 2005000219-D
Kansas
Engineering E-1985
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

LONE TREE TOWNHOMES
SECTION 6, TWP 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

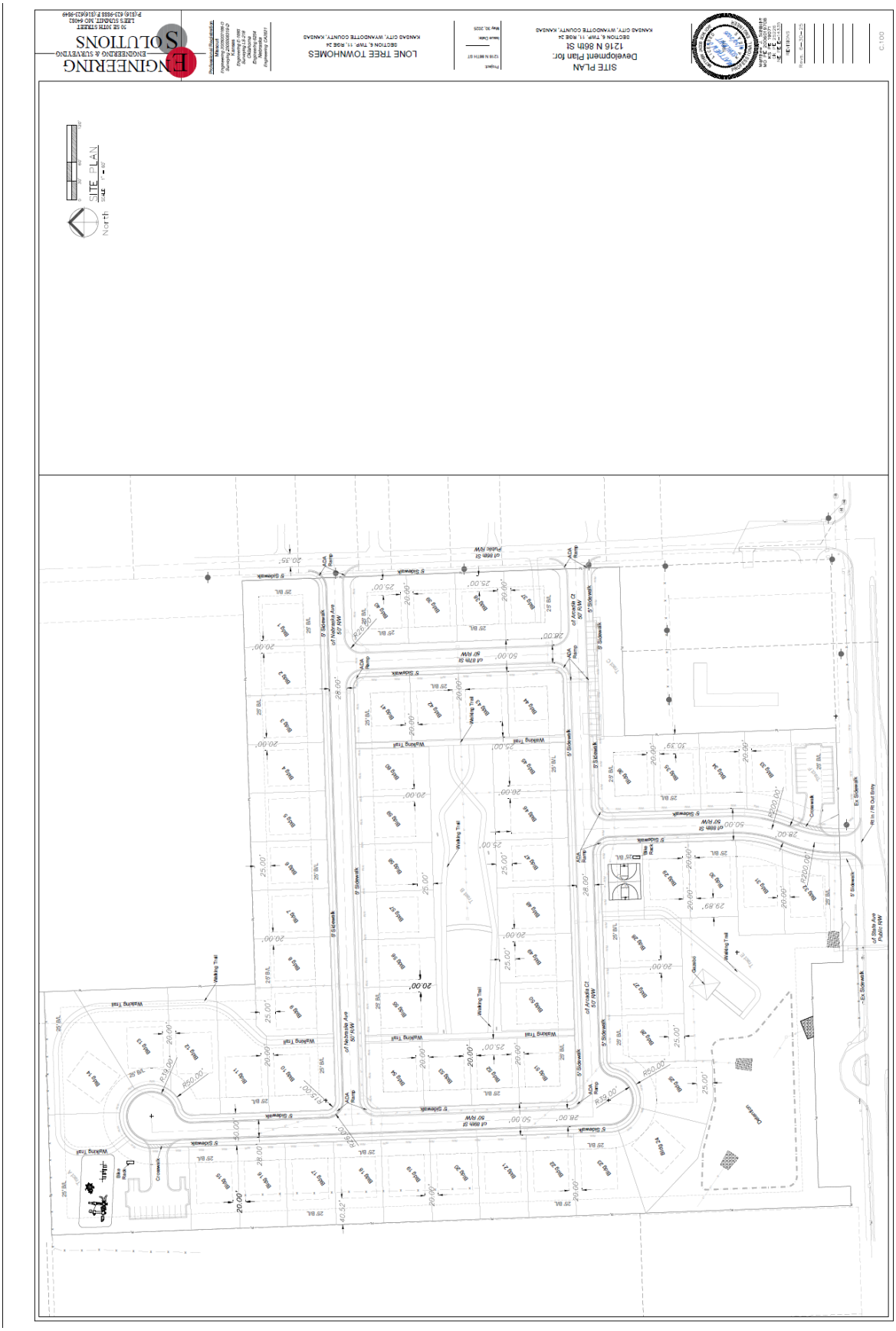
Project: 1216 N 86TH ST
Issue Date: May 30, 2025

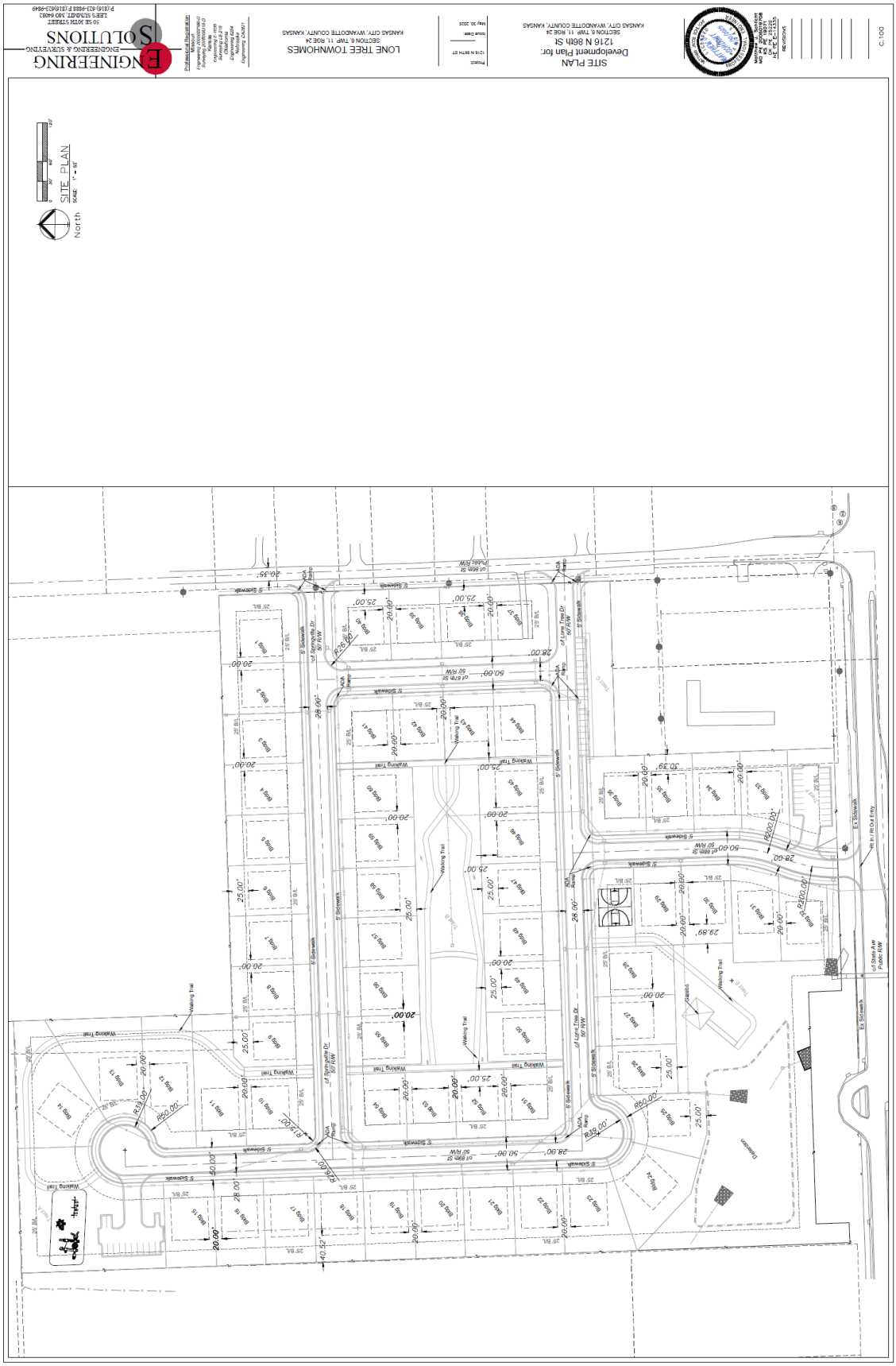
PRELIMINARY PLAT
Development Plan for:
1216 N 86th St
SECTION 6, TWP 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

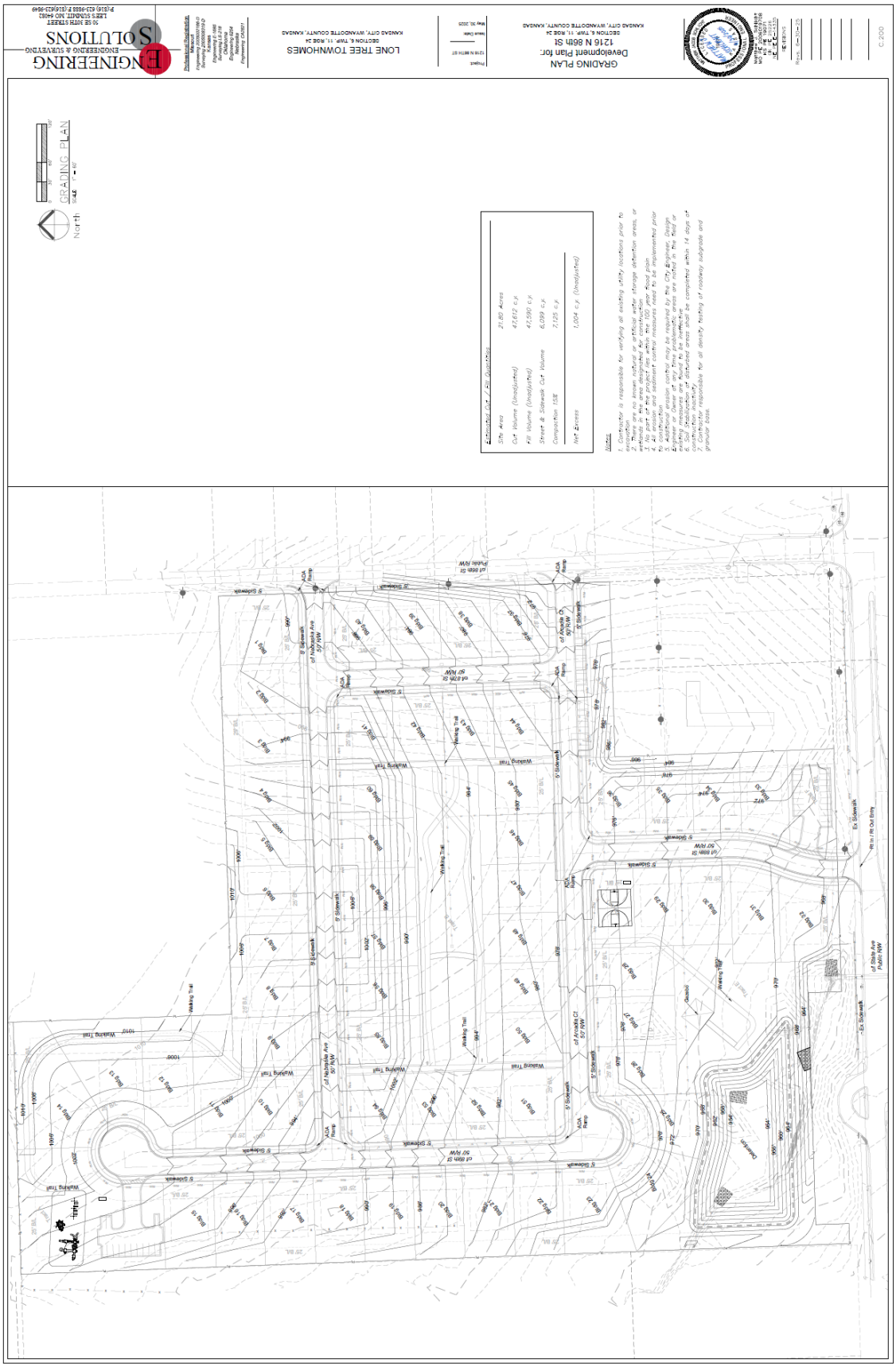
MATTHEW J. SCHLICHT
MO PE 2006019708
KS PE 19071
SK PE 25226
NE PE E-14335

REVISIONS
Revs. 6-30-25

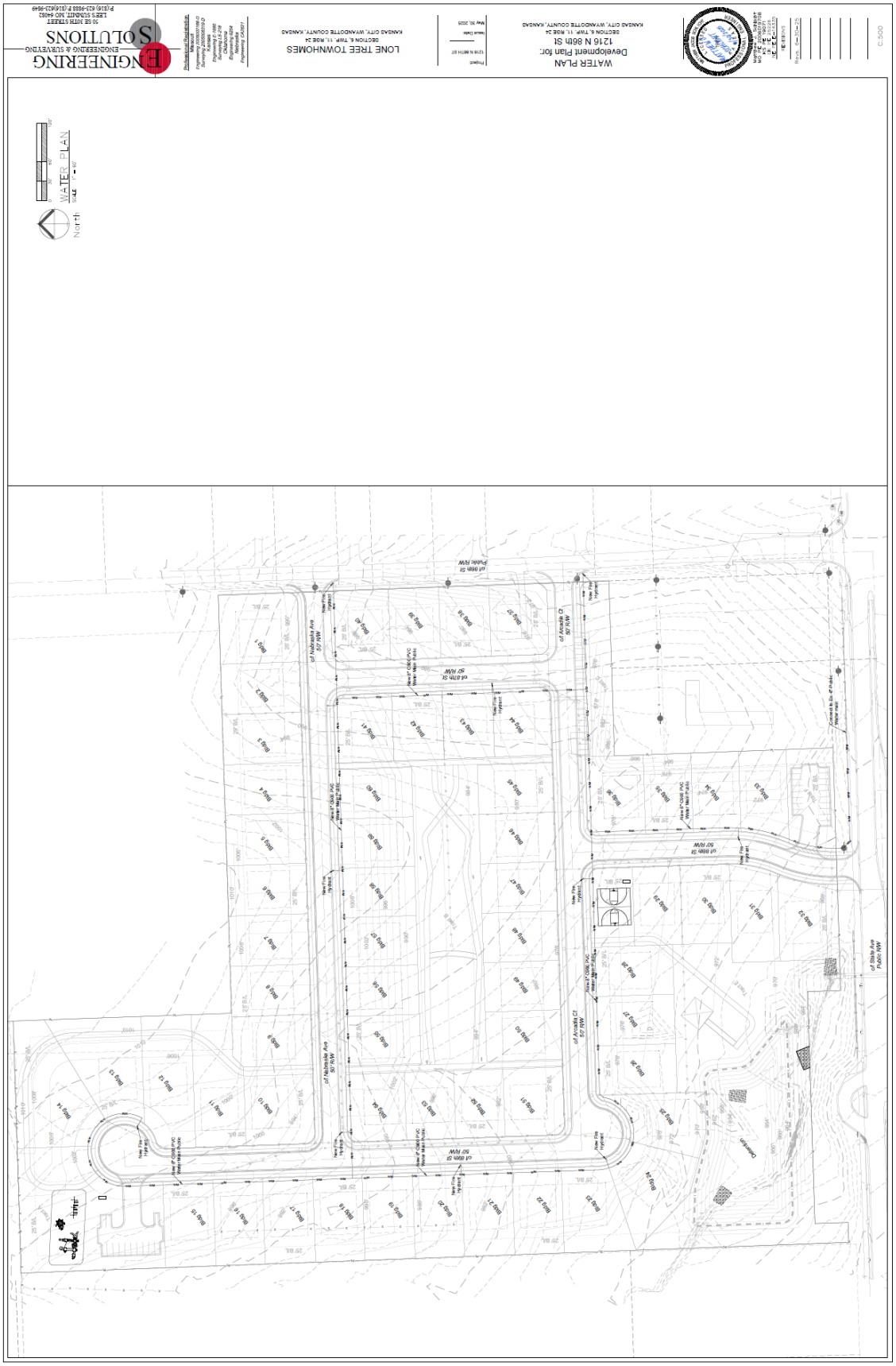
C.003


SITE PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, R26 34
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, R26 34
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING
SOLUTIONS
SITE PLAN
North


SITE PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
SITE PLAN
North
SCALE: 1" = 40'
C.100

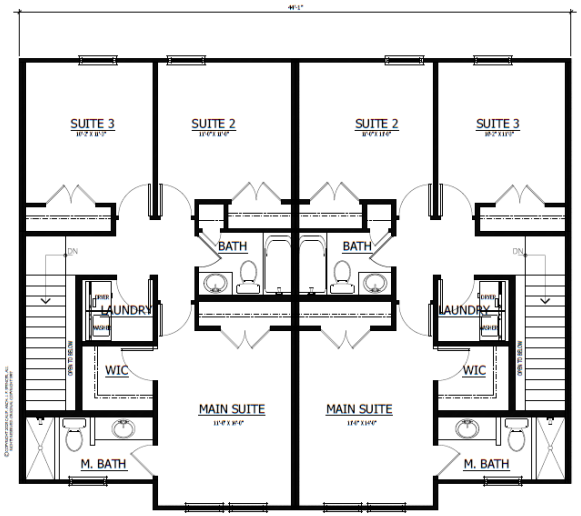

GRADING PLAN
Development Plan for:
1216 N 86th St
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
GRADING PLAN
North
Estimated Cut / Fill Quantities
Site Area 21.80 Acres
Cut Volume (Unadjusted) 47,612 c.y.
Fill Volume (Unadjusted) 47,590 c.y.
Street & Sidewalk Cut Volume 6,099 c.y.
Compaction 15% 7,125 c.y.
Net Excess 1,004 c.y. (Unadjusted)
Notes:
1. Contractor is responsible for verifying all existing utility locations prior to excavation.
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction.
3. No part of this project lies within the 100 year flood plan.
4. All erosion and sediment control measures need to be implemented prior to construction.
5. Additional erosion control may be required by the City Engineer. Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective.
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity.
7. Contractor responsible for all density testing of roadway subgrade and granular base.

SANITARY PLAN
Development Plan for:
1216 N 86th St
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING SOLUTIONS
SANITARY PLAN
North


WATER PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ENGINEERING
SOLUTIONS
WATER PLAN
North

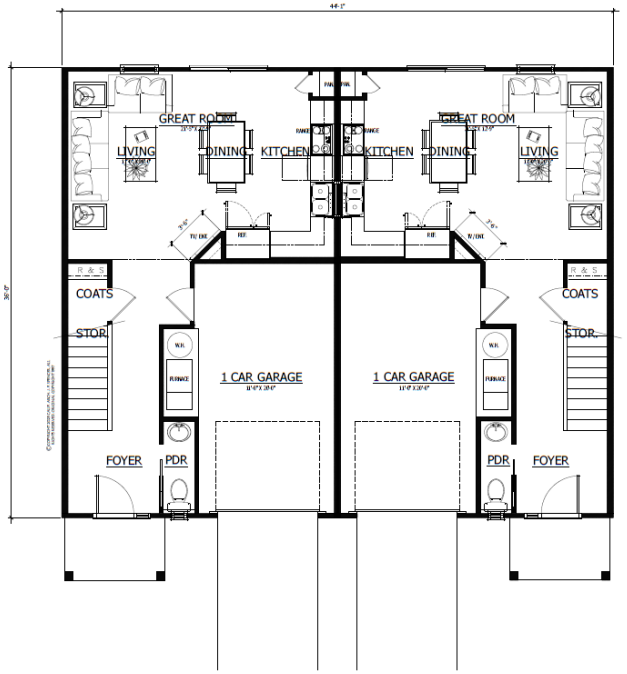
LANDSCAPE PLAN
Lone Tree Townhomes
PART OF THE SOUTHEAST 1/4 OF SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
N
0
100
200
300
PLANTING GUIDE
SYMBOL
QTANT.
KEY
NAME
SIZE
NOTE
1. NO TREES SHALL EXCEED 6' NEAR LIGHT POLES.
2. ALL LANDSCAPING AROUND THE AMENITIES SHALL BE IRRIGATED.
DECIDUOUS TREE PLANTING
SIDEWALK EDGE AT PLANT BED
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
LONE TREE TOWNHOMES
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LANDSCAPE PLAN
Development Plan for:
1216 N 86th St
SECTION 6, TWP. 11, RGE 24
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
L 100

DUPLEX/OPTION 1
ELEVATION "B" FARMHOUSE
SCALE: 1/4" - 1'-0"
0
4'
8'
16'



SECOND FLOOR PLAN

SCALE: 1/4" - 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" - 1'-0"

0 4' 8' 16'

Structural Engineering

Design Architect

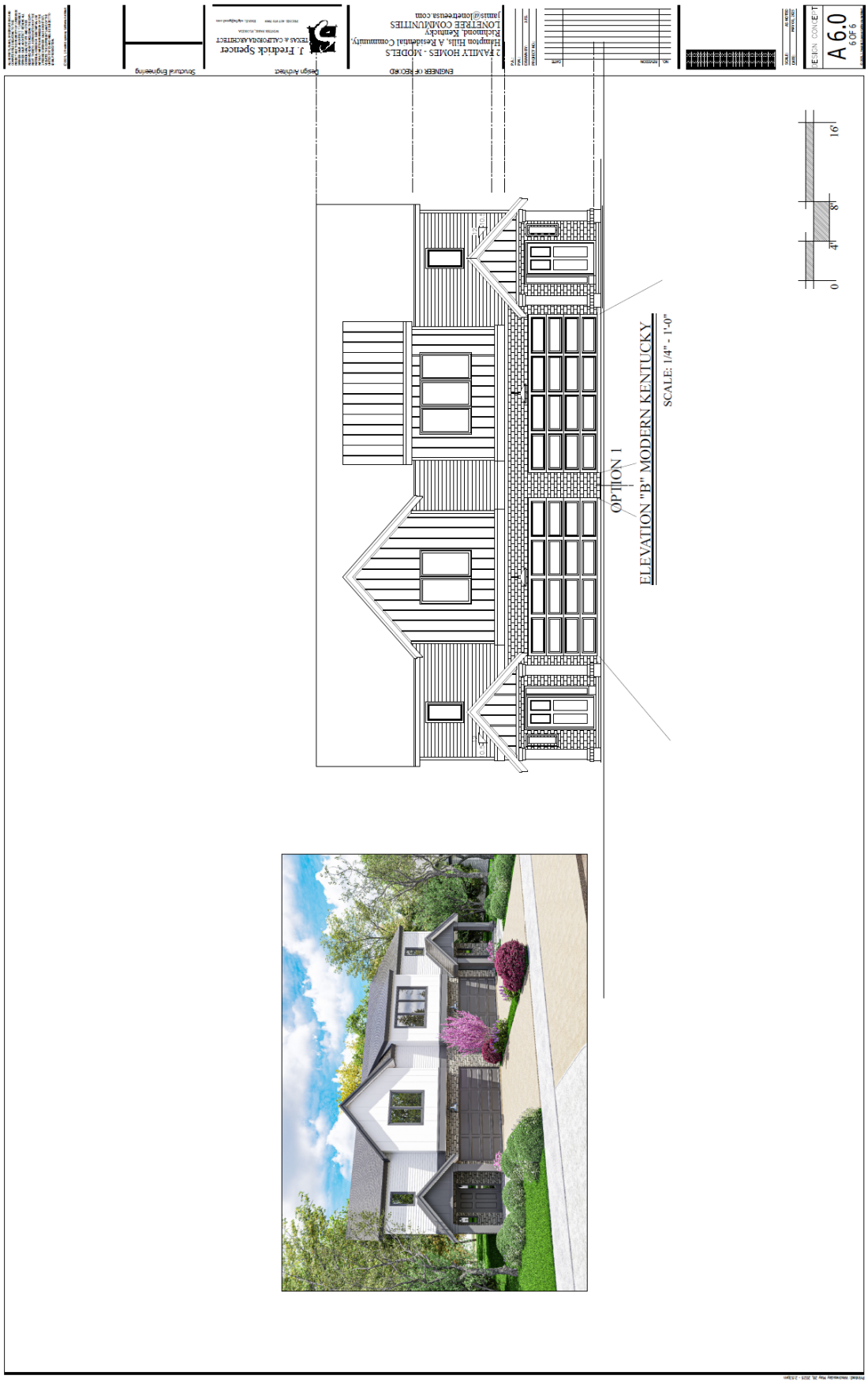
J. Frederick Spencer
TEXAS & CALIFORNIA ARCHITECT

ENGINEER OF RECORD

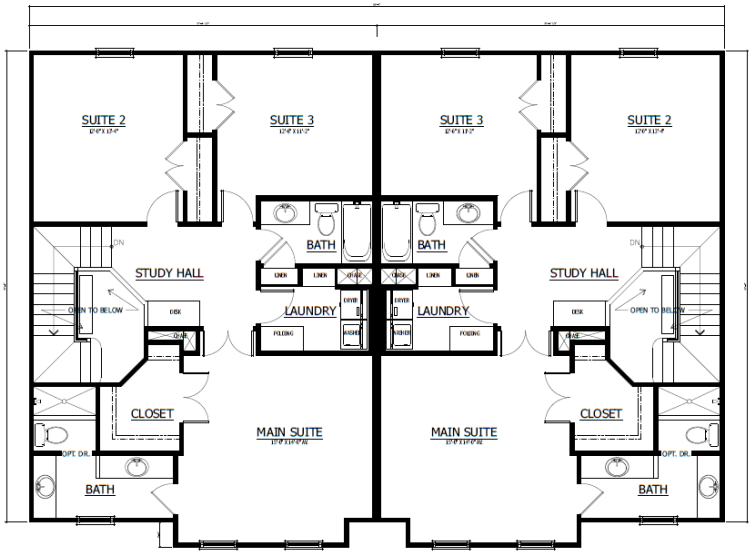
2 FAMILY HOMES - MODELS
Hampton Hills, A Residential Community
Highland Avenue
LONETREE COMMUNITIES
jamis@lonetreeusa.com

DESIGN CONCEPT

A 3.0
3 OF 6

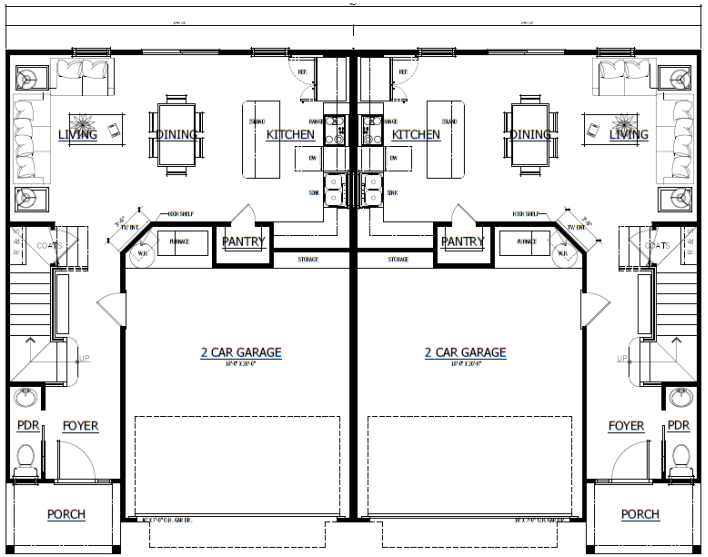

A 6.0
ELEVATION "B" MODERN KENTUCKY
OPTION 1
SCALE: 1/4" = 1'-0"
0
4'
8'
16'

DUPLEX 2 CAR



SECOND FLOOR PLAN

SCALE: 1/4" - 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" - 1'-0"

0 4' 8' 16'

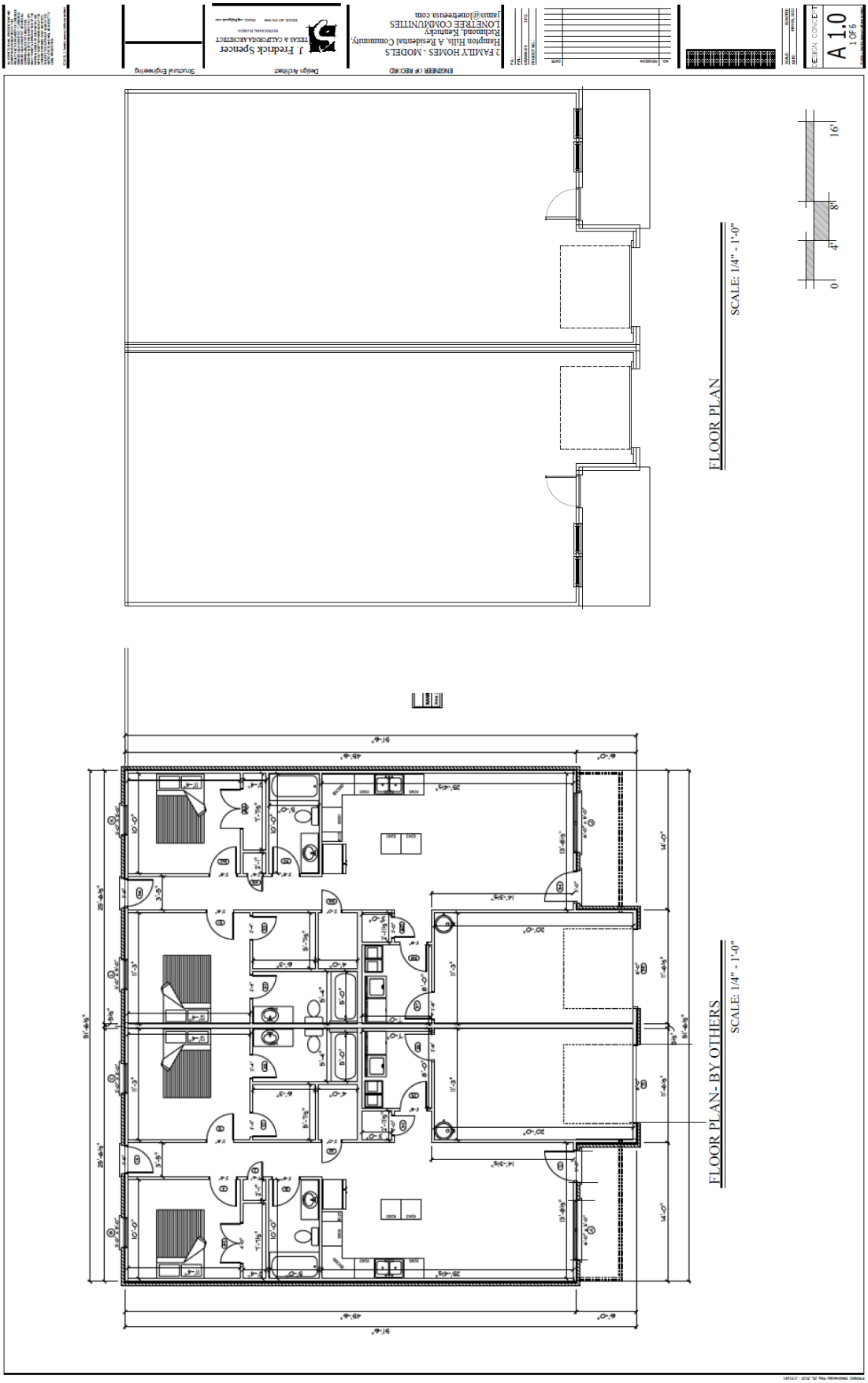
Design Architect
J. Fredrick Spencer
Structural Engineering

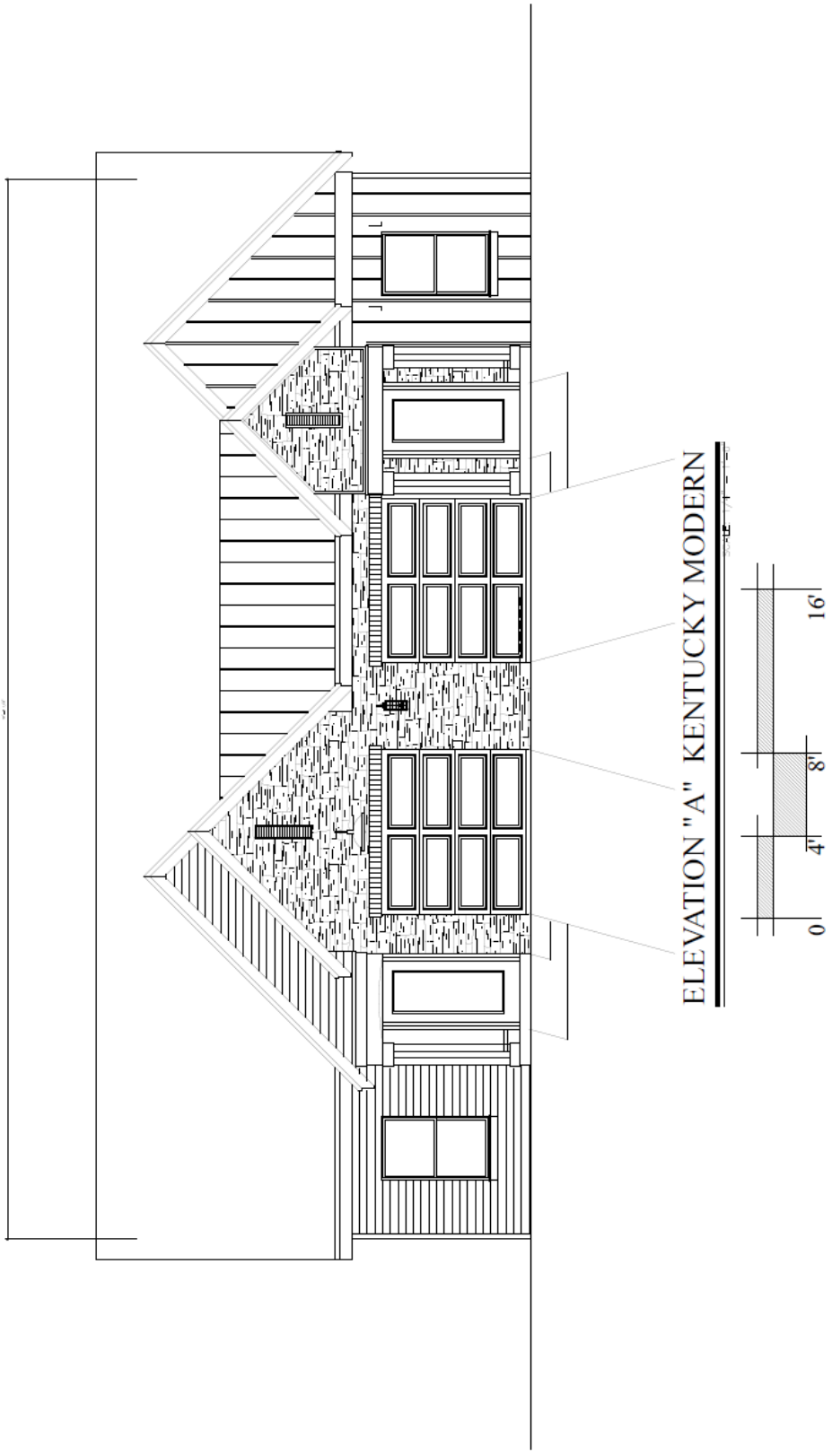
ENGINEER OF RECORD

2 FAMILY HOMES - MODELS
Hampton Hills A Residential Community
Richmond, Kentucky
LONETREE COMMUNITIES
jamis@lonetreeusa.com

DESIGN CONCEPT
A 5.0
5 OF 6

ELEVATION "B" KENTUCKY MODERN-5
SCALE: 1/4" - 1'-0"
0
4'
8'
16'


FLOOR PLAN
SCALE: 1/4" - 1'-0"
0
4'
8'
16'
FLOOR PLAN- BY OTHERS
SCALE: 1/4" - 1'-0"


ELEVATION "A" KENTUCKY MODERN
0
4'
8'
16'

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(Published: _____)

ORDINANCE NO. O-____-____

AN ORDINANCE TO SUBSTITUTE THE DISCRETION OF THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNEE FOR THE DISCRETION OF THE PLANNING DIRECTOR IN CERTAIN PLANNING MATTERS IN CHAPTER 27 OF THE UNIFIED GOVERNMENT CODE OF ORDINANCES

WHEREAS, there are provisions in Chapter 27 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, that currently afford the director of planning discretion in some planning matters;

WHEREAS, pursuant to Section 2-103 of the Unified Government Code, the county administrator shall be "directly responsible for the daily functions of the unified government administration", shall "[i]nsure that all ordinances, resolutions, codes, regulations, rules, policies, directions and actions of the commission are faithfully enforced, administered and executed", and shall "[d]irect and supervise the administration of all appointive officers and employees of the unified government except as provided by Kansas law";

WHEREAS, it is the desire of the Unified Government Board of Commissioners that certain planning provisions of Chapter 27 of the Unified Government Code should be modified to reflect that the discretion previously exercised by the planning director are retained by and ultimately exercised by the county administrator or his or her designee.

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

Section 1. That Section 27-197(b) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-197. - Preapplication conference.

(b) *Timing.* The preapplication conference shall occur at least ten days prior to the submission date unless otherwise specified by the ~~director or the director's~~ county administrator or his or her designee. Applications must be submitted within six months of the conference date or a new conference shall be required.

Section 2. That Section 27-198(b) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-198. - Application requirements.

(b) *Technical studies.* The ~~director or the director's~~ county administrator or his or her designee may require applicants to prepare additional technical studies in support of applications for rezoning, planned rezoning or special use permits. Examples of these studies may include: traffic, noise, light, environmental impact, market, economic impact, engineering, or flood. The cost of the study shall be the applicant's responsibility. Appeal of the director's determination may be taken to the planning commission, who shall be the final decision-maker. No further action will be taken to process the application pending the planning commission's determination.

Section 3. That Section 27-199(b) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-199. - Neighborhood meeting.

(b) *Neighborhood identification.* Generally, the neighborhood shall include all parcels located within 200 feet of the boundaries of the parcel proposed for development, and any homeowners association, neighborhood association or merchants association (all as represented by their board of directors or their designee) registered with the department of urban planning and land use and with boundaries located within 500 feet of the parcel. These boundaries can be modified by the ~~director~~ county administrator or his or her designee by up to 30 percent either larger or smaller, depending upon the size, location and density of the proposed development.

Section 4. That Section 27-202(b) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-202. - Continuance of application.

(b) *Director request.* An application determined by the county administrator or his or her designee to include incomplete and insufficient information based on review and comments from the department of urban planning and land use ~~and/or~~ or other departments or agencies shall be continued for further review and consideration ~~by the director~~. In the event of such a continuance, the ~~director~~ department shall provide notice and explanation to the applicant no later than three days prior to the meeting at which the application is scheduled for review. Notice of the continuance will be given at the beginning of the scheduled meeting or by mail if the continuance is declared at least ten days in advance of the meeting.

Section 5. That Section 27-207(c) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-207. - Post-decision proceedings.

(c) *Amendments and revisions to approval.*

(1) The ~~director~~ county administrator or his or her designee may approve minor revisions to the terms of approval of an application for development. Minor

revisions must be authorized in writing by the ~~director or director's~~ county administrator or his or her designee and are subject to appeal to the planning commission. Minor revisions that may be authorized are limited to those that are necessary in light of technical considerations discovered after the decision on the development application, and which do not substantively change the character of the development approval. In the case of appeal, no further action will be taken to process the application, and/or issued permits will be stayed pending the planning commission's determination.

(2) If the ~~director~~ county administrator or his or her designee determines that a requested revision is not minor, approval of the revision by the original final decision-maker is required in accordance with the procedures established for the original consideration of the application. In making a determination, the director may seek a recommendation of any recommending body involved in the application process of this application.

Section 6. That Section 27-208 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-208. - Validity.

(a) *Time of expiration.* Unless otherwise specifically provided for in this Code, development applications, development plans, or development permits shall automatically expire and become null and void, all activities taken pursuant to such development application shall cease, and all activities pursuant to the application, plan, or permit shall be deemed in violation of this Code when, as determined by the ~~director of planning~~ county administrator or his or her designee:

(1) The applicant fails to satisfy any condition that was imposed as part of the original or revised approval of the development application, or that was made pursuant to the terms of any development agreement application, including the failure to abide by specified time limits established therein; or

(2) The applicant fails to pursue the project by seeking subsequent development applications as required by this chapter or as may be required by state law. If no time limit for the satisfaction of conditions is specified in the original or revised approval of the development application, the time shall be presumed to be one year from the date of approval.

(b) *Extension procedures.* Unless otherwise prohibited by state law or this Code, the ~~director,~~ county administrator or his or her designee, at ~~his~~ his or her discretion, may extend the time for expiration of a development permit or approval one time for a period not to exceed one year from the date of the original decision granting approval, if the application for extension is made in writing within the original period of validity. Subsequent extensions may be made by the final approval body upon finding that the conditions at the time of the approval have not changed.

Section 7. That Section 27-210(e), (g), and (h) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-210. - Rezoning—Conventional districts.

(e) *Submission requirements.* The director shall prepare applications specifying the information to be submitted in support of a rezoning application. This shall include, at a minimum:

(1) Application form.
(2) Preliminary development plan, as provided in section 27-212.
(3) Application fee.
(4) Traffic study for rezoning. In the case of an application for rezoning of land for a use that may substantially change traffic patterns, or create traffic congestion, the director may require that the applicant procure the services of a competent professional traffic engineer for the purpose of preparing a traffic study. Such traffic study shall show how traffic generated by the proposed development will be handled on the site and how vehicular ingress and egress from the site onto public streets will function in relation to existing street and intersection capacities and other neighborhood conditions.
(5) Other information as specified on the application form.
(6) Other information as requested by the ~~director or director's~~ county administrator or his or her designee, public works director, county engineer, planning commission or unified government board of commissioners.

(g) *Amendments to preliminary development plans.* Once a preliminary plan has been approved, changes may be made only after approval of a revised preliminary development plan. Changes that are not considered significant pursuant to subsection (g)(1) of this section may be approved by the ~~director~~ county administrator or his or her designee, at his or her discretion, with disapproval appealed to the planning commission. Significant changes may be approved only after a rehearing by the planning commission and unified government board of commissioners, subject to the same procedural requirements of an original application.

(1) For the purposes of this section, significant changes shall be determined by the ~~director or director's~~ county administrator or his or her designee and shall mean any of the following, provided they are still within the approved standards of the applicable zoning district. Any change that seeks to vary the standards of the applicable district must either be approved by the planning commission through a planned district rezoning application or the board of zoning appeals through a variance:
    a. Increases in density or intensity of residential uses by more than five percent;
    b. Increases in total floor area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less;
    c. Increases of lot coverage by more than five percent;
    d. Changes of architectural style that will make the project inconsistent with previous approvals;
    e. Changes in ownership patterns or stages of construction that will lead to a different development concept;
    f. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities;
    g. Decreases of any peripheral setback of more than five percent;

h. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas;
i. Changes of traffic circulation patterns that will affect traffic outside of the project boundaries;
j. Modification or removal of conditions or stipulations to the preliminary development plan approval; or
k. Modifications that change, amend, or violate the terms of the comprehensive plan.

(2) Appeal of the director's determination of significant may be taken to the planning commission, whose decision shall be final. No further action will be taken to process the application pending the planning commissions' determination.

(h) *Review and approval of final development plans.* Permits for grading or construction shall be issued only after final plans have been approved by the planning commission. The developer may submit preliminary and final development plans simultaneously at such person's own risk.

(1) *Contents of a final development plan.* Contents of a final development plan shall be as specified in section 27-212(e).

(2) *Conditions for approval.* Final plans shall be approved only after the following conditions have been met:

a. Final plans conform to the approved preliminary plan and meet any special conditions imposed at the time of rezoning. Significant changes, as defined in section 27-211(g)(1) and determined by the ~~director or his~~ county administrator or his or her designee, between the preliminary plan and the final plan shall be sufficient reason to require the resubmission of a preliminary plan.
b. If the project is being constructed in stages, each stage shall be functional and shall be adequately served by access drives, parking and utilities as a freestanding project which will not have adverse effects on the neighborhood if subsequent stages are not carried out.

(3) *Planning commission action.*

a. A final development plan which contains no modifications or additions, except the addition of required detail, from the approved preliminary plan shall be approved by the planning commission if the commission determines that all of the submission requirements have been satisfied. Normally, a public hearing is not required; however, the planning commission may require a public hearing where more than six months have passed following preliminary plan approval.
b. A final development plan that contains modifications from the approved preliminary development plan but which changes are not significant pursuant to subsection (g) of this section, as measured against the original approved preliminary plan, may be approved by the planning commission without a public hearing provided the commission determines that all of the submission requirements have been satisfied. The planning commission may require a public hearing where more than six months have passed following preliminary plan approval.

c. If the final development plan has significant changes from the preliminary plan, pursuant to subsection (g) of this section, it shall not be considered and shall be converted to an application for preliminary plan approval.

Section 8. That Section 27-211(e) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-211. - Same—Planned district.

(e) *Submission requirements.* The director shall prepare applications specifying the information to be submitted in support of a planned development rezoning application. This shall include, at a minimum:

(1) Application form.

(2) Preliminary development plan pursuant to section 27-212(d).

(3) Application fee.

(4) Traffic study for rezoning. In the case of an application for rezoning of land for a use that may substantially change traffic patterns, or create traffic congestion, the ~~director~~ county administrator or his or her designee may require that the applicant procure the services of a competent professional traffic engineer for the purpose of preparing a traffic study. Such traffic study shall show how traffic generated by the proposed development will be handled on the site and how vehicular ingress and egress from the site onto public streets will function in relation to existing street and intersection capacities and other neighborhood conditions.

(5) Other information as specified by the application form.

(6) Other information as requested by the ~~director or director's~~ county administrator or his or her designee, public works director, county engineer, planning commission or unified government board of commissioners.

Section 9. That Section 27-212(g) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-212. - Development plan.

(g) *Submission requirements for a final development plan.* The final development plan shall include the following information, with separate sheets for each of the following categories:

(1) A site plan showing the following:

a. Dimensions of all elements;

b. Outline of buildings;

c. All drives, streets and parking spaces;

d. Curb and pavement details; and

e. Location and width of sidewalks.

(2) A grading plan showing the following:

a. Natural contours and finish contours; and

b. Floor grades.

(3) A landscape plan showing the following:

a. Turf areas with approximate dimensions;

b. Shrubs, ornamental trees and shade trees;

c. Botanical names, sizes when planted, quantities;
d. Trash bin enclosures;
e. Details of screening;
f. Lighting and sign locations, elevations, dimensions and descriptions; and
g. Irrigation, with a note specifying that final irrigation plans may be submitted by the contractor at the time of installation.

(4) Architectural plans showing the following:
a. Floor plans with gross square footage and total number of floors;
b. All four elevations with dimensions;
c. Location of mechanical equipment, screening details if on roof, building materials, and if pertinent, colors, signs and other details;
d. Trash enclosures and grease traps; and
e. Other information as deemed appropriate by the ~~director of planning~~ county administrator or his or her designee.

(5) Final engineering plans:
a. Sanitary sewer;
b. Streets;
c. Stormwater control; and
d. Any necessary revisions to a previously submitted traffic study.

(6) Final utility plans:
a. Water;
b. Electric;
c. Phone;
d. CATV; and
e. Gas.

Section 10. That Section 27-213(e) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-213. - Comprehensive plan or plan map amendment.

(e) *Determination of type.* The director or his designee will determine whether the application is for a minor amendment, standard amendment, or major amendment. Major amendments will be required to be submitted with a complete area plan for the subject property. At the discretion of the ~~director~~ county administrator or his other designee, standard amendments will be required to be submitted with a neighborhood, area, corridor, or other plan as is appropriate. The following criteria will be used as guidelines for classification:

Minor	Standard	Major
Property in single ownership	Property in single or multiple ownership	Property in single or multiple ownership
Fewer than 20 acres in size	Between 20 and 160 acres in size	More than 160 acres in size
No text amendment	Text amendments related to specific policies that govern subject property	General text amendments

Traffic generation at same level or less than existing classification	Traffic generation can be accommodated through new streets and/or minor improvements to existing streets	Traffic generation will require substantial improvements to existing streets
No need for new or upgraded public infrastructure or services	New or upgraded public infrastructure or services paid by developer	New or upgraded public infrastructure will service area larger than development at significant cost to community

Section 11. That Section 27-214(e) and (f) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-214. - Special use permit.

(e) *Submission requirements.* The director of planning shall prepare an application form specifying the information to be submitted in support of a special use permit application. The application shall include at least the following:

(1) A preliminary development plan as identified in section 27-212(d). A preliminary development plan is not required for the keeping of livestock or home occupations with no exterior or parking modifications.

(2) A statement of the reasons why the special use permit is being requested.

(3) All studies as may reasonably be required by the ~~director of planning or their~~ county administrator or his or her designee.

(f) *Application and review procedures.*

(1) *Determination of completeness.* Applications shall be submitted to the director of planning or director's designee for a determination of completeness pursuant to section 27-198. An application is complete when all of the items required by these regulations and on the application form are prepared and/or answered, and any required supplemental or additional applications (e.g., comprehensive plan amendment) are submitted with the appropriate fee to the department of urban planning and land use.

(2) *Neighborhood meeting.* The applicant shall comply with the requirements for a neighborhood meeting pursuant to section 27-199.

(3) *Staff review.* Following a determination of completeness, the staff shall review the application pursuant to section 27-521. As part of the review, staff shall recommend appropriate conditions to be placed on the approval, construction, and continuing function of the special use. Such conditions may be drawn from local, regional, or national standards and requirements.

(4) *Notice and public hearing.* Following completion of staff review and such neighborhood meetings as are required, the application shall be scheduled for a public hearing before the planning commission.

a. Notice shall be provided pursuant to section 27-203.

b. The planning commission shall consider the criteria listed in subsection (f)(5) of this section in making a recommendation.

c. Following the final hearing on an application for a special use permit the planning commission shall recommendation approval or denial at the earliest reasonable time, and shall prepare an accurate written summary of the proceedings for the unified government board of commissioners. If the planning commission fails to make a recommendation on a special use permit request within 63 days of the close of the public hearing regarding the application, the planning commission shall be deemed to have made a recommendation of disapproval. The application will be forwarded by the director to the unified government board of commissioners within 50 days of the deemed denial.

(5) *Factors to be considered.* Approval or denial of the special use permit shall be based upon consideration of the following factors, in addition to those factors specific to each use:

a. The character of the neighborhood.
b. 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.
c. Where applicable, hours of operation.
d. 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.
e. 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.
f. Whether the proposed use would pollute the air, land or water.
g. Compatibility with existing and proposed land uses in the surrounding area.
h. Whether the use would damage or destroy an irreplaceable natural resource.
i. The relative gain to the public health, safety, morals, and welfare as compared to the hardship imposed upon the individual landowner or landowners.
j. The applicant's ability to maintain the use in an "as proposed" condition.
k. Whether the proposed use would result in overcrowding of land or cause an undue concentration of population.
l. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

(6) *Action by unified government board of commissioners.* When the planning commission submits a recommendation of approval, conditional approval, or disapproval of a special use permit and the reasons therefore, the unified government board of commissioners shall consider the criteria established in subsection (f)(5) of this section and may take any action consistent with sections 27-205 and 27-206, including:

a. Adopting such recommendations by ordinance, which may include such conditions as the unified government board of commissioners deems necessary;

b. Overriding the planning commission's recommendation by a two-thirds majority vote of the membership of the unified government board of commissioners; or

c. Where there is new material evidence received at the unified government board of commissioners hearing that was not available to the planning commission, then returning such recommendation to the planning commission for reconsideration based on the new evidence.

(7) *Conditional approval of special use permit.* In cases in which special use permit applications are conditionally approved by the unified government board of commissioners, the permit shall not take effect until the conditions are fulfilled. Such conditional approval shall expire after one year if the conditions are not met, unless otherwise specified in the approval.

(8) *Duration of approval.* Special use permits may be approved at initial issuance for up to two years. Subsequent renewals may be granted for up to ten years depending upon the information submitted at the renewal hearing. Racetracks, sanitary landfills, medical waste incinerators and other very large uses may be approved for longer periods.

(9) Final plan review approval by the planning commission, according to section 27-212(g), is required following unified government board of commissioners' approval of the special permit.

(10) Except as provided in subsection c. below, a new special use permit shall be required upon a change in ownership of the property to which the existing special use permit applies, or any portion thereof.

a. The special use permit shall not be transferrable to another applicant or to another parcel owned by the same property owner or applicant.

b. A change in applicant or property ownership shall require approval of a new and distinct special use permit. Operation of the short-term rental under the new special use permit shall not commence until the date of effectiveness, as described in subsection (f)(7).

c. A new special use permit shall not be required if the property is transferred to a transferee entity of the current property owner, provided that the controlling person or controlling entity of such transferee entity is also the controlling person or controlling entity of the current property owner.

(11) Several distinct special use permits, as identified in section 27-593, may be heard by the planning commission and board of commissioners together as a single application, at the discretion of the ~~director of planning and/or their designee(s)~~ county administrator or his or her designee.

Section 12. That Section 27-468(e) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-468. - M-1 light industrial and industrial park district.

(e) *Parking standards.* 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~~ county administrator or his or her designee 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 space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one 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. 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. Commercial uses shall provide parking as would be required in the C-1 district. For additional standards and information, see division 9 of this ~~article~~ chapter.

Section 13. That Section 27-593(a)(31) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-593. - Allowable special uses.

(a) The following uses may be permitted under special use permit in any zoning district except as specifically limited herein:

(31) *Wireless communication facilities.*

a. *Findings*. The Telecommunications Act of 1996 grants authority to local jurisdictions over decisions regarding the placement, construction, and modification of wireless communication facilities. Kansas law, Senate Sub. For HB 2131, added certain regulations pertaining to the siting of wireless telecommunications infrastructure and pertaining to the permit application process between wireless service providers and municipalities, but maintained municipalities' home rule power in their administration and regulation related to the management of the public right-of-way. Notably, the right of a wireless service provider or wireless infrastructure provider to use and occupy the public right-of-way shall always be subject and subordinate to the reasonable public health, safety and welfare requirements and regulations of the unified government. The unified government has diverse and unique landscape features, natural resources, and residential, commercial and historic neighborhoods that must be protected with quality land use development regulations, including regulations governing the location and design of wireless communication facilities.

b. *Purpose*. The purpose of these regulations is to ensure that wireless communication facilities are appropriately designed and sited to ensure compatibility with current and future land uses, while ensuring that wireless service providers are able to provide customers with adequate wireless service. Compatibility touches upon several key factors, including:

1. Aesthetics, including scale (both in terms of mass and height) in association with onsite and offsite land uses.

2. Preservation of open space.
3. Safety.
4. Compliance with existing development guidelines.
5. Siting of wireless communication facilities to ensure minimal disruption to future development patterns, both onsite and offsite.

c. *Definitions*. The following definitions control this chapter. Other terms used throughout this chapter shall have the same meaning as elsewhere defined in the zoning ordinance, if defined therein.

Administrative determination. A final decision by the ~~director of planning~~ county administrator or ~~his/her~~ his or her designee.

Applicant. The person or entity making application for a wireless communication facility pursuant to this chapter.

Base station equipment. Base transceiver station equipment, whether stand-alone "outdoor equipment," wall-pack equipment, or equipment located within an equipment shelter.

City. The City of Kansas City, Kansas.

Collocation. The act of placing a wireless communication facility on an existing (i) building, (ii) water tank, (iii) billboard, (iv) communication tower, or other previously approved structure within the city's boundaries.

Collocation installation. A wireless communication facility located on an existing (i) building, (ii) water tank, (iii) billboard, (iv) communication tower, or other previously approved structure within the city's boundaries.

Communication tower. An uninhabitable man-made support structure constructed for the primary purpose of placement of antennas for the transmission and distribution of radio frequency signals. For purposes of this chapter, the term "communication tower" shall include all structures that fall within the definition of "wireless support structure" found in Kansas statutes, Senate Sub. for HB 2131.

Distributed antenna system. A network that distributes radio frequency signals and consisting of: (a) Remote communications or antenna nodes deployed throughout a desired coverage area, each including a least one antenna for transmission and reception.

Eligible facilities request. Any request for modification of an existing wireless tower or base station that involves: (a) collocation of new transmission equipment; (b) removal of transmission equipment; or (c) replacement of transmission equipment.

Governing body. The elected political body of the city.

Guyed communication tower. A communication tower structurally supported by guy wires.

Lattice communication tower. A communication tower structurally supported through the cross-bracing of steel members, and sometimes also referred to as a "self-support tower".

Monopole communication tower. A concrete spun or prefabricated tubular steel or carbon communication tower.

Planning department. The city's urban planning and land use department.

Property owner. The owner or owners of real property in fee simple.

Small cell facility. A wireless facility that meets both of the following qualifications: (a) Each antenna is located inside an enclosure of no more than six cubic feet in volume, or in the case of an antenna that has exposed elements, the antenna and all of the antenna's exposed elements could fit within an imaginary enclosure of no more than six cubic feet; and (b) primary equipment enclosures that are no larger than 17 cubic feet in volume, or facilities comprised of such higher limits as the Federal Communication Commission has excluded from review pursuant to 54 U.S.C. § 306108. Associated equipment may be located outside the primary equipment, and if so located, is not to be located in the calculation of equipment volume. Associated equipment includes, but is not limited to, any electric meter, concealment, telecommunications demarcation box, ground-based enclosures, back-up power systems, grounding equipment, power transfer switch, cut-off switch and vertical cable runs for the connection of power and other series.

Small cell network. A collection of interrelated small cell facilities designed to deliver wireless services.

Stealth communication tower. A monopole communication tower designed, in order of preference (i) with antenna mounting hardware and antenna mounts that are concealed within a canister so that the antennas are not visible; (ii) with antennas that are flush mounted to the pole to minimize the horizontal profile of the structure; or (iii) to be integrated into stadium lights at public parks or schools, or as light standards in parking lots.

Tower owner. An owner of a communication tower.

Wireless communication facility. An antenna installation, associated coaxial cable and associated base station equipment used by a wireless service provider to provide wireless service to customers. If a wireless communication facility is located on a communication tower, the communication tower and wireless communication facility are collectively the wireless communication facility. For purposes of this code, "wireless communications facilities" shall include all facilities and structures that fall within the definition of "wireless facility" and "wireless support structure" found in Kansas statutes, Senate Sub. for HB 2131.

Wireless services. Means "personal wireless service" and "personal wireless services facilities" as defined in 47 U.S.C. § 332(c)(7)(C), including commercial mobile services as defined in 47 U.S.C. § 332(d), provided to personal mobile communications devices through wireless facilities or any fixed or mobile wireless services provided using wireless facilities.

Wireless service provider. An entity holding a license issued by the Federal Communications Commission to send and receive radio frequency signals in the cellular and PCS band spectrums within the jurisdictional boundaries of the city.

Zoning ordinance. The zoning ordinance of the city of Kansas City, Kansas, codified in chapter 27 of this Code.

d. *Burden of proof.* As to the contents of the application for any wireless communication facility required hereby, the burden of proof of establishing compliance with this chapter, rests squarely on the applicant for the wireless communication facility to establish compliance by clear and convincing evidence.

e. *Applicability of chapter—Conflict.* This chapter applies to the construction and maintenance, repair, upgrade and operation of wireless communication facilities and communication towers. Wireless communication facilities may be permitted subject to administrative determination, permitted by special use permit, or prohibited based upon the present zoning designation of the property on which an application for a wireless communication facility is made. The differences in designations recognize that, in certain circumstances, wireless communication facilities and communication towers may not be compatible with adjacent land uses or the health, safety and welfare of the community as a whole.

This chapter is supplementary to other dimensional and density standards set forth in the zoning ordinance. In the event of conflict between this chapter and any other chapter of the zoning ordinance, the provisions of this chapter shall control.

Designation of uses as administrative determination, specially permitted, and prohibited. Wireless communication facilities are authorized subject to the following:

f. *Wireless Master Plan required.* At the time of making application for a Wireless Communication Facility, whether administratively or Specially permitted, the Wireless Service Provider which is the underlying user of the Wireless Communication Facility shall file with the City Planning Department a wireless master plan documenting the current location from which it operates wireless facilities in and within one-half (l/2) miles of the jurisdictional limits of the City. The plan shall include the existing locations of Wireless Communication Facilities currently operated by the user and any location at which the Wireless Service Provider plans to construct new Wireless Communication Facilities in the next three (3) years. For each existing site location shown, the plan shall include the address. the name of the property owner. the height and orientation of the antennas at the site and a depiction of service coverage from the site (e.g.. through a propagation map).

For proposed sites, the plan shall document the location(s) at which a Wireless Communication Facility is anticipated to be constructed, the time in which is it anticipated to be constructed. and an explanation of the existing service deficiency.

The submission of a master plan in compliance with this section does not vest a Wireless Service Provider with any right to construct a Wireless Communication Facility in a region designated for future network expansion. If the Wireless Service Provider's network design changes so as to render the presently filed master plan outdated or inaccurate, the

burden to modify, supplement, or amend the master plan is on the Wireless Service Provider.

g. *Statement of cooperation.* To minimize the aesthetic concerns associated with the proliferation of Communication Towers, any Applicant for a new Communication Tower shall sign a statement indicating that it intends to rent space to other Wireless Service Providers and allow Collocation on its existing towers within the City's jurisdictional boundaries on commercially reasonable terms if it is technologically feasible. The provider shall not intentionally create technological issues for other carriers. This policy is designed to encourage the modification and/or reconstruction of existing Communication Towers in lieu of constructing new Communication Towers adjacent or in close proximity to existing Communication Towers.

All Applicants further agree to cooperate with the City to provide the City, and any technical consultant the City may retain, with sufficient data to analyze an application filed pursuant to the provisions of this chapter.

h. *Designation of uses as Administrative Determination, Specially Permitted, and Prohibited:*

Wireless Communication Facilities are authorized subject to the following:

	AG Zone	Residential Zones	Commercial Zones	Industrial Zones	Public Right-of-Way
Guyed Tower	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Self Support Tower	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Monopole Tower under 199 feet	Prohibited	Prohibited	Prohibited	Specially Permitted*	Specially Permitted * (50 ft max)
Stealth Tower between 80 and 199 feet	Specially Permitted*	Specially Permitted on stadium and athletic field light poles; otherwise prohibited*	Specially Permitted*	Administrative Determinatio*	Prohibited
Stealth Tower Under 80 feet	Specially Permitted	Specially Permitted	Administrative Determination*	Administrative Determination*	Specially Permitted* (50 ft max)
Collocation Installation	Administrative Determination**	Administrative	Collocation Installation	Administrative Determination**	Administrative
Small cell network	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**
Distributed Antenna System	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**

*Subject to separation, setback, application submission requirements and the height limitations for communication towers in the public right-of-way specified in this chapter.

**;Subject to application submission requirements specified in this chapter, and provided that collocation in single family, two-family residential and agricultural zones is limited to nonresidential structures. Provided further that no collocation installation may be placed on any residential structure shorter than 30 feet in height, and any collocation on a structure shorter than 60 feet in height shall be integrated into the structure on which the wireless communication facility is placed.

The administrative determination decision rests solely in the discretion of the ~~director of planning~~ county administrator or his or her designee, who may consider the future land use designation of the property or the area surrounding the property, based upon the city's comprehensive plan or any applicable area plan, neighborhood conditions, the existing or potential for the proliferation of wireless communication facilities in the surrounding area, or any other matter that, in the ~~director of planning's~~ discretion of the county administrator or his or her designee, warrants additional consideration or relates to the application. The applicant may appeal the administrative decision by filing for a special use permit within one month of the administrative determination.

i. *Who may apply for communication tower.* No application for a communication tower will be accepted by the planning department unless accompanied by an affidavit by a wireless service provider that it is constructing and will own and operate the tower, or, if it will not own and/or operate the tower, that it will collocate on the communication tower within six months of issuance of a certificate of occupancy for the tower. Failure to comply with this statement will render the communication tower subject to the provisions for removal set out in [subsection n.2.] below. The purpose of this provision is to discourage the construction of speculative communication towers within the city's jurisdictional boundaries and to make clear that, if approved, these towers are constructed "at risk" and in the absence of use of the tower by a wireless service provider, the city retains the right to require its removal.

j. *Development standards applicable to construction of all wireless communication facilities.*

1. The following standards shall apply to all wireless communication facilities:

i. No commercial advertising shall be allowed on a wireless communication facility, unless that wireless communication facility is actually located on an existing, approved sign, wireless communication facilities may have safety or warning signs in appropriate places;

ii. No signals, lights or illumination shall be permitted on a wireless communication facility, unless required by the Federal Aviation Administration. Should lighting be required by state or federal law, the lighting shall be placed on the communication tower and designed in a way as to

minimize, to the fullest extent possible, glare onto adjacent residential properties;

iii. Light fixtures may be attached if required by the FAA, as described in vi. below or if part of a stealth communication tower design of or incorporated into and used for the illumination of athletic fields, parking lots, streets or other similar areas. Lighting of the accessory buildings for basic security purposes is permissible but may not result in glare on adjacent properties;

iv. The height of a communication tower or wireless communication facility shall conform to the height limitations of an applicable overlay district, if an overlay is used;

v. All wireless communication facilities shall be sited to have the least intrusive visual effect, as is practical, on the environment and adjacent properties.

vi. For existing communication towers, lighting and painting requirements shall be in accordance with FAA guidelines. For new communication towers, if an option exists to light a tower in lieu of painting the tower, applicant must agree to light the tower.

k. *Application submission requirements for wireless communication facilities.* Prior to submission of an application for a communication tower or a wireless communication facility, the applicant shall arrange a pre-application conference with the director of planning. The director of planning will advise the applicant of the process that will be employed by his or her designee and discuss alternative designs, if appropriate. Additionally, prior to the submission of any application for a communication tower or wireless communication facility in the public right-of-way, the applicant shall meet with the unified government's right-of-way manager to make sure that the applicant understands all code requirements and understands the process to obtain all necessary approvals for work in the right-of-way. The materials listed below must be submitted by the applicant to the planning department before the application shall be deemed complete and before an administrative determination is made or the submittal is forwarded to the planning commission for consideration. On receipt of an application, within 30 days thereof, the director of planning or his/her designee will notify the applicant if the application is complete. A finding that an application is complete has no bearing on the appropriateness of the use applied for and does not mitigate the director of planning's authority to (i) continue the matter for further investigation for review of the application materials provided; (ii) request additional technical information relating to compliance with the standards adopted herein.

At the time of application for a wireless communication facility or a communication tower, the applicant shall submit:

1. Written authorization from the owner of the property on which the wireless communication facility will be located. With respect to applications for telecommunications towers or wireless communications facilities in the public right-of-way, this requirement shall include any applicable right-of-way user agreements, franchise agreements or pole attachment agreements.
2. A final development plan in accordance with subsection 27-277(g) of the zoning ordinance, showing existing and proposed structures, the location of the proposed wireless communication facility and/or other uses, a photo-simulation of the proposed communication tower or wireless communication facility, access road(s) location, access road surface material, parking area, screening walls and materials, location and content of warning signs, exterior lighting specifications, a landscaping plan, land elevation contours, existing land uses and zoning designations surrounding the site. If any accessory structure is proposed, details of the structure, including elevations and proposed use of the structure, shall be included.
3. A title report and vesting deed, or certification of current ownership from the county register of deeds, documenting ownership of the property. With respect to applications for telecommunications towers or wireless communications facilities in the public right-of-way, this requirement shall include any applicable right-of-way user agreements, franchise agreements or pole attachment agreements.
4. A report from a licensed professional engineer which describes the structural capacity of the communication tower or wireless communications facility, and which includes a statement certifying that the communication tower or wireless communications facility can safely accommodate all of the necessary equipment and accessories that are proposed to be installed on said communications tower or wireless communications facility.
5. With respect to any application for communication towers or wireless communication facilities proposed to be located in the public right-of-way which does not require a special use permit and is subject only to administrative determination, the applicant shall provide notice to all property owners located within 200 feet of the proposed location. The notice shall provide (1) the application number; (2) the location of and a description of the proposed communication tower or wireless communications facility; (3) the applicant's contact information and the contact information for the unified government planning department, with a statement notifying the property owner that they shall have 20 days from the date that they receive the notice to contact the unified government planning department and provide input concerning the proposed application.

The following additional information is required for communication towers and [collocation] installations except for collocations on existing telecommunication tower facilities, as applicable:

(a) *Application submission requirements for communication towers and wireless communication facilities (regardless of whether subject to approval by administrative determination or special use permit.*

1. *Criteria for review.* The unified government shall consider the following factors in determining whether or not to issue a special use permit or an administrative determination allowing the wireless communication facility:
   i. The height of the proposed communication tower;
   ii. Proximity of the communication tower or wireless communications facility to residential structures and to residential district boundaries and property master planned for residential use;
   iii. Technical or engineering requirements regarding the structural capacity of the communication tower or wireless communications facility;
   iv. Nature of uses on adjacent and nearby properties;
   v. Surrounding topography, tree coverage and foliage (natural screening);
   vi. Design of the communication tower or wireless communications facility, based upon consideration of the preferences set out in the definition of stealth communication tower, to mitigate the visual obtrusiveness of the communication tower or wireless communications facility.
   vii. Input from neighboring property owners;
   viii. The effect of the proposed communication tower or wireless communications facility on the public health, safety and welfare requirements and regulations of the unified government.
2. *Setbacks and design standards.* The following standards shall apply to communication towers:
   i. No communication tower may exceed 199 feet in height.

ii. Communication towers and wireless communications facilities in the public right-of-way are subject to the following maximum height limits: (1) 50 feet along a thoroughfare; (2) 40 feet along a collector; (3) 20 feet along a residential street. This section does not apply to collocations on existing structures in the public right-of-way that exceed these heights.

iii. The communication tower shall be set back from the property line in all directions a distance equal to at least the height of the communication tower, if the site is in the AG zone. The communication tower shall be set back from the property line in all directions a distance that is equal to at least one-half its height, if the site is zoned for commercial or industrial purposes. These setbacks may be waived upon receipt of a notarized letter from the fee owner(s) of the parcel from which the waiver is sought acknowledging consent to the waiver and the precise distance of the waiver required from this section.

iv. Communication towers other than stealth communication towers shall be set back from residential structures by a distance of 300 feet.

v. Communication towers other than stealth communication towers shall be set back from all property zoned for residential use or planned for residential use, according to an adopted future land use plan or map, by a distance of 300 feet.

vi. Distance to other communication towers. communication towers shall not be located closer than one-half mile from another communication tower, unless an applicant proposes a stealth communication tower less than 80 feet in height. In certain circumstances where existing towers are at capacity, the planning commission may recommend a variance to this requirement to the board of zoning appeals.

vii. No wireless support structure, nor any lines, cable, equipment, wires or braces in

connection with the facility, shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk or property lines if it is reasonably determined to be contrary to the public health, safety or welfare requirements and regulations of the unified government.

viii. Coaxial cable and conduit from base station equipment to the wireless service provider's antennas shall be routed through entry and exit ports and shall be concealed from view (by traversing the distance between the base station equipment to the antennas through the internal portion of the tower) to the greatest extent possible.

ix. Screening.

A. Wireless communication facility compounds shall be screened with minimum ten-foot walls, from grade. These walls must be composed of either (a) solid masonry or (b) wooden fencing set on steel rails with a maximum one-quarter-inch gap between wood slats and masonry columns with a minimum width of two feet and a maximum separation of 16 feet per column. The director of planning or his/her designee must approve all designs or variations to this standard.

B. Landscaping. The applicant must submit a landscaping plan in accordance with section [27-699] of this chapter. Further, an applicant must provide the planning department with a watering plan/schedule for the first 12 months subsequent to the issuance of a certificate of occupancy for the wireless communication facility to ensure the landscaping will survive. The director of planning or his/her designee must approve all designs or variations to this standard.

C. All compound entry gates must be constructed of wooden slats set on steel rails.

x. All compound facilities enclosing wireless communication facilities must be kept free of invasive weed and noxious plant species.

xi. Driveways. All driveways to compound facilities enclosing wireless communication facilities must be improved with a minimum three-inch thick asphaltic or cement surface.

xii. Compound size. No special use permit or administrative determination will be issued unless the applicant demonstrates that adequate base station equipment space is available for the number of collocators the communication tower is intended to accommodate.

xiii. Power and telephone line burial. Overhead power and telephone lines are prohibited. All power and telephone lines must be buried to a depth of 36 inches below grade, from the source of the utility to the base station equipment or other equipment requiring power associated with the communication tower or wireless communication facility.

xiv. Every communication tower shall be protected from trespass by unauthorized persons and shall contain an anti-climbing device to discourage climbing the communication tower.

xv. Communication towers and wireless communication facilities shall be constructed using best available engineering practices to ensure life and property safety.

xvi. Mobile or immobile equipment not used in direct support of a wireless communication facility shall not be stored or parked on or adjacent the compound, unless repairs to the wireless communication facility are currently and actively being made.

xvii. Lighting of building entries that are part of wireless communication facilities for security is permissible, provided the lights are downward facing 180 degree fixtures with no greater than one foot candle power

and are otherwise compliant with section [27-699(b)(9)] of this chapter.

xviii. All accessory buildings or structures accessory to communication towers shall meet all building design standards as listed in chapter 8, and require a building permit issued by the codes enforcement officer.

xix. All visible buildings, structures and equipment accessory to a communication tower shall be designed to blend in with the surrounding environment through the use of color, camouflage and architecture.

xx. No communication tower site may be situated in a designated historic overlay district unless the city's historic preservation commission approves the location and design.

xxi. Notwithstanding any other provision of this chapter to the contrary, if an existing operable or abandoned water tower is torn down, a new monopole tower no more than 160 feet tall may be built within 200 feet of the former water tower within five years from the date that the water tower is torn down, subject and subordinate to the reasonable public health, safety and welfare requirements and regulations of the unified government.

(b) *Application submission requirements for collocation facilities.*

1. Applications for collocation facilities, wherever located, shall be submitted as final development plans subject to administrative determination by the director of planning pursuant to section [27-212(g)] of this chapter.

2. The following standards apply to any proposal to attach a wireless communication facility to an existing structure:

i. Except for public utility poles, the structure upon which collocation is proposed shall be at least 30 feet in height before a collocation facility may be erected upon, or attached to, it;

ii. The structure to which the collocation facility is proposed to be attached may not be a structure designated by the historic

preservation commission as a historic structure or be in a designated historic overlay district unless the historic preservation commission approves that collocation;

iii. The addition of wireless communication facilities to an existing structure shall not cause the height of that structure to increase by more than the greater of (i) ten feet in height, or (ii) (a) 20 percent of the structure's then-existing height or (b) the maximum height allowed in that zoning district, whichever is greater but not to exceed 20 feet. Any proposed increase in height beyond these height restrictions shall require approval through the special use permit process;

iv. Collocation facilities erected upon, or attached to, existing structures shall not be subject to standard setback requirements;

v. Subject to applicable codes, collocation facilities, including accessory buildings and structures to be located on the same property, shall be located on the roof of the structure when the collocation structure is a building. If the accessory equipment, buildings and other structures can be safely located on the roof of the structure, the equipment (not including antennas) shall be set back from the edge of the roof at least five feet, and shall be painted to match the building or concealed with a screening wall;

vi. Ground-mounted base station equipment shall be screened with a screening wall and landscaping as specified in [subsection (a)(31)k(a)4.ix of this section], unless an existing screening wall has already been constructed (e.g., around an existing communication tower);

3. Expansion of communication tower compounds. A communication tower compound may be expanded administratively if the base station equipment complies with the requirements set out in [subsection (a)(31)k(a)4.], and if the communication tower would be allowed subject to administrative determination pursuant to this

chapter if newly proposed. The compound may additionally be expanded by administrative determination if the communication tower would not be subject to administrative determination under this chapter, but was a permitted use under the city's previously adopted zoning regulations. The compound may additionally be expanded by administrative determination if the expansion is within a previously approved special use permit boundary. The compound may additionally be expanded by administrative determination if the expansion qualifies as an "eligible facilities request" that does not substantially change the physical dimensions of that compound, as provided for in 47 U.S.C. § 1455(a). All other communication tower compound expansions must adhere to the special use permit process.

4. Modifications to existing communication towers and wireless communication facilities. Any communications tower or wireless communications facility may be increased in height through the administrative determination process if it qualifies as an "eligible facilities request" that does not substantially change the physical dimensions of that communications tower or wireless communications facility, as provided for in 47 U.S.C. § 1455(a). Any communication tower or wireless communication facility may be increased in height by not more than 20 percent of its originally approved height through the administrative determination process, provided that if the height increase would have rendered the communication tower prohibited in the first instance under this chapter, that increase is not authorized; provided further, if the increase would have rendered an otherwise administratively approved site subject to a special use permit under this chapter, the request shall be subject to the special use permit notice and hearing requirements.

l. *Governing body action.*

1. A request for the placement or construction of a wireless communication facility or communication tower shall be acted upon within 150 calendar days from the receipt of a complete submittal of an application, site plan and supporting documentation, as required in this chapter.
2. A request for a substantial modification to a wireless communication facility or communication tower shall be acted

upon within 90 calendar days from the receipt of a complete submittal of an application, site plan and supporting documentation, as required in this chapter.

3. A request for the placement or construction of a small cell facility and any eligible facilities request shall be acted upon within 60 calendar days from the receipt of a complete submittal of an application, site plan and supporting documentation, as required in this chapter.
4. Denial of an application to place, construct or modify a wireless communication facility or communication tower shall be supported by findings based on substantial evidence and shall be provided in written form to the applicant.

m. *Maintenance and certification standards applicable to all communications facilities.* The following maintenance and operating standards shall apply to any communication tower or wireless communication facility;

1. Any wireless communication facility that is not in use for a period of two or more years shall be removed by the owner at the owner's expense. Failure to remove the wireless communication facility, pursuant to non-use or for any other reason set out in this chapter, may result in removal and assessment of cost to the property pursuant to K.S.A. 12-6a17.
2. Any owner of a communication tower shall submit a letter to the director of planning by July 1 of each year listing the current users and types of collocation facilities located on the facility.
3. A sign shall be posted on every wireless communication facility, or on the exterior fence around the wireless communication facility, noting the name and telephone number of the wireless communication facility owner and operator.
4. The owner/operator shall at all times employ at least ordinary care and shall install, maintain and use commonly accepted methods and devices for preventing failures and accidents that are likely to cause damage, injuries or nuisances to the public.
5. All communication towers and wireless communication facilities antennas shall conform to the requirements of the Occupational Safety and Health Administration (OSHA).

n. *Bonding required.*

1. *Safety*. Before a communication tower is erected on publicly owned property, the owner of the communication tower must file with the county clerk a written indemnification of the city and proof of liability insurance sufficient to respond to claims up to $1,000,000.00, in the aggregate, that may arise from operation of wireless communication facilities within the city.
2. *Removal*. Before a building permit is issued for any communication tower, the applicant shall present a removal bond to the chief counsel in the amount of $50,000.00, which bond shall be available for use by the city for the removal of the

communication tower should the communication tower ever be abandoned. The bond shall contain the following endorsement: "It is hereby understood and agreed that this instrument may not be canceled nor any intention not to renew be exercised until 60 days after receipt by the city, by registered mail, of written notice of such intent."

o. *Inspections*. All communication towers, whether existing or new, shall be inspected every five years by a Kansas licensed professional engineer at the tower owner's expense and an inspection report shall be filed with the director of planning. All communication towers and wireless communication facilities may be inspected at any time by the director of planning. The building official or their designee to determine compliance with original construction standards. Deviation from the original approved construction standards constitutes a violation of this Code and the zoning ordinance.

Notice of violations will be sent by registered mail to the tower owner, who will have 30 days from the date the notification is issued to make adjustments or repairs. The tower owner shall notify the director of planning. The building official or their designee in writing that the adjustments or repairs have been made, and, as soon as reasonably possible thereafter, another inspection will be made by the director of planning. The building official or their designee to assess compliance. The tower owner shall then be notified of the results of the second inspection. An appeal of the decision of the codes enforcement officer can be made to the board of zoning appeals in accordance with section 27-53 of this chapter.

p. *Amateur radio, receive-only and broadcast antennas.* This chapter shall not govern any communication facility that is:

1. Less than 50 feet in height;
2. Located in the rear yard of a residentially zoned parcel;
3. Owned and operated by a federally licensed amateur radio operator; provided, however, that communications towers covered under this paragraph shall not be available for co-location by wireless service providers; or
4. Used solely to transmit and receive commercial AM, FM or television broadcast signals.

q. *Failure to enforce does not constitute waiver.* No failure by the city or any of its departments to enforce any provision of this section shall constitute a waiver of the provisions thereof. Any failure of a owner or a section provider to comply with the terms of this section may subject the owner and/or provider to revocation of administrative or special permits, and penalties and municipal violations as set out below.

r. *Violations*. Failure to comply with this chapter or any condition specified in an administratively or specially approved permit constitutes a code violation for which penalties and fines may be imposed.

s. *Severability*. If any provision of this chapter shall be found to be invalid, that provision shall be severed from this and the remainder of the chapter shall remain in full force and effect.

Section 14. That Section 27-623(a) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-623. - Short-term rentals.

(a) Short-term rentals are allowed as an accessory use subject, subject to any zoning, typology, and deed restrictions, and performance standards contained herein.

(1) Short-term rentals are allowed as an accessory use within the following zoning districts and areas:

a. Any residentially zoned area, as defined by this ~~article~~ chapter;

b. Any zoning district in which a residential use is allowed, including uses allowed through the provisions of a separate zoning district, so long as all accessory uses related to short-term rentals apply to the district standards under which the primary use is allowed or operates; or,

c. Any area in which a residential unit exists as a legally non-conforming primary or accessory use.

(2) Short-term rentals are allowed within any of the following building typologies, so long as the short-term rental either meets all requirements of said district or maintains legal non-conforming status. An accessory dwelling unit, as an accessory to any of the list typologies, may also be used as a short-term rental instead of or in addition to an allowed primary residence.

a. Single-family.

b. Duplex.

c. Multi-family.

d. Mixed-use commercial/residential.

(3) A short-term rental shall not be permitted within any parcel in which said use is prohibited by, including, but not limited to, deed, plat, or homeowners association bylaws.

(4) *Performance standards.* A short-term rental, in conjunction with operation under a valid administrative review or special use permit, must maintain the following standards. Failure to comply with such standards may result in the withdrawal of administrative approval, subject to the discretion of the ~~director of planning and/or their designees~~ county administrator or his or her designee, or the revocation of the special use permit, subject to the procedures of section 27-209.

a. Sufficient on-site, off-street parking must be provided, as determined by the ~~director of planning or their designee(s)~~ county administrator or his or her designee.

b. Maintenance of a current occupation tax receipt issued by the business licensing division.

c. Maintenance of the neighborhood character, including, but not limited to:

1. Density or concentration of short-term rentals as a percentage of the overall neighborhood housing pool,

2. On- and off-site parking constraints, and,

3. The subject property's violation history.

d. *Responsiveness to neighbor complaints.* The degree of responsiveness by the applicant shall be determined by the following metrics:
   1. Number and frequency of visits to the property by the Kansas City, Kansas police department regarding disturbances of the peace by short-term tenants of the property;
   2. Number of complaints regarding parties at the property, including calls or complaints made to Kansas City, Kansas police department, any unified government department, and/or online third parties in contract with the unified government; and,
   3. The number of filed property maintenance compliance complaints and the length of time violation cases on the property remain open.

e. Compliance with all other applicable codes and ordinances.

Section 15. That said original Sections 27-197(b), 27-198(b), 27-199(b), 27-202(b), 27-207(c), 27-208, 27-210(e),(g) and (h), 27-211(e), 27-212(g), 27-213(e), 27-214(e) and (f), 27-468(e), 27-593(a)(31), and 27-623(a) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 16. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2025

_____
Tyrone A. Garner, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Acting United Government Counsel

Published _____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE NORTHEAST AREA MASTER PLAN OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ELIMINATE THE REQUIREMENT THAT LOWER-MEDIUM DENSITY RESIDENTIAL AREAS COMPLY WITH NARROW LOT DESIGN GUIDELINES IN THE AREA

WHEREAS, on October 8, 2018, the Planning Commission for the Unified Government of Wyandotte County/Kansas City, Kansas, conducted a public hearing on the Northeast Area Master Plan;

WHEREAS, on that same October 8, 2018, the Planning Commission recommended approval of the Northeast Area Master Plan;

WHEREAS, the Board of Commissioners of the Unified Government adopted the Northeast Area Master Plan on November 29, 2018;

WHEREAS, pursuant to K.S.A. 12-747(b), the governing body may adopt the recommendation of the Planning Commission with respect to a master plan amendment

WHEREAS, the Unified Government Board of Commissioners now desires to clarify local policy with respect to the narrow lot guidelines within the Northeast Area.

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

Section 1. In the Northeast Area Master Plan adopted by the Planning Commission on October 8, 2018, and approved by the Board of Commissioners on November 29, 2018, the text of the plan at p. 81, under the heading "Lower-Medium Density Residential", is hereby amended to read as follows:

> The Lower-Medium Density Residential district 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. ~~Lower-Medium Density Residential areas must follow the narrow lot design guidelines.~~

Section 2. That said original text under the heading of "Lower-Medium Density Residential" on p.81 of the Northeast Area Master Plan be and the same is hereby repealed.

Section 3. The Mayor/CEO, County Administrator, and any other employees or agents of the Unified Government are authorized to take such action as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4. This Ordinance shall take effect and be in full force after its passage, approval, and publication.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____ DAY OF _____, 2025.

_____

Tyrone A. Garner, Mayor/CEO

Attest:

_____

Monica Sparks, Unified Government Clerk

Approved as to form:

_____

Angela J. Lawson, Acting Chief Counsel

(First published_____)

COZ2025-006

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 12425 Parallel Parkway, 12301, 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 Kansas City, Kansas, by changing the same from its present zoning of 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.

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 February 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning 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.

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:

BEGINNING at the Southeast corner of the Southwest Quarter of said Section 4; thence South 87 degrees 50 minutes 47 seconds West, on the South line of said Southwest Quarter, a distance of 2,115.73 feet to a point 529.00 feet East of the Southwest corner of said Section 4, as measured on said South line; thence departing said South line, North 02 degrees 02 minutes 57 seconds West, parallel with the West line of said Southwest Quarter, a distance of 629.00 feet to a point; thence South 87

degrees 50 minutes 47 seconds West, parallel with said South line, a distance of 529.00 feet to a point on said West line of said Southwest Quarter; thence North 02 degrees 02 minutes 57 seconds West, on said West line, a distance of 1,995.54 feet to the Southwest corner of the Northwest Quarter of said Section 4; thence departing said West line, North 87 degrees 40 minutes 26 seconds East, on the South line of said Northwest Quarter, a distance of 661.16 feet to the Southwest corner of said Neilson Gardens; thence departing said South line, North 01 degree 58 minutes 01 second West, on the West plat line of said Neilson Gardens, a distance of 1,938.63 feet to a point on the North line of said Northwest Quarter of said Section 4; thence departing said West plat line, North 88 degrees 05 minutes 31 seconds East, on said North line, a distance of 1,692.75 feet to the Southeast corner of the Southwest Quarter of Section 33, Township 10 South, Range 23 East of the Sixth Principal Meridian; thence North 88 degrees 02 minutes 31 seconds East continuing on said North line, a distance of 98.93 feet to a point; thence departing said North line, South 01 degree 42 minutes 45 seconds East a distance of 329.82 feet to a point; thence North 88 degrees 05 minutes 07 seconds East a distance of 20.00 feet to a point on the West line of Lot 11, of said Neilson Gardens; thence South 01 degree 42 minutes 45 seconds East, on said West line, a distance of 770.37 feet to the Southwest corner of said Lot 11; thence departing said West line, North 87 degrees 52 minutes 48 seconds East, on the South line of said Lot 11 and its Easterly prolongation, a distance of 180.68 feet to a point on the West line of the Northeast Quarter of said Section 4; thence North 01 degree 41 minutes 13 seconds West, on said West line, a distance of 939.41 feet to a point; thence departing said West, North 88 degrees 02 minutes 31 seconds East a distance of 45.00 feet to a point; thence North 01 degree 41 minutes 13 seconds West, parallel with said West line, a distance of 160.29 feet to a point on the North line of said Northeast Quarter; thence North 88 degrees 02 minutes 31 seconds East, on said North line, a distance of 689.34 feet to a point; thence departing said North line, South 01 degree 57 minutes 29 seconds East a distance of 50.00 feet to a point on the South right-of-way line of Parallel Avenue, as established in Book 2770, Page 450; thence departing said South right-of-way line, South 04 degrees 00 minutes 55 seconds East a distance of 216.08 feet to a point; thence North 88 degrees 21 minutes 24 seconds East a distance of 68.03 feet to a point; thence North 01 degree 09 minutes 36 seconds West a distance of 216.34 feet to a point on said South line; thence departing said South line, North 01 degree 57 minutes 29 seconds West a distance of 50.00 feet to a point on said North line; thence North 88 degrees 02 minutes 31 seconds East, on said North line, a distance of 146.62 feet to a point; thence departing said North line, South 01 degree 57 minutes 29 seconds East a distance of 50.00 feet to a point on said South line, said point also being on the West right-of-way line of 121st Street as established in said Book 2770, Page 450; thence departing said South

line, South 07 degrees 23 minutes 51 seconds East, on said West line, a distance of 100.45 feet to a point on the West right-of-way line of 121st Street, as established in said Maywood Gardens; thence South 01 degree 41 minutes 05 seconds East, departing said West line, on said West line, a distance of 180.03 feet to a point; thence departing said West line, South 88 degrees 03 minutes 54 seconds West a distance of 158.21 feet to a point; thence South 02 degrees 09 minutes 39 seconds East a distance of 330.16 feet to a point on the North line of said Tract 10, Maywood Gardens; thence North 88 degrees 02 minute 31 seconds East, on said North line and its Easterly prolongation, and on the North line of said Tracts 9, 8, and 7, a distance of 1,145.44 feet to the Northeast corner of said Tract 7; thence departing said North line, South 01 degree 40 minutes 57 seconds East, on the East line of said Tract 7 and its Southerly prolongation, a distance of 658.28 feet to a point on the centerline of Riggs Road, as established in said Maywood Gardens; thence departing said prolongation, North 88 degrees 00 minutes 26 seconds East, on said centerline, a distance of 20.00 feet to a point on the East line of said Maywood Gardens, said line also being the Northerly prolongation of the East line of said Tract 17; thence departing said centerline, South 01 degree 40 minutes 57 seconds East, on said Northerly prolongation and on said East line, a distance of 589.28 feet to the Southeast corner of said Tract 17, said point also being on the South line of said Northeast Quarter of said Section 4; thence departing said East line, South 87 degrees 33 minutes 26 seconds West, on said South line, a distance of 1,980.00 feet to the Northwest corner of the Southeast Quarter of said Section 4; thence South 02 degrees 03 minutes 05 seconds East, on the West line of said Southeast Quarter, a distance of 2,129.68 feet to a point on the North line of said Tract B, Prairie Heights At The Legends; thence departing said West line, South 59 degrees 19 minutes 35 seconds East, on said North line, a distance of 100.98 feet to a point on the East line of said Tract B; thence departing said North line, South 02 degrees 03 minutes 30 seconds East, on said East line and its Southerly prolongation, a distance of 448.11 feet to a point on the South line of said Southeast Quarter; thence departing said prolongation, South 87 degrees 51 minutes 55 seconds West, on said South line, a distance of 85.00 feet to the POINT OF BEGINNING, containing 13,327,435 Square Feet, or 305.9558 Acres, more or less, located approximately 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, Kansas City, Kansas,

be changed from its present zoning 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, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-472, 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 B-P Planned Business Park 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

(First published_____)

COZ2025-005

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 13000, 12504, and 12340 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park 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 February 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park 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:

BEGINNING at the Southwest corner of the Southwest Quarter of said Section 32; thence North 01 degree 21 minutes 39 seconds West, on the West line of said Southwest Quarter, a distance of 2,649.95 feet to the Northwest corner of said Southwest Quarter; thence North 88 degrees 08 minutes 43 seconds East, on the North line of said Southwest Quarter, a distance of 2,636.81 feet to the Center corner of said Section 32; thence North 88 degrees 09 minutes 45 seconds East, on the North line of the Southeast Quarter, a distance of 2,419.00 feet to a point on the West line of a tract of land described in Book 3715, Page 0537; thence departing said North line, South 01 degree 50 minutes 04 seconds East, parallel with the East line of said Southeast Quarter and on the West line of said tract of land, a distance of 135.00 feet to the Southwest corner thereof; thence departing said West line, North 88 degrees 09 minutes 45 seconds East, on the South line of said tract of land, a distance of 220.00 feet to a

point on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 458.56 feet to the Northeast plat corner of Wintergreen Acres No. 1, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 88 degrees 16 minutes 05 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1; thence South 01 degree 50 minutes 04 seconds East, departing said North line, on the West line of said Wintergreen Acres No. 1, a distance of 1,500.00 feet to the Southwest corner of said Wintergreen Acres No. 1; thence North 88 degrees 16 minutes 05 seconds East, on the South line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Southeast corner thereof, said corner also lying on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 150.00 feet to the Northeast corner of said Wintergreen Acres No. 1, 1st Addition; thence South 88 degrees 03 minutes 49 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, 1st Addition, a distance of 840.46 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1, 1st Addition; thence South 01 degree 54 minutes 53 seconds East, on the West line of said Wintergreen Acres No. 1, 1st Addition, a distance of 399.58 feet to a point on the South line of said Southeast Quarter; thence South 88 degrees 05 minutes 31 seconds West, on said South line, a distance of 484.55 feet to the Southeast corner of the West Half of said Southeast Quarter; thence North 01 degree 43 minutes 38 seconds West, departing said South line, on the East line of said West Half, and on the East line of a Tract of land described in Book 3578, Page 0658, a distance of 790.00 feet to the Northeast corner of said Tract; thence South 88 degrees 05 minutes 31 seconds West, departing said East lines, on the North line of said Tract, a distance of 550.00 feet to the Northwest corner of said Tract; thence South 01 degree 43 minutes 38 seconds East, on the West line of said Tract, a distance of 288.50 feet to a point on the North line of a Tract of land described in Document Number 2022R-17193; thence South 88 degrees 05 minutes 31 seconds West, departing said West line, on said North line, a distance of 482.42 feet to the Northwest corner of said Tract; thence North 01 degree 42 minutes 40 seconds West, departing said North line, a distance of 730.88 feet to a point; thence South 88 degrees 04 minutes 46 seconds West a distance of 1,411.55 feet to a point; thence South 01 degree 29 minutes 26 seconds East a distance of 1,232.34 feet to a point on the South line of said Southwest Quarter; thence South 88 degrees 04 minutes 46 seconds West, on said South line, a distance of 1524.42 feet to the POINT OF BEGINNING, containing 10,548,299 Square Feet or 242.1556 Acres, more or less, located at approximately 13000, 12504, and 12340 Parallel Parkway, Kansas City, Kansas.

be changed from its present zoning A-G Agriculture District (WYCO) to B-P Planned Business Park District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-472, 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 B-P Planned Business Park 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

Tracking ID: 21786

Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #9.1.

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

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 September 4, 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/ POLICY 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 August 14 and August 21, 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 (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 **September 4, 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.

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ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 31ST DAY OF JULY, 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 2:

A Tract of land 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, 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; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-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 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, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 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

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25’ 44”E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34’ 16”W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47’ 18”E, 106.91 FEET; THENCE N39° 22’ 48”E, 62.10 FEET; THENCE N87° 59’ 48”E, 117.50 FEET; THENCE S28° 16’ 50”E, 89.22 FEET; THENCE N64° 59’ 18”W, 97.97 FEET; THENCE S87° 59’ 48”W, 40.00; THENCE S60° 58’ 54”W, 97.97 FEET; THENCE S87° 59’ 48”W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

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.

[Balance of page intentionally left blank]

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

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 2:

A Tract of land 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, 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; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-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 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, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 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

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25’ 44”E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34’ 16”W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47’ 18”E, 106.91 FEET; THENCE N39° 22’ 48”E, 62.10 FEET; THENCE N87° 59’ 48”E, 117.50 FEET; THENCE S28° 16’ 50”E, 89.22 FEET; THENCE N64° 59’ 18”W, 97.97 FEET; THENCE

S87° 59’ 48”W, 40.00; THENCE S60° 58’ 54”W, 97.97 FEET; THENCE S87° 59’ 48”W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

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.

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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%

Tracking ID: 21788

Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #9.2.

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 September 4, 2025, at 7:00 p.m.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Resolution - TIF District PH - Buc-ee's (UG)

Approved by Mayor/Administrator to add to agenda.

(Published in ***The Wyandotte Echo*** on August 21, 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 **September 4, 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 31ST DAY OF JULY, 2025.

_____
Tyrone Garner, Mayor/CEO

(SEAL)

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

By: _____
Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION

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 2:

A Tract of land 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, 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; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-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 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, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 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

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25’ 44”E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34’ 16”W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47’ 18”E, 106.91 FEET; THENCE N39° 22’ 48”E, 62.10 FEET; THENCE N87° 59’ 48”E, 117.50 FEET; THENCE S28° 16’ 50”E, 89.22 FEET; THENCE N64° 59’ 18”W, 97.97 FEET; THENCE S87° 59’ 48”W, 40.00; THENCE S60° 58’ 54”W, 97.97 FEET; THENCE S87° 59’ 48”W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

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.

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EXHIBIT B

MAP OF REDEVELOPMENT DISTRICT

CONSENT AGENDA ITEM NO. ____

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL MEETING, THURSDAY, JUNE 26, 2025**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, June 26, 2025, with eleven members present: 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: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Reginald Lindsey, Budget Director; Alan Howze, Assistant County Administrator; Matt May, Emergency Management Director; Chief Rubin, Fire Department; Deputy Chief Anderson, Police Department; Major Joe Grasela, KCKPD; Daniel Soptic, Sheriff; Deasiray Bush, Director of Public Transportation; Troy Shaw, Director of Public Works; Angel Ferrara, Director of Parks & Recreation; Rocki Mayes, Buildings & Logistics; 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 on Thursday, June 26, 2025, at 5:15 p.m. in the fifth floor conference of the Municipal Office Building for an Executive Session relating to personnel

matters of non-elected personnel. The Executive Session portion of the meeting is closed to the public under the Kansas Open Meetings Act. Upon conclusion of the Executive Session, the governing body will reconvene into open session in the Commission Chambers for a presentation related to the UG World Cup Budget. Roll call was taken and there were eleven "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, 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 we're going to go into Executive Session. Is there a motion?

Commissioner Burroughs made a motion, seconded by Commissioner Bynum, to go into Executive Session in the 5th floor conference room to allow the Commission to further discuss the retention of an employee, which is a private personnel matter related to a specific non-elected employee, as permitted under the Kansas Open Meetings Act; and that Angela Lawson, Acting Chief Counsel, and other staff members that are necessary for the conversation and are requested by the Commission be present, 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 ten "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites.

Present for the Executive Session: 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. **Staff Present:** Angela Lawson, Acting Chief Counsel.

Mayor Garner reconvened into Special Meeting at 5:30 p.m. There is no further business in regards to this item and matter. We're going to adjourn to go to the Chambers. I need a motion for that.

Action: Commissioner Kane made a motion, seconded by Commissioner Ramirez, to reconvene into Special Meeting in the Chambers. Roll call was taken and there were ten "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites.

Mayor Garner said we'll give ten minutes to reconvene.

Special Meeting reconvened in the Chambers at 5:51 p.m.

Mayor Garner said we are back in Special Session. Clerk, just to verify attendance of this governing body, please do a roll call. Roll call was taken and there were eleven "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites, Garner.

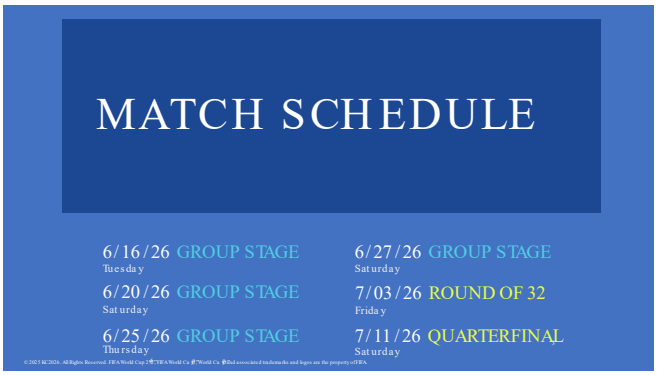
Mayor Garner said this portion of our Special Session we will be speaking about the Unified Government's 2026 World Cup Budget. I'll turn it over to our County Administrator, David Johnston, to make the opening remarks.

David Johnston, County Administrator, said one of the roles that I assumed right when I got hired was being told that I am the representative of Wyandotte County on the KC26 Regional World Cup Committee. Coming from northern Indiana and being a baby boomer, my primary experience in World Cup is playing soccer for two weeks in high school Phys Ed and then being told now that I am on a regional committee that's going to be guiding the activities of Kansas City's host metro area of World Cup committees, I said, yes, I gladly accept this responsibility. After being told by the organizer of the Chair of the committee, I hung up the phone and I said, oh my goodness, I now have to understand what soccer is all about. Being a baby boomer and an older American, I'll say that only in this context, it's been an interesting two years serving in this capacity. What's unique about this time period is just in the last two or three weeks there have

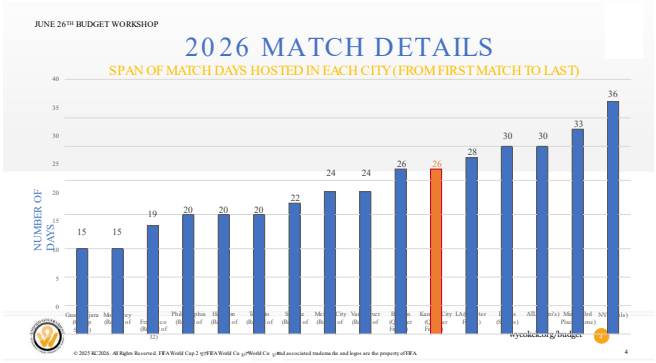
been reminders that in one year the World Cup activities in North America start. The clock is ticking.

What's unique about this World cup is the World Cup itself will attract 3.5B fans worldwide, will involve 250M soccer players, and will involve 200 countries to get to 45 teams and that activity is happening now.

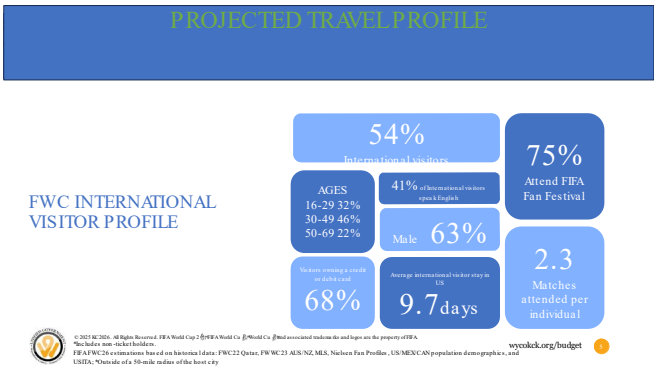
It's going to be the first ever jointly hosted tournament involving three nations, involving 13 metropolitan areas of which Kansas City metro area is one of those. It's a brand new tournament format, 12 groups spanning 38 days, involving 48 national teams, over 104 matches.



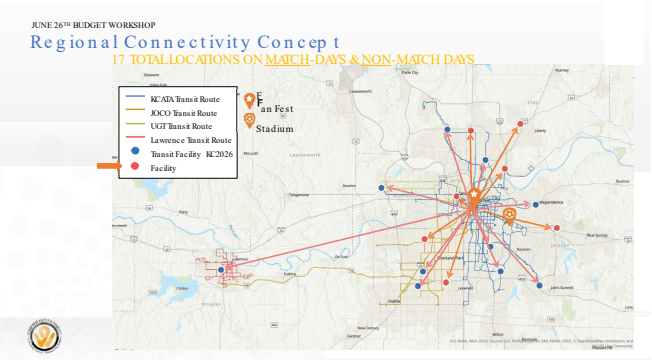
The match schedule start on June 16th of 2026. Well, that's our first game here in Kansas City, Kansas. These are the six games that are going to be hosted here in Kansas City at Arrowhead and we were so pleased to—we were expected to get four games. The first ground stages when we were told that we were getting a round of 32, we were elated and then I think we were pleasantly shocked when we were told we were getting a quarterfinal game in July.



We are going to have soccer activity here in the metropolitan area for 26 days from when our first game starts until the quarterfinal game. So, there's going to be a lot of soccer activity.



A lot of international visitors coming here in the Kansas City metropolitan area. In working with FIFA, we are told from KC26, what is shared from FIFA with us, the projected travel profile of the visitors here to expect 54% of the visitors, sports visitors are going to be international, 75% are expected to be at the FIFA Fan Festival at the World War 1 Memorial. Each fan who visits here for that are expected to take in 2.3 matches, 41% are expected, international visitor, will speak English, so the majority of those won't be speaking English so we're going to have to deal with multi-language issues and we're going to have to be prepared for that. 63% of the visitors are expected to be male, but each international visitor is expected to have a visit of around just under 10 days. The age range from what FIFA shares are going to be primarily under 50 years old and most of the visitors will be using plastic to pay for everything, 68%, so we're going to have to be prepared to be cashless for the transactions.



One of the responsibilities that KC26 is working on macro issues, transportation, security, and all that. They're not going to be dealing with the local issues. They're going to be looking at macro issues and so they're working on—this slide is the Transportation Regional Connectivity. They're more focused like on transportation getting people from far west and Lawrence because that's one of the host communities and far west, the blue dot, is the Legends. That's where one of the teams is going to be headquartered on in our community and getting people to and from the middle dot, which is the Fan Fest at the World War 1 Memorial and just further east of that is Arrowhead Stadium, so getting people to the big party and getting people to the game. All the rest of the transportation responsibility is going to be the responsibilities of the local governments, not KC26, so they're working on the macro issues.

Now, we have a neighbor to the south, Johnson County, that's wanting to make sure that they have an airport shuttle that comes from the airport to their convention center in Overland Park and they will be wanting to work with us to make sure that there's a stop in the Legends, so the 435 corridor goes from the airport to possibly stop at the Legends that then goes to Overland Park, which is right on 435. So, we'll be working with our neighbor to the south to see if that can really be a reality. You have to understand that the focus of the KC26, the group that I've been appointed on, is they're focusing on just supporting FIFA, game day, and the big party spot at the World War 1 Memorial.

Now, the next one, if everybody wants to, after the meeting, to get on to this to get more information, we'll allow you, we'll bring this back up and you can take a picture of that. That's where all the information is that KC26 has to date from FIFA. That's one thing that we've learned about working with FIFA, they're very controlling on the information that they give us. It's not the US way of planning. We're used to getting all the information upfront and then we make it work. How FIFA does it, they give us piecemeal. They don't give us everything on the frontend. We wish they would give us more information, but we still don't have information about licensing, viewing of games yet. We don't even have that, so when we get it, we then act on it, but we wish we had more information from FIFA, but we don't have it. We'll get this icon and you can take a picture of it with your phone and then you can follow the journey as we get more information and have it be released.

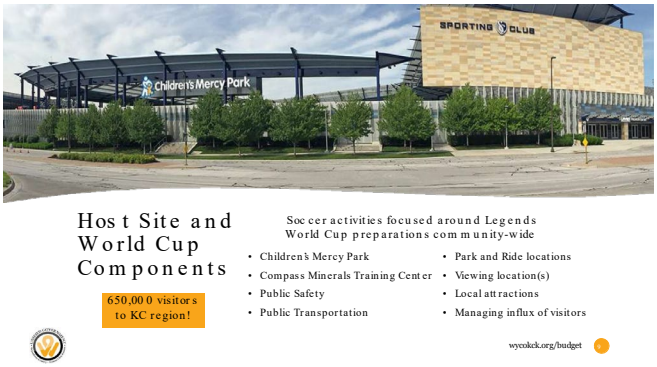
What we've done at the UG is not to sit and wait, but we've gathered the departments within the UG to say how would we as departments prepare knowing that we're going to have to create a visitor experience, we're going to have to take a hard look at Wyandotte County and Kansas City, Kansas and know how can we create that visitor experience, how can we be a good host, what can we expect to bring into our budget process eventually and organize ourselves.

Alan and Reggie have kind of guided that process with our departments and that's what you're going to hear tonight and you'll have an overview from the work that they led, but you'll also hear from the departments that we brought to the table. You know, we're not expected to fund everything and we have been working with the Mayor's World Cup Readiness Task Force and we'll be incorporating some of this work with their presentation that you'll hear from them in a month at the end of July.

We wanted to show you particularly as we're in the budget process, there's going to be an expectation for Capital that there is to be a local contribution to be a good host and to get us ready for that visitor experience. We have to clean ourself up. We have to do what we can to make that visitor experience the possible investor experience a good one because as they go home, they may want to say that was a good place to come back to visit, a good place for me to consider to create an economic development opportunity. We had a good process that Reggie and Alan led and we wanted to take the opportunity today to give you that overview. So, sit back, listen to our staff and then please ask questions at the end.

Alan Howze, Assistant County Administrator, said as you heard from the Administrator, you'll hear from departments directly tonight, several of whom have been involved with the KC2026 working groups, so working directly with the regional partners and the World Cup organizing committee and those efforts and translating those back into local needs and anticipated needs. As we go through this tonight, we'll note and we'll reinforce this is kind of a complex matrix of funding needs and funding sources and there's a fair amount of ambiguity that exists today between where funds could come from. So, there's the possibility of some funds coming from the federal government, there's $28M that the Kansas Legislature has appropriated for the World Cup preparations that remains uncertain as to how that will be spent and allocated, and there's local dollars. So, again, there's kind of this mix of funding sources, so as you see this, don't get sticker

shock, it may be a little sticker shock, but not too much because there is still a lot of unknowns in terms of how and where this funding would come from as we go through this.



As you all know, we are a host site where one of the teams will be hosted out of and those activities will primarily be focused, the soccer activities, around the Legends. That's obviously where we have the soccer stadium with Children's Mercy Park. We have the Compass Minerals Training Center, which is a world-class soccer training facility. There's a number of those kind of other components of hosting around public safety, public transportation, viewing locations, local attractions, how do we get people to spend their dollars and money locally, and the expectation that there's going to be about 650K visitors coming to the Kansas City region, and a number of which will be in our community. So again, how do we have that be a great visitor experience, how do we have those dollars that they're going to be spending on their trip come through our community as well.

We are working closely with Visit KCK. Alan Carr is here in the audience as the Executive Director of Visit KCK. He has been a Co-Chair along with the Administrator on the Mayor's Task Force on the World Cup and they recently came out with their recommendations and you'll be hearing from them in more detail on July 31st. We've been coordinating with Alan Carr in our efforts and their efforts to support the businesses that are here and what opportunities we have to maximize the benefits of those 650K visitors that are coming through.

What does this look like, and the answer is, we don't quite know yet, but that's part of what we're trying to figure out in working with Visit KCK. You know, obviously, a number of attractions that people could come and visit whether those are local landmarks, those are activities around the Legends, Hollywood Casino, the Rock Island Bridge will be open by that point. We've got a number of those kind of attractions, the Taco Trail, how do we position our community so that

people are coming here, staying here, and spending their dollars here. So again, working with Alan Carr, working with Greg Kindle, and thinking about the physical condition of our community where people are likely to be and how do we put the best face forward, the best foot forward in presenting our community to the world because we will in fact be on the world stage.

With that comes both short-term and long-term economic opportunities. We are the top tourism destination in the state both for existing attractions as well as ones like Margaritaville that just came online, American Royal that's coming online, so how do we take advantage of those, how do we maximize those, how do we showcase Wyandotte County as an investment location. If you look at some of the history of other cities that have hosted large events like this, some have been able to successfully sort of capture that lightning in a bottle, if you will, and then use that for long-term economic growth knowing that there are thousands of people coming through.

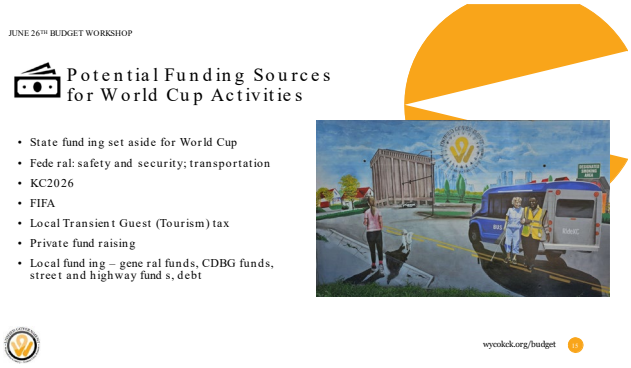
There are corporate sponsors and people that are visiting who could be making long-term investment decisions about Wyandotte County who are exposed to our community for the first time and could recognize the very many benefits that exist here as a central transportation hub, all the assets that we have as a community that allow us to be attractive to businesses.

How do we support local businesses, how do we allow for those economic activities and that economic vibrancy, whether those are businesses that already exist or people that are thinking about setting up a business even if it's a temporary business for the duration of the World Cup so people have that opportunity to engage in the event and the opportunities there.

We are doing things like a Façade Improvement Program through Community Development under Director Kay Sharp looking at putting CDBG money towards that would support improving the look and feel of the facades in some of our commercial corridors and kind of sprucing things up and putting our best foot forward and trying to support getting additional businesses into those spaces. And we have a community-wide beautification effort. John Kelly is leading that in a cross-functional, cross-departmental effort with other UG departments to say okay, how do we make sure that our community looks the best that it possibly can.

Now I'm going to transition this over to Reginald Lindsey and we'll kind of go through some of the budget aspect of it. As we go through this, just note there are no new FTEs in these budget numbers that you'll see here. These are a mix of operational costs, sort of hard infrastructure costs and of potential legacy investments. That's one of the things we think about is in an event of this magnitude, how can we have there be lasting benefits that people in our community can point to in five years and ten years and say, you know, this is really something that's tangible and beneficial that came out of the World Cup event in our community that is a truly once in a lifetime event. So, with that, I'll hand it over to Reggie.

Reginald Lindsey, Budget Director, said some of the things that we've already started to do within the last few budget seasons we had bus shelter replacements and two new buses and then also we've started Memorial Hall improvements in 2023. Also, we have 99th & Parallel Intersection design and then at State Avenue we've had curb replacement and at 118th & State Ave. we have replacements there and then we have State Avenue Pavement Preservation that went on last summer.



Potential funding sources for World Cup activities, the state is setting aside funding for World Cup and then federally, we have safety and security transportation that will be funded. We have KC2026, which will bring some funding to table also and then also FIFA. We also have our local Transient Tourism Tax that we can use, we also have private fundraising and we have local funding

available through our General Funds, CDBG Funds, Special Street & Highway, and our Debt Funds.

One of the options that we have within our toolbox is the Transient Guest Tax and it's a source of funding that we've already started to use since back in 2023 for World Cup initiatives for Memorial Hall. Transient Guest Tax, they have a table here that kind of shows what other cities are charging for tourism, Transient Guest Tax. Unified Government portion of Kansas City, Kansas, we're in the middle of that table, we're not the highest or the lowest, we're at 8%. Some of the ways that this Transient Guest Tax has been utilized currently is we have revenues going to the Convention and Visitors Bureau as far as in expenditures. Then we are also fund Sister City Initiatives and we fund Tourism Initiatives from here and Destination Park and Recreation projects.

One of the things that we are proposing is that we do a 1% to 2% increase to assist with funding World Cup related expense projects for 2026. A 1% increase would bring in an additional $600K and 2% would bring in an additional $1.2M and the total budget there is $4.8M. So, if we would bring in an additional 1% increase, we'd have $5.6M coming in. If we had a 2% increase, we'd have $6.2M coming in. We wouldn't have to go out for a vote for this. This would be a Charter Ordinance that you as a Commission could pass and this additional revenue would help generate funds for World Cup to assist with World Cup expenses that we have.

Also, one of the things, there are cities within the area that are also looking at doing the same thing, so we wouldn't be the only ones. We're wanting to recommend maybe doing this just for the calendar year of 2026. This would be one of the taxes that Mayor Garner spoke about that wouldn't impact our citizens within the community, but people that are visiting here would pay taxes to help benefit our community. Next, we're going to jump into different department groups and their requests for World Cup.

First, we're going to talk about the Public Safety Department group, which includes the Police Department, Fire Department, Sheriff's Department, and Emergency Management. I want to invite Deputy Chief Anderson up to speak about the Police Department's requests.

Deputy Chief Anderson, KCKPD, said this is Major Joe Grasela that's with me today. He's just here to help answer any questions because we have both been on a lot of teams meetings related

to FIFA and the World Cup and things that are going on. We submitted a memo basically and a lot of our, I guess, financial requests is probably overtime involved.

Currently, we have 310 officers on our department. We're supposed to be at 369 and I believe we have 12 federally grant funded positions that would take us up to 381. So 310 is off of that 381. We currently do, which I don't count, we currently have 13 recruits in the academy if they all make it. I hope they do, but usually we lose one or two. We're hoping to have a class of 20 on August 7th, so things are starting to turnaround in the recruiting, so hopefully, that helps us out and it's coming at the perfect time because by the time they go through the academy and by the time they go through the field training officer requirements, it'll be about March when they get released. Then, obviously, we're expecting around June 1st probably our home team will come to Kansas City, Kansas. So, one of our big ask was overtime related and that's for Compass Mineral. Some of our meetings that we've been to, I anticipate us getting a tier one team and I think we're going to get a big team. I just don't know exactly who it's going to be yet, but I believe it's going to be a very popular team worldwide and that's going to bring a lot of fans.

I know there's been changes to hotels related to the World Cup. You know, the Compass Mineral was attached to the Sheridan Overland Park, and that since has been changed to a hotel in Missouri. It wouldn't surprise me if Margaritaville became the hotel for Compass Mineral for our home team. We don't know that. There's a lot of unknowns like David Johnston was talking about, so we're kind of flying by the seat of our pants right now and we're just trying to plan for every circumstance that we don't know what's going to happen.

I can tell you currently what we've done so far for the World Cup is we've added a K9, which is a bomb sniffing EOD K9 and a truck. Last year we added an armored truck that we can use for dignitary protection, which we believe there's going to be dignitaries coming through KCK as part of the World Cup events. So, that's some of the things we've already done trying to do with our existing budgets.

Some of the things I talked about Compass Mineral, that will probably be overtime. If Margaritaville, I don't know if it becomes something, that's something we're going to have to provide security for and it's probably 24/7. Obviously, Sporting Park will be the field for teams that are coming in to play at Arrowhead. So, they're going to be practicing a day or two ahead at Sporting Park, so we're going to have to provide security for that as well.

Not to mention on the six game days, so we're going to have park and ride locations. I'm sorry if a lot of you already heard this, so what I've been told is there's about 15,000 parking spots at Arrowhead. There's so many events that FIFA is putting on and other things, they're going to narrow that down between 3,000 and 4,000 parking spots so that means these park and ride locations are going to be the primary way people are getting to Arrowhead. So, what does that entail? I can tell you me and Joe work out at Sporting Kansas City and we have an evolve metal detecting system that we use at the stadium that everybody goes through, so I would assume there's going to be some kind of metal detection, some kind of detection before people get on the bus to make sure they don't have pyro, firecrackers, taking anything they shouldn't take into Arrowhead they're not going to let them take on the bus. So, that's going to be officers and security as well as people there taking tickets because there's probably going to be people that come to these events that don't have tickets and are just trying to get in and do what they did in Miami, Florida last year. I don't know if any of you are were aware of that. A lot of people just came, jumped the fence, and got into the stadium. So that's the other thing that's going to be a big ask probably of us once we get going in this. I'm not sure how many park and ride locations we're going to have in KCK. Is it one, is it two, three, I truly don't know at this point. Maybe you guys have some better knowledge of that than me.

The other big thing we're going to have, so we have a Motorcycle Unit. We do escorts, we do escorts all the time for teams, for dignitaries. This is going to be a lot because FIFA is going to require escorts for referees, for FIFA dignitaries. We may get asked to do escorts for dignitaries from countries that are coming into the soccer game, flying into Kemper, coming to the practice

facility, going to Arrowhead. Currently, we only have—we've whittled our wheel unit down to six officers and a Sergeant. This fall I will be adding two more officers to that to handle what we probably will have to do next year. We're also training our Community Policing Unit to learn how to do escorts. They will just do them in vehicles and not on patrol bikes, so that's things we're trying to prepare for that we know is going to happen and that we're going to have to provide some sort of service for.

The other thing we were asking, I was also in the ask, was two new motorcycles related. Once I bid those two spots this fall, we're going to need motorcycles for them to be driving.

The other things we asked for, we currently have a field force trailer that we use if we were to have any type of large protest disturbance. A lot of our equipment---I think we got a grant for this in about 2005. A lot of it is getting outdated. We have shields and helmets, but I don't know if you've watched any of the protests in LA. The officers now have coverage on their arms, on their legs in case they have bottles or rocks thrown at them. Currently, we do not have that. We have vests, we have helmets, and we have shields, but we don't have probably the full protection that they would need if something were to happen. I'm not saying there's going to be anything like that happen, but you truly never know until something does happen.

We also made a request for money for a language line. We don't know what country will be coming here. We currently use a language line now. We have a very diverse community. We use it for very—there's a lot of different languages we use it for. We anticipate, if a lot of people come to KCK from another country and we don't speak the language, say Germany for instance, we don't have any officers that speak German. We have a lot that speak Spanish, none German, so the language line would probably be a big ask in that regards.

Last year we had a CMIP set for an EOD robot and obviously it was pushed till 2026. We put it on the budget. It was still there. We're going through partnering with the Mid-America Regional Council to purchase that, so they're going to purchase some of it. I already got a Letter of Agreement to pay them in January. I just want to make all of you aware. It's a very expensive thing when you're talking about explosive type robots and so they're working with us hopefully to get it ordered and then we would pay our portion in January of next year.

I think that's the main things we were asking for. There are some other trainings. We were asking for like dignitary protection, just things like that that we're probably going to use that our Special Operations Unit, basically our SWAT team, they're the only ones that have any

training in dignitary protection and we would like to get some others spun up. It's a little different type of police work and some of that training would be good for them just in case we do get somebody that's larger than life that visits our community. I'd be happy to take any questions. That was kind of a lot of our asks. I know you guys have the numbers I believe up there.

Commissioner Stites said so on involvement, any outside agencies, like has the state stepped up with the Highway Patrol for any of these locations Bonner Springs, Edwardsville, any of the other surrounding agencies. That was my first question and then the second question, when you were speaking about the riot gear, that riot gear I imagine is outdated and pretty worn-out by now. Would that be for the entire 310 officers? **Deputy Chief Anderson** said it wouldn't be. I think currently we have a set up for 300 officers, or excuse me, 150 officers that we could outfit just on the equipment on the trailer. So yes, if we had something big, we wouldn't have enough to obviously do 310 officers, but I don't think that—hopefully that need would never arise. **Commissioner Stites** said so when you're asking for updated new riot gear, were you saying an amount for the 310 or would everybody be getting new riot gear? **Deputy Chief Anderson** said no. I was just requesting some for the 150. It's just something that we could get up-to-date. I actually didn't pull prices on any of the gear yet. I just knew that was something that we needed to think about moving forward for the World Cup.

Commissioner Stites said and the outside agencies. **Deputy Chief Anderson** said so, the outside agencies, yes. KHP has been stepping up, but I will tell you Lawrence is getting a team as well, so they've asked for a lot of help. I don't think they have the same experience that Kansas City, Kansas and Kansas City, Missouri have so I think their ask is going to be a lot more than what we would normally do. We haven't reached out. We've reached out, I think, to Overland Park in preliminary talks regarding a backup for our SWAT team. We had Leavenworth as our backup, but they said—I guess Leavenworth, I believe, is going budget neutral next year and they said they wouldn't be able to help us out next year. We're starting initial talks with Overland Park and hopefully they can be our backup if we have big things that occur.

Mr. Howze said I don't want to cut you off, but I just want—we're keeping an eye on the clock so we've got a number of departments to hear yet. I don't want to cutoff questions but—**Deputy Chief Anderson** said okay.

Commissioner Hill said thank you for the presentation. Just one quick question. You mentioned Mid-America Regional Council might be helping with the robot, the explosive robot, is that correct? **Deputy Chief Anderson** said yes. **Commissioner Hill** said do you have a ballpark figure—**Deputy Chief Anderson** said of how much that would be? **Commissioner Hill** said yeah, what MARC would possibly donate versus what the actual cost might be. Just a ballpark. **Deputy Chief Anderson** said I believe the robot's going to be somewhere in the neighborhood of $450,000. We're hoping they pay half, but we haven't picked out the robot yet, so it's hard to say at this point, but when you buy something through Mid-America Regional Council, it's used metro wide so if anyone needs our assistance, we have to go help them as well.

KCKFD

2 new ambulances	$1,000,000
Overtime for 4 ambulances	$392,000
Overtime for Hazardous Materials Unit 2	$196,000
Hazardous Material Detection/Analysis Equip	$230,000
Overtime for 2 additional pumpers	$294,000
TOTAL	$2,112,000

wycokck.org/budget

Chief Dennis Rubin, KCKFD, said thank you for allowing us the opportunity to present our needs. I would ask if it's possible for the Clerk to provide the handouts that we've prepared for the Commission. Essentially what we're going to be asking for as we take a look at what our upfront standard everyday needs are to expand the ambulance service. We service 155,000 people a day and potentially it could expand to 400,000 or more, therefore, we'd asked to have two ambulance purchased. If in fact we have a Achilles heel, that would be the number of vehicles that we have to provide transportation to the hospital for a number of patients. I know from this podium I mentioned it a few times, what causes us medical calls, fire calls, hazardous materials calls, and rescue calls are men, women, and children. So when we more than double the number, we're expecting perhaps 250 calls per day every day as the worst case scenario.

We would also ask for some staffing, same issue as was brought up by the Chief of Police or Acting Chief in that we would ask for overtime monies to hire permanent people for the seven weeks that they're in town probably wouldn't be in anyone's best interest. We would ask to be able to staff the two cross-staffed ambulances and the two new ambulances that we're requesting today. We would ask to staff the Hazardous Materials Unit, one of the two of them, around the clock and we also feel like two additional pumpers would be needed. As you'll take a look at the handout, our total request would be $2,112,000.

When I look over the ambulance current status, we operate 13 ambulances. Nine are in service, two are crossed-staff, meaning that they're in service when they're needed to be and two are in reserve for a total of 13. There's hardly a day when we don't have a need for additional ambulances currently, much less with this additional impact and that simply our fleet is old and we don't have enough ambulances to begin with. So with that, that would be our request and I'll certainly take any questions.

Mr. Lindsey said next I would like to invite Sheriff Soptic up to discuss the Sheriff's Office request.

Sheriff Daniel Soptic said I'll make this really quick for you. Ours mostly centers around the Detention Center. What we don't know is what we don't know, how many we might need to bring in at any given time to house. That's our biggest concern. I've told this group before, we house at a certain level now to give us a little bit of a buffer, but when we're talking that many inflexed

into our community, you know, that buffer would get eaten up pretty quick. We can't just farmout 20, 30, 40, 50 at the drop of a hat. So, what you're going to see is the farmout cost. That is, I believe a 60-day, and I have to doublecheck that, 60-day farmout of x amount of our current inmates or our current population to keep a bigger block open.

The other stuff you're going to see, drop to the inmate transport. That's a vehicle specifically for mass transports in mass arrests. We currently do not have that. Luckily, we've never needed it, but the one that we're looking at, at the moment, would transport 14 and could also be used as an on-site booking and release vehicle in the future. So, it's something that could be used for years to come at events like Country Stampede and stuff like that.

The other two things really center around the security of the facility. Again what we don't know is should we have a huge influx from some particular country and they want to come and cause problems at the Detention Center, it is then our responsibility to protect the Detention Center in the Courthouse. So, having the equipment, as the Deputy Chief spoke about, outdated field force equipment, we're even in worse shape when it comes to that type of stuff, so that's what those are going to be.

The patrol detention overtime is exactly what it looks like. We foresee there will be some overtime in Detention and then anything for patrol is going to be used to augment or supplement what the Police Department needs or is currently doing. I'll take any questions.

Commissioner Stites said right now on your staffing, how are you guys. Are you pretty—**Sheriff Soptic** said about 33 short. **Commissioner Stites** said okay, thank you.

Commissioner Bynum said a question for kind of you and the group, maybe David. Is there any discussion at the committee level about shared safety among all of the cities that are engaged? **Sheriff Soptic** said I don't know exactly what you mean. Give an example. **Commissioner Bynum** said from what you're describing, something happens here, it's our Police Department and our jail, so I'm just curious if there's been any discussion among the larger metro committee about these kinds of security issues or is it just up to each city to take care of their own law enforcement?

Deputy Chief Anderson said no, there has been many discussions. We have the Fusion Center in Kansas City, Missouri. They will have a command post in Kansas City, Missouri. We will have an emergency command post here in KCK. I don't know where it's going to be exactly.

It might be in our real-time crime center, but yes, everybody has been talking. I will tell you the one thing on the Missouri side, Missouri has not requested any assistance from any of the Kansas agencies because they know we have two teams. Their requests went just out to Missouri and then that way if we need help, we can make requests that way if that answers your question.

Sheriff Soptic said as far as the Detention Center, it's going to be ours. Other jurisdictions would probably take them, but there's a cost, which is the farmout.

Commissioner Lopez said at what point, God forbid it came down to it, but at what point would the National Guard step in and they would start hauling boys away too or do they store them in your jail? **Sheriff Soptic** said no, they're our responsibility. It's our baby.

Commissioner Townsend said Deputy Anderson talked about the use of the language translator, what about that for you. Will you be sharing? **Sheriff Soptic** said we have language services in the Detention Center and then we also have a kiosk that allows for some translation services too.

Mr. Lindsey said to round out Public Safety, I'd like to bring up Matt May, our Emergency Management Director.

Matt May, Emergency Management Director, said as you've heard, there's a lot of cooperation going on between the different services and one of our roles is to support and facilitate that. The biggest challenge I have at the moment is the space that we do that in is not adequate. It hasn't

changed physically since this building was built and it was never purpose-built to be an Emergency Operations Center. It was built to be a Dispatch Center and although I've been trying to do this for a while, it just hasn't gotten done and I understand the why's for that. But what I would like to ask is if there was a possibility to at least get that main EOC space expanded. We have the space. We just need to rearrange the structure in there and the pricing right now looks like about a million dollars just to phase in that piece of it.

I'd like to continue doing the other half, but that would be the most important part so that the Sheriff, law enforcement, the three-letter acronym groups, which will inevitably show up, will have the space to work in one area and a space that brings them at least as good or better resources than they have at their desk. That's the challenge of getting everybody in the room, but ultimately, if everybody is in the room, they're going to work together better, more efficiently, more effectively and we'll do what I call our three C's, which is the cooperation, communication, and collaboration that we do to have an effective response, not only for the people who are coming in from out of town because they're ours while they're here. Like the Sheriff said, if it happens here, they're ours, but also for our own citizens who will continue to have the needs that they're going to have. If we can do it together as a collective, that's our role is to provide them the opportunity to do that and the space to do it in effectively and bring them tools that they don't maybe have right this moment. I know we're short on time, so I'll let it go with that. By the way, just so you'll know, about 3,800 people without power in BPU land, so I'm watching that too.

Mr. Lindsey said the next department group, we'll bring up the departments that have to do with moving people during the World Cup. Those include Transit and Public Works, so first I'll invite Deasiray Bush, Director of Transit.

Deasiray Bush, Director of Transportation, said I'll try to make it quick because I know we're on a tight time schedule. I am a part of the FIFA 2026 transportation work group. I have been a part of that work group for almost two years now. I've had the pleasure of working with the Transportation Director, Jason Sims. Certainly, it has been instrumental in the planning of the World Cup, so real quick, what we've done so far with IRIS, we have multiple languages, we have English, Spanish, Portuguese, and French, so when you download that IRIS app, folks can choose their language. We purchased 34 bus shelters. They'll start being installed in the month of August, probably like the third week of August. We purchased 25 benches and I want to thank Kay in Community Development helping us out and purchase additional infrastructure for our bus stations and we have also purchased digital kiosk that's coming soon. So, if you are on Linkedin, I always post our highlights in Transportation. You can certainly take a look at that.

We have requested to expand the 101 State Avenue route and that will cost $1.3M. Currently the route runs every 30 minutes, so the frequency is every 30 minutes; however, we are recommending to expand the service for a 90-day time period from the month of May, May 1st through the end of July. It will actually give us the ability to add additional Capital, more fleet, and then we'll also have more staff available for that route. The $1.3M is an estimate. I am actively working with the KCATA team to finalize that plan.

Number two, the Circulator Route. That's the hotel circulator route. That would be a 7-day service. Johnson County, they're launching, as Mr. Johnston mentioned earlier, they're launching an airport shuttle. So on our end as Johnson County is dropping off our visitors in Wyandotte County, the designated place right now, as we speak, would be Cabela's, so therefore, it's on us, the Unified Government, to provide service for those visitors from Cabela's to their designated hotel. Some examples of those hotels include Great Wolf Lodge, Chateau Avalon, Best Western Plus, Candlewood Suites, Homewood Suites, Holiday Inn Express, Margaritaville and some others.

Next, the Stadium Route, Goal Express Line. I hope you like that title as I do. We'll be able to transport our visitors to stadiums such as Children's Mercy Park, Pinnacle National Development Center, Compass Minerals Sporting Fields, and other community sporting fields. If we have any community events, we can do so as well. So, both the Hotel Circulator Route and the Stadium, that's overtime and I'm asking for two vehicles for each, two fifth routes, because we are running our normal operations. On top of running our normal Monday through Friday operations, I would need additional vehicles to provide that shuttle service.

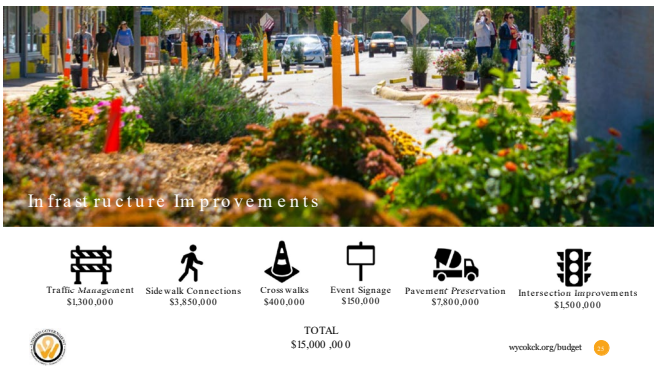
ADA Accessibility for IRIS, that's $670,000. I want to highlight the title, it's ADA accessible. I've talked to you all several times about IRIS, so currently we do not have ADA vehicles for IRIS. We do subcontract through zTrip, and again, it's not ADA, so if you're wheelchair bound, you're not able to utilize the service. We want to convert it to ADA accessibility because when we talk about visitors coming in, a lot of them may have—we don't know what percentage of limited mobility they may have, so keeping that in mind, we'll be able to add eight vehicles to our service. It is a 7-day service.

Lastly, I don't see it on here, is just general overtime. It's $306,000. We'll be able to run overtime for our entire department including the weekend. We have general laborers that pick up trash at the bus shelter sites. We will have a high usage. We do partner with Parks & Rec to pick up trash as well; however, they do it during the week. We will need to do so on the weekend and I will have drivers on the weekend including my lead operators. Any questions? I summed it up for you and tried to speak quickly.

Commissioner Townsend said Stadium Route, you said you're requesting two more vehicles and with these two more vehicles, you'll be able to maintain your current service as well. **Ms. Bush**

said if adding the two additional vehicles, yes, because we need vehicles. When you create a circulator route, you need to go northbound, southbound and more than likely our visitors with the current frequency, our current frequency is hourly to an hour and a half and with visitors coming in of this amount, we need to run that vehicle every 15 minutes. **Commissioner Townsend** said with the airport shuttle, you're saying the expected setup now is to go from KC Airport to Cabela's. **Ms. Bush** said correct, that's from Johnson County. **Commissioner Townsend** said that's what? **Ms. Bush** said from Johnson County. So, Johnson County received the grant and they will provide shuttle service. We will require our drivers to pick up from Cabela's to transport them to the hotel so that's overtime. **Commissioner Townsend** said and these would be hotels anywhere in the metro or just within KCK? **Ms. Bush** said no, just the Legends. Legends only because the drop-off site is the Legends. Anything outside of that, they'll need to take a share-ride service. They could use private companies, Uber, Lyft, or use IRIS. **Commissioner Townsend** said you also said overtime would be needed. Is that already included in this $3,385,000 figure? **Ms. Bush** said yes, that's already in there.

Mr. Lindsey said next I would like to invite Public Works Director, Troy Shaw up to talk about Infrastructure Improvement projects.



Troy Shaw, Director of Public Works, said from Public Works standpoint, we don't really have requests like other departments do. Our infrastructure is there. It's just a matter of what the city is going to want at the time of the World Cup. I've got items up there for traffic management,

crosswalk signage and if we want improvements to all those, if we want Public Works to be providing any sort of barricades, traffic control, anything like that, we need money for it. We're probably going to hire contractors out to do that just given our staffing and what we have right now. Event signage, if we want wayfinding signs or other language signs, and Public Works is being asked to put them up, we're going to need money to do that, so it's on there.

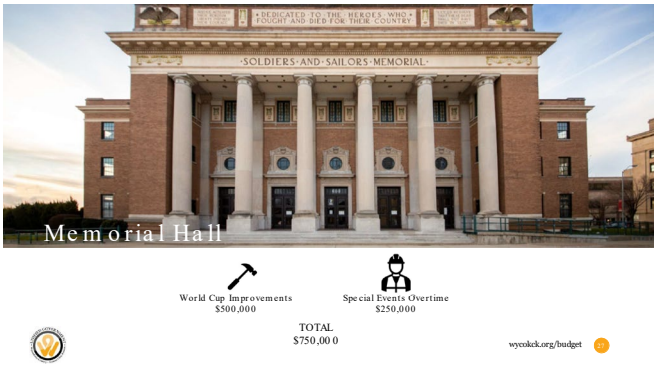
There's a little bit up there for sidewalks. Crosswalks, we have the same thing. That's kind of gets us about 40 intersections, for example, $40,000 to redo striping of those. On top of that, you see the intersection improvement. You can cross that off the list because at this point, there's no way we have time to actually do it, so I think that's one of the things you're going to run into with Public Works is if it's January 1 when we get told we have money, we've got to bid projects, design projects. We basically have three months to build it, March, April, May and we've got to be done, so we can only do what we can do, but at this point I think we're—if there's roads you want to look better, be better for the public, that number was put in there for pavement preservation. Those are roads around the Legends area, Village West, roads downtown and that includes chunks of State and Parallel, major arterials. That's where that number came from.

The more we add, we obviously, you know our roads are where they are. We could do all our roads, we need to do all our roads. We can do as much as we have money for, but understand, if something happened and we got $20M to do roads, we have three months to do those roads, so we're going to have 12 contractors out there and a lot of work going on at the same time. That's really all I have. Any questions?

Commissioner Townsend said the 7.8, I heard you say a magic word Parallel. What would be the extent of making Parallel better? Are we talking more than just pothole patching? **Mr. Shaw** said that and the 7.8 is a mill and overlay, so that's our—we mill off two inches asphalt and put it on two inches. That's usually what we do and that's what you see when it looks like we got new roads. **Commissioner Townsend** said how much—I guess what I'm trying to say is how many miles would that cover because it gets horrible starting around 9th & Parallel and going out, so how far out say if you start at 9th, would you consider this—**Mr. Shaw** said it depends. Like I said, this was a—that number was generated—we just took a bunch of roads around the Legends area and then some roads downtown and then we took chunks of State and Parallel that were the worst. It just depends on what all we want to do. **Commissioner Townsend** said well, we need to go at

least from 9th to about 50th. Okay, just get that out there. **Mr. Shaw** said yep and I agree. We've talked about this before. The intent was to do State and Parallel fully this year and funding wasn't available to do it.

Mr. Lindsey said next department group, we're going to talk about the departments that's going to help make the city beautiful and that will include Public Works, Building & Logistics and then also Parks & Rec. I'd like to invite Parks & Rec Director, Angel Ferrara, up. I'm sorry, Rocki Mayes with Memorial Hall, with Buildings & Logistics.



Rocki Mayes, Building & Logistics, said I'll be very quick even though I could talk about Memorial Hall all day and all night because I love that place. What we're asking for is $750,000. The $250,000 is going to be for the overtime that's going to have to be put into our facility.

Possible also the security, extra security that might be needed for this. The World Cup Improvement part is in addition to continue the renovations and to not lose momentum of what we're already doing with Memorial Hall. I'd encourage you guys to go over there and see it. If you have not, I redid the ballroom floors and they look amazing, totally new place. I'm getting ready to do the Veterans room, which I can't wait to display all the stuff during the Centennial coming up in September.

This other stuff that I'm looking for is possibly painting, electrical work that needs to be done at the hall that was not included in the last one. We are starting the big renovations next month with the kitchen and the audio visuals, so that's exciting news. This is just kind of to take us over the edge and not lose momentum with getting this building back to where it should be.

Angel Ferrera, Director of Parks & Recreation, said I'll also keep this short. Thanks for the opportunity. We've identified really about five parks that we feel like will be key parks for visitors while we have this international event coming to our city, so those parks would be and are really not inclusive to, but just the top five we've identified would be Wyandotte County Park, Wyandotte County Lake, Kaw Point Park, Rosedale, and Big 11. So, really focusing on targeted improvements in these parks to enhance their aesthetics, amenities and overall visitor experience.

So, for beautification and maintenance, Parks & Recreation maintains the grass medians, so talking about State Avenue, looking to possibly do some improvements there to beautification, irrigation, plantings and tree work. Not just State Avenue, but we do know that could be a largely traffic area. Also, looking at other parks, but then also looking at maintenance in other parks. A

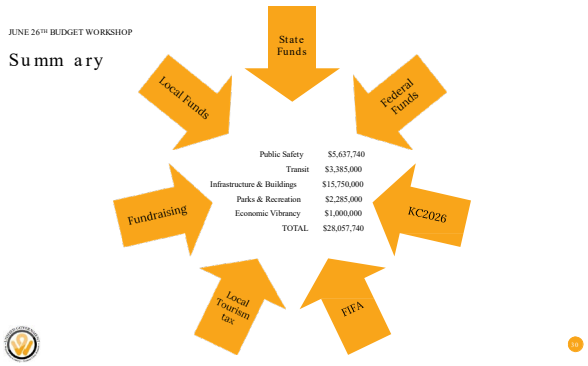
big item in here would be if you recall, the Futsal courts, that we partnered with Sporting KC to do probably in 2017-2018, so when we're talking World Cup and soccer, Futsal, we anticipate will also be largely played and popular at that time. Soccer is also our biggest sport that we have in our Rec Division. Kaw Point Park, similar to that as well. Just looking to improve some lighting along the bridgeway there. I'm also looking to improve the restroom and then also the boat ramp. Big 11 similarly looking at some improvements. We do think that could be a place where either events are hosted or just drawing some smaller fanfest for community excitement.

Of course, in Recreation we're excited. Like I said, soccer is our biggest, most popular sport, so thinking of ways how we can engage our youth and provide opportunities to get them excited and be a part of that experience as well.

Wyandotte County Lake, also similarly looking at just making some repairs to a lot of the rock work that needs to be addressed around the lake, looking at the exterior of the marina and also just some other improvements as well. Similar for Wyandotte County Park and then also for Rosedale Arch looking at doing some improvements to the memorial similar to what we've recently done at Wyandotte County Lake Park with the Korean-Vietnam Conflict War Memorial and then also lighting and some more beautification work.

I'm happy to answer any questions, but also just keeping in mind that these improvements would not just be for the one-time event, but would be lasting long after and for our residents to enjoy for years to come.

Mr. Howze said just the last couple here. This one on Economic Vibrancy really sort of pulls in a lot of what we heard around beautification and thinking of it not just how we look, but how that translates into economic activity while people are here visiting our city. What draws them, what keeps them here and how would we get them to be spending their dollars here and giving our residents an opportunity to engage in business, engage in commerce that will benefit during that period. So, things like the streetscape beautification, the façade improvement initiative, things like working with Visit KCK on displays of nation flags that are in the tournaments, those sorts of things that raise up the awareness and kind of the excitement around the events. Supporting existing businesses, reducing those barriers to new businesses through efforts like the Mayor's Task Force on Business Development has been looking at those sorts of things. Then, what are some of those potential policy changes to look at to support economic activity during the World Cup whether that's for a period of that two to three months or whether that is on an ongoing basis. Are there policy changes that the Commission would want to look at that would then support further economic activity during that period.



Lastly, just kind of a summary slide that pulls together the different pieces that you heard from this evening. Really the point here is that, again, there's this complex matrix of funding needs and funding sources a lot of which has yet to be sort of finalized and there's a lot of uncertainty around that. Where will the funding for the Public Safety and those efforts come from. Will that be coming from FIFA, could that be coming from federal legislation. We wanted the Commission to have kind of the full picture of what departments are seeing as of today as you all head into your

budget deliberations and see where the departments are with their engagement with KC2026 working groups and their own expectations of what could be some of the requirements and activities and actions needed during the World Cup as we host this major tournament.

So, 349 days to go, so down to less than a year and happy to take any final questions.

Mayor Garner said we're quickly approaching our full commission meeting, so I just ask the commissioners if they could make their remarks brief.

Commissioner Ramirez said question, I don't know, for ACA Howze or Administrator Johnston. I know one of the possible funding streams is the state and I know part of the budget process they included funding for the World Cup. Have they yet released any guidance of how that is going to be allocated? **Mr. Johnston** said they haven't released any guidance, but we are knocking on their door and we have meetings scheduled with them.

Commissioner Davis said I think we need to add this item to the top of our Legislative Agenda for the state so that they understand what our request is now that it's better defined because I do think a lion's share of those dollars should go to Wyandotte County given we are the tourism destination. I am all for maximizing TGT dollars. I think you are asking for not enough money. I would love a 3 to 4% increase for TGT if that is at all possible in part because we can use that for Memorial Hall beautification and parks. If that's not possible, we can talk about it later.

Lastly, anything that we can do to leverage our investments now so that it's for the long-term benefit of our residents, that would be of benefit so that this can be a legacy that we can be proud of.

Commissioner Burns said there's a distinguished gentleman in the audience tonight that's been here since 3:00 and he came up to my office and we discussed what he wanted to briefly speak about. I think it's only fair if we give Rich Sample who is a retired Kansas City Star sports reporter for many, many years, he has just something briefly to talk about the World Cup.

Rich Sample said I appreciate it. I retired from the Star in 2001 after 33 years in the sports department. I'm here representing St. John the Baptist Catholic Church, 708 N. 4th, just a few blocks away from here. We have a rich soccer history. Croatia, we are, I should say we are a Croatian National Parish. We have a lot of Croatian people that still belong and come and been coming there for many years. As a matter of fact, this year we are celebrating our 125th anniversary of the church's existence, built in 1900. We have experience with soccer parties. Four years ago, at our World Cup, Croatia was in it, of course, all on television, but we have grounds, we have a club which actually has six bowling alleys in it and we have an auditorium, a basketball size auditorium. It can hold a lot of people and we would like to be a destination part of making downtown Kansas City, Kansas a part of it. You mentioned Memorial Hall, but almost everything else is out in the county or out by the Legends, so we would like to make ourselves or be part of being a destination point down here. We think we can do it. We've got the people, we have the will, they have the experience.

As a matter of fact, in December of last year, we sent out this application to the World Cup committee, Kansas City, Missouri, Pam Kramer, and then we followed up in March with recommendations from the Strawberry Hill Museum, which is directly next door to us and they have additional grounds there and they were willing to do anything and everything to make this work for us. Also, we had a recommendation from the Police Athletic League Executive Director Matt Tomasic, so we're willing to help. We want to make—it would be beneficial for us, but I think it would also be beneficial for downtown Kansas City, Kansas and that's our pitch and we want to do what we can do. Any questions?

Commissioner Burns said thanks Rich. I think it's very important, you know, we're talking about everything going west and there's fabulous things going on out there. We cannot forget the eastern part of the city, 635, and the downtown area to the northeast district. We can't be left out. The Croatian community in Wyandotte County is terrific. They will do whatever. I think what they're asking only is for our cooperation that if they had some minor needs that we can do that and I would encourage our full Commission to move on to the St. John's legacy application.

Mayor Garner said thank you for your ask. Just to follow up, World Cup Readiness Task Force, Mr. Carr is here. You could reach out to him as well and I'm sure our Administrator has taken note, so I'm sure staff will get ahold of you. We want to make sure that no parts of our community are left behind with this probably once in a lifetime opportunity we have to be on the world stage here right in Kansas City, Kansas and Wyandotte County, so thank you.

Commissioner Stites said I'll make it really quick and Commissioner Davis hit on it just a little bit and I don't know if it's Alan or Reggie, but the TGT dollars that we're talking about, the increase of 1% or 2%, I just want to make sure that if we do take advantage of this event, that we are then whatever the number may be, 1%, 2%, 3%, 4%, wherever we go to, is that temporary? Will that go back because what we don't want to do is potentially leave that in existence and then price ourself out of whenever things go back to, let's just say normal, that we've priced ourself over and above other hotels in the metro area. **Mr. Lindsey** said we're recommending to do it for the calendar year of 2026 and then roll it back. That's our recommendation.

Mr. Howze said I was going to say the state has a 10% cap on the TGT, so to Commissioner Davis's question earlier, 2% is the max you could go up under state laws currently. Well, 10 is the cap. We're at 8, so you've got 2%. **Commissioner Stites** said but the other cities that aren't, Bonner Springs, I don't think Edwardsville, it may effect on VRBO's that they also pay TGT dollars and they're at 6, so maybe—**Mr. Howze** said Bonner just raised theirs up to 8. **Commissioner Stites** said so maybe we all get to 10.

Commissioner Lopez said, Administrator, I don't want to be, you know, officer fun hater or the party pooper, but how many—have you, any of us really dug deep and looked into FIFA and their whole track record? Do you know what kind of storm is coming? Have you seen what happened

up in Vancouver, have you seen where they've been, have you seen Vancouver took a $92M loss, yeah, $92M loss. They had to max out on their TGTs and still—I just want us to be prepared. Also, you said federal funding and how much—you don't know—we don't have an exact number.

Mr. Johnston said no, we don't know. There are two separate federal initiatives going through Congress been introduced by a strong legislative body made up of representatives and senators, actually interesting coalitions of all the US metropolitan areas, of the 11 metropolitan areas. One is a Transportation package and one is a Public Safety package, so they are winding their way through Congress as Congress is dealing with the other issues that they're dealing with. They are proceeding at their own pace, but I know our legislative delegation, our own Congressman Davids is leading in the House side a strong bipartisan group, which is really unique that it is both the Democrat and Republican that's pushing this legislation strongly in the House.

I know that our two Senators, Marshall and Moran, are strong supporters on the Senate side, on the Public Safety side, trying to get transportation funding for this. So, they are two different tracks, two different speeds and I know that when President Trump, shortly after he was inaugurated, he met with all the representatives of the 11 metropolitan areas and he showed strong support to get federal support for this event next year, that he will do what he can to get funding to make this a successful national event for the 11 metropolitan areas. I think one thing that all the metropolitan areas were worried about was the change in the administration going from the Biden administration to the Trump administration, but President Trump has voiced strong support for this and so we expect that he'll follow through on that.

Again, that one slide that Reggie had with all those arrows pointing to our dollar amounts, we wish we could give you more definite information at this point in time. I think what we were prepared to tell you is that we've identified funding sources, we're going after those funding sources, but we've identified internally what our departments—what we feel we need to be a successful host community and we're working with our Mayor's Readiness Task Force, with all the citizen groups that are part of that to do what we have to do to be a great host and we'll do what we can to make it a reality. That's our goal.

Commissioner Lopez said right, I understand that. I just was concerned that as soon as they get over to Vancouver, I mean, Vancouver's got to kick out 537 million for Public Safety and Transit right off the bat. That's some do-re-mi there right off the bat.

Mr. Johnston said I also want to throw out something about our organizing group, the KC2026. As much as we are frustrated, the KC2026, that we wish we had more information coming out of FIFA, that we—and we're frustrated at we're going with imperfect information, we are told we are rated the best metropolitan area in organizing with all this imperfect information that we have, of all the 16 metropolitan areas of the three countries and we're like wow. With this imperfect environment that we are working in, we are told by—when our Executive Director President goes to the Miami meetings where this group is headquartered, they're saying, wow, you guys are far ahead of Atlanta, you're far ahead of Los Angeles, you're far ahead of New York City, of every place, keep going and we're the smallest market. So, we're so proud of that, but we're also frustrated and we say that and we have the FIFA officials there saying that. Well, thank you, it's nice to be complimented, but can you give us more information please. We'd like to be further ahead because this is a daunting responsibility, but we're being told every—when our President Executive Director comes from these meetings I said yeah, we're being told we're still number one. So, we're doing something right, but we wish we could get more information. We're proud of ourselves, but there is a lot of work to do in this 349 days.

Mayor Garner said I would just like to say when the Greater KC Chamber came out and they really went around and they had listening tours about the World Cup coming to the Kansas City metropolitan area, I went to those with some of our staff members. The first thing we did is we went to work. We created the Mayor's World Cup Readiness Committee, chaired by Alan Carr. They've been working ever since. Staff has been working ever since. Myself, Commissioner Bynum and Commissioner Burroughs, along with our Administrator, we've been to Washington DC. We've really advocated for the need for funds to be able to address some of the financial concerns that you've heard tonight as well as our state delegations and some of our state officials, we've gone together to talk about all the needs to have a safe and successful hosting of the World Cup right here in Wyandotte County, Kansas City, Kansas as part of the greater Kansas City metropolitan area.

The biggest question mark is money. The state of Kansas has allocated some monies, but not directly to either Johnson or Wyandotte County to my understanding, so those types of asks are going to continue to be brought forward from this Mayor's Office, I know from your

Administrator to leadership at those state and federal levels because those funding streams have not been identified.

Great presentation, Administrator, from your staff. I would ask, just in case, because we're talking about money and we're talking $28M plus, I don't know where we're going to get $28M from and I know we talked about sales tax. I don't know what that looks like and how quick we can get initiative to the voters to be able to support this type of ask. I don't know when you talk about increasing the funds upwards of 10% how much that would bring in and would that cover the total amount.

The only thing I would ask as the Mayor so the Commission can make an informed decision is prioritize. I listened to all the asks and I seen the slides, I have them and anybody that's watching seen them, but what are the priorities, what are some of the things that we know are necessities, their mission, if you want to call that critical, life safety issues that we know we have to have to be able to host this event. Then, what are some of those things that maybe we'd like to have it, but maybe we could live without. If we're talking about just what this body may have to consider when you talk about trying to come up with the funding sources to be able to make sure that we create a safe and enjoyable hosting environment for all these individuals that we know will be converging into the Kansas City metropolitan area and particularly right here in Wyandotte County.

Safety is huge when you talk about what our Sheriff and what our Deputy Chief talked about and their needs, infrastructure, transportation, all those things are really going to play in as well as what we want our city to look like. When you talk about blight and beautification, all those things come with a cost. When you talk about personnel have to be able to fill these roles and a lot of that comes with overtime. It would be great to prioritize and then come up with some financials that really can give this Commission a picture on where we could draw if we're left out on this island alone to be able to fund this all by ourselves, what are those funding streams and what does that look like. I get the amount of the cost, but what I am missing and what I don't see is for this Commission to consider is responsibly how do we balance that sheet with matching the ask with an actual funding stream that this Commission can consider. So, I would just ask that be brought forth at some time as far as some reliable funding streams for consideration, maybe one or two with actual numbers to close the gap or to meet all the requests so this Commission at some point can make an informed decision moving forward.

We are going to transfer over into our full commission meeting. Thank you all. Thank you for the presentation. Thank you commissioners for your questions. Thank you all in the audience for your patience. We're going to need 10 minutes for our staff to get set up and so we can expect after we adjourn from our Special Meeting, we will readjourn at about 7:25. I need a motion.

Action: Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adjourn. Roll call was taken and there were ten "Ayes," Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez, Stites.

MAYOR GARNER ADJOURNED
THE MEETING AT 7:15 p.m.

_____
Monica L. Sparks
Unified Government Clerk

dt

CONSENT AGENDA ITEM NO. ____

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL MEETING, THURSDAY, July 10, 2025
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, July 10, 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; Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. Hill, Commissioner Fourth District; was absent. The following officials were also in attendance: Angela Lawson, Interim Chief Counsel; and Monica L. Sparks, Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that the public may be watching and please make sure we silence our cell phones and when you talk please make sure you announce yourself by name and title every time you speak. When you speak, please make sure you speak clearly so that your comments and remarks can be captured by the Clerk for the record. This is current guidance from the Kansas Attorney General's Office.

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 on Thursday, July 10, 2025, at 5:00 p.m. in the fifth floor conference of the Municipal Office Building for an Executive Session relating to personnel matters of non-elected personnel. The Execution Session portion of the meeting is closed to the public under the Kansas Open Meetings Act. Roll call was taken and there were ten "Ayes," Bynum, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez, Stites, Davis, 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 I'll ask for a motion to go into Executive Session.

Commissioner Burroughs made a motion, seconded by Commissioner Bynum, that the Commission reconvene into Executive Session in the 5th floor conference room to allow the Commission to further discuss the performance of an employee, which is a private personnel matter related to a specific non-elected employee as permitted under the Kansas Open Meetings Act; and that Angela Lawson, Acting Chief Counsel, and other staff members that are necessary for the conversation and are requested by the Commission be present, and that we reconvene in open session at 5:30 p.m. in the 5th floor conference room. Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez, Stites, Davis.

Present for the Executive Session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO; presiding. **Staff Present:** Angela Lawson, Acting Chief Counsel.

Mayor Garner reconvened into Special Meeting at 5:30 p.m.

Commission Burroughs made a motion, seconded by Commissioner Bynum, to reconvene back into Executive Session until 5:45 p.m. to continue discussion. Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez, Stites, Davis**.**

Mayor Garner reconvened into Special Meeting at 5:45 p.m. and asked for a motion to adjourn.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Bynum, to adjourn. Roll call was taken and there were nine "Ayes," Bynum, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez, Stites, Davis.

MAYOR GARNER ADJOURNED
THE MEETING AT 5:45 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: June 26, 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 June 20, 2025 – June 26, 2025

1. **PROTEST PETITION:**
   - Petition for the creation of a Community Improvement District located at 98th and State Ave.

   Action: Received and filed. Original was previously forwarded to Planning.

2. **CLAIM FOR DAMAGES:**
   - Noah Willis & Alyssa Bruner by and through their attorney Preuss | Foster Law., alleging personal injury on 5/18/2025.
   - Dr. Ernest Porter, Kansas City, KS, alleging damage to personal property in March 2025.
   - Rachel Bichara, Kansas City, KS, alleging damage to personal property on 5/19/2025.
   - Fred Franzwa, Shawnee, KS, alleging damage to personal property on 5/25/2025.
   - Roletha Rieves, Kansas City, KS, alleging damage to personal vehicle in March 2025.
   - Derrick Brooks Jr., Lee Summit, MO, alleging false imprisonment.
   - Nellie Mitchell, Kansas City, KS, alleging damage to personal property on 5/9/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

3. **SUMMONS:**
   - State of Kansas, ex rel., Secretary, et al., vs. Jamir A Crawford, Case No. LV-2023-DM-000565.

   Action: Received and filed. Copy previously forward to Legal.

4. **TRAVEL REQUESTS:**
   - Christina Casper, Khou Herr, Sonia Lopez, and May Thu, Health Department, travel to Portland, OR, from 8/11/2025 through 8/14/2025, to attend Prevent Child Abuse National Conference, Employee Training & Travel.
   - Jonathan Carter and Damon Mitchell, DA's Office, travel to San Rafael, CA, from 11/3/2025 through 11/5/2025, to attend Media Relations events, Employee Training & Travel.
   - Andrew Carver and David Thaxton, Sheriff's Department, travel to Lawrence, KS, from 9/21/2025 through 9/26/2025, to attend CS Leeds, Employee Training & Travel.
   - Lewis Edwards and Patrick Locke, KCKPD, travel to Waukesha, WI, from 8/24/2025 through 8/30/2025, to attend Explosive Handlers and Breaching School, Employee Training & Travel.
   - Mark Heath, KCKFD, travel to Jefferson, NC, from 6/16/2025 through 6/18/2025, to attend final inspection for new EMS unit, EMS Travel.
   - Khou Herr, Health Department, virtual, to attend Growing Great Kids Next Gen Prenatal-36 Months, Employee Training & Travel.
   - Patrick Locke, KCKPD, travel to Huntsville, AL, from 9/9/2025 through 9/20/2025, to attend Advanced Explosive Disposal Techniques, Employee Training & Travel.

- Philip Mathis, KCKPD, travel to Oklahoma City, OK, from 9/29/2025 through 10/5/2025, to attend CIRT K9 Development Seminar, Employee Training & Travel.
- Osvaldo Navarro, KCKPD, travel to San Juan, Puerto Rico, from 9/30/2025 through 10/4/2025, to attend National Latino Peace Officers Association Conference, Employee Training & Travel.
- Andrea Vinyard, Treasury Department, travel to Chicago, IL, from 7/20/2025 through 7/25/2025, to attend GFOA Leadership Academy, General Fund.
- Sarah White, Public Works, travel to Chicago, IL, from 7/20/2025 through 7/24/2025, to attend NAFSMA Annual Meeting, Employee Training & Travel.
- Thomas Williams and Jennifer Morris, Sheriff's Department, travel to Hutchinson, KS, from 9/22/2025 through 9/26/2025, to attend Gracie Survival Training Level 1 Instructor, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

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: July 3, 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

BJS

1. **COMMUNICATION:**
   - The Community Mercantile, Inc., 901 Iowa St., Lawrence, KS 66044, sent a Notice of Termination of Grocery Store Management Agreement on June 25, 2025.

   Action: Received and filed.

2. **REPORT:**
   - Annual Comprehensive Financial Report for the Kansas City Board of Public Utilities (BPU) for fiscal years ending December 31, 2024 and 2023.

   Action: Received and filed.

3. **BIDS:**
   - Sharon Reed, Purchasing Manager, listing bids received on July 2, 2025, for project #B41584 – Single Occupant Public Restroom for the Building & Logistics department.

   Action: Received and filed. Copy previously forwarded to County Administrator, Building & Logistics Department and Legislative Auditor.

4. **CLAIM FOR DAMAGES:**
   - Katina Laster by and through her attorney DM Injury Law, alleging personal injury on 4/1/2025.
   - Zoila Tilghman, Kansas City, KS, alleging personal injury on 12/4/2024.

   Action: Received and filed. Copies previously forwarded to Legal.

5. **SUMMONS:**
   - CommunityAmerica Credit Union vs. Shaniece Jefferson et. al., Case No. WY-2025-CV-000527.

   Action: Received and filed. Copy previously forward to Legal.

6. **TRAVEL REQUESTS:**
   - John Diaz, KCKPD, travel to Hillsboro, MO, from 11/3/2025 through 11/6/2025, to attend CVSA Recertification.
   - Angel Ferrara and Shaya Lockett, Parks and Recreation travel to Orlando, FL, from 9/15/2025 through 9/18/2025, to attend NRPA/National Recreation and Parks Assoc.
   - Brandon Holloway, KCKPD, travel to Washington, DC, from 8/23/2025 through 8/29/2025, to attend NTOA National Conference.

Action: Approved by Administrator's Office and received and filed.

7. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- Blue Palm LLC, Daniel Doty, D/B/A the Blue Palm, 204 Orchard St, Kansas City, KS 66101.
- First Amendment Brew Haha LLC, Trinity Campbell, D/B/A First Amendment Brew Haha Comedy Club, 1867 Village West Pkwy Suite D-201, Kansas City, KS 66111.
- G & J Entertainment Inc, Jecenia Salazar, D/B/A Las Islas VP Restaurant Bar, 4929 State Ave, Kansas City, KS 66102.

Action: Referred to License.

8. APPLICATIONS FOR CATERER/DRINK EST/HOTEL:

- Brain Freeze LLC, William W Hutton, D/B/A Brain Freeze, Wyandotte County Fair, 13700 Polfer Rd, Kansas City KS 66109.
- JVK Higks LLC, Daniel Wing, D/B/A Hilton Garden Inn, 520 Minnesota Ave, Kansas City, KS 66101.

Action: Referred to License.

9. APPLICATIONS FOR LIQ. TEMP. LIC:

- Tap That KC LLC, Jamie Johnston, Wyandotte County Fair, 13700 Polfer Rd, Kansas City KS 66109. This temporary permit is for 07/22/2025 at 5:00 p.m. through 07/27/2025 at 12:00 a.m.

Action: Referred to License.

10. APPLICATIONS FOR MASSAGE THERAPIST LICENSE:

- Nichole Yoder, Chateau Avalon Hotel & Spa, 701 Village West Pkwy, Kansas City, KS 66111.

Action: Referred to License.

11. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

- Inner Parish Security Corporation D/B/A Inner Parish Security Corporation, 43222 Pecan Ridge Dr., Hammond, LA 70403.

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: July 10, 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. **CLAIM FOR DAMAGES:**
   - Shannon Mitchell, Marshalltown, IA, alleging damage to personal vehicle on 5/15/2025.
   - Malena Slagle, Kansas City, MO, alleging damage to personal vehicle on 7/7/2025.
   - Depositors Insurance Company a/s/o Leslie Brueckner, Columbus, OH, alleging damage to personal vehicle on 6/15/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

2. **TRAVEL REQUESTS:**
   - Thomas Gripp, KCKFD, travel to San Marcos, TX, from 12/6/2025 through 12/10/2025, to attend 2025 ALERRT Conference, Employee Training & Travel.
   - Karl Oakland, KCKPD, travel to Washington DC, from 8/13/2025 through 8/15/2025, to attend Major Cities Chiefs PELI Alumni Meeting, Employee Training & Travel.

   Action: Approved by Administrator's Office and received and filed.

3. **APPLICATIONS FOR DRINK EST./PUBLIC VENUE:**
   - Lounge 42 LLC, Kenneth Robinson, d/b/a Lounge 42, 4220 Leavenworth Rd., Kansas City, KS 66104.
   - Jarocho LLC, Keo Pheuahakphai, d/b/a Jarocho, 719 Kansas Ave., Kansas City, KS 66105.
   - CMA Enterprises LLC, Claudia Anderson, d/b/a Casino Bar, 110 Osage Ave., Kansas City, KS 66106.
   - Dub's Dread Golf Development LLC, Blaine Smith, d/b/a Dub's Dread Golf Club, 12601 Hollingsworth Rd., Kansas City, KS 66109.

   Action: Referred to License.

4. **APPLICATIONS FOR CATERER/DRINK EST/HOTEL:**
   - Latin Quarters Inc, Anthony Russo, d/b/a Latin Quarters, 508 Kansas Ave., Kansas City, KS 66105.

   Action: Referred to License.

Tracking ID: 21128

Report to

MEETING DATE	PRESENTER	DEPARTMENT
	J. Renee Ramirez, Director rramirez@wycokck.org x5665	Human Resources

AGENDA ITEM #12.1.

RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL #1

BACKGROUND

Adoption of a resolution authorizing the County Administrator to execute the Memorandum of Understanding (MOU) between the UG and Employees International Union, Local 1 Missouri Division, AFL-CIO for the period January 1, 2025 through December 31, 2027.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

Per contract

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

SKM_C250i25072023540 1, Service Employees MOU 7.21.25

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

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

That the County Administrator of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized and directed to execute in the name of the Unified Government of Wyandotte County/Kansas City, Kansas, and the Unified Government Clerk is hereby authorized and directed to attest the signature of said County Administrator and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government to the Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and the Service Employees International Union, Local 1 Missouri Division, AFL-CIO, for the period from January 1, 2025 through December 31, 2027.

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:

_____
Unified Government Clerk

Approved as to Form:

_____
Angela Lawson
Acting Chief Counsel

Collective Bargaining Agreement

between the

Unified Government of Wyandotte County/Kansas City, Kansas

and

Service Employees International Union, Local 1 Missouri Division, AFL-CIO

regarding

Building Engineers

January 1, 2025 through December 31, 2028

Table of Contents

Article 1. Preamble 1

Article 2. Recognition & Union Security 1

Section 1. Recognition 1

Section 2. Dues Remission 1

Section 3. Release from Liability 1

Article 3. Employer's Responsibility 2

Section 1. Management Rights 2

Section 2. Seniority Rights 2

Section 3. Reasonable Rules & Regulations 2

Article 4. Wages & Classifications 2

Section 1. Wage Rates 2

Section 2. Classification 2

Section 3. Reimbursement for Classes & Fees 3

Article 5. Fringe Benefits 3

Article 6. Strikes & Lock Outs 3

Article 7. Non-Discrimination 3

Article 8. Working Conditions 3

Article 9. Hours of Work 3

Article 10. Overtime 4

Article 11. Health & Safety 4

Article 12. Seniority 4

Article 13. Savings 5

Article 14. Grievance & Arbitration 5

Section 1. Informal Grievances 5

Section 2. Formal Grievances 5

Section 3. Arbitration 5

Section ~~5~~ 4. Respect & Dignity 5

Article 15. Duration 6

Article 1. Preamble

THIS MEMORANDUM OF UNDERSTANDING dated the first day of January 2025 by and between the Unified Government of Wyandotte County/Kansas City, Kansas, (hereinafter referred to as "the Employer") and Service Employees International Union, Local No. I, (hereinafter referred to as "the Union,") entered into for the purpose of establishing rates of wages, hours of work, working conditions, health and safety measures, and procedures for the settlement of differences.

Article 2. Recognition & Union Security

Section 1. Recognition

The Employer agrees to recognize the Union as the sole and exclusive bargaining agent pursuant to the Public Employer Employee Relations Act (PEERA) for Building Engineers by the Unified Government Department of Buildings & Logistics.

Section 2. Payroll Deduction

The Employer agrees that, upon individual authorization from employees, regular monthly Union dues and/or COPE Funds shall be deducted by the Employer and remitted to the Secretary-Treasurer of Local 1 together with a list showing the names, job title/classification, sufficiently unique identifiers as mutually agreed by the parties, and the amount to be credited to each Union member. The parties acknowledge and agree that the term “authorization” as provided in this Agreement includes authorizations created and maintained by use of electronic records and electronic signatures consistent with state and federal law. The Union, therefore, may use electronic records to verify Union membership, authorization for voluntary deduction of Union dues and fees from wages for remittance to the Union, and authorization for voluntary deductions from wages for remittance to COPE Funds, subject to the requirements of state and federal law. The Employer shall accept confirmations from the Union that the Union possesses signed electronic records of such memberships and give full force and effect to such authorizations as “authorization” for purposes of this Agreement.

Section 3. Release from Liability

The parties acknowledge and agree that Employer assumes no responsibility for the propriety of the deductions made or the application of the funds, and the Union hereby guarantees the Employer that it will protect it from any liability which may result from said deductions made in accordance with this Article and agrees that it will hold the Employer harmless from any and all loss or liability which may arise from there.

Article 3. Employer's Responsibility

Section 1. Management Rights

Except as specifically set out herein, nothing in this Agreement shall be construed as divesting the Employer of any of its vested management rights or as delegating to others the authority conferred by law on the Employer, or in any way abridging or reducing such authority.

Section 2. Seniority Rights

In the case of promotions, the Employer agrees to recognize qualifications (including training, education. experience, ability and past performance) of the affected employee and then recognize standard seniority rules and practices. In the case of lay off the Employer shall use seniority as the determining factor in selecting the employees to be laid off. The right to hire, promote, layoff, assign, transfer, discharge, or discipline for cause and to maintain discipline and efficiency of employees is the sole responsibility of the Employer, except that Union members shall not be discriminated against as such.

Section 3. Reasonable Rules & Regulations

The Employer may adopt reasonable rules and regulations and amend the same from time to time, and the Employer and the Union will cooperate in the enforcement thereof. To the extent practical, the Employer will give prior notification of such rules and regulations to the Union. This Agreement shall be construed as requiring the employees to follow the provisions herein in the exercise of the authority conferred upon the Employer by law.

Article 4. Wages & Classifications

Section 1. Wage Rates

Employees shall be paid the following wages:

Wage Rates	1/1/2025	1/1/2026	1/1/2027
Apprentice Building Engineer	$34.28	$35.31	$36.37
Master Building Engineer	$38.09	$39.23	$40.41

Section 2. Classification

An employee shall be classified as an Apprentice Building Engineer until the employee passes the Master Engineer License examination and obtains the Master Engineer License. At that time, the employee may be classified as a Master Building Engineer provided that the employee is not on a performance improvement plan. If the employee is on a performance improvement plan or has not completed the master Engineer License examination, the employee shall remain classified as an Apprentice Building

Engineer until they have successfully completed the performance improvement plan and/or the Master Engineer License examination. Obtaining the Master Engineer License is a condition of continued employment. The Apprentice Building Engineer may be subject to termination for failure to successfully complete the Master Engineer License and/or unsatisfactory performance, at the employer's discretion.

Section 3. Reimbursement for Classes & Fees

The Employer shall reimburse the cost of one preparatory class and one examination fee for each employee seeking to obtain their Master Engineer License upon such employee's successful completion of such examination.

Article 5. Fringe Benefits

Each employee shall be entitled to vacations, paid holidays, health benefits, pension, sick leave, family medical leave, funeral leave, military leave, personal leave, jury duty, and any other benefits in accordance with the Human Resources Guide of the Employer as amended from time to time.

Article 6. Strikes & Lock Outs

There shall be no stoppage of work either by strike or lock-out because of any dispute over matters relating to this Memorandum of Understanding, whether such matters are drafted within this Agreement.

Article 7. Non-Discrimination

The Employer and the Union agree that there shall be no discrimination against any employee or applicant because of race or ethnicity, creed, gender or gender identity, sexual orientation, age, national origin, actual or perceived disability, or union activities.

Article 8. Working Conditions

All working conditions including discipline, discharge, equal opportunity in employment, harassment in the workplace, workers' compensation and injury leave, unemployment compensation, responsible use of technology, and all other matters constituting working conditions shall be subject to and regulated by the policies of the Employer as expressed in the Human Resources Guide and amendments thereof except as may be inconsistent with the terms of this Agreement.

Article 9. Hours of Work

The standard work week for full time employees shall be forty (40) hours within a consecutive seven (7) day period with two (2) consecutive days off except where operational needs require otherwise. Employees shall be advised of any changes in the beginning of their standard work week.

A standard workday for full time employees shall consist of eight (8) consecutive hours in a twenty-four (24) hour period, except for a thirty (30) minute intermission for lunch.

Employees will be allowed not to exceed two (2) fifteen minute breaks (one in the morning and one in the afternoon) per normal working day. Designation of rest breaks, times, and locations shall be at the supervisor's discretion. Rest breaks shall not be taken in conjunction with the employee's lunch period, except at the mutual agreement of each employee and supervisor.

Article 10. Overtime

All employees shall receive one and one-half (1 1/2) times their actual hourly rate of pay for work performed in excess of eight (8) hours in a day. Overtime shall only be time actually worked provided that for purposes of overtime calculations, holidays are considered time worked. In the event that an employee is called in on a paid leave day, they shall be paid at one-and-one-half times (1.5x) their regular hourly rate for the hours worked or two (2) hours, whichever is greater. Employees designated to be "on-call" on a weekend day (Saturday or Sunday) or on a holiday shall receive two hours "on-call" pay at the overtime rate in addition to any hours actually worked.

Article 11. Health & Safety

The Employer is committed to providing a workplace that is free from recognized safety and health hazards. All employees covered by this Agreement shall comply with all safety rules, manuals and regulations of the Employer and safety rules relating specifically to their respective department/division.

Article 12. Seniority

Each full-time employee shall accrue seniority, retroactive to the latest date of hire, upon completion of their probationary period. Part-time employees shall accrue seniority on the basis of hours of continuous service during the employee's most recent employment with the Employer. Full-time employees are those employees regularly scheduled for forty (40) hours per work week. Part-time employees are those regularly scheduled for less than forty (40) hours per work week.

"Employer Seniority" is an employee's total length of service since their latest date or hire. When the term "seniority" is used in this Agreement, it shall mean Employer seniority unless the context clearly indicates otherwise. Employees transferred or promoted to positions with the Employer shall retain their Employer's seniority.

Article 13. Savings

In the event any part of this Agreement is judged to be unlawful or unenforceable by a court of law or administrative agency having jurisdiction of the subject matter and of the parties, then the remainder of this Agreement shall continue in full force and effect.

Article 14. Grievance & Arbitration

Section 1. Informal Grievances

Both parties to this Agreement recognize that most grievances involve misunderstandings, and every attempt should be made to resolve the grievance informally. Grievances should immediately be reported to the Employer by the employee or Union within seven (7) calendar days of when the situation became known or reasonably should have been known.

Section 2. Formal Grievances

In the event a grievance cannot be informally settled, such grievance shall be reduced to writing and provided to the Human Resource Director within seven (7) calendar days of the completion of the informal step.

Section 3. Arbitration

If satisfactory settlement of a grievance which involves the interpretation or application of the terms of this Agreement is not obtained under Section 1 or 2 hereof, the Union may request that the matter be submitted to arbitration. If the parties cannot agree on the selection of an arbitrator, a seven-person panel will be requested from the Federal Mediation and Conciliation Service with the Arbitrator selected by alternate striking of names.

The expenses and fee of the arbitrator shall be split by the parties. The arbitrator shall be limited to the particular dispute in question and shall be bound and governed by the provision of this Memorandum of Understand and restricted to its application to the facts presented. The arbitrator shall not have jurisdiction or authority to add, to modify, detract from, or alter in any way the provisions of the Memorandum of Understanding or any amendment or supplement thereto. The decision of the arbitrator shall be binding on the parties and employees involved.

Section 4. Respect & Dignity

When it shall be necessary to reprimand and/or discipline an employee, the same shall be done in the privacy of the management supervisor's office or other private area.

Article 15. Duration

THIS MEMORANDUM OF UNDERSTANDING shall be in full force and effect from January 1, 2025, and shall remain in force and effect until the 31st day of December, 2027, and shall continue in force and effect from year to year thereafter unless either party shall notify the other in writing at least sixty (60) days prior to December 31, 2027 or December 31st of any successive year of a desire to terminate or amend this Memorandum of Understanding.

IN WITNESS WHEREOF, the patties hereto have set their hands and seals this 8th day of July 2025.

Signatories for the Employer:

7/10/2025
David W. Johnston, County Administrator

7/9/25
J. Renee Ramirez, HR Director

7-9-25
John Kelly, Building and Logistics

Signatories for the Union

Genie Kastrup
Genie Kastrup, Local 1 President

Christian Rak, Missouri Director

Rose Welch
Rose Welch, Lead Organizer

David Cooper, Organizer

Sam Luke
Sam Luke, Member

David Miller, Member

Approved as to form:

~~Angela Lawson~~, Interim Chief Counsel
Wendy Green, Deputy

ATTEST:

~~Unified~~ Government Clerk

Tracking ID: 21789

Report to

MEETING DATE	PRESENTER	DEPARTMENT
		Economic Development

AGENDA ITEM #12.2.
RESOLUTION: ADOPTING THE AMENDMENT TO THE DEVELOPMENT AGREEMENT (BUC-EE'S FAMILY TRAVEL CENTER)
BACKGROUND
RECOMMENDATION
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
LEGAL/ POLICY CONSIDERATIONS
ATTACHMENTS
Resolution Approving First Amendment to DA, AMENDMENT TO Buc-ee's Development Agreement 6.23.25

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-25

A RESOLUTION ADOPTING THE AMENDMENT TO THE DEVELOPMENT AGREEMENT (BUC-EE'S FAMILY TRAVEL CENTER).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and CSMS Management, LLC, a Delaware limited liability company ("CSMS"), entered into that certain Development Agreement dated as of March 27, 2025 the ("Development Agreement"); all capitalized terms which are not otherwise defined by this Amendment shall have the meanings assigned to them in the Development Agreement;

WHEREAS, CSMS has subsequently assigned all of its right, title and interest in and to the Development Agreement to Buc-ee's Kansas City, LLC, a Delaware limited liability company; and

WHEREAS, the Governing Body has determined that it is advisable to enter into an Amendment to the Development Agreement, attached hereto as **Exhibit A** (the "Amendment"), to change the Commencement Date in the Development Agreement and to make certain other modifications and amendments to the Development Agreement as more particularly set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Governing Body hereby approves the Amendment in substantially the form attached hereto.

Section 2. Each of the Mayor/CEO and/or the County Administrator is hereby authorized and directed to execute in the name of the UG and deliver the Amendment. The County Administrator and other officials and representatives of the UG, including special counsel, are hereby further authorized and directed to take such actions and to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall be effective upon adoption by the Governing Body.

[Remainder of page intentionally left blank; signature page follows.]

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON _____, 2025.

_____

ATTEST:

_____
Unified Government Clerk

(Seal)

EXHIBIT A

Amendment Development Agreement

[To be attached.]

AMENDMENT TO DEVELOPMENT AGREEMENT
(BUC-EE'S FAMILY TRAVEL CENTER)

This AMENDMENT TO DEVELOPMENT AGREEMENT (this "Amendment") is made effective as of the 31st day of July, 2025 (the "Effective Date") by and between the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG"), and BUC-EE'S KANSAS CITY, LLC, a Delaware limited liability company ("Developer").

RECITALS

Whereas the UG and CSMS MANAGEMENT, LLC, a Delaware limited liability company ("CSMS") executed that certain DEVELOPMENT AGREEMENT effective as of March 27, 2025 (the "Agreement"); all capitalized terms which are not otherwise defined by this Amendment shall have the meanings assigned to them in the Agreement;

Whereas CSMS has subsequently assigned all of its right, title and interest in the Development Agreement to Developer; and

Whereas the UG and Developer desire to amend the Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the UG and Developer hereby agree as follows:

1. "Commencement Date" shall mean October 1, 2025.

2. Section 6.8 (b) of the Agreement is hereby amended to add the following new sentence at the end of subsection (b):

> "However, in the event that a Permitted Mortgagee shall foreclose on the Project, the UG understands and agrees that Section 6.2(a) of the Development Agreement shall no longer be enforceable thereafter."

3. The last sentence of Section 8.2 (b) of the Agreement is deleted and replaced with the following sentences as follows:

> "Notwithstanding the foregoing, the UG hereby agrees that with respect to Developer's obligations under Sections 6.2(a), 6.2(c), 6.7 and/or 6.11 (and only for those specific Sections), the UG may not exercise a remedy to specific performance if Developer pays, returns and reimburses the UG an amount equal to all Public Financing previously received by Developer, and Developer foregoes any further Public Financing Under this Agreement. The UG and Developer agree that the obligation to reimburse Public Financing proceeds previously received by Developer is (i) personal to Developer and not required to be paid by any Permitted Mortgagee; and (ii) personally guaranteed by Buc-ee's Ltd. in the form attached hereto."

4. Effective as of the Effective Date of this Amendment, Exhibit A-1 to the Agreement is hereby deleted in its entirety and replaced with Exhibit A-1 attached hereto, which sets forth the legal description of the Project Site. Notwithstanding the forgoing, effective as of the Closing Date, as defined in that certain Property Exchange Agreement by and between the UG and Developer, dated March 27, 2025 (the "PEA"), the legal description of the Project Site will automatically, and without further action by the parties, be replaced by the legal description set forth in Exhibit A-3 attached hereto, and all references in the Agreement to the "Project Site" shall thereafter mean and refer to the real property described in Exhibit A-3.

5. Effective as of the Effective Date of this Amendment, Exhibit A-2 to the Agreement is hereby deleted in its entirety and replaced with Exhibit A-2 attached hereto, which generally depicts the Project Site. Notwithstanding the forgoing, effective as of the Closing Date, as defined in the PEA, the depiction of the Project Site will automatically, and without further action by the parties, be replaced by the depiction set forth in Exhibit A-4 attached hereto, and all references in the Agreement to Exhibit A-2 shall thereafter mean and refer to the real property depicted in Exhibit A-4.

6. This Amendment may be executed in any number of counterparts, provided each of the parties hereto executes at least one counterpart; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

7. Developer hereby agrees to cooperate with the UG and/or the Secretary of Commerce of the State to provide information required for compliance with the new reporting requirements in K.S.A. Section 74-50,226 *et seq*. Such information will be in the form and manner required by the Kansas Secretary of Commerce for publication on the Kansas Department of Commerce website. Developer will also pay any and all administrative fees to be collected by the Secretary of Commerce or the State in connection with these reporting requirements.

8. This Amendment may be executed and delivered by email or DocuSign, and such signatures shall have the same force and effect as originals.

9. Except as modified by this Amendment, the Agreement shall remain in full force and effect and the UG and Developer affirm the terms and conditions of the Agreement.

10. This Amendment shall be binding upon and inure to the benefit of the parties hereto, and their successors and assigns.

11. This Amendment shall be construed in accordance with the laws of the State of Kansas.

[Remainder of page intentionally left blank. Signature pages immediately follow.]

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year first above written.

DEVELOPER:

BUC-EE'S KANSAS CITY, LLC, a Delaware limited liability company

By:_____

Printed Name:_____

Title:_____

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2025 by _____, as _____ of BUC-EE'S KANSAS CITY, LLC, a Delaware limited liability company.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____ County

My commission expires

_____

UG:

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By:_____

Printed Name: _____

Title: _____

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

This instrument was acknowledged before me on _____, 2025, by _____ as _____ of the Unified Government of Wyandotte County/Kansas City, Kansas.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____ County

My commission expires

_____

GUARANTY

This Guaranty Agreement is hereby given as of _____, 2025 (the "Guaranty") by Buc-ee's, Ltd. ("Guarantor") to the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") for the limited purposes described below.

Guarantor is an affiliate of Buc-ee's Kansas City, LLC, a Delaware limited liability company ("Developer"), who is a party to that certain Development Agreement between Developer and the UG effective as of March 27, 2025 (the "Agreement"), and Guarantor hereby provides this Guaranty for the limited purpose of guarantying the payment of obligations of Developer as set forth in Section 8.2(b) of the Agreement. All capitalized terms which are not otherwise defined by this Guaranty shall have the meanings assigned to them in the Agreement.

Without limiting the generality of the foregoing, Guarantor hereby specifically agrees that its guaranty hereunder is absolute and unconditional and shall remain in full force and effect until the earlier of the following (a) Developer or Guarantor pays an amount equal to all Public Financing previously received by Developer pursuant to the terms and conditions of Section 8.2(b), or (b) the Term of the Agreement expires or is earlier terminated pursuant to the terms thereof.

No set off, counterclaim, reduction or diminution of payment, or any defense of any kind or nature which the Developer or Guarantor has or may come to have against the UG shall be available hereunder to the Guarantor against the UG respecting its guaranty obligations hereunder.

This Guaranty is entered by Guarantor for the benefit of the City.

Guarantor hereby covenants and agrees that it is and will remain subject to service of process in the State of Kansas so long as this Guaranty is in effect. This Guaranty shall be governed by and be construed and interpreted in accordance with the laws of the State of Kansas.

IN WITNESS WHEREOF, Guarantor has caused this Guaranty to be executed as of the date first above written.

BUC-EE'S, LTD.

By: _____

Name: _____

Title: _____

"GUARANTOR"

EXHIBIT A-1 (AMENDED – 2025)

PROJECT SITE (PRE-RELOCATION) – LEGAL DESCRIPTION

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.

TRACT 2:

A Tract of land 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, 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; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-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 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, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 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.

EXHIBIT A-2 (AMENDED – 2025)

PROJECT SITE (PRE-RELOCATION) – MAP

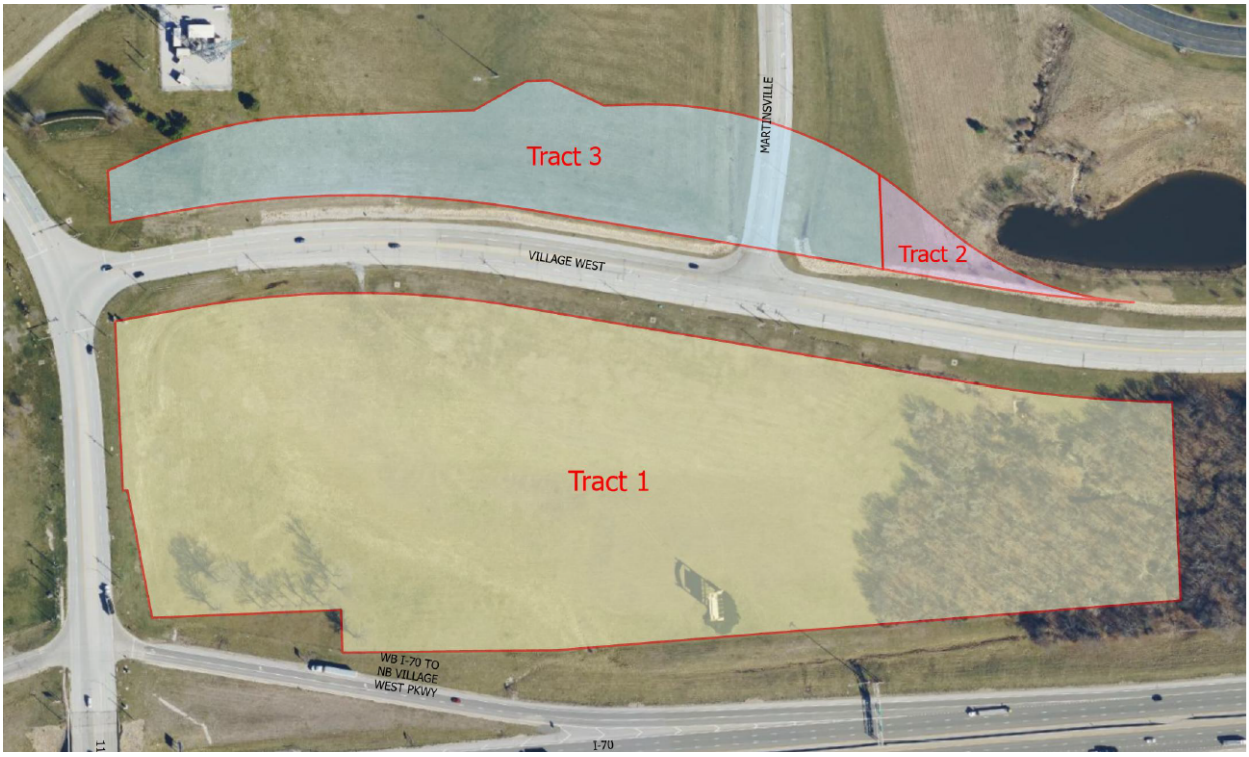


EXHIBIT A-3

PROJECT SITE (POST-RELOCATION) – LEGAL DESCRIPTION

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.

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-1577, 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 591.84 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 art 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.

AND

UG SWAP PARCEL:

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, on July 16, 2024, 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.)

COMMENCING 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, and the POINT OF BEGINNING, of the Tract of land herein described;

Thence departing said North Right-of-Way line, Southeasterly on a non-tangent curve to the left, having a radius of 520.00 feet, an arc length of 34.80 feet, said curve having a chord bearing of South 52° 35' 47" East, and a chord distance of 34.80 feet;

Thence South 50° 40' 44" East, 85.62 feet, tangent to the last described course;

Thence Southeasterly on a tangent curve to the left, having a radius of 680.00 feet, an arc length of 432.24 feet, to a point on the South Right-of-Way line of Village West Parkway, said curve having a chord bearing of South 68° 53' 20" East, and a chord distance of 425.00 feet;

Thence Westerly on a non-tangent curve to the right, having a radius of 2371.83 feet, an arc length of 274.29 feet, on said South Right-of-Way line, 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;

Thence Westerly on a tangent curve to the left, having a radius of 1557.02 feet, an arc length of 536.69 feet, continuing on said South Right-of-Way line, 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 a point on the East Right-of-Way line of 110th Street;

Thence North 02° 42' 33" West, 40.24 feet, on said East Right-of-Way line;

Thence departing said East Right-of-Way line, North 42° 17' 27" East, 82.40 feet;

Thence North 65° 49' 33" East, 74.51 feet;

Thence Easterly on a tangent curve to the right, having a radius of 520.00 feet, an arc length of 201.22 feet, said curve having a chord bearing of North 76° 54' 40” East, and a chord distance of 199.96 feet;

Thence North 87° 59' 48" East, 276.96 feet;

Thence Southeasterly on a non-tangent curve to the right, having a radius of 158.00 feet, an arc length of 62.24 feet, said curve having a chord bearing of South 43° 06' 14" East, and a chord distance of 61.83 feet;

Thence North 87° 39' 14" East, 114.45 feet;

Thence Northerly on a non-tangent curve to the right, having a radius of 68.00 feet, an arc length of 25.21 feet, said curve having a chord bearing of North 08° 16' 26” East, and a chord distance of 25.06 feet;

Thence South 80° 28’ 22” East, 431.00 feet, to the POINT OF BEGINNING, said Tract containing 187,584 square feet, or 4.3063.

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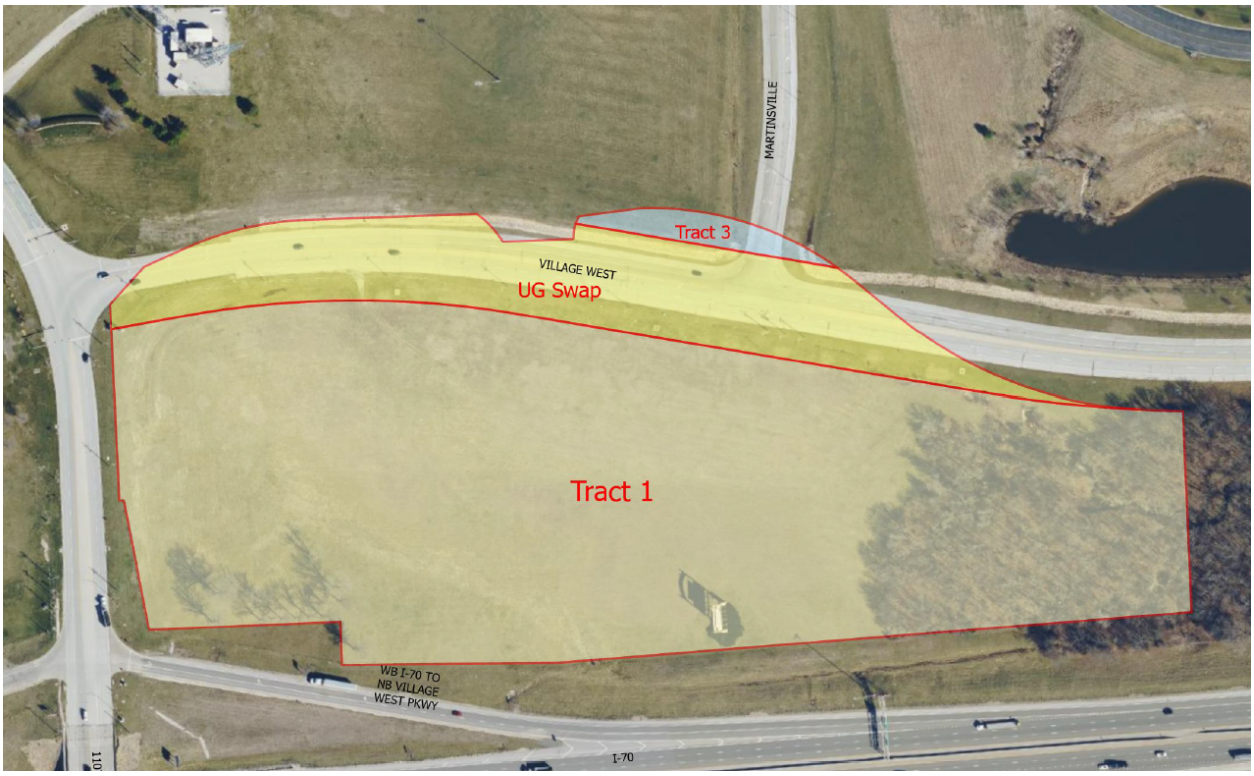
EXHIBIT A-4

PROJECT SITE (POST-RELOCATION) – MAP



Tracking ID: 21791

Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #12.3.

ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR CHALET MANOR APARTMENTS PROJECT

BACKGROUND

An ordinance expressing approval/disapproval of the issuance of multifamily housing revenue bonds by the Kansas Development Finance Authority for the Chalet Manor project located at 1601 Birch Street in Kansas City, Kansas.

RECOMMENDATION

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Ordinance of Approval of KDFA bonds--Chalet Manor, Ordinance of Disapproval of KDFA bonds--Chalet Manor, Chalet Manor MUNI Notice

Approved by Mayor/Administrator to add to agenda.

ORDINANCE NO. _____

AN ORDINANCE EXPRESSING APPROVAL OF THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE CHALET MANOR APARTMENT PROJECT IN KANSAS CITY, KANSAS

WHEREAS, Chalet Manor, LP, is the developer of Chalet Manor, a multifamily housing project consisting of 66 residential units of affordable housing located at 1601 Birch Street in Kansas City, Kansas;

WHEREAS, the developers have requested the Kansas Development Finance Authority (KDFA) to issue approximately $13.5 million in private activity revenue bonds, plus related costs of issuance, to acquire and rehabilitate the apartments;

WHEREAS, the KDFA private activity revenue bonds are not an obligation of the State of Kansas or of the Unified Government of Wyandotte County/Kansas City, Kansas;

WHEREAS, the statutes pertaining to the powers and authority of the KDFA, specifically K.S.A. 74-8905(c), prohibit the issuance of KDFA bonds for one year if, within fifteen days after receiving notice, the governing body of the political subdivision in which the project is to be located adopts an ordinance or resolution stating express disapproval of the project and notifies the president of the KDFA of the disapproval; and

WHEREAS, the KDFA provided notice to the Unified Government of the developer's request to issue the private activity bonds on July 17, 2025 (attached hereto).

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That the governing body states its express approval of the issuance of KDFA private activity revenue bonds for the Chalet Manor multifamily housing project, as set out in K.S.A. 74-8905(c).

Section 2. This Ordinance shall take effect and be in full force immediately upon its adoption by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas.

[The remainder of this page left intentionally blank. Signature page to follow.]

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 31st DAY OF JULY 2025.

_____
Tyrone Garner, Mayor/CEO

Attest:

_____
Monica Spark, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Acting Chief Counsel

ORDINANCE NO. _____

AN ORDINANCE EXPRESSING DISAPPROVAL OF THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE CHALET MANOR APARTMENT PROJECT IN KANSAS CITY, KANSAS

WHEREAS, Chalet Manor, LP, is the developer of Chalet Manor, a multifamily housing project consisting of 66 residential units of affordable housing located at 1601 Birch Street in Kansas City, Kansas;

WHEREAS, the developers have requested the Kansas Development Finance Authority (KDFA) to issue approximately $13.5 million in private activity revenue bonds, plus related costs of issuance, to acquire and rehabilitate the apartments;

WHEREAS, the KDFA private activity revenue bonds are not an obligation of the State of Kansas or of the Unified Government of Wyandotte County/Kansas City, Kansas;

WHEREAS, the statutes pertaining to the powers and authority of the KDFA, specifically K.S.A. 74-8905(c), prohibit the issuance of KDFA bonds for one year if, within fifteen days after receiving notice, the governing body of the political subdivision in which the project is to be located adopts an ordinance or resolution stating express disapproval of the project and notifies the president of the KDFA of the disapproval; and

WHEREAS, the KDFA provided notice to the Unified Government of the developer's request to issue the private activity bonds on February July 17, 2025 (attached hereto).

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That the governing body states its express disapproval of the issuance of KDFA private activity revenue bonds for the Chalet Manor multifamily housing project, as set out in K.S.A. 74-8905(c).

Section 2. This Ordinance shall take effect and be in full force immediately upon its adoption by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas.

[The remainder of this page left intentionally blank. Signature page to follow.]

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 31st DAY OF JULY 2025.

_____
Tyrone Garner, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Acting Chief Counsel

Kansas Development Finance Authority

July 17, 2025

By certified mail & email

Angela Lawson
Chief Counsel
The Unified Government of Wyandotte County/Kansas City KS
701 North 7th St – Suite 961
Kansas City Kansas 66101

RE: Kansas Development Finance Authority Affordable Housing Revenue Bonds – Chalet Manor Apartments Project

Ladies and Gentlemen:

Pursuant to K.S.A. 74-8901 *et seq.*, please be advised that Kansas Development Finance Authority (the "Authority") has received a request from Chalet Manor, LP (the "Borrower") to issue multifamily housing revenue bonds in the approximate amount of $13.5 million, plus related costs of issuance (the "Bonds") to provide funds for the acquisition and rehabilitation of 66 residential units of affordable housing (the "Project") known as Chalet Manor Apartments, and located at 1601 Birch St, Kansas City, Kansas.

In the event the Bonds are issued, they will be a special limited obligation of the Authority payable solely from the revenues available to and pledged by the Borrower. In no event will the Bonds ever constitute an obligation of the State of Kansas or the Unified Government of Wyandotte County/Kansas City, KS.

Pursuant to K.S.A. 74-8905(c), as applicable to Private Activity Bonds, the Authority may proceed to issue the Bonds to finance the Project, unless the Unified Government of Wyandotte County/Kansas City, KS passes a resolution or ordinance expressing its disapproval to the issuance of the Bonds and the financing of the Project and notifies the President of the Authority of such disapproval within fifteen days after the giving of this notice. No action is necessary if you have no objection to the issuance of the Bonds.

Should you have any questions about this Project, please do not hesitate to contact me.

Sincerely,

Rebecca Floyd

Rebecca Floyd
President