Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

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

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

AGENDA

Monday, February 9, 2026
6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE JANUARY 12, 2026 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.A **SP2025-088 - SELENA UMANA**

Synopsis: Special Use Permit (Renewal of SP2024-047, expired 12/19/2025) for an event space with live entertainment at 6000 Leavenworth Road.

Tracking #: 211486

3.2.B **SP2025-096 - TIFFANY CLARK**

Synopsis: Special Use Permit (Renewal of SP2025-006, expired January 17, 2026) for a Non-Owner Occupied Short-Term Rental at 1127 Southwest Boulevard.

Tracking #: 2162

3.3 Subdivision Application

3.3.A **PLAT2025-036 - TYE ZEHNER**

Synopsis: Final Plat to plat one (1) commercial lot for a self-storage facility at 11319 Parallel Parkway (in conjunction with PR2025-038).

Tracking #: 211472

3.3.B **PLAT2025-040 - DOUG CLEMENTS**

Synopsis: Final Plat to plat one (1) lot for a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PR2025-040).

Tracking #: 2153

3.3.C **PLAT2025-045 - ALBERTO GONZALEZ**

Synopsis: Final Plat to replat two (2) single-family residential lots at 2653 and 2659 South 28th Street.

Tracking #: 2157

3.3.D **PLAT2025-043 - TYE ZEHNER**

Synopsis: Final Plat to plat one (1) commercial lot for a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PR2025-042).

Tracking #: 2156

3.4 Plan Review Application(s)

3.4.A **PR2025-038 - TYE ZEHNER**

Synopsis: Final Plan Review for a self-storage facility at 11319 Parallel Parkway (in conjunction with PLAT2025-036).

Tracking #: 2149

3.4.B **PR2025-040 - DOUG CLEMENTS**

Synopsis: Final Plan Review for construction of a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PLAT2025-040).

Tracking #: 2165

3.4.C **PR2025-042 - TYE ZEHNER**

Synopsis: Final Plan Review for construction of a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PLAT2025-043).

Tracking #: 2158

3.4.D **PR2025-044 - KEITH DAVIS**

Synopsis: Final Plan Review for a building addition and roof expansion for a fiberglass manufacturing facility, Owens Corning, at 300 Sunshine Road.

Tracking #: 2159

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A **COZ2025-031 - JASON MACKERPRANG**

Synopsis: Change of Zone from A-G (WYCO) Agriculture District to R Rural Residential and R-1 Single Family Districts for the construction of single-family homes at 2406 North 131st Street (in conjunction with PLAT2025-041).

Tracking #: 2150

4.2 Special Use Permit Application(s)

4.2.A **SP2025-094 - EASTSIDE STORAGE LLC**

Synopsis: Special Use Permit for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with PR2025-039).

Tracking #: 211492

4.2.B **SP2025-099 - TYLER SHIRK**

Synopsis: Special Use Permit for a Short-Term Rental in seven (7) two-bedroom apartments in Mission Manor at 2912, 4122, 4124, 4125, and 4127 South Thompson Street.

Tracking #: 2164

4.3 Subdivision Application

4.3.A **PLAT2025-041 - JASON MACKERPRANG**

Synopsis: Preliminary Plat to plat five (5) lots for the construction of single-family homes at 2406 North 131st Street (in conjunction with COZ2025-031).

Tracking #: 2154

4.3.B **PLAT2026-001 - RAJ BHATIA**

Synopsis: Preliminary Plat to plat one (1) multifamily lot for 24 townhomes at 700 North 75th Street (in conjunction with PR2025-045).

Tracking #: 2161

4.4 Plan Review Application(s)

4.4.A **PR2025-039 - EASTSIDE STORAGE LLC**

Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with SP2025-094).

Tracking #: 211493

4.4.B **PR2025-045 - RAJ BHATIA**

Synopsis: Preliminary Plan Review for 24 multifamily townhomes at 700 North 75th Street (in conjunction with PLAT2026-001).

Tracking #: 2160

4.5 Miscellaneous

4.5.A **A RESOLUTION PLACING A MORATORIUM ON PENAL AND CORRECTIONAL INSTITUTIONS FOR TWO YEARS**

Synopsis: A two-year moratorium on the reception and processing of special use permit applications for all penal or correctional institutions

Tracking #: 2182

5 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.

Connect to Zoom from your computer, tablet or smartphone at: https://wycokck.zoom.us/j/86190643051
Meeting ID:861 9064 3051
Phone one-tap: +17193594580, 85343973031# US, +12532050468, 85343973031# US
Join via audio:
+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll Free 877 853 5257 US Toll Free
International numbers available: https://wycokck.zoom.us/u/kdIKjxwSim

Cell phones may mute and unmute by dialing *6.
Raise and lower your hand to be acknowledged by dialing *9.
To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

CITY PLANNING COMMISSION
JANUARY 12, 2026
MINUTES

The City Planning Commission met in regular session on Monday, January 12, 2026, at 6:30 p.m., (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Duane Beth (Commission Chamber), Jim Ernst (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), and Aaron Ward (Commission Chamber). (Absent: Armstrong, Miller, Easterwood, Schwartz).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber), Mari Mongil, Administrative Coordinator (Commission Chamber), Alyssa Marcy, Long Range Planner (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Secretary Morris read the Planning Commission Statement: “Welcome to the meeting of the City Planning Commission. Members are participating remotely by Zoom or in-person in the Commission Chamber. Mr. Jeff Carson is serving as Chairman this evening.

Please note the following instructions for the meeting:

1. If you are joining by Zoom, please make sure you have an appropriate background;
2. For those members of the public attending the meeting virtually this evening, please use the “raise your hand” feature if you want to speak on an application. If you are present in the Commission Chamber, please come to the microphone at the front of the room when the application is called. After the Chairman recognizes you, please state your name and address and make your comments.
3. If you are having issues getting into the Zoom meeting, please see the Planning and Urban Design website on wycokck.org.
4. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The Planning Commission is a voluntary body of citizens which will review each zoning proposal. For all Change of Zones, Special Use Permits, Vacations, and Preliminary Plan Reviews on tonight’s agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on Thursday, **January 29, 2026**. For Final Plats and Final Plan Reviews heard tonight, the Planning Commission’s decision is final and there will not be another hearing.

The format for this evening’s meeting is as follows:

1. First, the applicant will be given fifteen (15) minutes to make an opening statement explaining the proposal, which includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Commission may then address questions to the applicant.
3. Then, any persons wishing to speak in favor will be recognized and allowed to do so at that time.
4. Next, those in opposition will be recognized to make their statements and ask questions. Each member of the public will be given five (5) minutes to express their opinions and time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3rd majority vote of the Commission.
6. Then, the applicant will then answer questions and make a closing statement.

   The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
7. Finally, the Planning Commission will discuss the application and make their recommendation.

If those in opposition want to formally protest a Change of Zone or Special Use Permit, a means is available by a legal protest petition, which can be obtained by emailing the Planning + Urban Design Department at planninginfo@wycokck.org tomorrow morning.

Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners. Unless there is a request to remove an item from the consent agenda by the applicant, Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda will be heard at the beginning of the meeting at 7:00 p.m.

Planning Commission will also have a consent agenda this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda, the staff recommendation on all the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list, the Chairman will ask if there are any requests to remove items.

This is your time to use the raise your hand feature, be recognized, and request that an item be removed from the Consent Agenda if you do not agree with the staff's recommendation. If you are in the Commission Chamber, please come to the microphone, state your name and address, and the item you want to remove from the Consent Agenda.

The Planning Commission is required to disclose contacts about any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, January 29, 2026, at 7:00 p.m.**

Hearing starts at 5:36:

I will now read the items on the **Consent Agenda:**

CONSIDERATION OF THE DECEMBER 8, 2025 CITY PLANNING COMMISSION MINUTES.

SP2025-083 - SANTOS ORNELAS
Synopsis: Special Use Permit (Renewal of SP2023-064, expires 1/25/2026) for an event venue with live entertainment and liquor sales at 5235 State Avenue. *Detailed Outline of Requested Action:* The applicant and operator, Santos Ornelas, is requesting a Special Use Permit to continue operating an event space with live entertainment at 5235 State Avenue.

PLAT2025-037 - GREG PRIEB III WITH CRYSTAL RIDGE LLC
Synopsis: Final Plat for the construction of townhomes at 3205, 3217, 3225, 3239, and 3251 North 103rd Place. *Detailed Outline of Requested Action:* The applicant, Greg Prieb II, Crystal Ridge LLC, is requesting a Final Plat for Crystal Ridge Subdivision, Blocks 31 - 35 to plat 22 lots between 3251 North 103rd Place, 3239 North 103rd Place, 3225 North 103rd Place, 3217 North 103rd Place, and 3205 North 103rd Place.

PLAT2025-038 - GREG PRIEB III WITH CRYSTAL RIDGE LLC
Synopsis: Final Plat for the construction of townhomes at 3234, 3244, and 3252 North 103rd Place. *Detailed Outline of Requested Action:* The applicant, Greg Prieb II, Crystal Ridge LLC, is requesting a Final Plat for Crystal Ridge Subdivision, Blocks 12 - 14 to plat 13 lots between 3252, 3244, and 3234 North 103rd Place.

PLAT2025-039 - GREG PRIEB III WITH CRYSTAL RIDGE LLC
Synopsis: Final Plat for the construction of townhomes at 10320, 10328, and 10336 Farrow Avenue. *Detailed Outline of Requested Action:* The applicant, Greg Prieb II, Crystal Ridge LLC, is requesting a Final Plat for Crystal Ridge Subdivision, Blocks 5 - 7 to plat 11 lots between 10336 Farrow Avenue, 10328 Farrow Avenue, and 10320 Farrow Avenue.

PR2025-036 - KATRINA GERBER WITH EDEN VILLAGE
Synopsis: Final Plan Review for a 30-unit mobile home community for the unhoused (Eden Village) at 1300 North 59th Street. *Detailed Outline of Requested Action:* The applicant, Katrina Gerber with Eden Village is requesting approval of a Final Development Plan to build a 30-unit mobile home park in a single-family, cottage-like style on 8.94 acres.

PR2025-037 - BRITNI ANDREASSEN WITH CASEY'S RETAIL COMPANY
Synopsis: Final Plan Review for a Casey's convenience store with fuel sales at 9338 State Avenue. *Detailed Outline of Requested Action:* The applicant, Britni Andreassen with Casey's Retail Company, is requesting approval of a Final Development Plan to build a 4,206 square foot Casey's convenience store/gas station at 9338 State Avenue.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? No one responded in the affirmative.

Please include the following items as part of the record for all Items on the Agenda tonight:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the areas in question;
3. The City's currently adopted Master Plan for the areas in question;
4. The staff report and attachments dated January 12, 2026;
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.

Motion starts at 8:44:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE the consent agenda:**

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

Motion to APPROVE passed: 6 to 0
Subject to:
SP2025-083:

1. **Hours of operation shall be Sunday through Thursday from 4:00 PM – 12:00 AM and Friday through Saturday from 12:00 PM – 1:30 AM;**
2. **The live entertainment shall cease operation by 1:00 AM;**
3. **Off-duty KCK police officer, Gerado Velasquez, Jr. will be the security personnel for the drinking establishment;**
4. **Alcohol can only be provided by licensed vendors;**
5. **Doors and windows must stay closed during any entertainment performance;**
6. **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;**

7. **Patrons are not allowed to loiter in their vehicles. If so, they will be asked to leave;**
8. **An I.D. scanner will be used at all times;**
9. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;**
10. **No amplified speakers or entertainment is allowed in outdoor spaces; and,**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **The dumpster on the east side of the building shall be fully enclosed with an opaque screen (wood privacy fence) and door to screen the dumpster from public view;**
13. **Resurface the parking lot to remove the potholes and restripe the parking spaces;**
14. **Stripe one (1) additional parking space in the parking lot to total 96 parking spaces to share between the drinking establishment and liquor store;**
15. **Sidewalks shall remain clean and clear of trash and debris;**
    a. **Create a direct pedestrian access from the sidewalk along State Avenue to the front door of the building. A hatched crosswalk shall be painted in the parking lot linking these two ends together;**
16. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
17. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 or businesslicense@wycokck.org;**
18. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
20. **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;

21. **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;**
22. **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,**
23. **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.**

PLAT2025-037:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$142.00 for 22 lots payable to the Unified Treasurer;**
2. **Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. Ensure these comments are updated on the mylars prior to being submitted for recordation;**
3. **Between the five (5) blocks / 22 lots, 10 trees are required to be planted;**
4. **Utility easements shall connect with easements established in adjoining properties;**
5. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
6. **Utility easements shall connect with easements established in adjoining properties;**
7. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

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; and,**
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.**

PLAT2025-038:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$88.00 for 13 lots payable to the Unified Treasurer;**
2. **Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. Ensure these comments are updated on the mylars prior to being submitted for recordation;**
3. **Between the three (3) blocks, 7 trees are required to be planted;**
4. **Utility easements shall connect with easements established in adjoining properties;**
5. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
6. **Utility easements shall connect with easements established in adjoining properties;**
7. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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; and,**
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.**

PLAT2025-039:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    c. **$32.00 per page payable to the Register of Deeds; and,**
    d. **$76.00 for 11 lots payable to the Unified Treasurer;**
2. **Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. Ensure these comments are updated on the mylars prior to being submitted for recordation;**
3. **Between the three (3) blocks, 7 trees are required to be planted;**

4. **Utility easements shall connect with easements established in adjoining properties;**
5. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
6. **Utility easements shall connect with easements established in adjoining properties;**
7. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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; and,**
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.**

PR2025-036:

1. **As previously stated with COZ2025-020, the hours of operation for the resource center will be 9:00 AM to 4:00 PM;**
2. **All on-site amenities, garden area, fire pit and general common area shall be constructed during the first phase of this development;**
3. **Various transit options need to be provided for residents who do not have access to a personal vehicle;**
4. **The mobile home village must have varying elevations and colors as not to be one monolithic development;**
5. **Maintain existing tree stands, as existing trees provide an enhanced buffer between the single-family residences to the north and east;**
6. **Section 27-462(g) Trees are required to be provided at not less than one (1) tree per 4,500 square feet of site area and buffer plantings are required adjacent to single-family and two-family zoned property;**
7. **Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) 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. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property;**
8. **Section 27-575(g)(3) 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;**
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. **All parking lot islands shall be curbed and landscaped;**
11. **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;**
12. **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;**
13. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;**
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 at 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.**
    g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**
15. **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;**
16. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
17. **Per Business Licensing Department: All occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or businesslicense@wycokck.org;**

18. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
20. **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; and,**
21. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.**

PR2025-037:

1. **As previously stated with COZ2025-028, the hours of operation for the store will be from 5:00 AM to 11:00 PM;**
2. **Install a sidewalk from the northwest property line along 94th Street and connect to the existing sidewalk on State Avenue at the southern property line. This sidewalk will connect to the sidewalk being installed by the quilt museum to the north;**
3. **There should be a pedestrian connection directly from State Avenue to the front door of the building;**
4. **In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;**
5. **Underground storage tanks will require a KDHE permit;**
6. **Regarding the ice cooler: Section 27-612(6)a.9. No more than one vending machine is permitted per property except as follows:**
    a. **If the vending machines area is located on a side of the building not facing a road or street then the number of allowed vending machines shall be increased to three (3).**
    b. **If the vending machines are screened by side walls, decorative fencing, shrubs, and other landscaping as approved by the director of planning then the number of allowed vending machines shall be increased to three (3).**
    c. **For every 200 feet that the façade on which the vending machine is located is set back from the nearest road or street right-of-way then the number of allowable vending machines shall be increased by one (1).**

d. **In addition to the vending machine(s), one (1) donation bin per property is allowed;**

7. **Regarding the propane cage: Section 27-612(6)a.11. No more than one (1) propane exchange lock may be allowed per property, unless:**
    a. **The site for the propane exchange lockers is located at least 200 feet from the nearest street; and**
    b. **The propane exchange lockers are at least 20 feet away from the nearest public door; and**
    c. **The retailer offering the propane exchange service on its premises also sells gas grills of the type that typically use propane as a fuel;**
8. **Downspouts shall be internalized;**
9. **Roof access ladder shall be internalized;**
10. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
11. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
12. **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 1.08 acres, 12 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;**
13. **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;**
14. **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;**
15. **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;**
16. **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;**
17. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and 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. The trash enclosure is permitted to face south towards State Avenue per COZ2025-028;

18. **The CO_2 tank in the rear of the building must be screened from public view through landscaping or a physical screen wall;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **All parking lot islands shall be curbed and landscaped;**
21. **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;**
22. **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;**
23. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;**
24. **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 at 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.**
    g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**
25. **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;

26. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
27. **Per Business Licensing Division: The occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or businesslicense@wycokck.org;**
28. **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;**
29. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
30. **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;**
31. **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; and,**
32. **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.**

Recording Secretary Morris stated that the Consent Agenda is complete, and the Commission will consider the Non-Consent Agenda.

Hearing starts at 9:41:
SP2025-079 - MICHELLE BRANSCUM
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4313 Booth Street. *Detailed Outline of Requested Action:* The applicant, Michelle Branscum, 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 4313 Booth 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:

- Michelle Branscum and Daniel Branscum, Applicant, Bennington, Nebraska

Present in Opposition:

- No one appeared

Staff Recommendation starts at 11:46: Lead Planner Byron Toy stated that this request is for a two (2) bedroom one (1) bath short-term rental, which would allow five (5) guests total. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 12:12:

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-079 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to:

Hearing starts at 12:48:
SP2025-080 - ROMELIA SOTO
Synopsis: Special Use Permit for Temporary Use of Land for a shipping container on a residential property at 1129 North 36th Street. *Detailed Outline of Requested Action:* The applicant, Romelia Soto, is requesting a Special Use Permit for Temporary Use of

Land for a shipping container on a residential property at 1129 North 36th 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:

- Romelia Soto, Applicant, 1129 North 36th Street, Kansas City, Kansas 66102
- Evelyn Mendez, Translator

The Planning Commission directed their questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 17:10: Lead Planner Byron Toy stated that Staff did receive a letter in opposition to this case, stating concerns about a trailer parked in the driveway. Condition #1 is to relocate the trailer to the back of the property. Staff is recommending approval of this Special Use Permit for one (1) year so they can relocate the storage container.

The Planning Commission directed questions to Toy.

Motion starts at 20:50:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-080 amending the conditions for six (6) months:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to:

1. **The personal hauling trailer located in the driveway shall be moved to the rear. Section 27-609(6) The parking of vehicles or equipment shall not occur on lawn areas, or other locations that tend to visually downgrade the property and neighborhood. Parking shall be limited to areas that have an improved surface and such areas shall generally be located in close relationship to the garage or an otherwise vehicle-oriented section of the premises or be located in the rear yard, so that the lawn areas upon which the living section of the dwelling faces can be attractively maintained with grass, trees and shrubs;**

2. **If approved, the home based 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;**
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) 573-8620 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;**
4. **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;**
5. **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;**
6. **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;**
7. **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;**
8. **The Special Use Permit shall be valid for ~~one (1) year~~ six (6) months from the publication of the associated Ordinance. This Special Use Permit for the Temporary Use of Land for Commercial Purposes cannot be renewed. Following the expiration of the permit, all operations must cease on the property and must be relocated to a property that is zoned appropriately for such storage; (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; and,

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.**

Hearing starts at 22:03:
SP2025-082 - JAIME GARCIA
Synopsis: Special Use Permit for automobile sales at 1809 North 7th Street. *This item was sent back to the City Planning Commission from the Board of Commissioners meeting on January 8, 2026. Detailed Outline of Requested Action:* The applicant, Jaime Garcia, is requesting a Special Use Permit to operate a used automotive sales dealership at 1809 North 7th Street.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Jones stated she spoke to Commissioner Howard about this case.

Present in Support:

- Jaime Garcia, Applicant, 1809 North 7th Street, Kansas City, Kansas 66101

The Planning Commission directed questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 28:15: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 28:30:

On motion by Commissioner Beth, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-082 for two (2) years:**

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

Easterwood Not present
Schwartz Not present
Motion to recommend APPROVAL passed: 6 to 0
Subject to:

1. **Hours of operation are Mondays – Saturdays, 9:00 AM – 6:00 PM;**
2. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
3. **Section 27-467(g) requires that a 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. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
4. **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;**
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 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;**
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. **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;**
12. **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;**
13. **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;**
14. **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;**
15. **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,

16. **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.**

Hearing starts at 29:30:
SP2025-084 - JOE AND VERONICA QUINN
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 320 North 14th Street. *Detailed Outline of Requested Action:* The applicants, Joe and Veronica Quinn, are requesting a Non-Owner-Occupied 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 320 North 14th Street, Kansas 66102.

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

Present in Support:

- Joe Quinn, Applicant, 320 North 14th Street, Kansas City, Kansas 66102.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 30:29: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 30:44:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-084 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0
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 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.**

Hearing starts at 31:29:

SP2025-085 - SEAN AND HEATHER THOMPSON WITH CLOUD NINE STAYS LLC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1825 North 86th Street. *Detailed Outline of Requested Action:* The applicants, Sean and Heather Thompson, are requesting a Non-Owner-Occupied 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 1825 North 86th Street, Kansas City, Kansas 66112.

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

Present in Support:

- Shawn and Heather Thompson, Applicant, 1825 North 86th Street, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 32:49: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 33:03:

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-085 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is three (3); No STR renters or guests may park on-street;**
3. **Driveway must be paved with either concrete or asphalt, gravel is not allowed;**
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 (website);**
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, the 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.**

Hearing starts at 34:03:
SP2025-086 - JEFFREY STEINBERG WITH APEX TECHNICAL INSTITUTE
Synopsis: Special Use Permit for a commercial truck driving school at 6801 State Avenue. *Detailed Outline of Requested Action:* The applicant, Jeffrey Steinberg with Apex Technical Institute, is requesting a Special Use Permit for commercial truck driving school at 6801 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:

- Jeffrey Steinberg, Applicant, Apex Technical Institute

Present in Opposition:

- No one appeared

Staff Recommendation starts at 36:43: Lead Planner Byron Toy stated that there was confusion on the period of the applicant's last Special Use Permit Renewal, leading it to expiring. Staff recommends approval of this application for two (2) years, but the Commission can recommend a longer period.

The Planning Commission directed questions to Toy.

Motion starts at 38:14:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-086 amending the conditions for five (5) years:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to:

1. **Maintain existing tree buffer, which may shift the detention basin along the south property line abutting Turner Logistics Center, Building #4 site. After the west property line is graded for the future alignment of 69th Street, trees shall be planted to replace those that were removed during grading;**
2. **Plant street trees along State Avenue and the east property line spacing them in groups of three (3) between 50-60 feet apart and within existing parking lot islands. Six (6) trees will be added along State Avenue and 7 trees will be planted along the east property line adjacent to the Salvation Army.**
    a. **Add trees in existing median, but stay out of the BPU overhead powerline easement;**
3. **Hours of operation are from Monday – Friday except for holidays. On Saturdays with classroom hours from 6:00 AM to 4:00 PM, office is open until 5:00 PM;**
4. **9 trucks will be used for training purposes;**
5. **Install a painted hatched pedestrian path from State Avenue through the parking lot to the main entrance of the business;**
6. **Disposal of tires and fluids, oil changes, and regular maintenance is conducted off-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 occupying business must 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;**

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 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;**
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. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
13. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit shall be valid for ~~two (2) years~~ 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; (Amended by the City Planning Commission)**

16. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Hearing starts at 39:09:
SP2025-089 - RAJIV CHHABRA
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4508 Rainbow Boulevard. *Detailed Outline of Requested Action:* The applicant, Rajiv Chhabra is requesting a Special Use Permit to operate a Non-Owner-Occupied 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 4508 Rainbow Boulevard 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:

- Rajiv Chhabra, Applicant, 4508 Rainbow Boulevard, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 40:32: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 40:51:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-089 for one (1) year:**

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

Easterwood Not present
Schwartz Not present
Motion to recommend APPROVAL passed: 6 to 0
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. **Repair the crack and subsidence in the driveway;**
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 (website);**
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, the 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;**
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. **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.**

Hearing starts at 41:40:

SP2025-091 - SANDRA KNIGHT WITH WINE TIME KC

Synopsis: Special Use Permit for a liquor store at 7543 State Avenue. *Detailed Outline of Requested Action:* The applicant, Sandra Knight, is requesting a Special Use Permit

to operate a liquor store within Westlake Shopping Center at 7543 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:

- Helen Turley, Applicant Representative, 7543 State Avenue, Kansas City, Kansas 66112
- Mike Krenesky, Regional Property Manager
- Cory Cross, Regional Asset Manager/Landlord

Present in Opposition:

- No one appeared

Staff Recommendation starts at 43:35: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 44:07:

On motion by Commissioner Beth, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-091 for two (2) years:**

Carson	**Chairman**
Straws	**No**
Ward	**Aye**
Beth	**Aye**
Ernst	**Aye**
Jones	**Aye**
Mohler	**Aye**
Armstrong	**Not present**
Miller	**Not present**
Easterwood	**Not present**
Schwartz	**Not present**

Motion to recommend APPROVAL passed: 5 to 1
Subject to:

1. **Hours of operation shall be from 10:00 AM to 10:00 PM;**
2. **Outside sales is not permitted;**
3. **On-site security shall be provided, as determined by the applicant;**
4. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
5. **If approved, the 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 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;**
7. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
8. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
9. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
10. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
11. **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;**
12. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the**

petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

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

Hearing starts at 45:07:
SP2025-092 - NDIDI OBIEFUNA WITH GRACE HOME CARE AT PIPER INC
Synopsis: Special Use Permit for a group senior living home at 2815 North 115th Street. *Detailed Outline of Requested Action:* The applicant, Ndidi Obiefuna, is requesting a Special Use Permit to operate a group home for seniors at 2815 North 115th Street, Kansas City, Kansas 66109.

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

Present in Support:

- Ndidi Obiefuna, Applicant, 4524 North 108th Street, Kansas City, Kansas 66109

The Commission directed their questions to the Applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 53:20: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

The Commission directed their questions to Toy.

Motion starts at 54:07:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-092 for two (2) years:**

Carson	**Chairman**
Straws	**Aye**
Ward	**No**
Beth	**Aye**
Ernst	**Aye**
Jones	**Aye**
Mohler	**Aye**
Armstrong	**Not present**
Miller	**Not present**
Easterwood	**Not present**
Schwartz	**Not present**

Motion to recommend APPROVAL passed: 5 to 1
Subject to:

1. **Maximum number of guests shall be seven (7) upon the two (2) additional bedrooms being added are completed, permits are obtained, and inspections are performed and approved;**
2. **The senior living home will be staffed full-time, 24 hours a day, 7 days a week;**
3. **Visitors and staff shall park their vehicles in the driveway;**
4. **The existing two (2) car garage on the west side of the home must remain unaltered to comply with the parking requirement should this use vacate the premises;**
5. **If a private transportation vehicle is purchased in the future, the vehicle shall be parked in the garage, if it can fit, otherwise, the vehicle is parked in front of the single-car garage;**
6. **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;**
7. **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;**
8. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
10. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
11. **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;**
12. **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;

13. **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;**
14. **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;**
15. **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,**
16. **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.**

Hearing starts at 55:07:
SP2025-093 - DOTTIE BRADLEY
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4200 Adams Street. *Detailed Outline of Requested Action:* The applicant, Dottie Bradley, is requesting a Special Use Permit to operate a Non-Owner-Occupied 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 4200 Adams 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:

- Dottie Bradley, Applicant, 2105 Jarboe Street, Kansas City, Missouri 64108 .

Present in Opposition:

- No one appeared

Staff Recommendation starts at 56:46: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 57:04:

On motion by Commissioner Jones, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-093 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0
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. **Parking lot shall be repaved with asphalt or concrete. Gravel surfaces are not permitted;**
4. **Parking shall be permitted exclusively on the north side of the property, within the designated parking area accessible via West 42nd Avenue;**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
7. **Applicant is to maintain liability insurance;**
8. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
9. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
10. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
11. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the**

Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

12. **If approved, the 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;**
13. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
14. **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. **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;**
17. **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;**
18. **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;**
19. **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;

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

Hearing starts at 57:54:
SP2025-095 - STEPHANIE PRIDDY
Synopsis: Special Use Permit for keeping two (2) goats at 6332 Parkview Avenue.
Detailed Outline of Requested Action: The applicant, Stephanie M. Priddy, is requesting a Special Use Permit to keep two (2) goats at property address 6332 Parkview Avenue Kansas City, Kansas 66104.

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

Present in Support:

- Stephanie Priddy, Applicant, 6332 Parkview Avenue Kansas City, Kansas 66104.
- Patrick Priddy, Applicant's Husband, 6332 Parkview Avenue Kansas City, Kansas 66104
- Robert Bolling, Neighbor
- Deidra Strome, 3206 North 66th Terrace, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:02:31: Lead Planner Byron Toy stated that Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:03:15:

On motion by Commissioner Ernst, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-095 for two (2) years:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to:

1. **This permit is solely for the two (2) goats expressly identified in this document. Substitution or replacement with any other goats shall render this permit invalid;**
2. **Supplementation of grain and grass provided for the goats with additional food sources in order to ensure adequate diet and manage current vegetation on site;**
3. **Fresh water is provided daily for the goats;**
4. **Manure is cleaned daily, disposed of in accordance with local, State or Federal regulations, and/or composted as described by the applicant;**
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. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
10. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle**

storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

Hearing starts at 1:04:05:
VAC2025-004 - DAVID HILL WITH DH4 LEGENDS LLC
Synopsis: Vacation of utility easements for a commercial building at 9700 State Avenue. *Detailed Outline of Requested Action:* The applicant, David Hill, DH4 Legends LLC, is requesting a Vacation of utility easements to vacate storm drainage and BPU easements at 9700 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:

- No one appeared

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:04:38: Lead Planner Byron Toy stated that this request is for a vacation of a BPU utility easement and stormwater drainage easement which is located where the building will be built. The utilities and easements have been relocated. Staff recommends approval with conditions.

The Planning Commission directed questions to Toy.

Motion starts at 1:05:22:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of VAC2025-004:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to:

1. **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,**
2. **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.**

Hearing starts at 1:06:10:
RESOLUTION FOR CHANGE IN SHORT-TERM RENTAL POLICY DURING DESIGNATED SPECIAL EVENTS.
Synopsis: A resolution acknowledging the creation of an alternative short-term rental regulatory scheme outside of the Zoning Code for special events as designated by the County Administrator.

Present in Support:

- Alyssa Marcy, Unified Government Long Range Planner, Presenter

The Commission directed their question to Marcy.

Present in Opposition:

- No one appeared

A slide presentation of the proposal was shown (part of the recording of this meeting).

Motion starts at 1:21:31:

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning SCommission voted as follows to **recommend APPROVAL:**

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

Motion to recommend APPROVAL passed: 6 to 0

There being no further business, the meeting adjourned at 7:53 p.m.

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Special Use Permit Petition SP2025-088**

GENERAL INFORMATION

Applicant Information:
Selena Umana
Representative
The Red Circle, LLC
6000 Leavenworth Road, Suite M
Kansas City, Kansas 66104

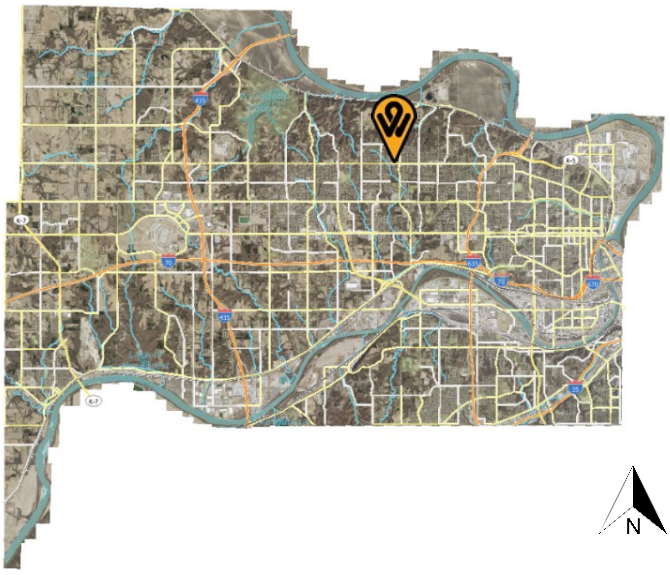
Subject Property:
6000 Leavenworth Road, Suite M
Kansas City, Kansas 66104

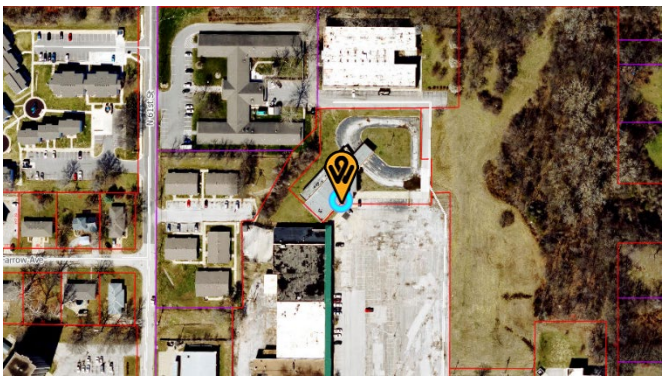
Requested Action and Purpose:
Approval of a Renewal Special Use Permit to continue operating an event center with live entertainment

Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #8 Commissioner:
Andrew Davis

Existing Zoning District(s):
CP-1 Planned Limited Business District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	CP-1 Planned Limited Business District	Single-Family Homes
South	CP-1 Planned Limited Business District	Strip Center
East	CP-1 Planned Limited Business District	Vacant Commercial Lot
West	CP-1 Planned Limited Business District	Apartments

Total Tract Size: 1.14 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Community Commercial, which allows 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 Leavenworth Road as a Minor Arterial.

Parking Requirement: Sec 27-464(e) states that uses in this district require paved off-street parking spaces at a ratio of not less than four spaces per 1,000 square feet of floor area in the building.

The structure is 9,512 square feet, which requires 38 spaces. The property only provides 10 parking spaces, a deficit of 28 spaces. Applicant has provided a parking agreement for the remaining 28 parking spaces.

Landscaping Requirement: Section 27-464(g) states that trees are required at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – December 18, 2025
Letters to Property Owners – December 19, 2025 and January 5, 2026

Public Hearing(s):	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Selena Umana with The Red Circle LLC, is requesting a Special Use Permit (Renewal) to continue operating an event space with live entertainment at 6000 Leavenworth Road.

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. ABT22-1457 – Abatement – June 07, 2022 – Closed – Weeds and Trash – Previous Property Owner.
2. 20225-02230 – Abatement – August 18, 2020 – Closed – Weeds and Junk – Weeds and Trash – Previous Property Owner.
3. 20200-00503 – Environment – February 05, 2020 – Complete – Overflowing Dumpster – Weeds and Trash – Previous Property Owner.
4. 19225-02948 – Abatement – July 11, 2019 – Complete – Grass and Weeds – Weeds and Trash – Previous Property Owner.
5. 17395-00251 – Stop Work Order – December 13, 2017 – Complete – Unpermitted Construction – Weeds and Trash – Previous Property Owner.
6. 14201-00086 – Structural – March 26, 2014 – Complete – Potholes – Weeds and Trash – Previous Property Owner.
7. 10200-02005 – Environment – May 26, 2010 – Completed – Potholes – Weeds and Trash – Previous Property Owner.
8. 06220-00965 – Graffiti – September 21, 2006 – Completed – Weeds and Trash – Previous Property Owner.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2024-047 – Special use Permit – June 28, 2024 – Approved – Special Use Permit for an Event Space with Live Entertainment.
2. 16430-00182 – Sign Permit – December 29, 2016 – Issued – Wall Sign to the West – Previous Property Owner.
3. 16430-00183 – Sign Permit – December 29, 2016 – Incidental Sign to the West – Previous Property Owner.
4. 16430-00184 – Sign Permit – December 29, 2016 – Incidental Sign to the East – Previous Property Owner.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Bethel-Welborn Statistical Neighborhood, The Field of Dreams Neighborhood Group, and the Leavenworth Road Association. The neighborhood consists of a mix of smaller-scale commercial uses, drive-through commercial uses, as well as a mix of single-family residences and multi-family. The property is located along the Leavenworth Road corridor, a mixed-use corridor, which spans from North 51st Street to North 63rd Street. Leavenworth Road extends from western Wyandotte County (K-7 Highway) to Northeast KCK (North 38th Street).

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 CP-1 Planned Limited Business District as well as the R-1 Single-Family and RP-5 Planned Apartment District. While the use is directly surrounded by small-scale commercial businesses, there are also single-family residences within earshot of this proposed use, which may create conflicts if not properly addressed.

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, however, if not managed properly, issues such as noise and illumination may impact nearby residences. The removal of restrictions will not detrimentally affect nearby property as long as all conditions of approval are adhered to from SP2024-047.

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

The property is not vacant, but it was vacant prior to 2024 for three (3) years.

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 PlanKCK Comprehensive Plan designates the subject property as Community Commercial, which allows for medium-scale commercial development to provide goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms 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 does have the potential to increase vehicular traffic, and should not exceed the capacity of Leavenworth Road, a Minor Arterial, 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 but does provide a gathering space for groups. As long as the proposed use abides by the conditions of approval, and takes steps to mitigate the issues, such as noise and illumination, the use is not expected to impact the use, quality, and marketability of nearby property.

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

   Noise, vibration and illumination are expected to occur in durations as to create issues with nearby properties. These are not expected to major issues for nearby property, however, as long as windows and doors are closed during performances, there are no outdoor speakers, and outdoor lighting is affixed with 90-degree cut-offs. Dust is not expected to be an issue with this type of use.

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 commercial 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 commercial structure 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 to public health, safety and welfare is minimal. If denied, the property owner may not use the property for an event space, however, they can still use the property for a variety of commercial purposes.

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

The applicant has maintained the proposed use as originally proposed and 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 could potentially result in both the overcrowding of land and undue concentrations of population. These issues may arise due to the nature of event spaces, which often attract larger groups of individuals and vehicles. If managed properly, these items should not be a major concern.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 6000 Leavenworth Road on December 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Noise
Overcrowding
Safety and Security

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How has the applicant complied with the following conditions of SP2024-047?
    a. Per the Landscape Plan, 8 trees must be planted on site. In addition to the landscape plan, a combination of shrubs, bushes, and hedges along the entirety of the edge of the property.

    Applicant's Response: The applicant has not yet completed the planting of the eight (8) required trees. Existing shrubs, bushes, and hedges have

been removed and the site has been cleared to properly accommodate the required trees and new landscaping along the entirety of the property edge. All required trees, shrubs, bushes, and hedges will be installed during the upcoming spring planting season.

b. The parking lot and driveway apron must be repaved, as it is in an advanced state of repair.

   Applicant's Response: The parking lot and driveway apron have been fully repaved. Commissioner Andrew Davis visited the site and reviewed the completed work in person.

c. Additional parking must be provided on the subject property in addition to the provided parking plan.

   Applicant's Response: The applicant has a Contract for Deed with Kansas City Investments LLC, the owner of Lot 4 at 6000 Leavenworth Road. An Affidavit of Equitable Interest is in place, allowing the applicant to adjust and provide additional parking as needed in accordance with the approved parking plan.

d. Alcohol must not be provided on the subject property until the event space has proper licensure. Any 3rd party vendors must also have proper licensure.

   Applicant's Response: Alcohol service has not yet been applied for, as the property remains under construction. The applicant understands that alcohol will not be provided on the subject property until all required licensure is obtained, and that any third-party vendors must also hold proper licensure.

e. At least one (1) member of Red Circle Staff must be on-site during all events throughout the duration of the event. There shall be no point during an event where the venue is left unattended to a 3rd party.

   Applicant's Response: The applicant confirms that at least one (1) member of Red Circle staff will be present on-site during all events for the full duration of each event. The venue will not be left unattended or managed solely by third-party vendors.

f. All alterations to the building must receive a building permit prior to commencement of work. Failure to do so will result in a stop work order and potential revocation of this permit.

   Applicant's Response: All building alterations are being conducted in compliance with permitting requirements. The applicant understands that all alterations must receive proper building permits prior to commencement of work.

g. A waste receptacle must be provided on-site. Additionally, an opaque enclosure shall be provided, with masonry columns. The enclosure must be at least the height of the receptacle.

Applicant's Response: A waste receptacle will be provided on-site. An opaque enclosure with masonry columns will be installed, meeting the required height standards relative to the receptacle.

h. All 3rd party vendors must be licensed in Wyandotte County.

Applicant's Response: All third-party vendors will be properly licensed in Wyandotte County.

i. The provided security plan must be maintained throughout the duration of this Special Use Permit.

Applicant's Response: The applicant will maintain the previously submitted security plan throughout the entire duration of the Special Use Permit.

j. The provided parking plan must be maintained throughout the duration of this Special Use Permit.

Applicant's Response: The approved parking plan will be maintained throughout the duration of the Special Use Permit.

k. All entertainment must cease by at least 1:00AM.

Applicant's Response: All entertainment will cease no later than 1:00 AM.

l. Doors and windows must stay closed during any entertainment performance.

Applicant's Response: All doors and windows will remain closed during any entertainment performances.

m. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses.

Applicant's Response: Any illumination associated with entertainment events will be controlled so that it does not impact or become visible to adjacent residential properties.

n. 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: The applicant understands that no signage will be erected, altered, or installed without first obtaining a sign permit from the Unified Government in compliance with Section 27-723(a).

2. Has the applicant started operating the property as an event space with live entertainment?

   Applicant's Response: No. The applicant has not begun operating the property as an event space with live entertainment. The project is currently in the bidding phase for construction required to bring the space into full compliance with City requirements. Initial construction bids have exceeded $200,000, and the applicant is actively seeking additional bids from properly licensed general contractors to obtain accurate and competitive pricing. The applicant is proceeding cautiously to ensure all work is completed correctly, in full compliance with building permit requirements and City standards. The time required to secure compliant contractors and finalize permits has delayed the start of operations. The property will not begin operating as an event space until all required construction, permits, and approvals are complete.

3. Have the hours of operation changed?

   Applicant's Response: No. The hours of operation have not changed.

4. Has anything changed from the SP2024-047 Business Plan?

   Applicant's Response: No. There have been no changes to the business plan approved under SP2024-047.

5. Provide parking agreement.

   Applicant's Response: Provided.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-088** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Per the Landscape Plan, 8 trees must be planted on site. In addition to the landscape plan, a combination of shrubs, bushes, and hedges along the entirety of the edge of the property;**
2. **Alcohol must not be provided on the subject property until the event space has proper licensure. Any third party vendors must also have proper licensure;**
3. **At least one (1) member of Red Circle Staff must be on-site during all events throughout the duration of the event. There shall be no point during an event where the venue is left unattended to a third party;**
4. **All alterations to the building must receive a building permit prior to commencement of work. Failure to do so will result in a stop work order and potential revocation of this permit;**
5. **A waste receptacle must be provided on-site. Additionally, an opaque enclosure shall be provided, with masonry columns. The enclosure must be at least the height of the receptacle;**
6. **All third party vendors must be licensed in Wyandotte County;**
7. **The provided security plan must be maintained throughout the duration of this Special Use Permit;**
8. **The provided parking plan must be maintained throughout the duration of this Special Use Permit;**
9. **All entertainment must cease by at least 1:00AM;**
10. **Doors and windows must stay closed during any entertainment performance;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
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. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
18. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
19. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable C&R of the plat or subdivision within which the subject property is located;**
20. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
21. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the**

petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Affidavit
Business Plan
Site Plan
Floor Plan
Parking Agreement
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026	February 26, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-088** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-088,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

1. How has the applicant complied with the following conditions of SP2024-047?

a. Landscaping requirements
The applicant has not yet completed the planting of the eight (8) required trees. Existing shrubs, bushes, and hedges have been removed and the site has been cleared to properly accommodate the required trees and new landscaping along the entirety of the property edge. All required trees, shrubs, bushes, and hedges will be installed during the upcoming spring planting season.

b. Parking lot and driveway apron repaving
The parking lot and driveway apron have been fully repaved. Commissioner Andrew Davis visited the site and reviewed the completed work in person.

c. Additional parking
The applicant has a Contract for Deed with Kansas City Investments LLC, the owner of Lot 4 at 6000 Leavenworth Road. An Affidavit of Equitable Interest is in place, allowing the applicant to adjust and provide additional parking as needed in accordance with the approved parking plan.

d. Alcohol licensure
Alcohol service has not yet been applied for, as the property remains under construction. The applicant understands that alcohol will not be provided on the subject property until all required licensure is obtained, and that any third-party vendors must also hold proper licensure.

e. On-site staff requirement
The applicant confirms that at least one (1) member of Red Circle staff will be present on-site during all events for the full duration of each event. The venue will not be left unattended or managed solely by third-party vendors.

f. Building permits
All building alterations are being conducted in compliance with permitting requirements. The applicant understands that all alterations must receive proper building permits prior to commencement of work.

g. Waste receptacle and enclosure
A waste receptacle will be provided on-site. An opaque enclosure with masonry columns will be installed, meeting the required height standards relative to the receptacle.

h. Third-party vendor licensing
All third-party vendors will be properly licensed in Wyandotte County.

i. Security plan
The applicant will maintain the previously submitted security plan throughout the entire duration of the Special Use Permit.

j. Parking plan
The approved parking plan will be maintained throughout the duration of the Special Use Permit.

k. Entertainment hours
All entertainment will cease no later than 1:00 AM.

l. Doors and windows
All doors and windows will remain closed during any entertainment performances.

m. Lighting impacts
Any illumination associated with entertainment events will be controlled so that it does not impact or become visible to adjacent residential properties.
n. Signage permits
The applicant understands that no signage will be erected, altered, or installed without first obtaining a sign permit from the Unified Government in compliance with Section 27-723(a).

2. Has the applicant started operating the property as an event space with live entertainment?
No. The applicant has not begun operating the property as an event space with live entertainment. The project is currently in the bidding phase for construction required to bring the space into full compliance with City requirements. Initial construction bids have exceeded $200,000, and the applicant is actively seeking additional bids from properly licensed general contractors to obtain accurate and competitive pricing.
The applicant is proceeding cautiously to ensure all work is completed correctly, in full compliance with building permit requirements and City standards. The time required to secure compliant contractors and finalize permits has delayed the start of operations. The property will not begin operating as an event space until all required construction, permits, and approvals are complete.

3. Have the hours of operation changed?

No. The hours of operation have not changed.

4. Has anything changed from the SP2024-047 Business Plan?

No. There have been no changes to the business plan approved under SP2024-047.

5. Provide parking agreement.

Provided.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-088.
2. That I conducted a neighborhood meeting on 12/29/25.
3. The notice to nearby property owners was sent on 12/15/25.
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 29th day of December, 2025.

My commission expires ~~May~~ 23rd na. of May, 2027.

NORMA B ALVAREZ
Notary Public
State of Kansas
My Appt. Expires 05/23/2027

Norma B Alvarez
Notary Public

Introduction

The Red Circle, strategically located at 6000 Leavenworth Rd, STE M, Kansas City, KS 66104, is an ideally positioned event center to serve the dynamic Hispanic community of Wyandotte County, offering a spacious venue designed to host family-oriented events including Quinceanera's, Sweet 16s, religious ceremonies such as communions and confirmations, as well as baby showers and gender reveals. This community, with its rich cultural traditions and substantial population of people of Hispanic descent, finds a dedicated partner in The Red Circle, which seeks to provide a deeply culturally resonant space for celebrations that mark significant life milestones.

Understanding the importance of these events, The Red Circle not only offers a venue but also acts as a cultural bridge, supporting the preservation and continuation of Hispanic, as well as other cultural traditions through memorable celebrations. The facility, encompassing more than 3,500 square feet with elegant design features and modern amenities, can accommodate between 200 to 250 guests, pending official capacity verification from the fire marshal.

The Red Circle's prime location is not just strategic for its accessibility but also beneficial due to its proximity to key community amenities, including an ice kiosk, Dollar Tree, liquor store, and gas station, making it highly convenient for event attendees. The venue's location and design cater specifically to the needs of large gatherings, which are typical for Hispanic family celebrations, making it an invaluable resource in an area where such accommodating spaces are scarce.

The Red Circle's commitment to excellence and community engagement makes it a cornerstone for family and cultural life in Wyandotte County, aiming to fill a critical void in accessible, suitable event space located by essential conveniences, allowing families to celebrate their significant events with passion and pride.

Catering and Event Setup Facilities

The Red Circle allows clients to personalize their events by bringing in external caterers, which is ideal for those who prefer to use family recipes and traditional foods, making each event uniquely personal. To support these needs, The Red Circle provides a catering area specifically designed for food display, accommodating various catering setups to ensure that the presentation and accessibility of food are handled professionally and efficiently. Additionally, we are enhancing our facilities by adding a new triple sink with a grease trap to improve sanitation and operational efficiency in food preparation.

While specific decorations and musical entertainment must be sourced externally, The Red Circle maintains a list of preferred vendors known for their excellent service and reliability. This list is regularly updated every six months based on ongoing evaluation and client feedback,

ensuring that we recommend only those who uphold the highest standards of quality and customer satisfaction. New vendors are added to the list when they demonstrate exceptional service or receive positive feedback from our clients.

Although The Red Circle does not have formal affiliations with any vendors, our team provides substantial support by recommending trusted partners we have worked with previously. This approach helps ensure that our clients have access to established businesses for decoration and entertainment options that align with their event's aesthetic and functional needs. By offering these recommendations, The Red Circle enables clients to efficiently coordinate their own event details, giving them the freedom to tailor the celebration to their specific preferences.

The Red Circle's commitment to creating a seamless and enjoyable event experience extends beyond our tailored recommendations. Our hands-off approach empowers clients, providing them the tools to select ideal vendors without our direct involvement in coordination. Our guidance is designed to be a valuable resource, enabling the planning of significant and memorable events at our venue with greater independence.

Venue Facilities and Event Management

The venue includes a kitchen equipped with essential amenities such as prep areas, a blender, a fridge, and a large cooler, facilitating on-site food preparation. We will enhance our kitchen facilities by adding a new triple sink with a grease trap and two drinking fountains to support a wide range of catering needs, from simple appetizers to complex banquet-style meals. The kitchen is designed to allow caterers to work efficiently and display all types of food with ease during large-scale events, featuring modern appliances and ample space. Additionally, the venue will offer two gender-specific restrooms, each accommodating handicap access, with three toilets in the women's restroom and two toilets plus two urinals in the men's restroom. For events such as quinceañeras, which traditionally involve outfit changes, we will provide two fitting rooms, one for each gender, and two coat closets for guest convenience during the winter.

Event setup is flexible and tailored to meet the specific requirements of each celebration. For instance, a quinceañera typically commences setup at 10 AM for an event beginning at 6 PM. Clients can request earlier access for more elaborate preparations, and The Red Circle accommodates these needs based on venue availability. The hours of operation depend on the type of event. For example, quinceañeras often start early due to dance routines and other preparations, baptisms typically begin around noon, and wedding receptions usually take place in the evening. However, regardless of the event type, the venue will not exceed a closing time of 1 AM.

Although events generally conclude at midnight, clients have the option to extend the duration until 1 AM for an additional fee, contingent upon local city and county regulations. Extending event hours involves a straightforward fee structure, which is communicated clearly to clients during the planning stages. The Red Circle assists clients in understanding and adhering to local

regulations such as noise ordinances and safety codes, ensuring that all events proceed without any issues.

The Red Circle also offers support services during event setup, including assistance with access to necessary facilities and areas for audio-visual setups, and general event coordination. Our team is available to help clients, DJs, and other event professionals ensure they have everything they need for their setups, from accessing power outlets to arranging furniture or equipment in designated areas. This support ensures that all logistical aspects of the event are handled efficiently, allowing clients to focus on their guests and the celebration.

Operational Policies

The Red Circle maintains a strict policy of hosting no more than one event per day to ensure that each event receives dedicated attention and resources, thus avoiding overloading the facility. Additionally, we do not foresee The Red Circle being used for anything other than an event space, reinforcing our commitment to providing a specialized and focused venue for celebrations and gatherings. Bookings are subject to availability, with a minimum advance notice of four weeks required to arrange necessary security—one officer per 100 attendees—as per venue policy.

Clients looking to secure a date, especially during the high-demand seasons of spring and summer, are encouraged to book as early as possible due to tighter availability. At the time of booking, clients must provide essential information including a deposit, name, contact number, email address, and some form of identification. The deposit is non-refundable in case of cancellation. For rescheduling, clients must notify The Red Circle at least 30 days in advance, and the new date is subject to availability.

In the event of unexpected closures due to unforeseen circumstances such as extreme weather conditions, power outages, or other emergencies beyond our control, The Red Circle aims to accommodate clients by offering a credit towards the balance of their next event. This policy ensures that disruptions are handled with client interests in mind, providing peace of mind and flexibility in rescheduling events. Additionally, clients interested in extending their event hours beyond the standard closing time (12am) must address this request at least one week before the event. Associated costs for extending event hours range from $100 to $300, depending on the season's demand, reflecting the increased operational costs during peak times.

Communication with clients is managed through a VOIP system, which is monitored for quality assurance, and a comprehensive CRM system that tracks each stage of event planning and execution. This ensures that all client interactions are recorded and that every detail of the event planning process is meticulously overseen. After the event, the CRM system facilitates the process by sending a text message to clients, inviting them to provide feedback. This feedback is crucial for continual improvement and helps The Red Circle enhance its service quality.

The operational staff at The Red Circle, consisting of 1-2 dedicated members depending on the type of event and if the guest count is nearing capacity, plays a crucial role in ensuring each event proceeds without any hitches. These staff members are specifically tasked with responding to any immediate needs that might arise during an event, such as addressing facility-related issues in the bathrooms or with the lighting. They also ensure that the property remains intact and secure throughout the event's duration, providing peace of mind for both the clients and the venue management. At the end of the event, these staff members will be responsible for securing the space and ensuring all trash is properly disposed of via a dumpster maintained at Sunset Plaza, which is cleaned out weekly. This ensures a tidy and well-managed environment for every event held at The Red Circle.

The Red Circle upholds strict cleaning protocols to maintain the venue's high standards. All clients are required to ensure that food is disposed of properly and that the venue is returned to its original state, albeit understandably less clean, post-event. Adhering to these conditions is crucial for the return of the client's deposit. The operational staff is available to assist clients in understanding these requirements by providing clear guidelines and checklists, which help streamline the post-event cleanup process. This support ensures that the venue is quickly ready for the next event and helps clients fulfill their cleanup obligations efficiently.

Client Relations and Security

The venue employs a dedicated leasing manager responsible for overseeing event bookings and teardowns. This individual is pivotal in managing the CRM system that records all customer interactions and leads, ensuring quality assurance and efficient follow-up on inquiries. Upon initial contact, potential clients are provided with a rate sheet that reflects seasonal pricing variations and are required to secure their booking with a deposit within one week.

Security is a paramount concern; thus, clients must arrange for one security officer per 100 attendees. This arrangement needs to be finalized two weeks in advance to avoid event cancellation. Clients may either source their security personnel or authorize The Red Circle to coordinate with local law enforcement to provide the necessary security at the client's expense. The Red Circle also enhances security with HD cameras that provide 24/7 video surveillance around the property, capable of focusing on specific time stamps, ensuring a safe environment for all guests without requiring guest lists beforehand. While the footage is automatically held for 72 hours, to maximize safety, we download the security tapes for each event and store them on a hard drive. This footage is kept for two years before being discarded, ensuring that any incidents can be reviewed even after the initial 72-hour period.

COPYRIGHT 2024 BY SDC ENGINEERING, INC. ALL RIGHTS RESERVED. DUPLICATED WITHOUT WRITTEN PERMISSION.
THIS DRAWING HAS BEEN PREPARED BY SDC ENGINEERING, INC. EXCLUSIVELY FOR SHIFT REALTY FOR THE PROJECT LISTED HEREON. ITS USE FOR THE PROJECT LISTED IN THE TITLE BLOCK, ANY OTHER UNAUTHORIZED USE IS PROHIBITED.
NEW EVENT SPACE
6000 LEAVENWORTH RD, STE M
KANSAS CITY, KS
KANSAS REGISTERED ENGINEERING 11999
02724
ENGINEERING, INC.
Consulting Structural and Civil Engineers
6901 Bayroun Trafficway
Bayroun, Missouri 64133
816-356-1445 Fax: 816-356-1477
DATE: 6/21/24
REVISION
1
2
3
4
DWG. C1
PARKING REQUIREMENTS:
4 PER 1000 SF. FLOOR AREA
4 * 18,179 / 1000 = 241 SPACES
CENTER WIDE SHARED PARKING = 239 SPACES
ADDITIONAL PARKING STRIPING = 36 SPACES
TOTAL PARKING = 239 SPACES
SITE DATA:
LOT SIZES: 241,661 S.F. ± 6.284 ACRES
ZONING: CP-2 PLANNED COMMERCIAL
BUILDING AREA: 18,179 Sf.
LEGAL DESCRIPTION:
Lots 4 & 5, Westgate Center, a subdivision in Kansas City, Wyandotte County, Kansas.
SITE PLAN
SCALE: 1" = 40'-0"
0
20'
PROPERTY LINE 560.00'
29' DRIVEWAY EASEMENT
50' PIPELINE EASEMENT
PROPERTY LINE 516'
PROPERTY LINE 220'
PROPERTY LINE 344.00'
PROPERTY LINE 108.00'
PROPERTY LINE 210'
PROPERTY LINE 96.00'
PROPERTY LINE 324.97'
PROPERTY LINE 108.00'
PROPERTY LINE 97.45'
PROPERTY LINE 25.00'
PROPERTY LINE 190.00'
PROPERTY LINE 360.00'
10' UTILITY EASEMENT
PROPERTY LINE 455.39'
EXISTING BUILDING
EXISTING BUILDING
EXISTING POOL
EXISTING BUILDING
EXISTING BUILDING

SP2025-088

February 9, 2026

24

GENERAL NOTES

1. Prior To The Issuance Of A Building Permit, The Application Shall Have Evidence Of Current Workers' Compensation Insurance Coverage On File With The Department In Compliance With The Local Labor Code.

2. After Obtaining Permit And Before Commencing With The Work, The General Contractor Shall Show Evidence Of All The Insurance Requirements.

3. All Required Permits Must Be Obtained From The Required Governing Agencies Before Buildings Are Occupied.

4. The Contractor Shall Be Responsible For And Obtain All Permits And Licenses And Pay Required Fees.

5. Contractor Shall Be Familiar With All Building Owner,Requirement, And Shall Be Responsible For Compliance With The Same. Contractor Shall Investigate Local Codes And Procedures And Shall Comply With All Requirements.

6. Contractor Shall Meet With Building Owner Before Construction Commences.

7. Remove All Abandoned Improvements, Including Electrical, Mechanical And Plumbing.

8. Do Not Scale Drawings. Written Dimensions Take Procedence Over Scaled Drawings.

9. A Copy Of Final Approved Plans Must Be On Site During Construction.

10. Inspect Site, Verify Field Dimensions Before Commencing Construction. Notify Owner And Architect Immediately If There Are Any Significant Discrepancies.

11. Dimensions Shown On Plans Are To Face Of Exterior Masonry, Concrete Column Or Grid Lines And Face Of Gyp. Bd. Unless Otherwise Noted Or Detailed.

12. For Size And Locations Off All Openings For Mechanical Duct Work. Refer To Mechanical Drawings Provided By Mechanical Subcontractor.

13. Where Factory Finished Or Factory Primed Items Occur, Such As Grilles, Diffusers, Metal Trim And Accessories, Ect., They Shall Be Painted To Match The Adjacent Surface And As Directed By The Plans Or By The Owner.

14. Contractor Shall, In The Work Of All Trades, Perform Any And All Cutting, Patching, Repairing, Restoring And The Like Necessary To Complete The Work And To Restore Any Damaged Or Affected Surfaces Resulting From The Work Of This Contract To Their Original Condition To The Satisfaction Of Owner.

15. There Shall Be No Exposed Pipe, Conduits, Ducts, Vents, Ect., Below 13'-6" In Public Areas Or In Public View. All Such Lines Below 13'-6" Shall Be Raised To 13'-6" Or Higher. (U.N.O.).

16. General Contractor Shall Coordinate Work Performed By Other Contractors And Sub-Contractors, Discrepancies, If Any, Should Be Brought To The Attention Of The Owner And Architect For Resolution Before Proceeding With The Work.

17. Should The Drawing Disagree With Themselves Or With The Specifications Or Should The Specifications Disagree With Themselves, The Better Quality And/ Or Greater Quantity Of Work Or Materials Shall Be Estimated Upon And Unless Otherwise Ordered In Writing Shall Be Furnished And Installed.

18. No Substitutions Are Permitted Without Owner's And Architects Review And Written Approval.

19. If Any Error Or Omission Appears In Contract Documents, Contractor Shall Notify Owner And Architect In Writing Of Such Error Or Omission.

20a. The General Contractor Shall Be Responsible For The Timely Arrival Of All Specified Finish Materials, Equipment, Light Fixtures And Any Other Such Material(s) To Be Utilized On This Project. The General Contractor Shall Notify The Owner In Writing Within 10 Days Of The Contract Of Those Specified Items That May Not Be Readily Available. If Notification Is Not Received By The Owner, The Contractor Accepts Responsibility For The Proper Ordering And Follow-up Of Specified Items And Will Pursue Whatever Means Necessary At No Additional Cost To The Owner, Insure Availability Of All Specified Items So As Not To Create A Hardship On The Owner And Not Delay Progress Of The Work. No Extension Of Time The The Contract Will Be Allowed.

20b. Mechanical Contractor Shall Verify Exact Dimensions With Equiptment Manufacturers, Mechanical Contractor Shall Verify All Sizes And Locations Of Duct Openings Before Installation And Verify Discrepancies With The Owner, If Any.

21. All Exterior Wall Openings, Flashings, Counter Flashings, Coping And Expansion Joints Shall Be Waterproof.

22. Caulking And Sealants: All Open Joints, Penetrations And Other Openings In The Building Envelope Shall Be Sealed, Caulked, Gasketed, Or Weather-stripped To Limit Air Leakage.

23. Use Acoustical Sealant Around All Pipes, Ducts, Conduits, Outlets, Switches, Ect. On Both Sides Of Crossing/ Penetrating Walls With Terminal And Acoustic Insulation.

24. All Noise Barrier Batts (Sound Insulation) Shall Be Non- Combustible.

25. Each Contractor Shall Leave The Site In A Neat, Clean And Orderly Condition Upon The Conclusion Of His Work On A Daily Basis. All Waste, Rubbish And Excess Materials Shall Be Removed From The Site Promptly. The General Contractor Shall Be Responsible For Removal And Disposal Of All Trash, Including Owner Furnished Items And Trash Generated By Owners Contractors For The Duration Of The Project.

26. Safety: All Conduct, Work Equipment And Materials Shall Be In Full Accordance With The Latest Safety Rules And Regulations Of All Authorities And Agencies Having Jurisdiction Over The Work.

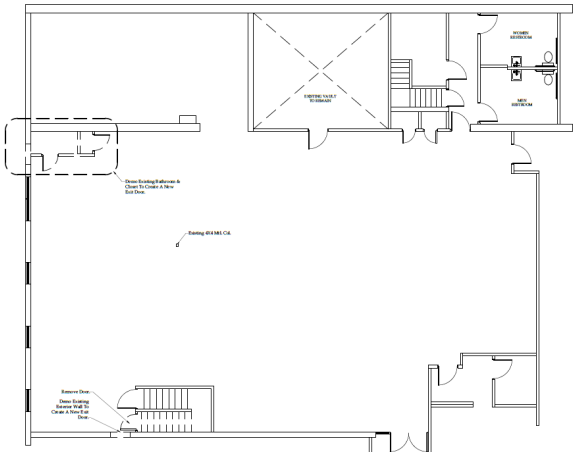
27. Contractor To Provide One (1) 40 Yd. Dumpster Load For Disposal Operation. To Be Removed After Stone Turn-over And Work Is Finished.

28. Consult All Available Utility Plans And Structural Drawings Before Saw Cutting Concrete Slab Or Core Drilling Concrete Slab.

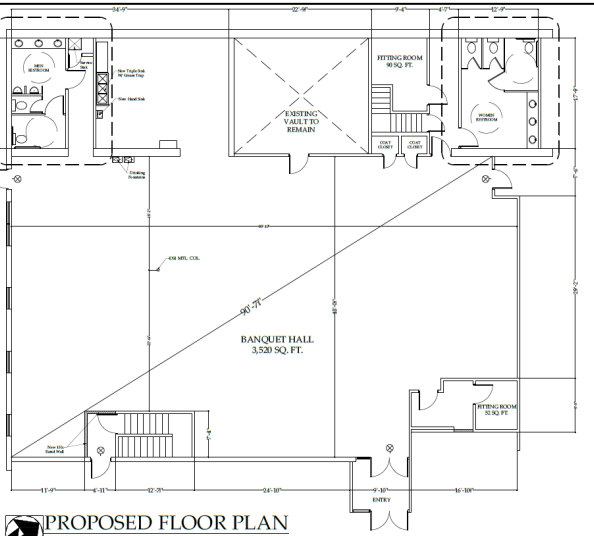
29. Sign Contractor To Obtain Sign Permits From Local Building Department As Applicable. An Identifying Manufacturer's Stricker May Be Installed, Provided It Can Not Be Seen By Passerbys.

30. Temporary Security Barriers Shall Be Provided As Required To Keep Protect The Public During All Phases Of Construction Until Job Is Completed.

31. A Construction Schedule For Demolition Work, Construction Times, Delivery Of Large Items So Owner Can Have Staff Prepared To Accommodate This Work.



DEMOLITION FLOOR PLAN
Scale: 1/8"=1'-0"



PROPOSED FLOOR PLAN
Scale: 1/8"=1'-0"

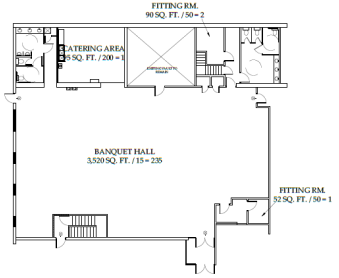
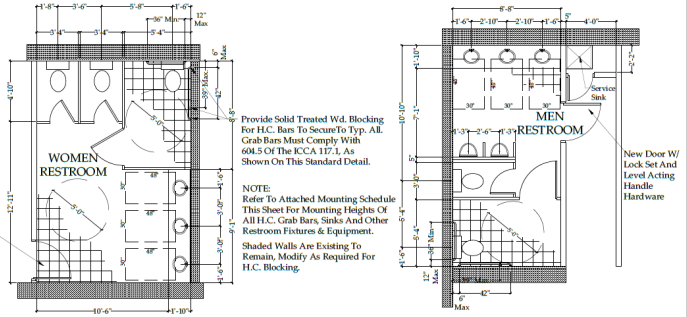


TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	DESCRIPTION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
		Male	Female	Male	Female		
Assembly	Restaurants, Banquet Hall & Food Courts	1 per 75	1 per 75	1 per 75		1 per 500	1 service sink



NOTE:
Provide Under Sink H.C. Wrap And Other Protective Devices Per Current Building Code.

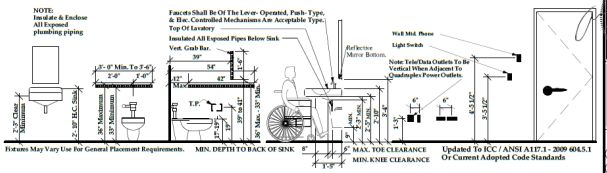
Existing Door To Remain In Place, Verify Installation Of Lock Set And Level Acting Handle Hardware

Provide Solid Treated Wd. Blocking For H.C. Bars To SecureTo Typ. All Grab Bars Must Comply With 604.5 Of The ICCA 117.1, As Shown On This Standard Detail.

NOTE:
Refer To Attached Mounting Schedule This Sheet For Mounting Heights Of All H.C. Grab Bars, Sinks And Other Restroom Fixtures & Equipment.

Shaded Walls Are Existing To Remain, Modify As Required For H.C. Blocking.

ENLARGED H.C. RESTROOMS PLAN
Scale: 1/4"=1'-0"



MOUNTING & RESTROOMS FIXTURE HEIGHTS

ARCHITECTURAL DESIGN
Daniel Gomez
Owner
533 SE Ashton Dr.
Lee's Summit, MO 64063
816-695-2677
idanigo@hotmail.com

BALLROOM KCK

6000 Leavenworth Rd
Kansas City, Kansas 66104

This Drawing And Infomation Contained Within Is Provided As An Instrument Of Service By The Architect, And Is Intended For Use On This Project Only. This Drawing Remains The Property Of The Architect And Shall Be Returned To Him Upon Completion Of The Construction Work. All Drawings,Specifications, Mass, Designs And Arrangements Appearing Herein Constitute The Original And Unpublished Work Of The Architect. Any Reproduction, Use Or Disclosure Of The Proprietary Information Contained Herein Without The Prior Written Consent Of The Architect Is Strictly Prohibited. © AXIS 2024

11999
6/27/24

TF-1

Date
1 REVISION
2 REVISION
3 REVISION
4 REVISION

PARKING AGREEMENT

This Parking Agreement ("Agreement") is made and entered into on this _27__ day of __July_____, 2024, by and between Sight Investments, LLC, a Kansas Limited Liability Company with its principal office located at 6000 Leavenworth Rd, STE N, Kansas City, KS 66104 ("Owner"), and The Red Circle, LLC AKA Red Circle a business located at 6000 Leavenworth Rd, STE M, Kansas City, KS 66104 ("User").

RECITALS

WHEREAS, Sight Investments, LLC is the owner of the parking lot located at 6000 Leavenworth Rd, Kansas City, KS 66104;

WHEREAS, Red Circle operates an event space at 6000 Leavenworth Rd, STE M, Kansas City, KS 66104, and requires additional parking spaces for its clients and guests;

WHEREAS, Sight Investments, LLC agrees to provide additional parking spaces to Red Circle on the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. **Grant of Parking Rights**

   Sight Investments, LLC hereby grants Red Circle the right to use 38 additional parking spaces, or as needed, located at 6000 Leavenworth Rd, Kansas City, KS 66104.

2. **Term**

   The term of this Agreement shall commence on the date first above written and shall continue indefinitely unless terminated by either party with one hundred twenty (120) days written notice.

3. **Consideration**

The parties acknowledge that this Agreement is entered into for the mutual benefit of both parties and no monetary consideration shall be exchanged unless otherwise agreed upon in writing.

4. **Use of Parking Spaces**

Red Circle shall have the non-exclusive right to use the designated parking spaces for its clients and guests during events.

The parking spaces shall be used in a manner that does not interfere with the normal operation of other tenants or businesses within the property.

5. **Maintenance and Repairs**

Sight Investments, LLC shall be responsible for the maintenance and repair of the parking lot, ensuring that it remains in a safe and usable condition.

6. **Insurance and Liability**

Red Circle shall maintain general liability insurance covering its use of the parking spaces and shall provide proof of such insurance to Sight Investments, LLC upon request.

7. **Termination**

Either party may terminate this Agreement by providing one hundred twenty (120) days written notice to the other party.

8. Miscellaneous

This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements and understandings.

Any amendments or modifications to this Agreement must be in writing and signed by both parties.

This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Sight Investments, LLC

By: _____

Name: Nelson Umana

Title: President

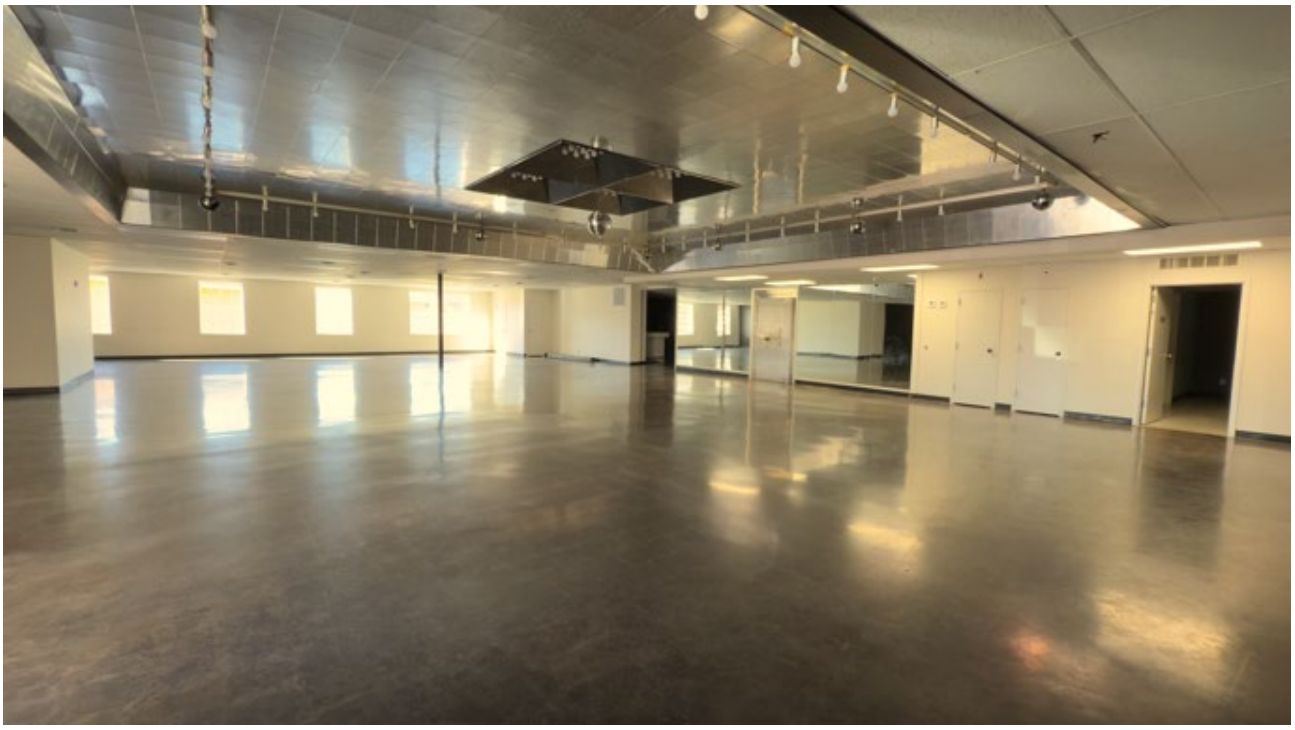
The Red Circle, LLC

By: _____

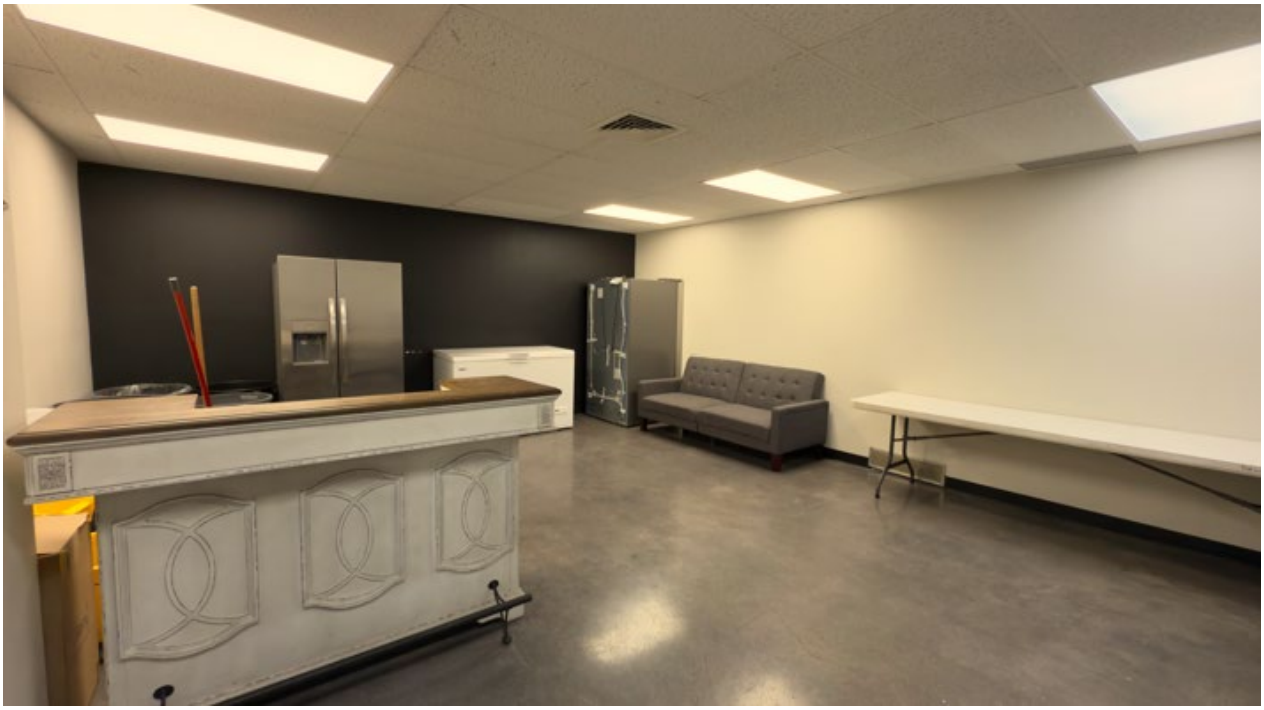
Name: Selena Umana

Title: President


CONEXION
INSURANCE









Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Special Use Permit Petition SP2025-096**

GENERAL INFORMATION

Applicant Information:
Tiffany Clark
Owner
Rosedale Roadhouse, LLC
22618 West 46th Terrace
Shawnee, Kansas 66226

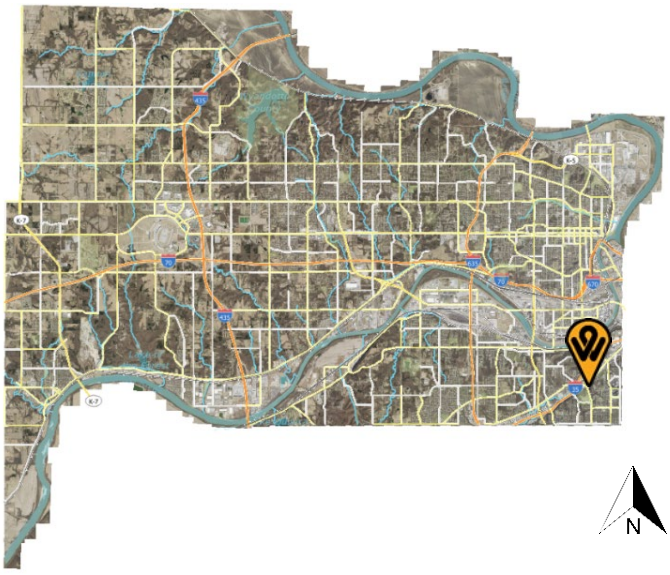
Subject Property:
1127 Southwest Blvd
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Special Use Permit (Renewal) to continue operating a Non-Owner-Occupied Short-Term Rental.

Commission Districts:
At-Large Commissioner, District #2:
Andrew Kump
District #3 Commissioner:
Christian Ramirez

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

Plan Area:
Rosedale Area Plan





	Adjacent Zoning	Adjacent Uses
North	M-2 General Industrial District	Industrial Material Wholesale with Laydown Yard
South	M-2 General Industrial District	Electrical Wholesale Supply Business
East	M-2 General Industrial District	Diner-Style Restaurant
West	M-2 General Industrial District	Vacant Retail Business

Total Tract Size: 0.11 Acre

Comprehensive Plan Designation: The Rosedale Master Plan designates this area as Creative and Industrial Mixed Use. Creative and Industrial Mixed Use is intended to promote a mix of low and medium intensity manufacturing uses alongside creative and artistic industries with potential for multifamily housing or live/work units.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Southwest Boulevard as a Minor Arterial.

Parking Requirement: Section 27-469(e) states that uses in this district requires paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. As this is a residential use, the standard would default to the R-1 Single-Family Residential District standard set forth under Section 27-454(e), which states that two (2) off- street parking spaces shall be provided one of which shall be a garage or carport. The property provides three (3) parking spaces in the rear however no covered parking is provided. A covered parking space should be provided in the rear of the property as the applicant has stated.

Landscaping Requirement: Per 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. The property is 10,544 square feet, requiring two (2) trees. The subject property has two (2) trees in the front yard, meeting this requirement.

Advertisement:	The Wyandotte Echo – January 15, 2026 Letters to Property Owners – January 16, 2026
Public Hearing(s):	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tiffany Clark dba Rosedale Roadhouse LLC, is requesting the renewal of the Special Use Permit to continue operating a short-term rental at 1127 Southwest Boulevard. This is not the owner's primary residence.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no current noise or disturbance complaints on the subject property under current ownership. Prior calls include:
    a. 2020: Traffic Stop
    b. 2020: Call for Information
    c. 2018: Suspicious Crowd/Activity
    d. 2017: Domestic Disturbance
    e. 2017: Eviction Court Order
    f. 2017: Other
    g. 2017: Domestic – non-disturbance
    h. 2016: Domestic – non-disturbance
    i. 2016: Traffic Complaint

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 additional related permits or cases on the subject property.

Previous Planning Actions:

1. SP2025-006 – Special Use Permit – January 24, 2025 – Approved – Short Term Rental.

2. SP2022-122 – Special Use Permit – December 31, 2022 – Approved – Short Term Rental – Previous Property Owner.
3. SP2021-009 – Special Use Permit – January 25, 2021 – Approved – Short Term Rental – Previous Property Owner.
4. 19402-0009 – Special Use Permit – January 25, 2019 – Approved – Short Term Rental – Previous Property Owner.
5. 12430-00109 – Sign Permit – August 20, 2012 – Completed – Wall sign.

FACTORS TO BE CONSIDERED

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

   The subject property is located in the Rosedale Area near the Southwest Boulevard and Mission Road underpass. It is part of the Hilltop Neighborhood group, Rosedale Statistical Neighborhood, and Block Group 0451002. The neighborhood consists of primarily industrial and commercial uses. Other local businesses include Strasser Hardware, Dagwoods Café, and the Holy Name of Jesus Parish. Some residences are nearby adjacent to the Southwest Boulevard corridor.

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 a mix of Industrial and Commercial Districts. 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 who may also include rentals and commercial activity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant.

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

Special Use Permits are not addressed in the Rosedale Area Master Plan. The Rosedale Master Plan designates this area as Creative and Industrial Mixed Use. Creative and Industrial Mixed Use is intended to promote a mix of low and medium intensity manufacturing uses alongside creative and artistic industries with potential for multifamily housing or live/work units. The proposed use conforms to the Rosedale Area Master Plan as it is a single-family dwelling in nature although utilized for commercial purposes.

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 Southwest Boulevard, a Minor Arterial, 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 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 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 in-person at 1127 Southwest Boulevard on January 26, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Driveway
Covered Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Has there been any changes to the STR since its last approval?

   Applicant's Response: No.

2. Has a covered parking (garage or carport) been added to the property?

Applicant's Response: A carport was purchased and the receipt is included in the application. We were unable to get an engineer stamp for the carport. We are returning the carport and hiring a company to install since we were unable to find a prefab carport that included an engineer stamp.

3. Has the applicant addressed any items of the Home Inspection Report?

   Applicant's Response: Gutters were installed. Electrical work completed, plumbing work completed. All receipts were included in the application.

4. Provide a description of the areas rented for short-term rental. What is the maximum number of vehicles allowed and where will they park Indicate guest parking on the site plan.

   Applicant's Response: Pictures of parking included in the application. Parking is behind the house in a gated area. There are three (3) available parking spots for guests. All parking is off street and behind the house. That information is provided to the guest during the booking process and as a house rule that is communicated. Guests have access to a bathroom, kitchen, living room, sitting room, master bedroom and a second bedroom. They also have access to the front porch and the back patio. The master bedroom has a Queen-size bed and the second bedroom has two (2) twin beds. There is a lazy boy Reclining couch in the living room.

5. What is the maximum number of people that will be staying at any one time?

   Applicant's Response: A maximum number of five (5) guests are allowed on the property.

6. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.

   Applicant's Response: I am the owner and I will manage the property. My contact information via phone and email are located in the house on the Airbnb website as well as the letter sent out to the neighbors.

7. How will you communicate with the neighbors if there are any issues?

   Applicant's Response: I have neighbor's contact information that was sent that I'm able to personally call with any issues.

8. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?

   Applicant's Response: I am available 24/7 to any guest that is on the property. I also only live 24 minutes away from property. Also, I own the business next-door

and my husband is on site five (5) days a week from 5:00 AM to 2:00 PM, if needed.

9. What is the projected annual occupancy rate for this listing?

   Applicant's Response: I project a 75% occupancy rate. That is dependent on local events. Looking forward to this year, we would expect a higher occupancy rate in March, April, May, the Big 12 Tournament is part of that and then moving into tune in July the World Cup. I've had guests stay that are going into local shows at T-Mobile center Royals games and Chiefs games. I have also had guests stay in due to the close proximity to the hospital for procedures.

10. Indicate how you will maintain the property in a safe and sanitary manner, including:
    a. Working smoke detectors in each bedroom plus each level of the unit/house;
    b. GFCI outlets required in bathrooms;
    c. Double keyed locks are not allowed;
    d. Copper cannot be used for gas supply lines;
    e. Windows must be operable, not blocked or boarded;
    f. Handrails are required at sets of 4 or more stairs/ risers;
    g. Hot water tank and furnace must be vented properly and operational
    h. Electric panel and circuits must be safe; and
    i. Facility cleaned and sanitized after each guest check-out.

    Applicant's Response: Electrical issues identified during the inspection have been corrected. I included the receipt for those repairs that included the replacement of the breaker box. All windows are operational. Smoke detectors are available in all areas of the house. Evacuation map is printed and posted on the back of the door in each bedroom. There is an information pamphlet available for guests with numbers to local hospitals, fire departments, police department and emergency phone numbers. There is an outdoor security camera system. The back porch in front porch of the house is well lit with motion detector lights. Guests do not have access to any areas of the house with more than two steps. I maintain the front lawn weekly. I inspect the property for cleanliness before and after guest check-in, I clean and sanitize the inside of the property before and after each guest check-in.

    The property has a newer water heater that has been inspected. The front door and the back door are locked with a touch pad, and guests are provided with a code in order to enter the house. That code is changed each time a new cast arrives. I have a master code that can get into both doors. The guests do not have access to the basement area. That door is locked and the guests do not have access to the storage closet. We're cleaning supplies are located. That door is also locked. There is a fire extinguisher located in the kitchen and flashlights in each room of the house. My contact information is posted in the house and that information is also provided when the guest books the property.

Each time a guest book the property I contact them directly and provide them with all information necessary for their stay.

11. How will you pay appropriate Kansas State Lodging Taxes? Does Airbnb or other short-term rental platform deduct and pay these taxes?

    Applicant's Response: Airbnb deduct occupancy taxes from the amount collected from the guest book in the property. I can provide documents if we request requested.

12. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

    Applicant's Response: There is a manual provided to guests with house rules. Included in those rules are no pets, no parties, no events, maximum guest count of five, no burning of open flames, no candles, or incense are allowed. Also, in the house rules, there is no parking in the front of the property, including street parking is not allowed.

13. Will guests be allowed to bring pets to the property?

    Applicant's Response: No pets are allowed on the property unless medically necessary as in service pets.

14. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips.

    Applicant's Response: Noted.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-096** to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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 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;**
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
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Documents
Site Plan
Floor Plan
Home Inspection Report
Home Insurance Policy
Carport Receipt
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026	February 26, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-096** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

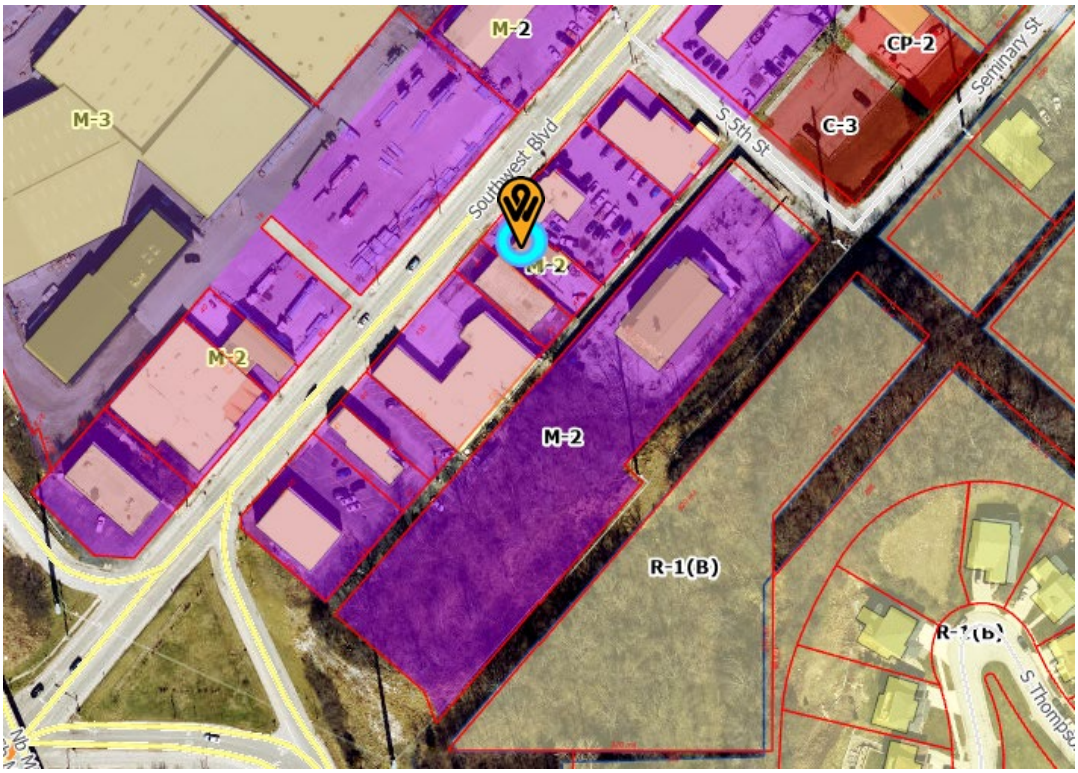
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-096,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

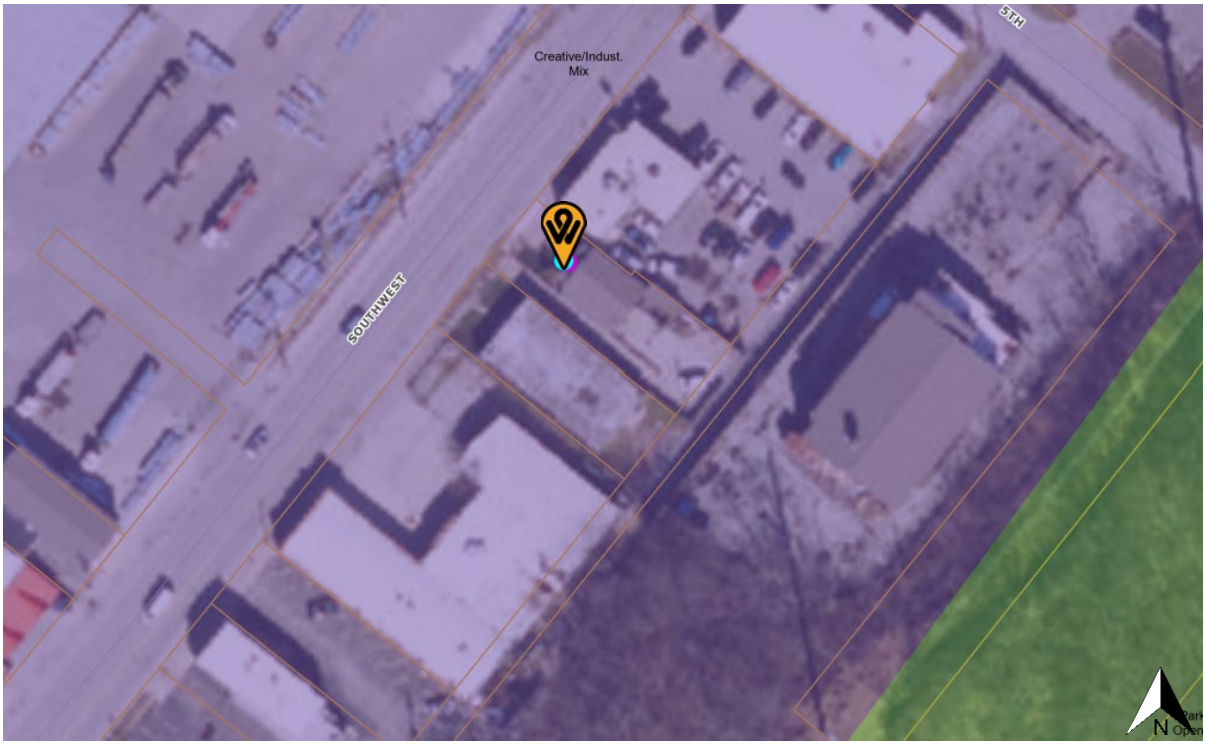
AERIAL IMAGERY



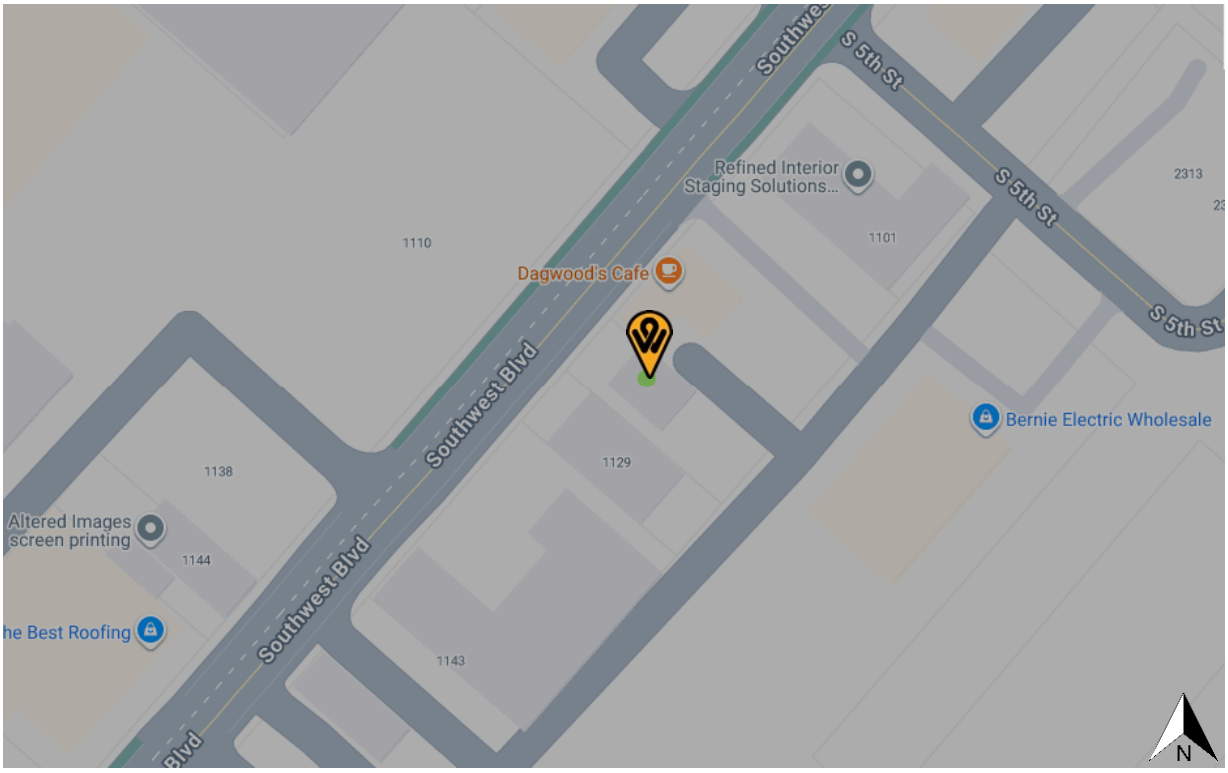
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Rosedale Roadhouse Neighborhood Meeting Minutes

SP2025-096

January 26, 2026, 1117 Southwest Blvd, Kansas City, Kansas 66103

Meeting called to order at 18:30pm

Attendance: Tiffany Clark, David Clark

No interesting parties were in attendance.

No interested parties contacted applicants via phone or email with any questions.

Meeting adjourned at 19:30pm.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-096.
2. That I conducted a neighborhood meeting on 01.26.26.
3. The notice to nearby property owners was sent on 01.10.26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

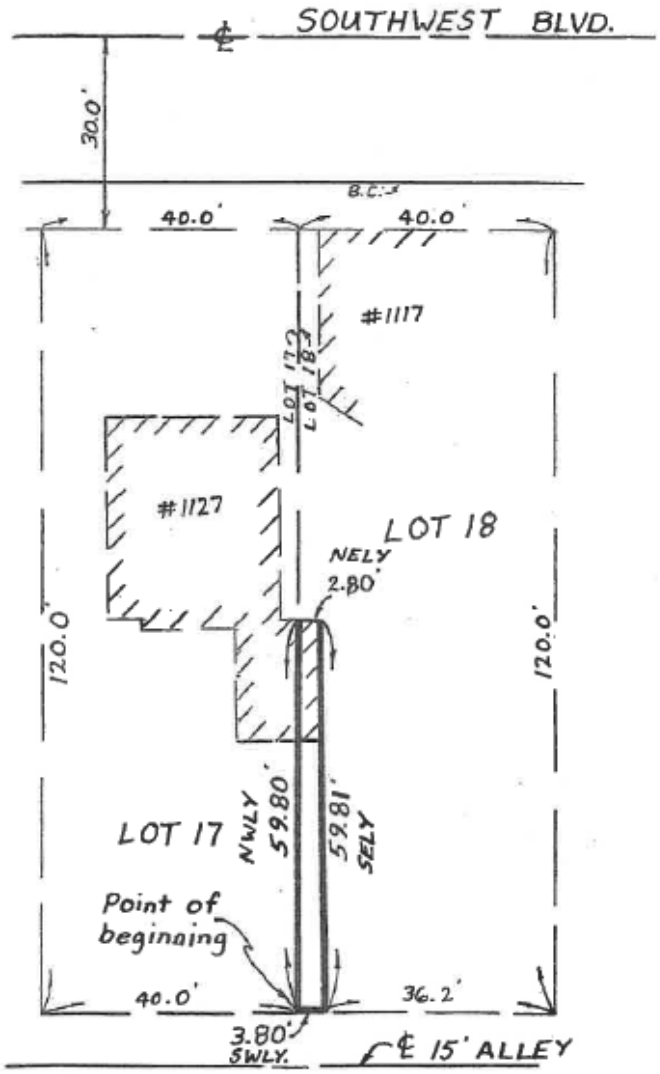
Affiant Tiffany Clark

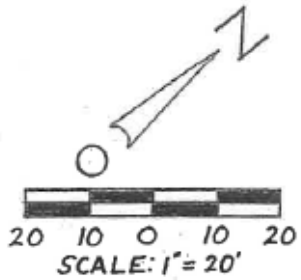
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of January, 2026.

My commission expires 07 of July, 2026.

Notary Public

MATTHEW PAXTON
My Appointment Expires
July 14, 2026



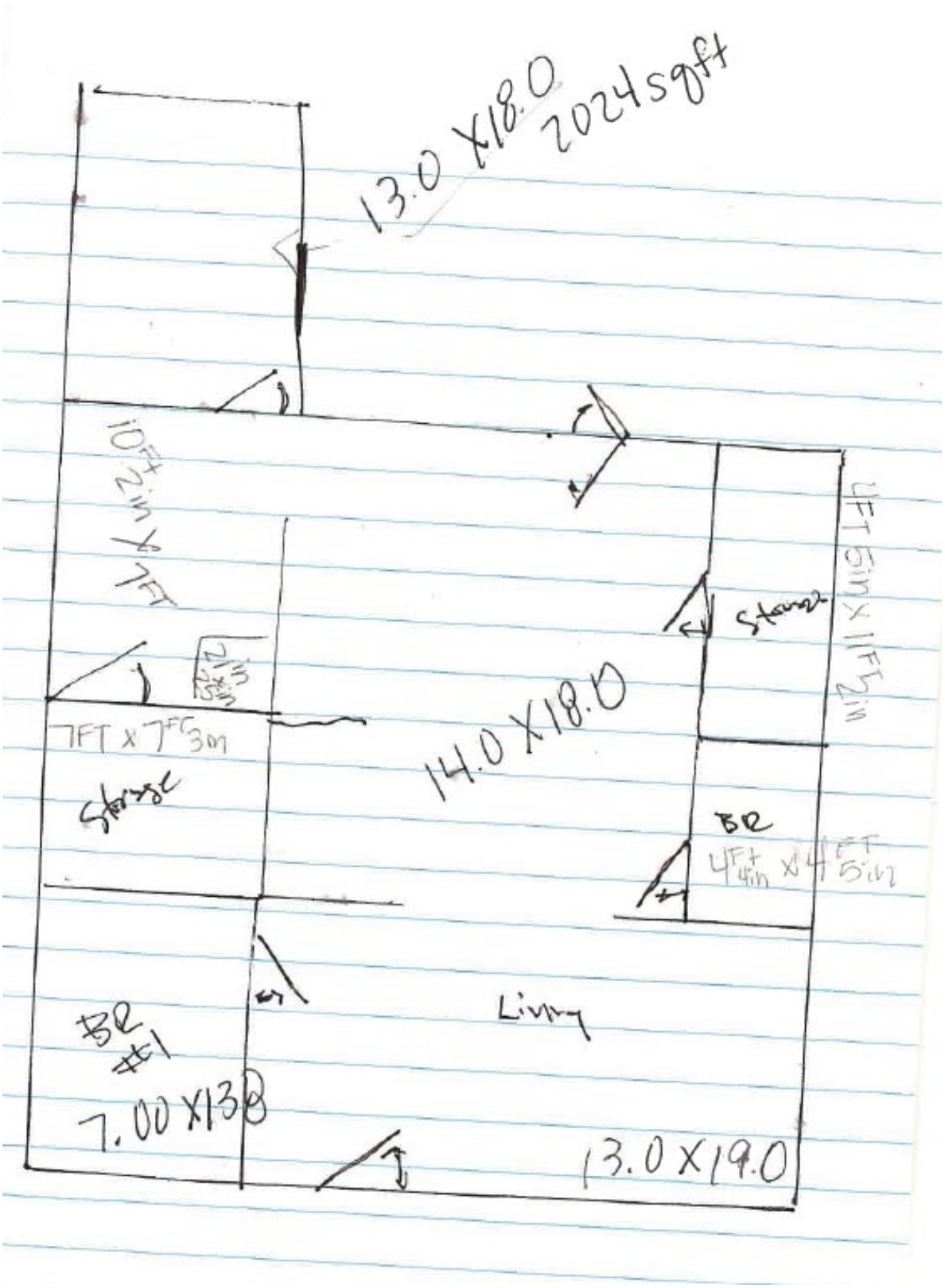


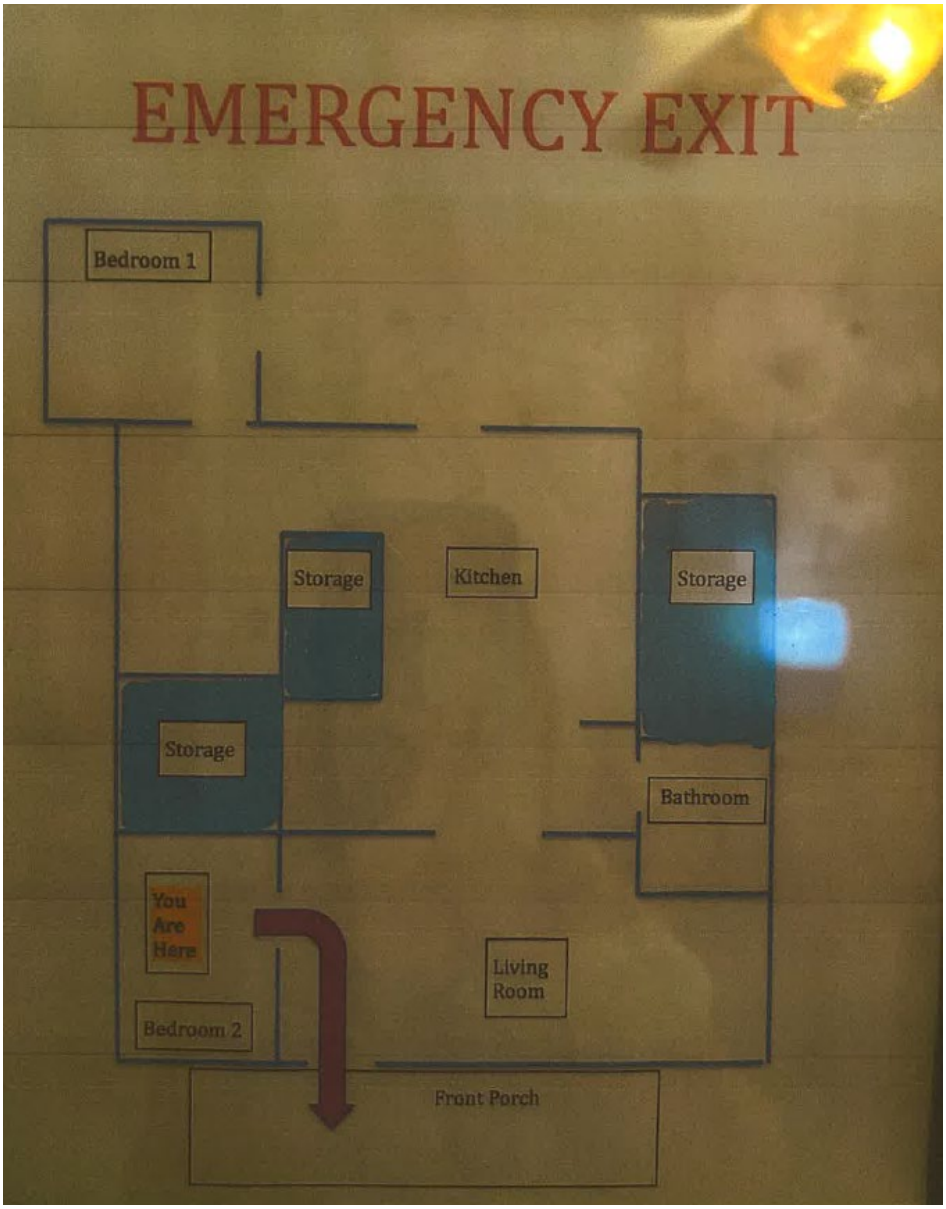
Richard D. Moore Land Survey, Inc. (913) 334-3888
7540 Leavenworth Rd. Kansas City, KS 66109

JULY 18, 2014
Date

7-18-14
LS-1394

RICHARD D. MOORE L.S. 1394

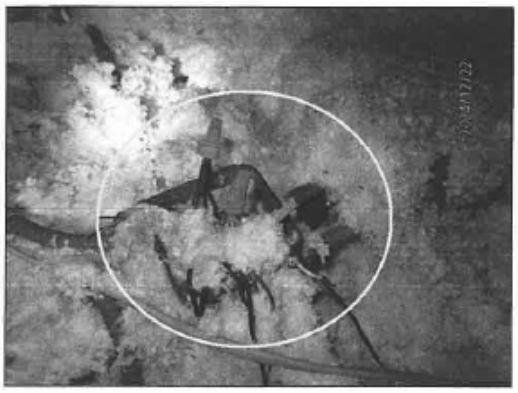

13.0 X18.0
2024sqft
10Ft 2in X 7Ft
7FT X 7FT 3in
storage
14.0 X18.0
storage
4Ft 5in X 11Ft 2in
BR
4Ft 4in X 4Ft 5in
BR #1
7.00 X13.0
Living
13.0 X19.0


EMERGENCY EXIT
Bedroom 1
Storage
Kitchen
Storage
Storage
Bathroom
You Are Here
Living Room
Bedroom 2
Front Porch

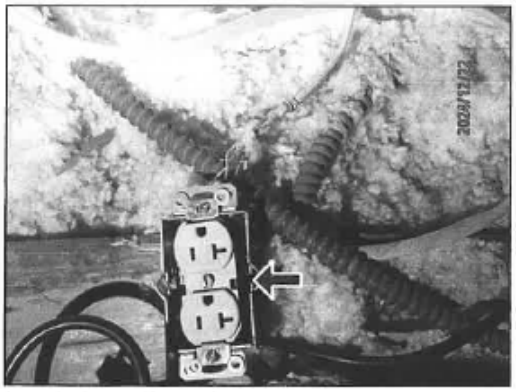
Improvements, Repair or Replacement Recommended

1 Open junction boxes are noted. Recommend all wire splices be contained in an approved electrical junction box(s) with cover(s) present.

The attic has missing outlet / switch plate cover(s) is noted . Recommend properly installing to prevent contact with electrical connections.



Item 1 - Item 1(Picture)

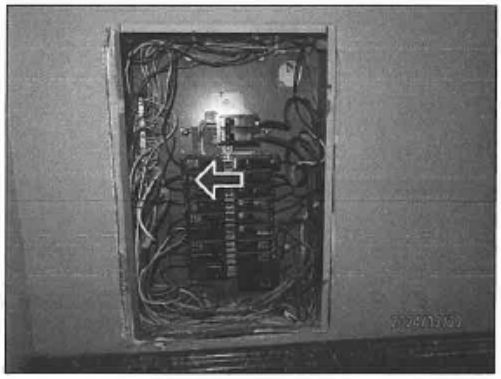


Item 1 - Item 2(Picture)

Electrical Panel Interior

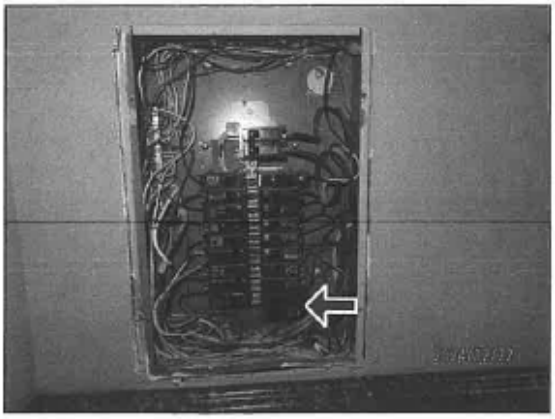
Improvements, Repair or Replacement Recommended

5 (1) Double tapped panel breaker(s) noted. This means there are 2 circuits installed on 1 breaker and these type of breaker(s) are not designed for this type of installation. These circuits need to be moved to their own circuit breaker and cannot share a breaker due to the possible overheating caused by an improper connection at the breaker. Recommend the proper repairs be made by a qualified licensed electrician.



Item 5 - Item 1(Picture)

6 (2) Oversized breaker(s) are noted in the panel. The affected breaker(s) were tagged with blue tape. The breaker(s) in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. Recommend the properly sized breaker(s) be installed. A qualified licensed electrician is needed to further evaluate the panel and make the proper repairs.



Item 6 - Item 1(Picture)

Electrcal Ground Conductor & Panel Bond

Improvements, Repair or Replacement Recommended

7 The ground wire attached to the water pipe is on the house side of the meter. There is no jumper bond wire installed on the city side of the meter. A jumper ground / bond wire is needed for proper grounding of the electrical system. Recommend a licensed electrician further evaluate and make the proper repairs.



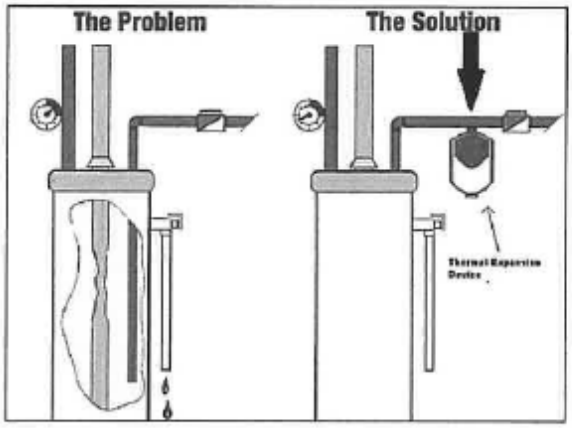
Item 7 - Item 1(Picture)

12. Water Heater

Expansion Tank

Improvements, Repair or Replacement Recommended

3 Water heater manufactures require that a thermal expansion tank is to be installed typically above the water heater when there is a pressure regulator installed on the incoming service water line. The expansion tank allows the hot water to expand as the heat builds up and not put additional pressure on the water heaters temperature relief valve and plumbing system which can cause water leakage. Recommend proper installation of a thermal expansion tank.



Item 3 - Item 1(Picture) Expansion Tank Example Pic

3. Roof System / Chimneys and Attic

Styles & Materials

Roof Covering:
Combination of:
Architectural Asphalt, 24-30 year typical life
Modified bitumen / Torch down rolled roofing

Approximate roof age:
7-10 years

Number of Roof Layers:
1 Layer

Roof-Type:
Combination of differnet roof styles:
Gable
Low pitched flat roof

Attic Entry Location:
Hallway / Stairwell Ceiling

Roof Structure:
2x4x24"
Rafters
OSB / Plywood Sheets over 1x4 slat sheathing

Attic Insulation Type & Approximate Depth:
Fiberglass Blown
6-8"

		IN	RR	NI	NP
3.0	Method of Roof Inspection and Inspection Limitations	•			
3.1	Roof Coverings		•		
3.2	Roof Drainage Systems (Gutters/Downspouts)		•		
3.3	Plumbing Vent Penetrations	•			
3.4	Flashings	•			
3.5	Method of Attic Inspection and Inspection Limitations		•		
3.6	Ventilation of Roof/Attic	•			
3.7	Roof Structure and Attic (report leak signs or condensation)		•		
3.8	Ventilation Fans and Thermostatic Controls in Attic	•			
3.9	Insulation in Attic		•		
3.10	Visible Electric Wiring in Attic		•		

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

8. Laundry Room Facilities

The inspector does not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things you should be aware of : 1) The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing rubber hose type if present with newer braided stainless steel ones that are much more dependable. 2) You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to backup and overflow. If this were to happen when you install your washing machine the only remedy may be to replace the drain line stand pipe and trap with one that is of a larger size. Many times in older homes the drain line may need to be cleaned to help with proper draining.

		IN	RR	NI	NP
8.0	Washing Machine Hose Bibs & Drain			•	
8.1	Laundry Dryer Vent				•

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present **IN RR NI NP**

Comments:

8.0 Not visible for inspection due to storage blocking

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls. The home inspector shall report any observed solid strand aluminum branch circuit wiring. The home inspector shall report on the presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat or motion detectors, smoke detectors or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. Outlets / switches were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible.

Styles & Materials

Electrical Service Conductors:
Overhead service wire
Aluminum wires from meter to the panel

Electrcal Ground Location:
Water service line

Main Distribution Panel Location:
Kitchen Area

Main Electric Panel Manufacturer:
GENERAL SWITCH

Panel Type:
Circuit breaker panel

Panel Capacity:
100 AMP

Main Breaker or Fuse Rating:
100 Amp

Branch Wiring (seen within the panel):
Copper

Wiring Type / Method:
Plastic Sheathed

		IN	RR	NI	NP
9.0	Service Entrance, Clearance & Mast		•		
9.1	Electrical Panel Type & Installation	•			
9.2	Electrical Panel Interior		•		
9.3	120 & 240 VAC Branch Circuits	•			
9.4	Electrcal Ground Conductor & Panel Bond		•		
9.5	Carbon Monoxide Detectors	•			

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present **IN RR NI NP**

Comments:

11. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: fixtures and faucets; Interior drain, waste, and vent system, Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Sewage ejectors, sump pumps, and related piping. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; Wells, well pumps and water storage related equipment, well water quantity; Observe the system for proper sizing, design, or measure water supply flow and pressure. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system.

Styles & Materials

Visible Gas Supply Piping:
Black Iron

Main Gas Shut Off Valve Location:
At the gas meter

Main Water Shut Off Location:
Basement

Plumbing Water Supply (into home):
Not visible
Extra Info : unable to determine

Plumbing Water Distribution (inside home):
A combimation of:
Copper & PEX

Water Pressure:
No unused spigot visible for testing at time of inspection

Plumbing Waste Drains & Access:
A combination of:
PVC
Cast iron
Cleanout access was located

		IN	RR	NI	NP
11.0	Plumbing Floor Drain				•
11.1	Plumbing Waste, Drain and Vent Systems		•		
11.2	Plumbing Water Supply, Distribution System and Fixtures	•			
11.3	Water Pressure / Flow & Shut Off Valve		•		
11.4	Gas Supply Piping	•			

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present **IN RR NI NP**

Comments:

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company
Dwelling Special
New Business

American MODERN

Premium Summary

Dwelling #1:	$3,393.00
1127 SOUTHWEST BLVD KANSAS CITY KS 66103-1909	
Policy Coverages	$0.00
Additional Costs	$0.00
Total Policy Premium	$3,393.00

Note: a minimum earned premium of $100.00 applies to this policy.

Policy Discounts

Claims Free Discount
Paperless Discount

Dwelling Discounts

The following discounts apply to one or more dwellings on this policy.
1127 SOUTHWEST BLVD, KANSAS CITY KS 66103-1909
Deadbolts, Smoke Alarm and Fire Extinguisher

Policy Summary

Policy Number:
[redacted]

Policy Period:
01/13/2025 to 01/13/2026 12:01 A.M. Standard Time

Named Insured(s):
DAVID CLARK
22618 W 46TH TER
SHAWNEE KS 66226-2448

Contracted Agency:
BURNS & WILCOX LTD - #304601
7101 COLLEGE BOULEVARD
STE 800
OVERLAND PARK KS 66210

Your Agent:
COMMUNITYAMERICA INSURANCE AGENCY LLC - #805524
9777 RIDGE DR
LENEXA KS 66219

Dwelling #1: 1127 SOUTHWEST BLVD, KANSAS CITY KS 66103-1909

Occupancy:	Residence Type:	Construction Type:	Year Built:	Protection Class Code:	Territory:
Rental	1 Family Residence	Frame	1910	2	2

Additional Interests

Description of Interest:	Name:	Address:
Lienholder	COMMUNITYAMERICA CREDIT UNION ISAOA/ATIMA	[redacted]

Loan/Contract Number:

Coverage Detail

Coverage	Limit / Description	Premium
Dwelling		$3085.00
Limit	446,599	
Loss Settlement	Modified Functional Replacement Cost	
Roof Loss Settlement Option	Actual Cash Value Roof 16 Years Or Older	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	2,500	
Other Structures	44,660	Included
Loss Settlement	Modified Functional Replacement Cost	
Roof Loss Settlement Option	Actual Cash Value Roof 16 Years Or Older	
Personal Property	10,000	$66.00
Loss Settlement	Actual Cash Value	
Additional Living Expense/Fair Rental Value	44,660	Included

Welcome to Rosedale Roadhouse!



HOST

I'm so glad you're here! Don't hesitate to reach out with any questions, concerns, or needs!

Tiffany Clark
(785)424-3920

EMERGENCY INFO

University of Kansas Hospital
(913) 588-1227
4000 Cambridge Street, Kansas City, KS 66160

Poison Control 1-800-222-1222

KCK Police Dept 1-913-596-3000

WIFI

Name: SpectrumSetup-DF
Password: townenergy691

HOUSE RULES

- No pets
- No smoking
- No open flames (candles)
- No unregistered guests
- No open flames or candles
- No parking on street or in front of property

CHECK OUT

- Check-out is at 10am
- Close all windows and doors
- Leave used beds unmade
- Dispose of unused food items
- Lock door
- Place dirty towels in the shower
- Place full trash bags in the dumpster in the Dagwood's parking lot.

REVIEW

If you loved your stay with us, please leave us a review!

1127 Southwest Boulevard, Kansas City, KS 66103

Enjoy your stay!

Tornado Emergency Plan – Kansas City, Kansas

- Local Emergency: 911
- Wyandotte County Emergency Management:
  913-573-6300
- KCK PD (non-emergency):
  913-596-3000

Your Alerts & Notifications

- Enable Wireless Emergency Alerts on your phone.
- NOAA Weather Radio set for Wyandotte & Johnson Counties.
- Apps used for alerts (Weather Channel, local stations, etc.)

During Tornado

- Go immediately to your designated shelter.
- Stay away from windows and exterior walls.
- Get under sturdy furniture.
- Protect your head and neck.

After the Tornado

- Wait for official all-clear before leaving shelter.
- Avoid damaged structures and downed power lines.

Docusign Envelope ID: 6CCDF857-7BEE-46A6-86FB-F8FD82184E1F

CCI Corporate Office
PO Box 1263/187 Cardinal Ridge Trail
Dobson, N.C. 27017
Scheduling: (800) 670-4262

CAROLINA CARPORTS, INC
QUALITY, CUSTOMER SERVICE AND BEST PRICES

Alan's Factory Outlet
PO Box 646, Luray VA 22835
Alan's Phone: (800) 488-6903
Alan's Fax: (800) 385-1204

Website: www.alansfactoryoutlet.com

Date: 1/28/2026

Customer Name:	Tiffany Clark			**County:**	Wyandotte			**Tax %**	9.13%
Address:	1127 Southwest Blvd			**City:**	Kansas City	**State:**	KS	**Zip:**	66103
Phone	**Cell:**	785-424-3920	**Home:**			**Other:**			
Email:	tmfavreclark@gmail.com								

Permit Required for Installation

Unit Size	12x20	**HT.**	6	**GA**	14		**All Orders C.O.D.**	
Color	**Top**	Quaker Gray	**Trim**	Quaker Gray			$1,295.00	
	Sides	N/A	**G. Door**	N/A			Options Subtotal	
	Walk In	N/A	**Window**	N/A				
	Color Screws	**Yes:**	**No:** X	**Cost (if Applicable):**			$118.17	
Options	12'x20' Regular Roof Metal Carport				$1,295.00		Taxes	
	6' Leg Height				$0.00		$0.00	
							Labor Charges	
							(Cost of plans due to CCI in advance)	
							$1,413.17	
							Subtotal Plus Tax	
							$129.50	
							Credit Card	
							10%	
							Deposit (Non-Refundable after 3 days)	
							$1,283.67	
							Total Remaining After Paid Deposit	
	NOTE: ROOF IS 1' LONGER THAN THE FRAME LENGTH						$1,283.67	
							Balance Due at Installation	
Labor Fee/Non-Taxable (If this includes plans, must be pre-paid/are non-refundable)							**Balance Payment Method: (Please Choose):**	
Notes Regarding Labor Fee:							**Check** (Make all checks payable to Carolina Carports, Inc.)	
							Money Order	
							Cash	
							Credit Card or E-Check (2% processing fee applies)	

Roof Style	**Regular**	X	**Box Eave**		**Vertical**				
Barn Style (if applicable)	**Horse**		**Carolina**		**Seneca**				
Installation Type	**Cement**	X	**Ground**		**Asphalt**		**Other**		
Power Available	**Yes**	X	**No**		**Uncertified**		**Certified**	X	

BINDING PURCHASE CONTRACT

LOT MUST BE LEVEL PRIOR TO INSTALL. CHECK WITH YOUR COUNTY/CITY FOR PERMIT/ZONING REQUIREMENTS

This purchase agreement (the "Agreement") is made by and between Carolina Carport Inc. ("CCI"), a North Carolina Corporation,

and _____Tiffany Clark_____(the "Buyer").

Buyer agrees, after being fully educated about CCI's various products including the fourteen (14) gauge, twelve (12) gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained on the 2nd and 3rd pages of this document, which terms are expressly incorporated herein by reference, as well as any and all relevent warranty information and agrees to be bound by same. Prices on this contract are subject to cost increases if order is placed on hold for 90 days or more. Delivery time frames are estimated only and are not guaranteed. Delivery time frame does not begin until permit approved (if applicable). All payments made to CCI with a credit card or e-check will have a 2% processing fee applied.

Customer: ✓ Signed by: Tiffany Clark E747DF904702414... 1/28/2026 | 3:15 PM EST **CCI:** **BY:** **AJB**

Authorized Representative

For Florida Customers Only: CBC1254822

12/1/25, 2:24 PM IMG_3129.jpg



12/1/25, 2:29 PM IMG_5066.jpg



2/1/25, 2:29 PM IMG_5065.jpg



12/1/25, 2:30 PM IMG_5067.jpg



12/1/25, 2:24 PM IMG_3138.jpg











Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Final Plan Petition PR2025-038 and PLAT2025-036 (Village West Storage Final Plat)**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

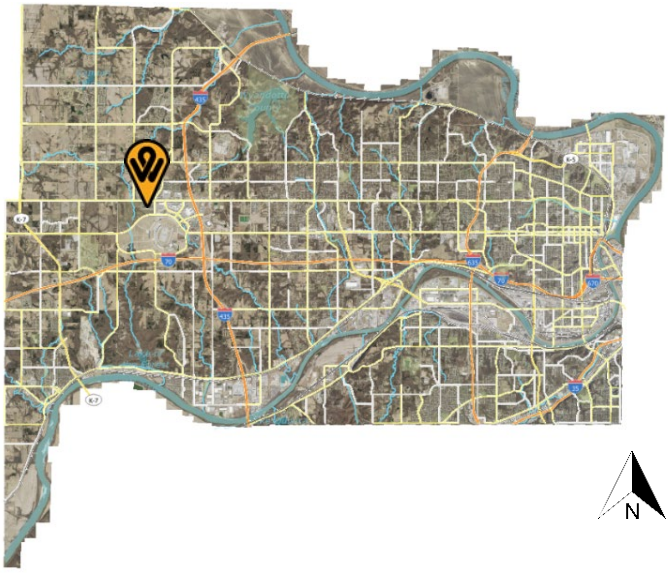
Subject Property:
11319 Parallel Parkway
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to plat one (1) lot to build 118,489 square foot self-storage buildings.

Commission Districts:
At-Large Commissioner, District #2:
Aaron Kump
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):
CP-3 Planned Commercial District

Plan Area:
Prairie Delaware Piper Area Plan





	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 Designation: The Prairie Delaware Piper Area Plan designates the subject property as Commercial, which allows major retail uses, big box centers and has stores that serve large populations.

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 parking variance, BOZA2025-015 was approved 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 – Not Required
Letters to Property Owners – December 19, 2025 and January 5, 2026

Public Hearing:	February 9, 2026
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 Final Development and Preliminary Plat to plat one (1) commercial lot to Commercial to build two (2) self-storage buildings totaling 118,489 square feet on 3.07 acres at 11319 Parallel Parkway.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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 outstanding or related permit and cases on the subject property.

Previous Planning Actions:

1. 2025 – BOZA2025-015 – Variance – Requesting a parking reduction from 474 to 10 parking spaces.
2. 2025 – COZ2025-011 – Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District (approved July 31, 2025).
3. 2025 – PLAT2025-015 – Preliminary Plat for one (1) commercial lot.
4. 2025 – MPL2025-007 – Master Plan Amendment from Planned Commercial and Business Park to Planned Commercial (Prairie Delaware Piper Area Plan).

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 3.07 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Parallel Parkway.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments west on Parallel Parkway, which has similar building materials as the proposed storage building.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Prairie Delaware Piper Area Plan Planned Commercial land use designation, which allows major retail uses, big box centers and have stores that serve large populations.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on Parallel Parkway.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from Parallel Parkway. No additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district via Change of Zone (COZ2025-011). The conditions of approval from COZ2025-011 are equal to those required of a nonplanned development because of the Commercial Design Guidelines.

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 (Change of Zone).

10. ***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***

       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 #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 Parallel Parkway, a Major Arterial.

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The proposed final plat in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area. Development on these lots is subject to the CP-3 Planned Commercial District standards and Commercial Design Guidelines.

13. 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 proposed subdivision is compatible in size, proportion, and building size when comparing them to the multi-family apartment buildings to the south and west.

The architectural design of the proposed buildings is more similar to the modern apartments to the west, Aspire, than the traditional apartment buildings to the south with rip roof and lap siding.

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

The development is not designed with regard to the natural features of the land as this site is already graded flat as a previous construction staging area for the

construction of the apartments to the west. The development is not designed with regard to the social environment as it does not promote social interaction or encourage redevelopment of neighborhoods.

The sidewalk expansion along Parallel Parkway will occur as a result of this development, which helps achieve our goal of pedestrian connectivity along our Major Arterials per the goDotte Countywide Strategic Mobility Plan.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed in a greenfield in between a church and multi-family apartment developments.

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

The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based on the location of surrounding development because there is an existing senior family, age-restricted neighborhood to the north, apartments to the south and west and church to the east. With the exception of the church, which is on septic service, the aforementioned development is on city sewer.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.

   Applicant Response: Acknowledged.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer;

   Applicant Response: Acknowledged.

3. 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.

   Applicant Response: An 8-foot sidewalk is proposed to the south side of Parallel Parkway along the site.

4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

   Applicant Response: Acknowledged.

5. 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.

   Applicant Response: Acknowledged. The project will be constructed in a single phase.

Building Architecture:

1. Downspouts shall be internalized.

   Applicant Response: Gutters and downspouts are facing internally to the property only.

Landscaping and Screening:

1. 33 site trees are required to be planted.

   Applicant Response: 33 trees have been provided per Section 27-577(a)(5).

2. 12 street trees are required to be planted along Parallel Parkway.

   Applicant Response: 12 trees have been provided along Parallel Parkway.

3. All parking lots must have trees installed them.

   Applicant Response: The parking lot island does have proposed tree.

4. All landscaping shall be installed with an in-ground irrigation system.

   Applicant Response: Acknowledged.

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

   Applicant 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 Response: Acknowledged.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019:

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 (1) 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.

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.
    2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-038** and **PLAT2025-036 (Village West Storage Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
2. **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;**
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. **Downspouts shall be not be visible from Parallel Parkway and placed on the rear of the larger storage building, which is internal to the development;**
6. **33 site trees are required to be planted;**
7. **12 street trees are required to be planted along Parallel Parkway;**
8. **All parking lots must have trees installed them;**
9. **All landscaping shall be installed with an in-ground irrigation system;**
10. **Review the sign code to ensure that variances are not required for any proposed signage;**
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. **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. **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;**
20. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required
Final Plat	February 9, 2026	TBD

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

MOTIONS

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-036**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-036**, Homefield Apartments Final Plat, 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.

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2025-038** 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

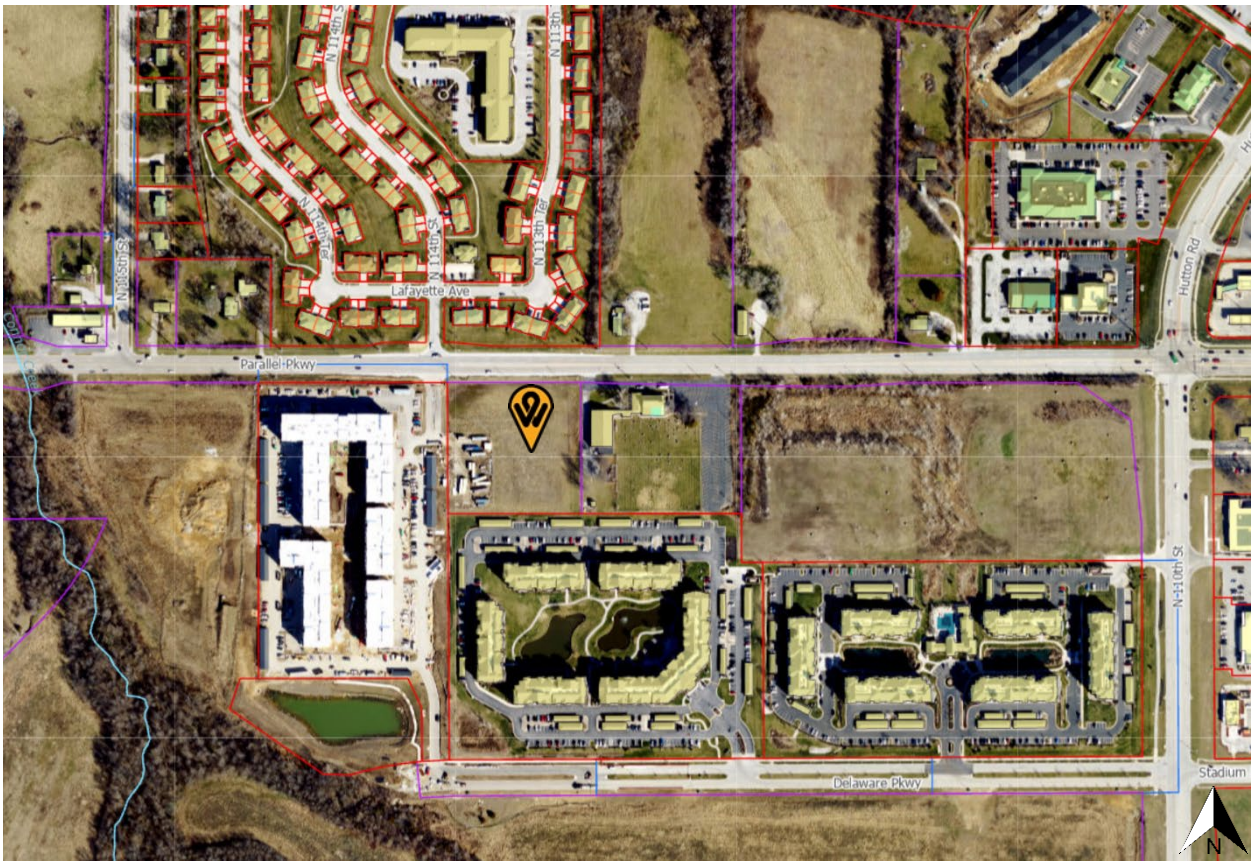
3. _____.

OR

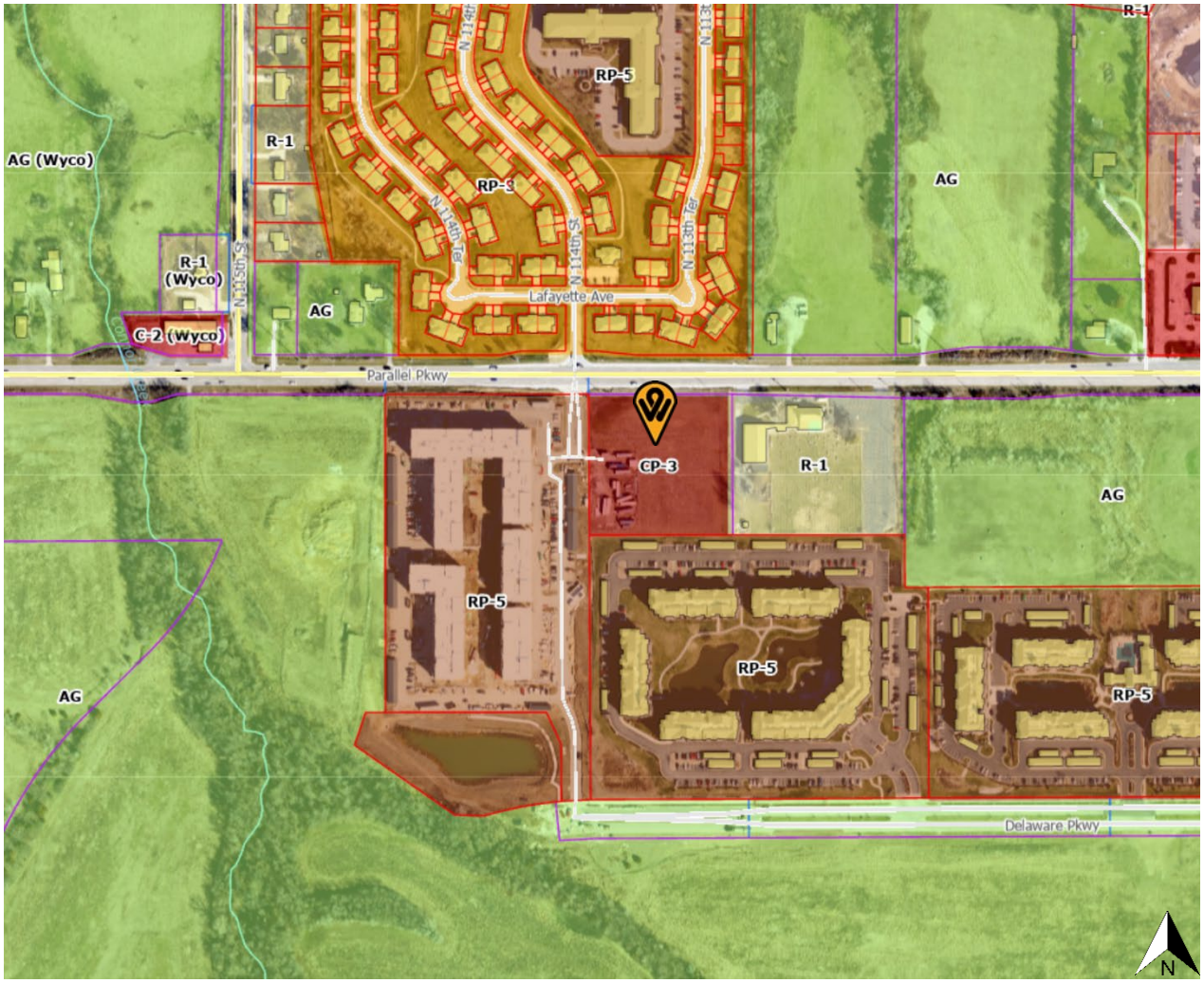
I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-038,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

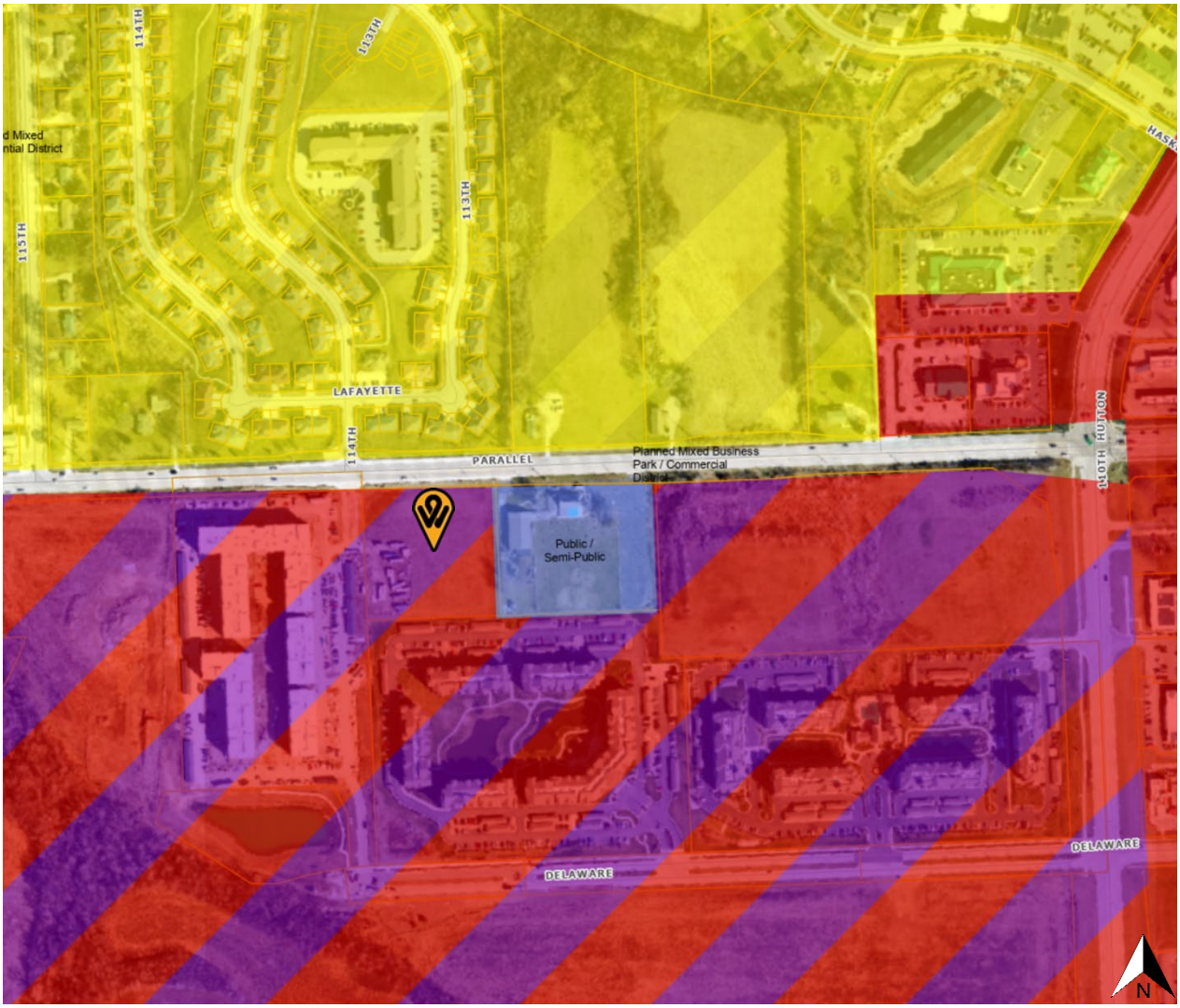
AERIAL IMAGERY



ZONING MAP


AG (Wyco)
R-1
RP-5
RP-3
AG
R-1 (Wyco)
G-2 (Wyco)
N 115th St
N 114th Ter
N 114th St
N 113th Ter
Lafayette Ave
Parallel Pkwy
CP-3
R-1
AG
RP-5
RP-5
RP-5
AG
Delaware Pkwy
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

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: December 11, 2025
RE: **VILLAGE WEST STORAGE**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
RIC

And we have determined the following:
Takes all of CIC-TAS Parcel:
949203
Owner-of-Record:
Attic Storage @ the Legends, LLC
Jurat Signature:
Tye Zehner, owner – Attic Storage @ the Legends, LLC

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Legal Description
Add "a subdivision in Kansas City, Wyandotte County, Kansas" after cited recorded plats.
Remove "property" from cited lots lines.

2) Incidental Information
Remove incidental information labeling, such as ownership.

3) Approvals
Update the Planning Commission Secretary to Rodney Lucas, interim secretary. Update UG Clerk to Monica Sparks. The mayor/CEO will need to be updated. Add Margaret A. Orendac, Deputy Register of Deeds.

1

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

January 7, 2026

Department of Planning + Urban Design
Unified Government of Wyandotte County ● Kansas City, Kansas

RE: Final Plan Petition PR2025-038 and PLAT2025-036 (Village West Storage Final Plat)

Mr. Byron Toy and Ms. Rose Morris,

We have received draft comments dated January 12, 2026 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. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.
   Response: Acknowledged.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.
   Response: Acknowledged.

3. 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 to the south side of Parallel Parkway along the site.

4. 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.

5. 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. Downspouts shall be internalized.
   Response: Gutters and downspouts are facing internally to the property only.

Landscaping and Screening:

1. 33 trees are required to be planted
   Response: 33 trees have been provided per Section 27-577(a)(5).

2. 12 street trees are required to be planted along Parallel Parkway.
   Response: 12 trees have been provided along Parallel Parkway.

3. All parking lot islands must have trees installed in them.
   Response: The parking lot island does have a proposed tree.

4. All landscaping shall be with an in-ground irrigation system.
   Response: Acknowledged.

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.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019

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. 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;
   Response: Material calculations can be found on sheets A2.0 and A2.1.

3. 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.

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.
Response: Acknowledged. The project will be constructed in a single phase.

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;
Response: The code calculations have been updated on the landscape plan and the 33 trees have been provided per Section 27-577(a)(5).

6. All parking lot islands must have trees installed in them.
Response: The parking lot island does have a proposed tree.

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.
Response: A 25-foot landscape zone has been provided between Parallel Parkway and the access drive north of Building A.

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.
Response: Landscape plan has been updated per Section 27-577(b)(2).

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.

Response: Landscaping follows Section 27-577(b)(3).

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.
Response: Landscaping follows Section 27-577(d)(1).

11. All landscaping shall be with an in-ground irrigation system.
Response: Acknowledged.

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.

Response: Acknowledged. The BPU transformer will appropriate screening.

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.
Response: Acknowledged.

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) 573-8620or 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.

15. All existing and future driveways must feature curb cuts that are constructed to UG standards.
Response: Acknowledged.

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.
Response: Acknowledged.

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.
Response: Acknowledged.

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.
Response: Acknowledged.

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.
Response: Acknowledged

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.
Response: Acknowledged.

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.
Response: Acknowledged.

If you have any further questions, or if we can be of any assistance, please do not hesitate to contact us.

For the Firm,

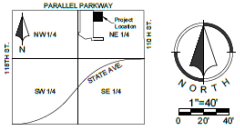


RENAISSANCE INFRASTRUCTURE CONSULTING
Dusty Burton, PE
Project Manager

FINAL PLAT

VILLAGE WEST STORAGE

PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 23 EAST,
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LOCATION MAP
FRACTIONAL SECTION 3-11-23
Scale 1" = 2000'

DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 RANGE 23, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULAR DESCRIBED BY WAYNE E. MALNICOF, KANSAS PS-1239 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 PARALLEL A PARTMENTS, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF PARALLEL PARKWAY NORTH 87°57'19" EAST, FOR A DISTANCE OF 369.71 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 02°18'59" EAST, FOR A DISTANCE OF 361.59 FEET TO A POINT ON THE NORTH LINE OF LOT 1 VILLAGE WEST A PARTMENTS; THENCE ALONG SAID NORTH LINE SOUTH 88°01'29" WEST, FOR A DISTANCE OF 369.92 FEET TO A POINT ON THE EAST LINE OF LOT 1 PARALLEL A PARTMENTS; THENCE ALONG SAID EAST LINE NORTH 02°17'07" WEST, FOR A DISTANCE OF 361.14 FEET TO THE POINT OF BEGINNING CONTAINING 133,638 SQUARE FEET, MORE OR LESS.

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:

"VILLAGE WEST STORAGE"

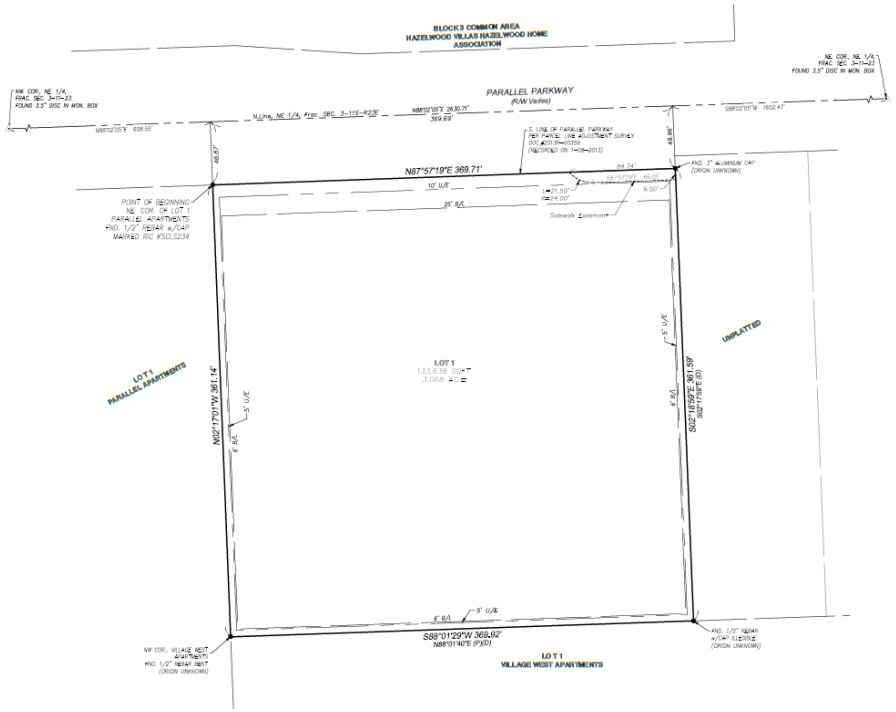
The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the Unified Government of Wyandotte County / Kansas City, Kansas.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SAE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby granted to the Unified Government of Wyandotte County / Kansas City, Kansas.

BUILDING SETBACK LINES

Building setback lines or "B/L" are hereby established as shown on the accompanying plat and no buildings shall be constructed between this line and the street right-of-way lines or lot lines to with said building setback lines are adjacent.



EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____ 2025.

ATTIC STORAGE @ THE LEGENDS, LLC

_____
Tye Zehner, Owner/Developer

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 2025, before me a Notary Public in and for said County and State, came Tye Zehner, Owner/Developer of ATTIC STORAGE @ THE LEGENDS, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

_____ My Appointment Expires: _____
Notary Public

APPROVALS

This plat of VILLAGE WEST STORAGE has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

_____ _____
Jeff Carson, Chairman Rodney Lucas, AICP, Secretary

The dedications shown hereon, if any, are accepted this _____ day of _____ 2025.

_____ _____
Christal Watson, Mayor/CEO, Unified Government Monica Sparks, Clerk, Unified Government

Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, _____ day of _____ 2025.

_____
Troy Shaw, P.E., Director of Public Works/County Engineer

This survey has been review for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

_____ Date_____
Brent E. Thompson, KS PS 1277
County Surveyor

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____ 2025, and is duly recorded.

_____ _____
Susie P. Nelson, Register of Deeds Margaret Orendac, Deputy Register of Deeds

SURVEYOR'S NOTES:

Basis of Bearings: North 88°02'05" East, along the North line of Fractional Section 3 as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20209C0090D, effective September 2, 2011, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

CLOSURE CALCULATIONS:
Precision, 1 part in: 7311805
Error distance: .0002'
Error direction: S52°07'34"West
Perimeter: 1462.36'

SECTION CORNER TIES:

NW. Corner, NE. 1/4, Fractional Sec. 3-T11S-R23E
Found 3-1/2" Aluminum disk in monument box.

1. N. 25.00 feet to "+" cut on top of concrete curb.
2. NNE. 92.90 feet to "+" cut on top of concrete curb.
3. S. 27.10 feet to "+" cut on top of concrete curb.
4. SSW. 33.15 feet to "+" cut on top of concrete curb.

NE. Corner, NE. 1/4, Fractional Sec. 3-T11S-R23E
Found 3-1/2" Aluminum disk in monument box.

1. NE. 78.00 feet to "+" cut on top of concrete curb.
2. SE. 70.05 feet to "+" cut on top of concrete curb.
3. SW. 103.00 feet to top center of fire hydrant.
4. NW. 74.60 feet to "+" cut on top of concrete curb.

LEGEND:

- Ⓐ FOUND SECTION CORNER AS NOTED
- ● FOUND MONUMENT AS NOTED
- Ⓡ FOUND 1/2" REBAR WITH "CLS22" CAP
- ○ SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- B/L BUILDING SETBACK LINE
- SE/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT

CERTIFICATION

I hereby certify that during SEPTEMBER 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

_____
Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@ric-consult.com

SHEET C04

25-093

VILLAGE WEST STORAGE

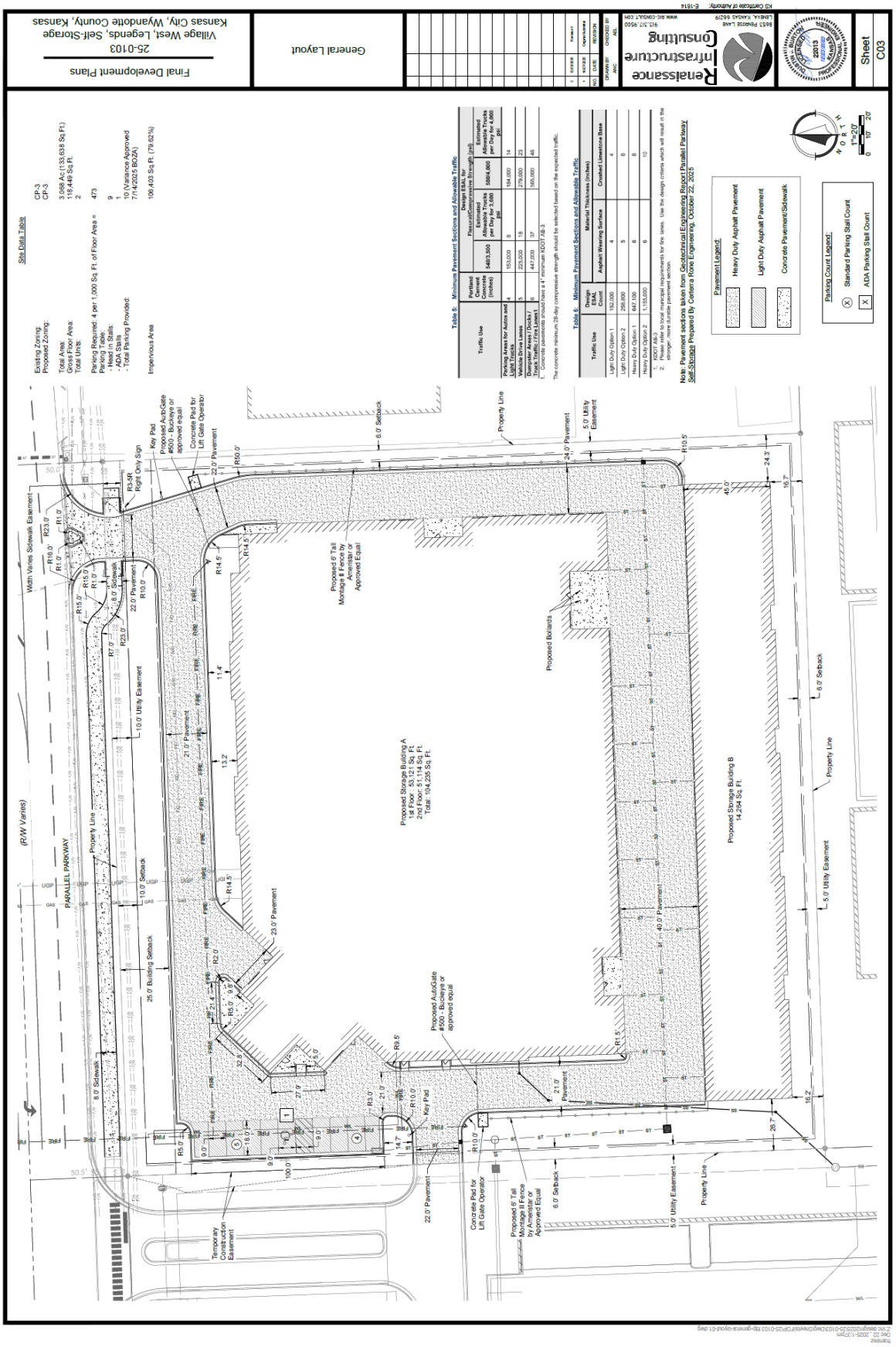
Prepared For:
Attic Storage @ The Legends, LLC
725 Countrywood Way
Sapula, OK 74066

Renaissance Infrastructure Consulting
102 Abbie Avenue 913.317.9500
Kansas City, Kansas 66103 www.ric-consult.com

Date of Preparation: September 17, 2025
Revised: December 18, 2025

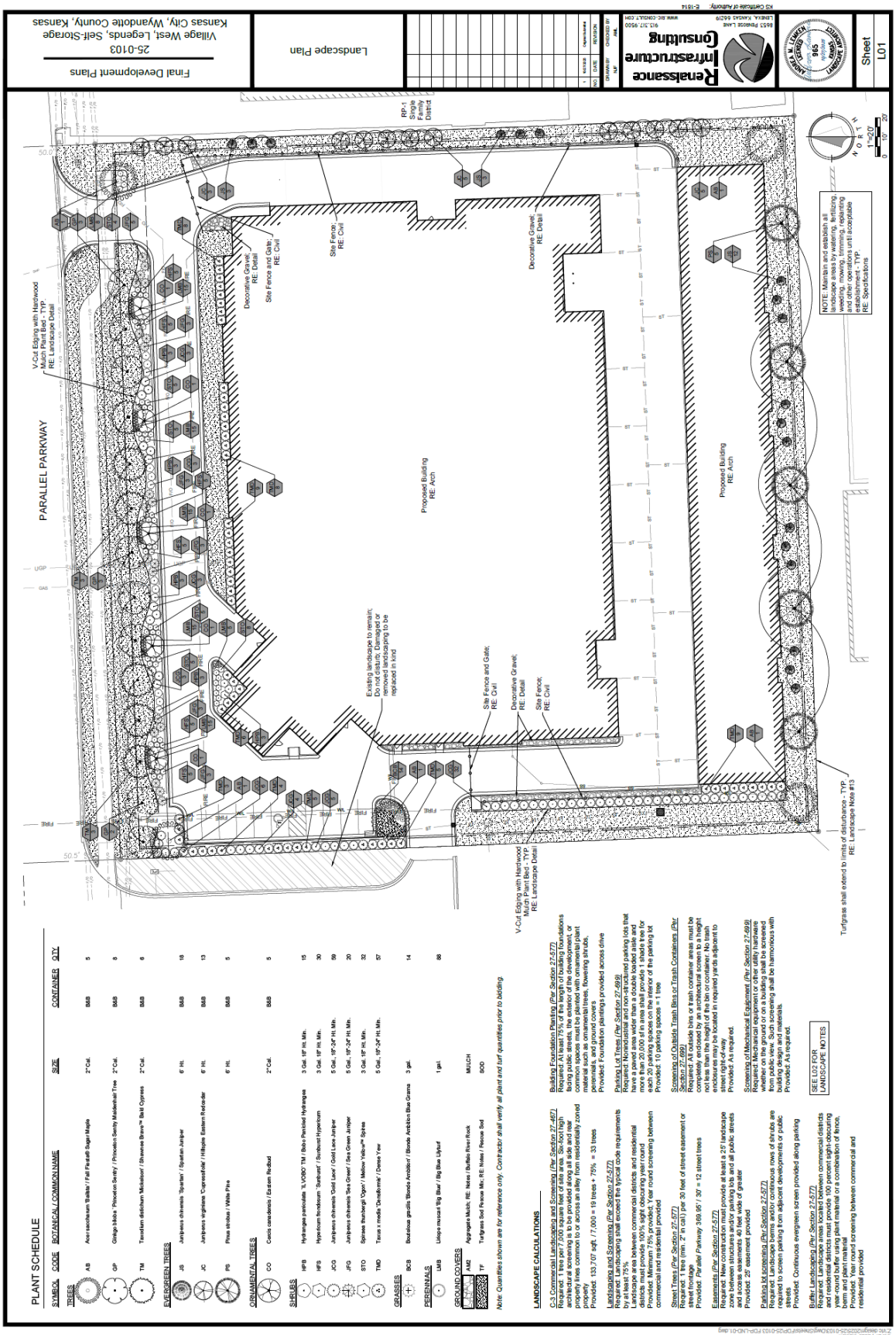
Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234


ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
BUILDING A:
PROJECT NAME:
VILLAGE WEST 3
PROJECT LOCATION
KANSAS CITY, KANSAS
ARCHITECT:
HERNLY ASSOCIATES, INC.
1300 Kasold Drive, Suite B
Lawrence, Kansas 66044
P. 785-749-5069
F. 785-749-8405
GENERAL CONTRACTOR:
STRICKLAND CONSTRUCTION
2121 E. 23rd Street, Suite B
Olathe, Kansas 66062
P. 913-768-8405
F. 913-768-8405
BUILDING INSPECTION DEPT.
UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY / KANSAS CITY, KS
P. 913-573-8600
E. Buildinginspection@wycokck.org
CODE & REGULATION UTILIZED:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
CONSTRUCTION TYPE - IBC SECTION 602:
TYPE V-B - NON-RATED - STEEL STUD EXTERIOR WALL PANELS
CONSTRUCTION TYPE - IBC SECTION 602:
TYPE V-B - NON-RATED - STEEL STUDS & PURLINS, INSULATED METAL WALL PANELS
OCCUPANCY GROUPS - IBC CHAPTER 3:
SECTION 304 - BUSINESS - GROUP B
BUSINESS - GROUP B
FIRE SPRING MFG - IBC SECTION 903:
THRESHOLD IS 5,000 S.F. FIRE AREA EXCEED 12,000 S.F. OR IF ASSPREGATE FIRE AREAS EXCED 24,000 S.F. ***
AUTOMATIC FIRE SPRINKLER SYSTEM: REQUIRED
ALLOWABLE BUILDING HEIGHT - IBC TABLE 504.3 & 504.4:
2-STORY, 40 FEET - 5 ACHES
ACTUAL BUILDING HEIGHT:
2-STORY, 22 FEET - 5 INCHES
BASE ALLOWABLE BUILDING AREA - IBC TABLE 506.2:
52,500 S.F.
ALLOWABLE AREA CALCULATIONS - IBC SECTION 506.2:
1= (697,997 - 0.261 + 73%
NS (TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED BUILDING) = 17,500 S.F.
As = (52,500 + (17,500 x .75%)] + 2 = 131,250 S.F. (BOTH STORIES)
ACTUAL BUILDING AREA:
As = (1A + (NS x .75) ≤ 1
As = (52,500 + (17,500 x .75%)] + 53,121 S.F. (ONE STORY)
53,121 S.F. < 65,625 S.F.
ACTUAL FLOOR AREAS:
OFFICE = 1ST S.F.***
MEZZ. = 2ND S.F.***
TOTAL = 104,167 S.F.***
104,167 S.F. < 131,250 S.F. ALLOWED
EXITS REQUIRED - IBC TABLE 1006.2.1:
1ST STORY - 2 EXITS REQUIRED
2ND STORY - 2 EXITS REQUIRED
NUMBER OF EXITS PROVIDED:
1ST STORY = 3 EXITS
2ND STORY = 3 EXITS
REQUIRED EGRESS WIDTH - IBC SECTION 1005.3.2:
FIRST STORY = 250 OCC. X .2 = 50" EXTERIOR DOORS
2ND STORY = 52 OCC. X .2 = 10.4" EXTERIOR DOORS
MAXIMUM ALLOWABLE TRAVEL DISTANCE - IBC TABLE 1017.2:
250 FEET - SPRINKLERED, S-1
ACTUAL MAXIMUM TRAVEL DISTANCE
1ST STORY = 200' -5" SEE I/A-A0.2
2ND STORY = 234' -0" SEE I/A-A0.2
ADA NOTE:
THESE PLANS HAVE BEEN DESIGNED WITHIN RECOGNIZED PROFESSIONAL STANDARDS TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES. APPENDIX A TO 28 CFR PART 36. NO WARRANTY IS GIVEN THAT COMPLIANCE WITH THESE GUIDELINES WILL SATISFY ANY ADA PROVISIONS.
ADA UNIT CALCULATION - IBC TABLE 1106.2:
19 + (102 - 20)/20 = 19 ADA UNITS
ADA UNIT MODIFICATIONS:
A PULL MUST BE INSTALLED ON THE DOOR EXTERIOR NO LOWER THAN 19" AND NO HIGHER THAN 48" AFF.
A PULL MUST HAVE A LOOP LARGE ENOUGH FOR A FIST TO FIT INTO.
A NYLON ROPE MUST BE INSTALLED ON THE BOTTOM BAR WHICH HANGS 18"-48" WHEN DOOR IS OPEN.
ROPE MUST ALSO CONTAIN A LOOP LARGE ENOUGH TO FIT A FIST AND REPLACES THE PULL ON THE DOOR.
AN ACCESSIBILITY PLAQUE WITH BRAILLE MUST BE CLEARLY DISPLAYED OUTSIDE OF UNIT.
ALL DOORS MUST BE EQUIPPED WITH LEVER HANDLES OR OTHER ACCESSIBLE DEVICES.
APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR NOT THE INITIAL FORCE NEEDED TO BEGIN MOVING THE DOOR. (5 LBS MAX.)
FOR EXTERIOR UNITS, RAMPING IS REQUIRED WHICH COVERS THE ENTIRE WIDTH OF THE UNIT.
OCCUPANCY TABLE - BLDG A
Building | STORY | NAME | AREA | OCCUPANCY SPACE | LOAD FACTOR | OCCUPANCY
A | 1ST STORY | STORAGE - 1ST STORY | 53,442 SF | WAREHOUSE - 300 GROSS | 300 SF | 178
A | 1ST STORY | MEZZ. | 1,679 SF | WAREHOUSE - 300 GROSS | 300 SF | 6
A | 2ND STORY | STORAGE - 2ND STORY | 51121 SF | WAREHOUSE - 300 GROSS | 300 SF | 103
UNIT TYPE LEGEND
EX: 0G5, U0C, 0R5, 0OC
1ST LETTER: ACCESS LEVEL
0 - GROUND LEVEL (ACCESSIBLE)
U - UPPER OR LOWER STORY
(REQUIRES STAIRS OR ELEVATOR)
2ND LETTER: DOOR ACCESS
G - GARAGE ACCESS
I - INTERIOR ACCESS
3RD LETTER: CLIMATE CONTROL
C - CLIMATE CONTROLLED
GOS
Hernly ASSOCIATES
1300 Kasold Drive
Lawrence, Kansas 66044
785 - 749 - 5069
CODE SITE PLAN
Date: 20250327
Drawn by: KJS
Checked by: SCH
Revisions:
A-A0.1
1 ARCHITECTURAL CODE SITE PLAN
1" = 20'-0"
BUILDING A: 1ST STORY: 53,121 S.F. 2ND STORY: 51,114 S.F. TOTAL: 104,235 S.F.
BUILDING B: 14,264 S.F.
COMPOSITS FACING INTERNALLY TO PROPERTY ONLY
Property Line
25.0' Building Setback
6.0' Parking Setback
6.0' Parking Setback
TC: 1028.80
TC: 1025.43
TC: 1024.31
TC: 1017.25
TC: 1016.63
TC: 1017.33
TC: 1018.81
FL: 1015.05'
TC: 1021.00
TC: 1022.50
TC: 1030.31
N02° 17' 01.04"W
S88° 01' 28.18"W
S87° 01' 28.18"W
969.950
361.590
N02° 18' 10.04"W
10' U/E
6" P.C.C.
5/4" / 1'-0" SLOPE
1% SLOPE
1/4" / 1'-0"
1/4" / 1'-0"
1/4" / 1'-0"
1/4" / 1'-0"
(No Stoop)
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037


Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
General Layout
Renaissance Infrastructure Consulting
8857 Pflumm Lane
Lenexa, Kansas 66219
913.717.9500
www.RIC-CONSULT.com
Sheet
C03
Site Data Table
Existing Zoning: CP-3
Proposed Zoning: CP-3
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: 464
- ADA Stalls 9
- Total Parking Provided: 10 (Variance Approved 7/14/2025 BOZA)
Impervious Area 106,403 Sq Ft. (79.62%)
Table 5: Minimum Pavement Sections and Allowable Traffic
Table 6: Minimum Pavement Sections and Allowable Traffic
Note: Pavement sections taken from Geotechnical Engineering Report Parallel Parkway Self-Storage Prepared By Certera Rone Engineering, October 22, 2025
Pavement Legend:
Heavy Duty Asphalt Pavement
Light Duty Asphalt Pavement
Concrete Pavement/Sidewalk
Parking Count Legend:
Standard Parking Stall Count
ADA Parking Stall Count
PARALLEL PARKWAY
(R/W Varies)
Property Line
Proposed Storage Building A
1st Floor: 53,121 Sq. Ft.
2nd Floor: 51,144 Sq. Ft.
Total: 104,265 Sq. Ft.
Proposed Storage Building B
14,264 Sq. Ft.
Proposed Bollards
Proposed 6' Tall Montage II Fence by Ameristar or Approved Equal
Proposed AutoGate #600 Buckeye or approved equal
Concrete Pad for Lift Gate Operator
Key Pad
Right Only Sign
Temporary Construction Easement
Width Varies Sidewalk Easement
10.0' Utility Easement
5.0' Utility Easement
6.0' Setback
10.0' Setback
25.0' Building Setback
8.0' Sidewalk
22.0' Pavement
21.0' Pavement
23.0' Pavement
24.0' Pavement
40.0' Pavement

Sheet
C05
Renaissance Infrastructure Consulting
Grading Plan
Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Grading Legend
TC: Top of Curb Elevation
P: Pavement Elevation
G: Ground Elevation
(HP): High Point
(LP): Low Point
R: ADA Ramp
+/-: Match Existing
Earthwork Quantities
Cut = 1,099 Cu Yds.
Fill = 15,577 Cu Yds.
Net = 14,491 Cu Yds. (Fill)
LEGEND
Proposed Major Contour
Proposed Minor Contour
Existing Major Contour
Existing Minor Contour
1"=20'
Property Line
6.0' Setback
25.0' Building Setback
10.0' Setback
Proposed Storage Building A
1st Floor: 53,121 Sq. Ft.
1st Floor FFE: 1021.00
2nd Floor: 51,145 Sq. Ft.
2nd Floor FFE: 1031.00
Proposed Storage Building B
14,264 Sq. Ft.
FFE: 1027.82 - 1031.00
Width Varies Sidewalk Easement
(R/W Varies)
PARALLEL PARKWAY
Temporary Construction Easement
Transition To Zero Height Curb

NOTE:
Water service pipe is required to be ductile iron pipe inside the pit and for a minimum of 3' outside of the pit before transitioning to PE 4710 (DR11) or Type K Copper
(R/W Varies)
PARALLEL PARKWAY
Existing Storm Sewer
Existing Curb Inlet
Existing Telephone Vault
Existing Overhead Power
Existing Fiber Optic Line
Existing Electrical Box
Proposed Underground Power
Proposed Gas Line
Proposed Transformer
Proposed Internet
10.0' Utility Easement
6" C900 PVC (DR-14)
300 LF
Proposed Fire Hydrant Assembly (N&E)
Proposed 18'x8'-1" Vault With domestic meter and fire DCDA
Connect to 8" BPU Water Main
6" C900 PVC (DR-14)
~100 LF
1-2" Water Service Connection
6"x6" DIP Tee W/ Thrust Block (N&E)
6" C900 PVC (DR-14)
98 LF
6"x6" DIP Tee W/ Thrust Block (N&E)
Proposed 18" HDPE Storm Sewer
Proposed 24" HDPE Storm Sewer
Connect to Existing Storm Manhole with 24" Grate
Proposed 1-2" Water Service Connection RE: MEP Plans
Proposed Fire Line Connection RE: MEP Plans
Proposed Fire Hydrant Assembly (N&E)
Proposed 6" Sanitary Sewer Connection FL: 1018.00' RE: MEP Plans
Proposed 6" Cleanout
Proposed Roof Drain (Typ.)
Proposed 18" HDPE Storm Sewer
Proposed 18" HDPE Storm Sewer
5.0' Utility Easement
Proposed 6" PVC Sanitary Sewer Service 1% Min Slope
Remove 10' Stub and Connect to Existing Sanitary Sewer Manhole FL Out: 1014.77'
Proposed 6" Cleanout
Property Line
5.0' Utility Easement
5.0' Utility Easement
1"=20'
0 10' 20'
Renaissance Infrastructure Consulting
8653 Pflumm Lane
Lenexa, Kansas 66219
913.317.9500
www.RIC-CONSULT.com
KS Certificate of Authority: E-1614
Sheet
C06
Site Utility Plan
Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas


PLANT SCHEDULE
PARALLEL PARKWAY
Proposed Building RE: Arch
Site Fence RE: Civil
Decorative Gravel RE: Detail
Site Fence and Gate; RE: Civil
Existing landscape to remain. Do not disturb. Damaged or removed landscaping to be replaced in kind
V-Cut Edging with Hardwood Mulch Plant Bed - TYP RE: Landscape Detail
RP-1 Single Family Residential District
NOTE: Maintain and establish all landscape areas by watering, fertilizing, weed control, mowing, trimming and other operations until acceptable establishment - TYP RE: Specifications
Turfgrass shall extend to limits of disturbance - TYP RE: Landscape Notes #13
SEE LG2 FOR LANDSCAPE NOTES
LANDSCAPE CALCULATIONS
Renaissance Infrastructure Consulting
Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Landscape Plan
Sheet
L01

BC ENGINEERS INCORPORATED
5725 Reinder Shawnee, KS 66203 (913)262-1772
PE COA #E-359
10/1/2025
BC PROJECT #25348
SITE PHOTOMETRIC FOR
PARALLEL PARKWAY STORAGE
KANSAS CITY, KS
ISSUE DATE: 10/1/2025
REVISIONS:
SHEET TITLE: SITE PHOTOMETRIC PLAN
PH1
SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'
NORTH
A @ 20'
B @ 20'
C @ 7.5'
A @ 10'
B @ 10'
C @ 8'
B @ 15'
C @ 10'
B @ 11'
Schedule
Symbol | Label | Image | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Polar Plot
A | 6 | DSXW2 P1 40K T3M | 6000 4000K TFOR Type 3 Medium | | 1 | 8156 | 0.9 | 37.03 | PNU: 65234.tvd
B | 9 | DSXW2 P1 40K TFTM | 6000 4000K TFOR Forward Throw Medium | | 1 | 8311 | 0.9 | 37.03 | PNU: 65234.tvd
C | 6 | DSXW1 P1 40K T3M | 2000 4000K TFOR Type 3 Medium | | 1 | 1906 | 0.9 | 13.27 | PNU: 61050.tvd
Statistics
Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min
Site | + | 1.3 fc | 9.0 fc | 0.0 fc | N/A | N/A
Drive/Parking | × | 2.0 fc | 9.0 fc | 0.3 fc | 30.0:1 | 6.7:1

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
PROJECT NAME:
ATTIC STORAGE AT THE LEGENDS
PROJECT DESCRIPTION:
SELF-STORAGE
PROJECT LOCATION:
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
CONTRACTOR CONTACT:
STRYCKLAND CONSTRUCTION
ATTN: JOHN STRYCKLAND
720 SOUTH ROGERS ROAD, SUITE B
OLATHE, KS 66062
P) 913-764-7000
ARCHITECT:
HEMLY ASSOCIATES, INC.
ATTN: STAN HEMLY
1100 RHODE ISLAND ST.
LAWRENCE, KANSAS 66044
P) 785-749-5806
1 PROJECT INFORMATION
2 PROJECT LOCATION
ARCHITECT
Hemly Associates, Inc.
1100 Rhode Island St.
Lawrence, KS 66044
P) 785-749-5806
Hemly ASSOCIATES, INC.
ARCHITECTS
PRESERVATION CONSULTANTS
HEART LUMINARIATIONS
SHEET INDEX - BLDG A
SORT NUMBER NAME ISSUE DATE COPYRIGHT REVISION COUNT
A-A0.0 COVER SHEET 20250827 1
A-A0.1 SITE PLAN 20250827 1
A-A0.3 CODE PLAN - 1ST STORY 20250827 1
A-A0.4 CODE PLAN - 2ND STORY 20250827 1
A-A1.0 FLOOR PLAN - BLDG A 1ST STORY 20250827 1
A-A1.1 FLOOR PLAN - BLDG A 2ND STORY 20250827 1
A-A1.3 LIMIT MIX - BLDG A 1ST STORY 20250827 1
A-A1.4 LIMIT MIX - BLDG A 2ND STORY 20250827 1
A-A1.6 ROOF PLAN 20250827 1
A-A2.0 ELEVATIONS - BLDG A 20250827 1
A-A2.1 ELEVATIONS 20250827 1
A-A3.0 ENLARGED PLANS 20250827 1
A-A4.0 SECTIONS 20250827 1
A-A4.1 SECTIONS 20250827 1
A-A4.4 SECTIONS 20250827 1
A-A4.5 SECTIONS 20250827 1
A-A4.6 SECTIONS 20250827 1
A-A5.7 SECTIONS 20250827 1
A-A5.8 SECTIONS 20250827 1
A-A5.9 SECTIONS 20250827 1
A-A5.10 SECTION DETAILS 20250827 1
A-A6.0 SECTION DETAILS 20250827 1
A-A6.0 MATERIALS 20250827 1
A-A6.1 ARCHITECTURAL DETAILS & SCHEDULES 20250827 1
A-A6.2 ARCHITECTURAL DETAILS 20250827 1
A-F1.1 FOUNDATION DETAILS 20250827 1
A-F1.2 FOUNDATION DETAILS 20250827 1
29
Hemly ASSOCIATES, INC.
ARCHITECTS
PRESERVATION CONSULTANTS
HEART LUMINARIATIONS
1100 Rhode Island St
Lawrence, Kansas 66044
785 / 749 - 5806
COVER SHEET
Date: 20250827
Drawn by: KJN
Checked by: SCH
Revision:
A-A0.0
STORAGE


BUILDING A
ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
Hernly
ELEVATIONS BLDG A
A-A2.0
1 BLDG A - NORTH ELEVATION
2 BLDG A - EAST ELEVATION
3 BLDG A - WEST ELEVATION
4 BLDG A - SOUTH ELEVATION
STORAGE
PARAPET 23' - 11"
LOW EAVE 18' - 4"
2ND STORY 10' - 0"
1ST STORY 0'
RIBBED MTL PANEL (HORIZ.) BURNISHED SLATE
WOOD GRAIN REVEAL METAL PANEL CEDAR GRAY
INSULATED CONCEALED-FASTENER STUCCO-EMBOSSED ARCHITECTURAL PANEL, POLAR WHITE
CONCRETE W/ FORM LINER
STOREFRONT WINDOW
OVERHEAD SECTIONAL DOOR
ROOF LINE
GATE
COILING OVERHEAD DOOR
WOOD GRAIN REVEAL METAL PANEL ROUGH CEDAR DISTRESSED
GUTTER &DOWNSPOUTS FACING INTERNALLY TO PROPERTY ONLY
MR-24 STANDING SEAM METAL ROOF
COILING OVERHEAD DOOR

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
Henly
ELEVATIONS
A-A2.1
1 BLDG A - NORTH WEST ELEVATION
1" = 10'-0"
LOW EAVE
10' - 4"
BLDG B
11' - 0"
1ST STORY
0"
STORAGE
RIBBED MTL PANEL (HORIZ.)
BURNISHED SLATE
WOOD GRAIN REVEAL
METAL PANEL, CEDAR
GRAY
STOREFRONT
WINDOW
WOOD GRAIN REVEAL
METAL PANEL ROUGH
CEDAR DISTRESS
STOREFRONT WINDOW

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
Henly
ELEVATIONS
A-A2.1
1 BLDG A - NORTH WEST ELEVATION
1" = 10'-0"
LOW EAVE
10' - 4"
BLDG B
11' - 0"
1ST STORY
0"
STORAGE
RIBBED MTL PANEL (HORIZ.)
BURNISHED SLATE
WOOD GRAIN REVEAL
METAL PANEL, CEDAR
GRAY
STOREFRONT
WINDOW
WOOD GRAIN REVEAL
METAL PANEL, ROUGH
CEDAR DISTRESS
STOREFRONT WINDOW

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
Henly
ELEVATIONS
A-A2.1
1 BLDG A - NORTH WEST ELEVATION
1" = 10'-0"
LOW EAVE
16' - 4"
BLDG B
11' - 0"
1ST STORY
0'
STORAGE
RIBBED MTL PANEL (HORIZ.)
BURNISHED SLATE
WOOD GRAIN METAL
METAL PANEL CEDAR
GRAY
STOREFRONT
WINDOW
WOOD GRAIN METAL
METAL PANEL ROUGH
CEDAR DISTRESS
STOREFRONT WINDOW

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Final Development Plan Petition PR2025-040 and Central Middle School Final Plat (PLAT2025-040)**

GENERAL INFORMATION

Applicant Information:
USD 500 Kansas City, Kansas Public Schools
Representative
Brian Hochstein with MKEC Engineering
11827 West 112th Street, Suite 200
Overland Park, Kansas 66210

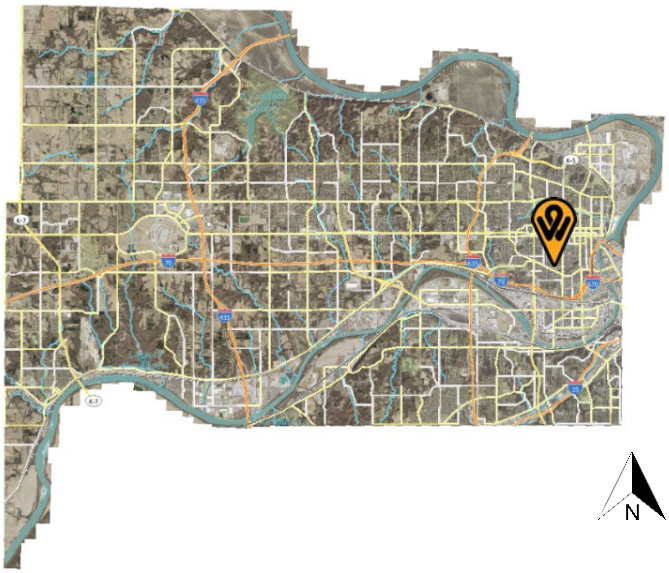
Subject Property:
55 North 12th Street
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to plat one (1) lot and build an 80,035 square foot for Central Middle School.

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

Existing Zoning District(s):
RP-3 Planned Townhouse and R-1(B) Single Family Districts

Plan Area:





Central Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family and R-2(B) Two Family Districts	Single-family homes and duplexes
South	CP-0 Planned Nonretail Business District	Office building
East	R-1(B) Single Family District	Single-family homes
West	R-1(B) Single Family District	Single-family homes

Total Tract Size: 10.35 Acres

Comprehensive Plan Designation: The Central Area Plan designates this property as Medium Density Residential and Urban Density, which allows single-family homes, garden apartments, attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 12th Street as a Minor Collector.

Parking Requirement: Section 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission. 126 spaces are provided.

Landscaping Requirement: Section 27-458(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) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) 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. Buffer plantings will be in addition to required trees. 100 trees are provided.

Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Doug Clements with USD 500 Kansas City Kansas Public Schools, is requesting a Final Development Plan and Final Plat to create one (1) lot and to build an 85,030 square foot building, Central Middle School at 55 North 12th Street.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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. Between 2008 – 2024, there have been numerous abatement, code administrative citations, and stop work orders for trash, weeds, vacant lot, and graffiti on the subject property.

Outstanding or Related Permit and Cases:

1. Between 2000 – 2016, there have been numerous electrical, commercial, mechanical, plumbing, DRC, demolition, elevator certificate and fire suppression permits at the subject property.

Previous Planning Actions:

1. 2025 – PR2025-033 – Preliminary Development Plan for Central Middle School – Approved on December 4, 2025.
2. 2025 – PLAT2025-032 – Preliminary Plat for one (1) lot for Central Middle School – Approved on November 10, 2025.
3. 2008 – PR-2008-11 – Final Development Plan for Village of Fountains (reduction in masonry) amending PR-2007-16.

4. 2007 – PR-2007-16 – Final Development Plan for 24 lots (101 units) – Approved.
5. 2007 – Village of Fountains Final Plat for 24 lots (101 units) – Approved.
6. 2007 – SP-2007-18 – Special Use Permit for 59-unit assisted living facility – Approved.
7. 2007 – Village of Fountains Preliminary Plat – Approved.
8. 2007 – COZ 2909 – Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District for 24 single-family homes, 8 duplexes and 20 fourplexes – Approved.
9. 2006 – COZ 2889 – Change of Zone for Bethany Neighborhood Downzoning – Approved.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 10.35 acres, which affords enough space for the proposed development to be capable of accommodating the building, adequate parking areas for buses, staff parking and car drop off/pick-up, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Central Avenue via North 11th and North 12th Streets. As part of this development, North 12th Street and Riverview Avenue are being vacated.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. While there are schools in the immediate vicinity, this institutional use is compatible with the neighborhood.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

The proposed use conforms to the Central Area Plan Medium Density and Urban Density land use designations, which allows single-family homes, garden apartments, and attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

Additionally, the proposed use conforms to the Subdivision Code goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 11th Street, Reynolds Avenue, and Riverview Avenue.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 11th and 12th Streets, and Riverview Avenue. Portions of North 12th Street and Riverview Avenue are proposed to be vacated, which will force vehicles north/south on North 11th Street to access the front entrance of the building and the car drop off/pick up loop, North 12th Street to access the rear of the building (staff and service entries), and Riverview Avenue from the west for the bus loop.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning and nonplanned zoning districts. The school district will be providing sidewalks around the perimeter of subject property to connect to the external Riverview neighborhood.

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

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

      Electrical and Water Service is provided by BPU.

   b. ***Sanitary Sewer Service***

      Sanitary sewer service is being provided by the UG.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by East Patrol, District #116.

e. Fire

Fire service is provided by Station #9, located at North 11th Street and Central Avenue, which is 600 feet from the subject property.

f. Transit

Kansas City ATA provides transit service along Central Avenue, Route #102.

g. Schools

Public Education is provided by M E Pearson Elementary School, Central Middle School, and Wyandotte High School, under Kansas City Kansas USD 500.

h. Streets

The subject property is accessed off South 12th Street, a Minor Collector, and Riverview Avenue, a Local Street.

10. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

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

The Final Plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to the external neighborhoods. There are no variances needed for setbacks, parking or landscaping.

12. 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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise, or other adversity as there is access through the development for EMS. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed Final Plat will create one (1), 10.35-acre lot for the development of Central Middle School. Staff does not believe this development will create adverse impacts, as long as development is designed with due regard to topography and the natural features of the land.

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

With the development of a new commercial, large, middle school there will inherently be some increase in maintenance, particularly for electric service, city sewer and stormwater, as well as any additional traffic. Due to the size of this development and considering the existing surrounding context, however, there is not expected to be an undue burden.

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

The proposed subdivision does not encourage premature extension of public services, piecemeal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Central Area and is infill development north of Bethany Park. As part of the development, existing sanitary and storm sewers will need to be relocated.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for Final Development Plan.

KEY ISSUES

Landscaping and Screening
Traffic
Pedestrian Circulation
Vacation of Existing Streets
Lighting
Trash/Litter

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

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

    Applicant Response: Comment acknowledged.

2. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

    Applicant Response: Crosswalk have been added from proposed ADA ramps and sidewalk conditions throughout the parking lots. No other sidewalk connects between drive aisles and lanes exist.

3. Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

    Applicant Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods. Sidewalk is not planned along the north and west property lines due to sidewalk connections already being provided throughout the property to the connecting neighborhoods and due to safety concerns, existing retaining walls, and proposed grading.

Building Architecture:

1. 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 does not meet this standard.

    Applicant Response: All rooftop equipment is screened from public view by the building parapet, with the exception of units located on top of the two-story academic wing. At this location, the design incorporates in-board architectural walls with a metal panel finish that is consistent with the overall building design. These in-board walls effectively screen the mechanical equipment from public view. Per e-mail correspondence with Byron Toy dated 12/12/2025, this screening strategy was deemed acceptable for this location. Please refer to the attached rood plan exhibit with the in-board architectural walls highlighted.

2. Downspouts shall be internalized except around the storm shelter.

    Applicant Response: Two (2) external downspouts are proposed for roof drainage in addition to the downspouts serving the storm shelter. This condition is required

due to interior building configuration constraints. The proposed downspouts are not located on exterior-facing walls and are primarily concealed by the adjacent roof parapet. Due to their location and the surrounding building massing, they will not be visible from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspouts are located approximately 60 feet from the exterior perimeter wall and discharge onto a lower adjacent roof, maintaining consistency with the intent of the design standards. Please refer to the attached roof plan exhibit with downspout locations highlighted.

Landscaping and Screening:

1. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

   Applicant Response: Comment acknowledged.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.

   The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development.

   Applicant Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

Previous Conditions of Approval – PR2025-33 and PLAT2025-032:

1. For the Final Development Plan drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.
2. For the Final Plat: Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.
3. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the Unified Treasurer.
4. 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 does not meet this standard.
5. Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.
6. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.
7. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.
8. Section 27-575(g)(3) 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.
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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance.
10. All landscaping shall be irrigated.
11. All deciduous and shade trees shall be at least two (2) inch caliper when planted.
12. 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.
14. Regarding BPU transformer screening, the following applies:
    - Gate doors are required for all types of screening that are placed in front of the transformers.
    - 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.
    - Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    - For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - 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).
    - 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. 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.
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 Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

22. Following 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.

Planning Engineering Comments:

B) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
C) 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.
D) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-040** and **PLAT2025-040 (Central Middle School Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **For the building permit drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;**
2. **Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school;**
   When the mylars are submitted to Staff to be recorded, submit the following fee:
   a. **$32.00 per page payable to the Register of Deeds; and,**

    b. **$7.00 per lot payable to the Unified Treasurer;**
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 does not meet this standard;**
4. **Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
5. **Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
6. **Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply. The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development;**
7. **Section 27-575(g)(3) 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;**
8. **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 in the Sign Ordinance;**
9. **All landscaping shall be irrigated;**
10. **All deciduous and shade trees shall be at least two (2) inch caliper when planted;**
11. **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);**
12. **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;**
13. **Regarding BPU transformer screening, the following applies:**
    - **Gate doors are required for all types of screening that are placed in front of the transformers.**

- **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.**
- **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
- **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
- **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).**
- **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;**

14. **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; 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;**
15. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **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;**
18. **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; 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;

19. **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,**
20. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required
Final Plat	February 9, 2026	TBD

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

MOTIONS

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-040**, Central Middle School Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-040**, Central Middle School Final Plat, 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.

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2025-040** 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-040,** 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.

ATTACHMENTS

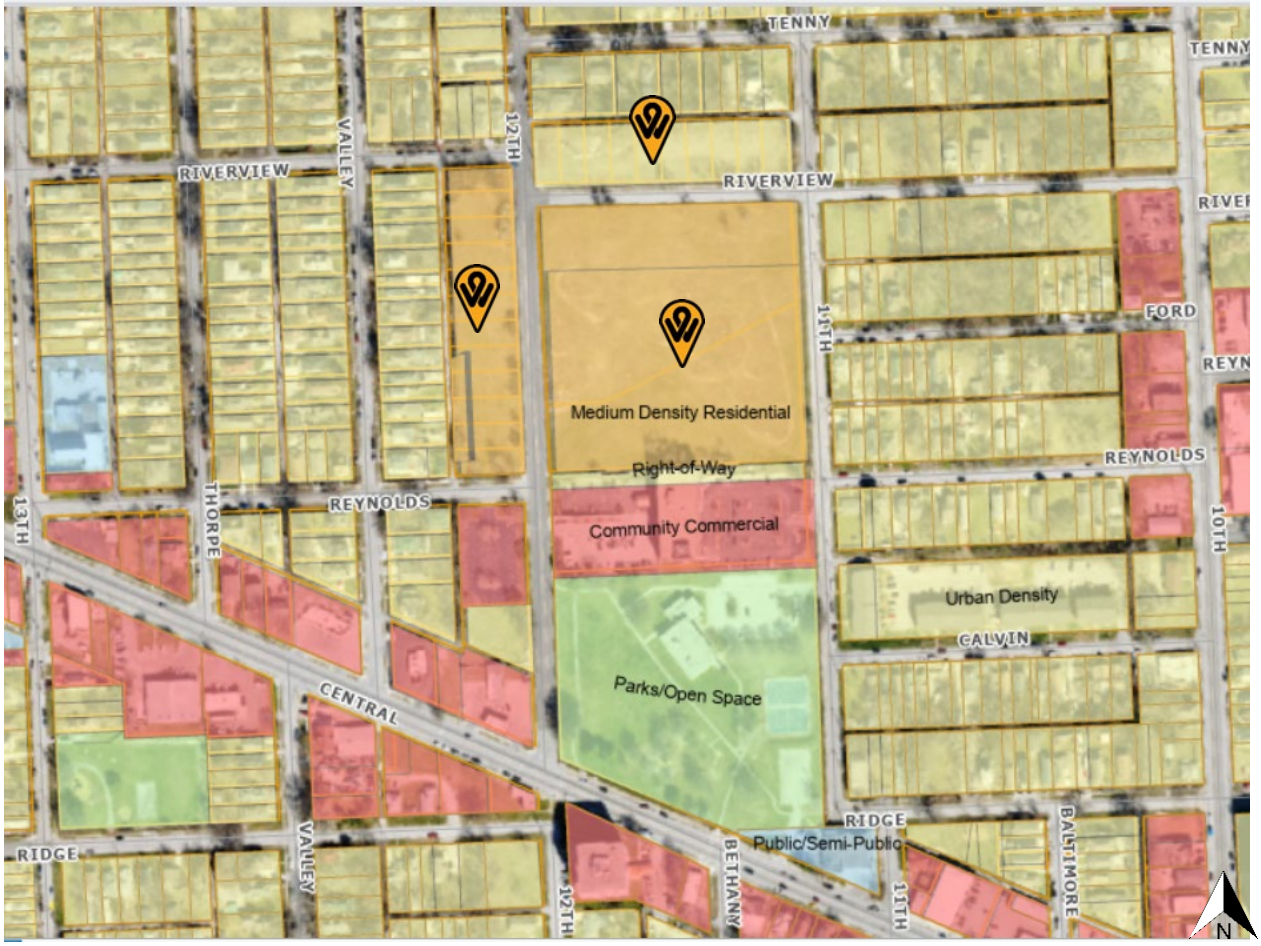
AERIAL IMAGERY



ZONING MAP


R-1(B)
R-2(B)
CP-0
CP-1
RP-5
RP-6
MP-1
C-1
C-3
R-2
Splitlog Ave
Ohio Ave
Northrup Ave
Tenny Ave
Riverview Ave
Ford Ave
Reynolds Ave
Lyon Ave
Calvin St
Ridge Ave
Sumner Ave
Lowell Ave
Bunker Ave
Central Ave
Flatiron Park
Prescott Park
Bethany Park
Lally Park
N 10th St
N 11th St
N 12th St
N 13th St
N Thorpe St
N Valley St
N Mill St
N 9th St
S 15th St
S 14th St
S 13th St
S Valley St
S 12th St
S Bethany St
S 11th St
N Baltimore St
S Baltimore St
N Boeke St
S Boeke St
N Fernee St
Wilson Blvd
Grand

LAND USE MAP


TENNY
RIVERVIEW
VALLEY
12TH
11TH
FORD
REYNOLDS
13TH
THORPE
10TH
Medium Density Residential
Right-of-Way
Community Commercial
Urban Density
CALVIN
Parks/Open Space
CENTRAL
RIDGE
Public/Semi-Public
BETHANY
BALTIMORE
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: January 8, 2026
RE: **CENTRAL MIDDLE SCHOOL**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
J & J Survey, LLC

And we have determined the following:
Takes all of CIC-TAS Parcels:
298000 to 298023
Owners-of-Record:
CHWC Holding Corporation
Jurat Signature:
Dr. Anna Stubblefield, superintendent – KCK Public Schools

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Title
Add a subtitle of "Replat of all of Village of Fountains." The current subtitle has the Range as "West" when it should be "East."

2) Legal Description
In the legal description, add "Replat of all of Village of Fountains."

3) Labeling
Revise the vacation notation to be "Streets & Easements Vacated by this plat, see page 2." Also revise the notation on second page to "R/W & Easements Vacated."

4) Ownership
The ownership of record is different than shown on plat.

1

5) Approvals
The Mayor/CEO needs to be updated. Update the year for County Engineer.

6) TIF
Part of the new lot sits within an existing TIF that may need to be addressed.

MKEC ENGINEERING SUCCESS

January 26, 2026

Unified Government of Wyandotte County
Department of Planning + Urban Design
City of Kansas City
701 N 7th Street
Kansas City, KS 66101

REFERENCE: Final Development Plan Petition PR2025 & Central Middle School Final Plat (PLAT2025-040)
Responses to January 18, 2026 Review Comments

Dear Mr. Toy,

The following are our responses to the City of Kansas City, KS comments provided January 18, 2026.

Planning & Urban Design:

1. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and
   b. $7.00 per lot payable to the United Treasurer

Response: Comment acknowledged.

2. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

Response: Crosswalks have been added from proposed ADA ramps and sidewalk connections throughout the parking lots. No other sidewalk connections between drive aisles and lanes exist.

3. Install a four (4) food sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods. Sidewalk is not planned along the north and west property lines due to sidewalk connections already being provided throughout the property to the connecting neighborhoods and due to safety concerns, existing retaining walls, and proposed grading.

11827 W. 112th St., Ste. 200 • Overland Park, KS 66210 • T 913.317.9390 • F 913.317.9385 • MKEC.COM

Building Architecture:

1. 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 of perforated panels does not meet this standard.

Response: All rooftop equipment is screened from public view by the building parapet, with the exception of units located on top of the two-story academic wing. At this location, the design incorporates in-board architectural walls with a metal panel finish that is consistent with the overall building design. These in-board walls effectively screen the mechanical equipment from public view. Per email correspondence with Byron Toy dated 12/12/2025, this screening strategy was deemed acceptable for this location. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted.

2. Downspouts shall be internalized except around the storm shelter.

Response: Two (2) external downspouts are proposed for roof drainage in addition to the downspouts serving the storm shelter. This condition is requested due to interior building configuration constraints. The proposed downspouts are not located on exterior-facing walls and are primarily concealed by the adjacent roof parapet. Due to their location and the surrounding building massing, they will not be visible from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspouts are located approximately 60'-0" from the exterior perimeter wall and discharge onto a lower adjacent roof, maintaining consistency with the intent of the design standards. Please refer to the attached roof plan exhibit with downspout locations highlighted.

Landscaping & Screening:

1. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or two family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.
   The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development.

Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

Previous Conditions of Approval – PR2025-33 & PLAT2025-032:

1. For the Final Development Plan drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

Response: Crosswalks have been added from proposed ADA ramps and sidewalk connections throughout the parking lots. No other sidewalk connections between drive aisles and lanes exist.

2. For the Final Plat: Install a four (4) food sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods. Sidewalk is not planned along the north and west property lines due to sidewalk connections already being provided throughout the property to the connecting neighborhoods and due to safety concerns, existing retaining walls, and proposed grading.

3. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:

    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the United Treasurer.

Response: Comment acknowledged.

4. 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 does not meet this standard.

Response: All rooftop equipment is screened from public view by the building parapet, with the exception of units located on top of the two-story academic wing. At this location, the design incorporates in-board architectural walls with a metal panel finish that is consistent with the overall building design. These in-board walls effectively screen the mechanical equipment from public view. Per email correspondence with Byron Toy dated 12/12/2025, this screening strategy was deemed acceptable for this location. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted.

5. Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.

Response: Two (2) external downspouts are proposed for roof drainage in addition to the downspouts serving the storm shelter. This condition is requested due to interior building configuration constraints. The proposed downspouts are not located on exterior-facing walls and are primarily concealed by the adjacent roof parapet. Due to their location and the surrounding building massing, they will not be visible

from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspouts are located approximately 60'-0" from the exterior perimeter wall and discharge onto a lower adjacent roof, maintaining consistency with the intent of the design standards. Please refer to the attached roof plan exhibit with downspout locations highlighted.

6. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

7. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.

Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

8. Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

9. Section 27-575(g)(3) 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.

Response: Comment acknowledged.

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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance.

Response: Comment acknowledged.

11. All landscaping shall be irrigated.

Response: Comment acknowledged.

12. All deciduous and shade trees shall be at least two (2) inch caliper when planted.

Response: Trees shall be of approved size. Native grasses and plants are not planned.

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

Response: Trees shall be of approved size. Native grasses and plants are not planned.

14. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.

Response: Comment acknowledged.

15. 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 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: Comment acknowledged.

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.

Response: Comment acknowledged.

17. 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: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

20. 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: Comment acknowledged.

21. 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: Comment acknowledged.

22. 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.

Response: Comment acknowledged.

23. Following 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 preconstruction 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: Comment acknowledged.

Planning Engineering:

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

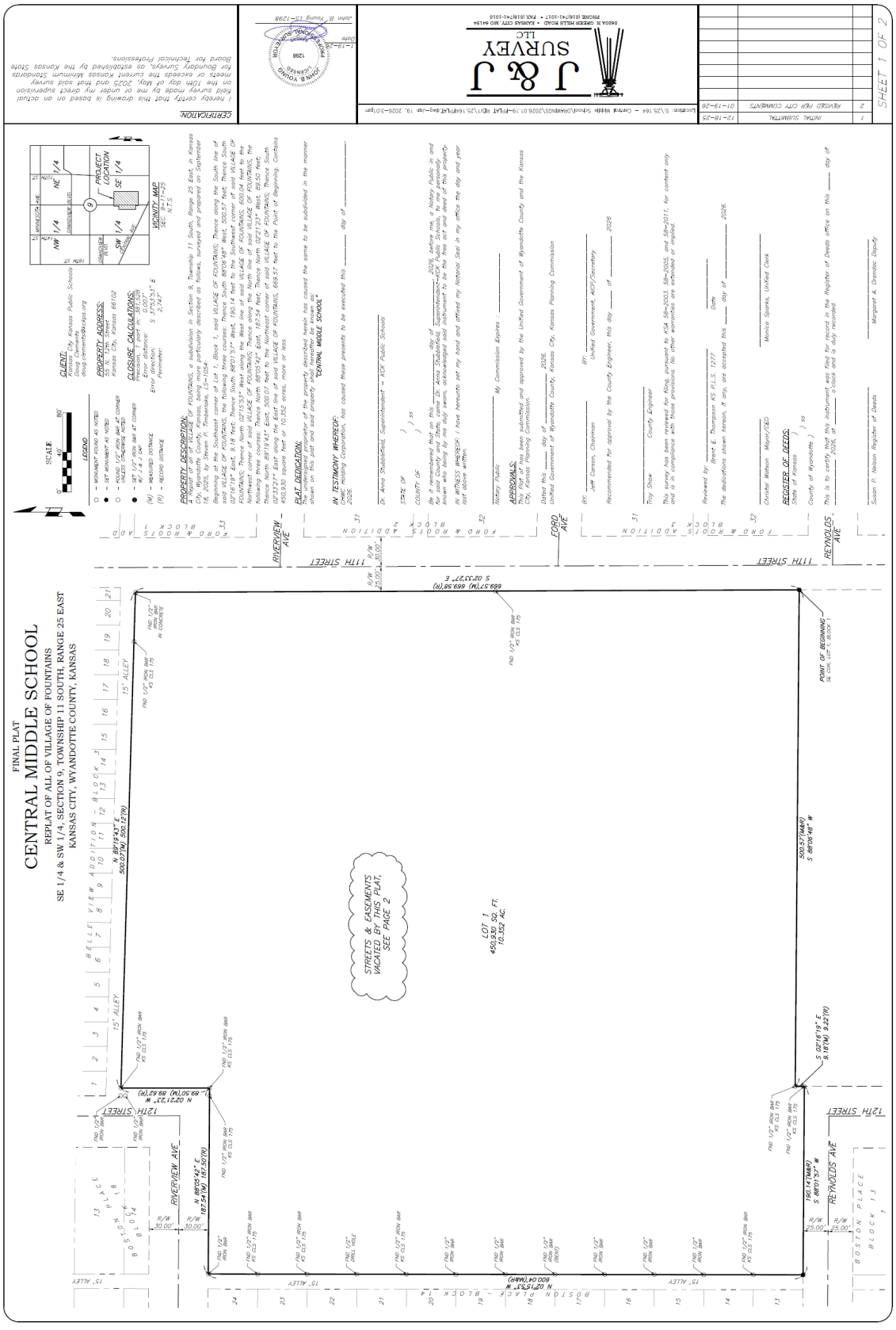
All comments have been addressed. Please contact us with any questions.

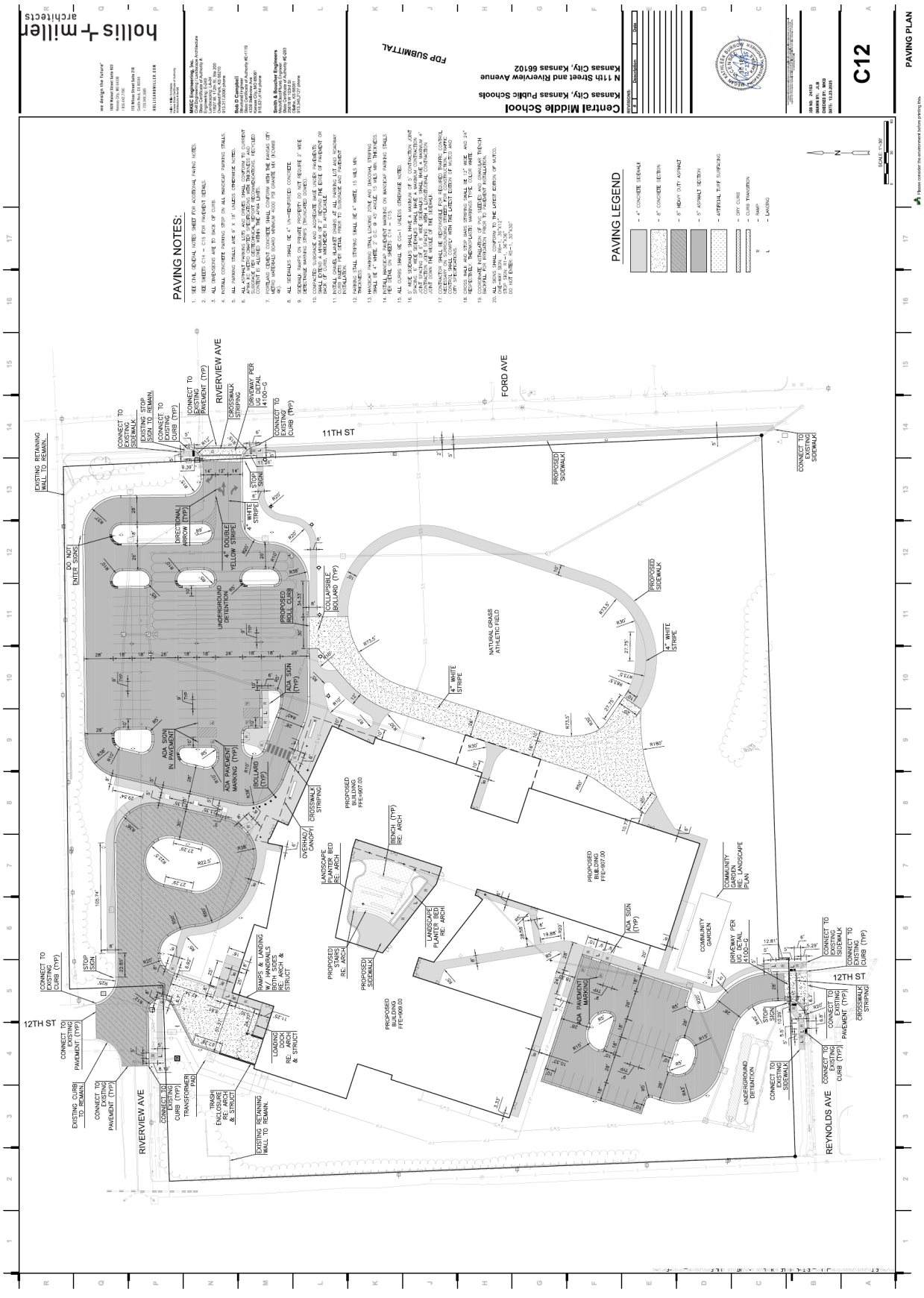
Sincerely,

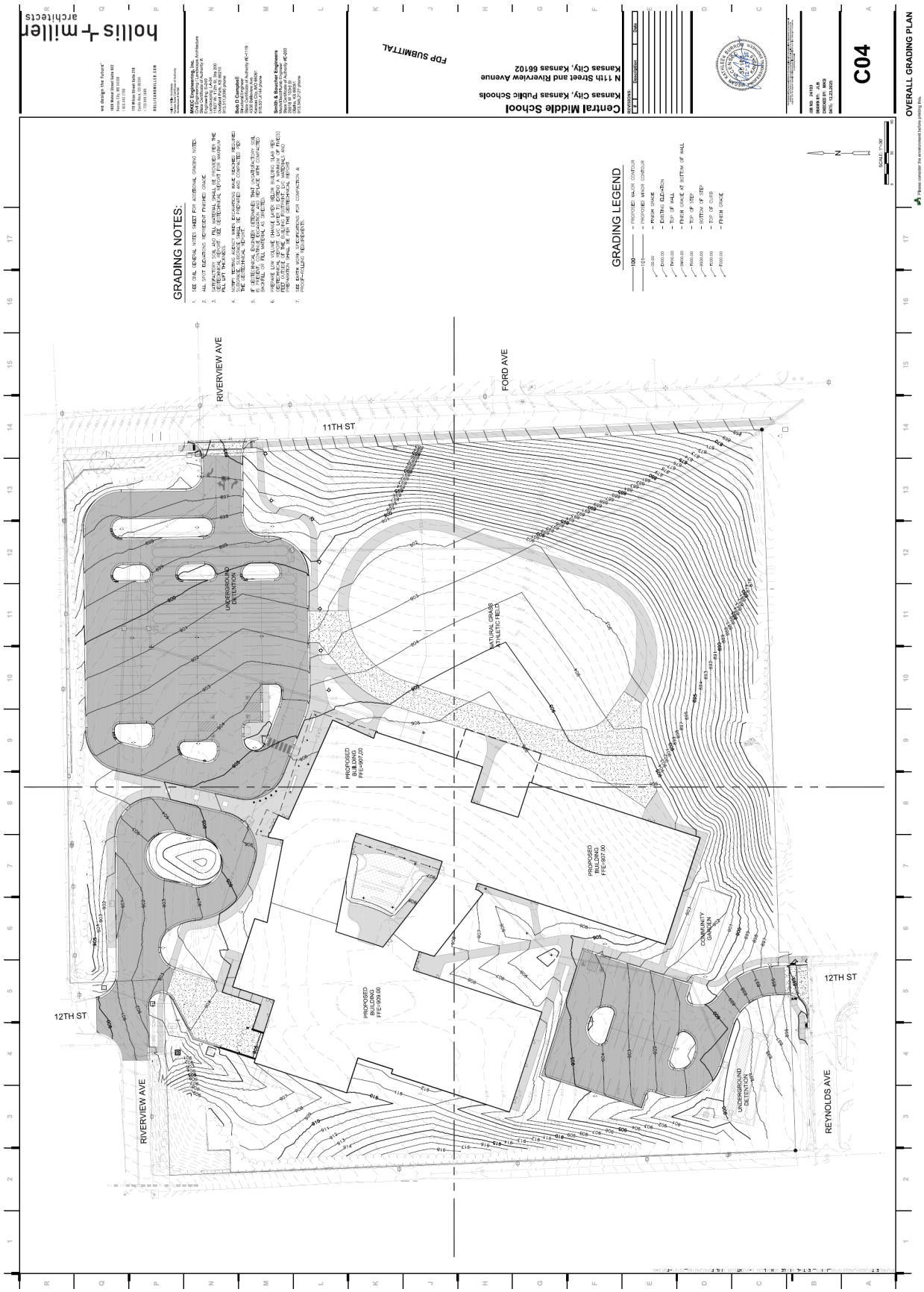
MKEC ENGINEERING, INC.

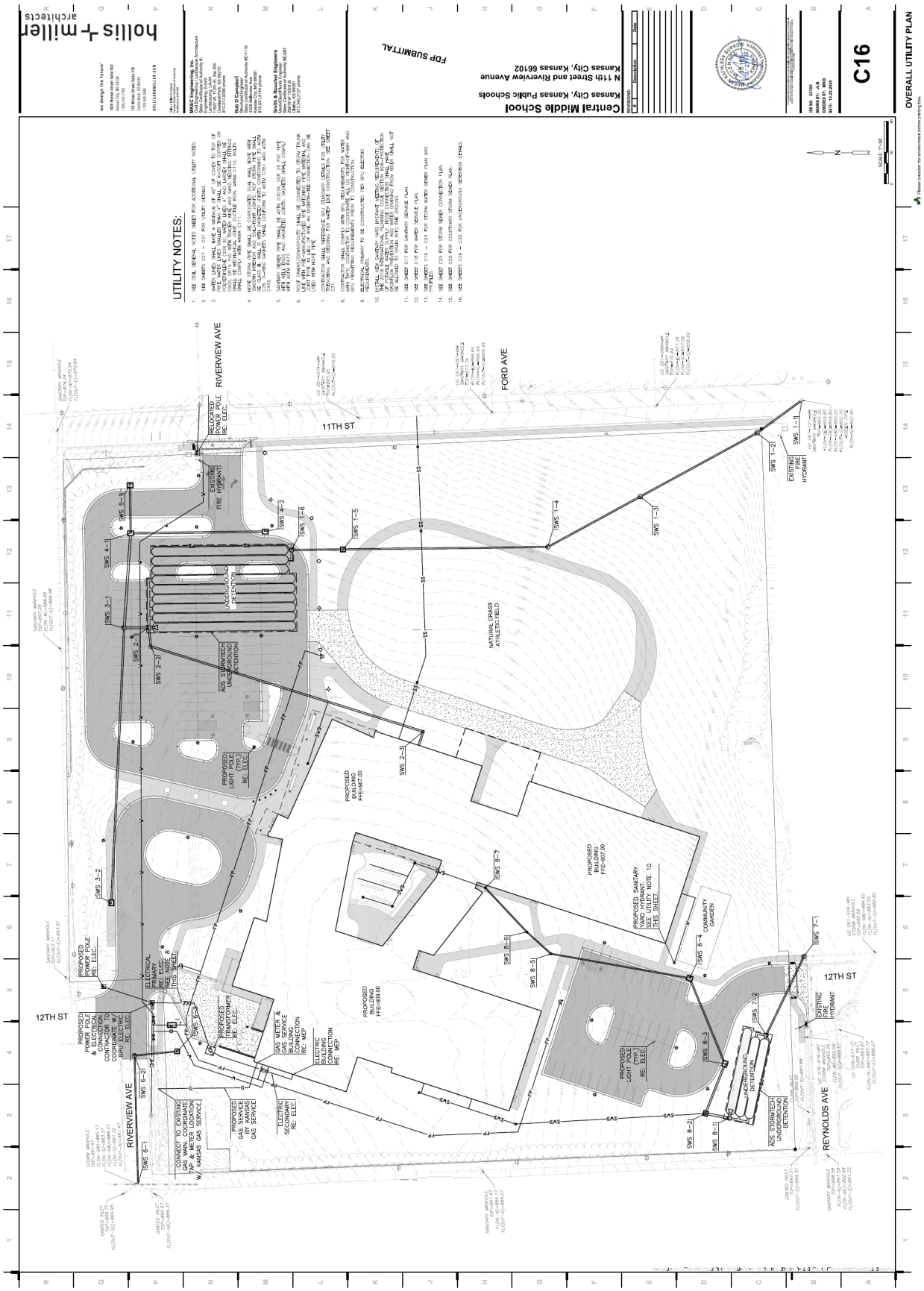
Brian Hochstein, PLA, ASLA, MBA

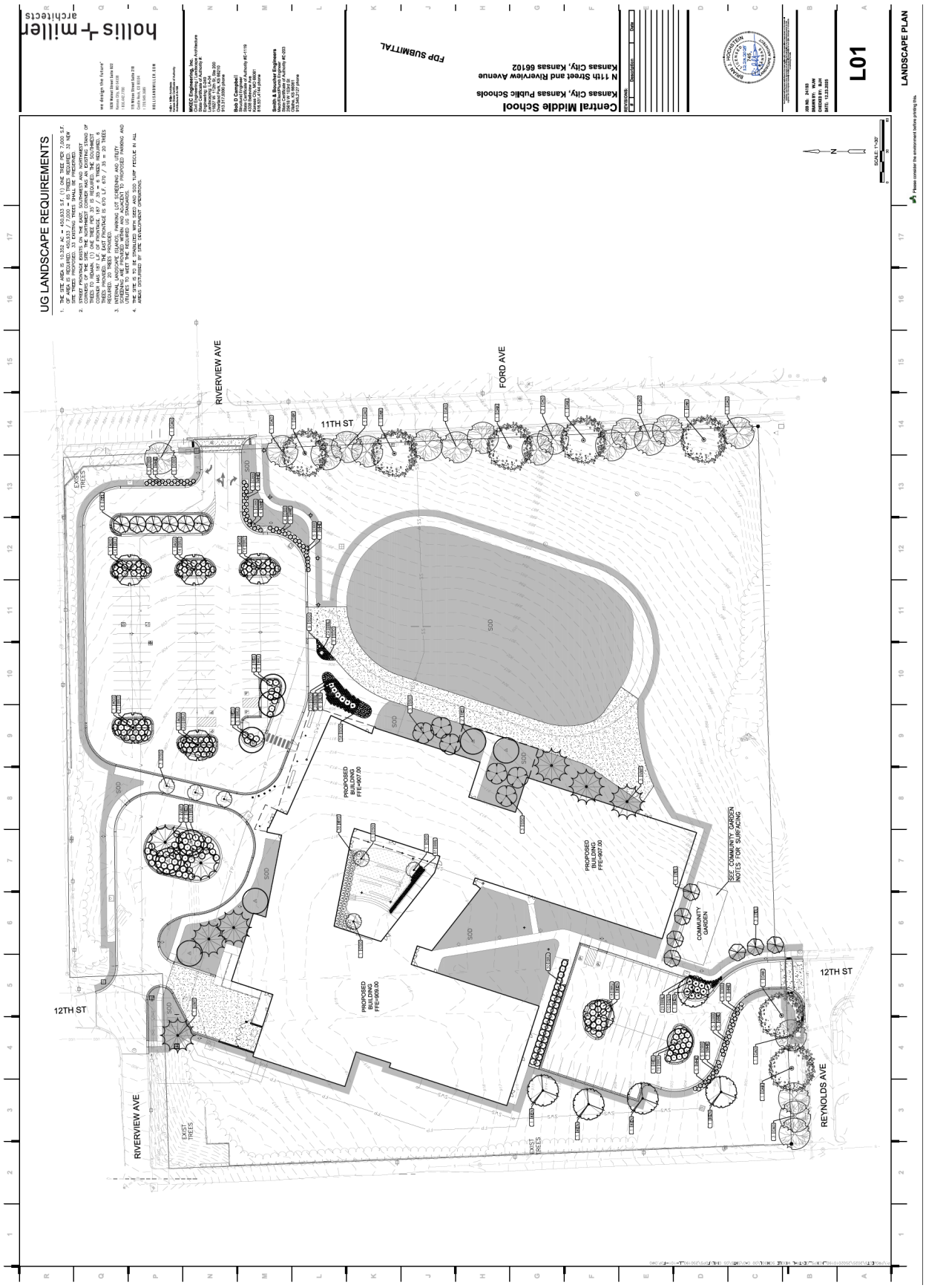
P:\PROJECTS\2025\2502010190_KCKPS_Central Middle School\05 Civil\Docs\FDP Comment Response\2026-01-26_City Comment Response Letter.docx

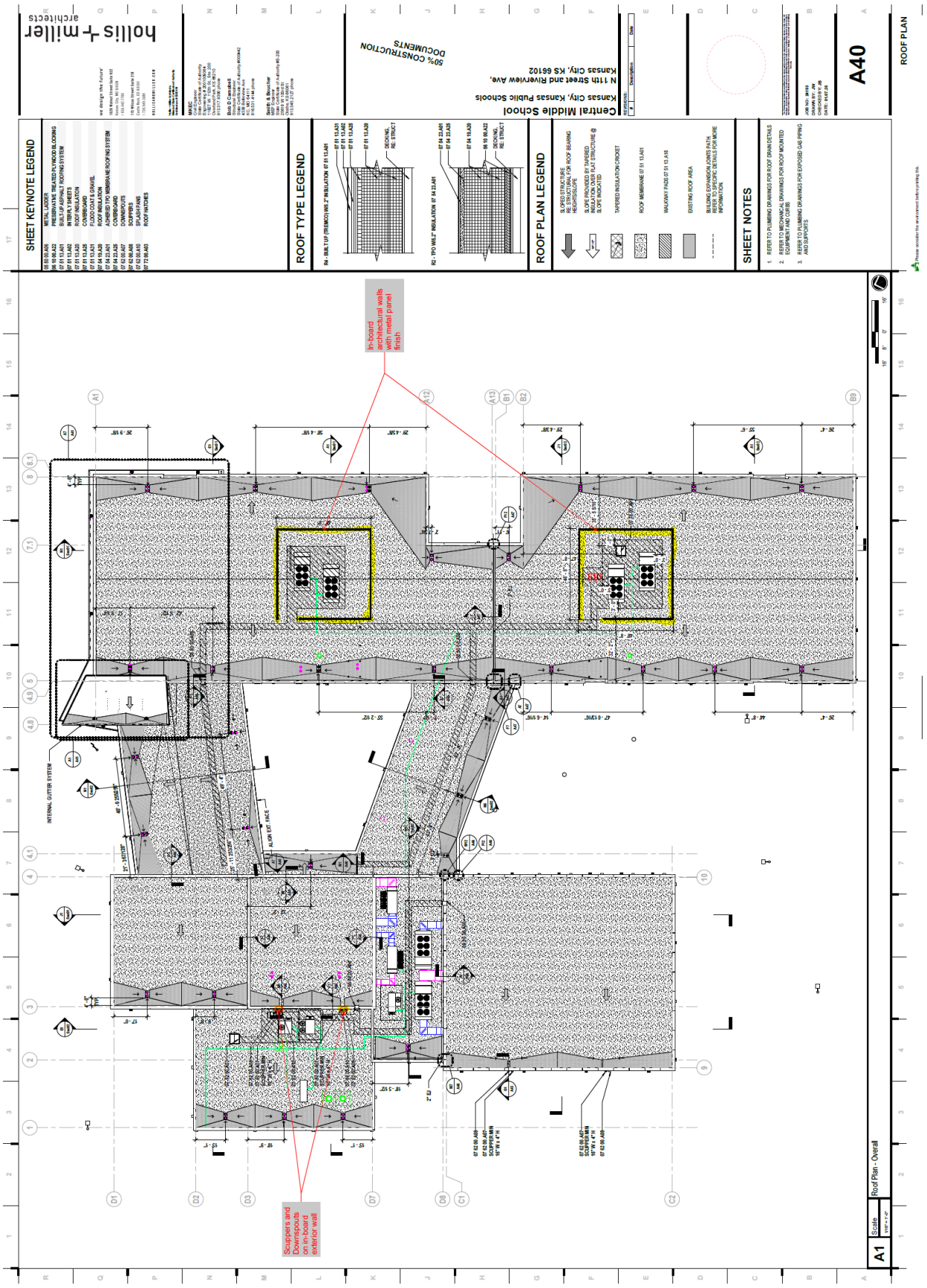

FINAL PLAT
CENTRAL MIDDLE SCHOOL
REPLAT OF ALL OF VILLAGE OF FOUNTAINS
SE 1/4 & SW 1/4, SECTION 9, TOWNSHIP 11 SOUTH, RANGE 25 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET 1 OF 2
J & J SURVEY LLC
CERTIFICATION
PROPERTY DESCRIPTION:
DEDICATION:
IN TESTIMONY WHEREOF:
APPROVALS:
REGISTER OF DEEDS:
LEGEND
VICINITY MAP
CLIENT:
PROPERTY ADDRESS:
CLOSURE CALCULATIONS:
STREETS & EASEMENTS VACATED BY THIS PLAT, SEE PAGE 2
LOT 1
450,930 SQ. FT.
10.352 Ac.
POINT OF BEGINNING
RIVERVIEW AVE
REYNOLDS AVE
11TH STREET
12TH STREET
FORD AVE
15' ALLEY
BOSTON PLACE
BLOCK 13
BLOCK 14
ADDITION
FORD & ROOTS
BLOCK 1
BLOCK 2
S 02°33'27" E
689.57'(M) 689.58'(R)
N 88°19'43" E
500.07'(M) 500.12'(R)
N 88°05'42" E
187.54'(M) 187.50'(R)
N 02°13'53" E
600.04'(M&R)
S 88°06'48" W
500.57'(M&R)
S 02°16'19" E
9.18'(M) 9.22'(R)
S 88°01'37" W
190.14'(M&R)
N 02°13'27" E
89.50'(M) 89.62'(R)

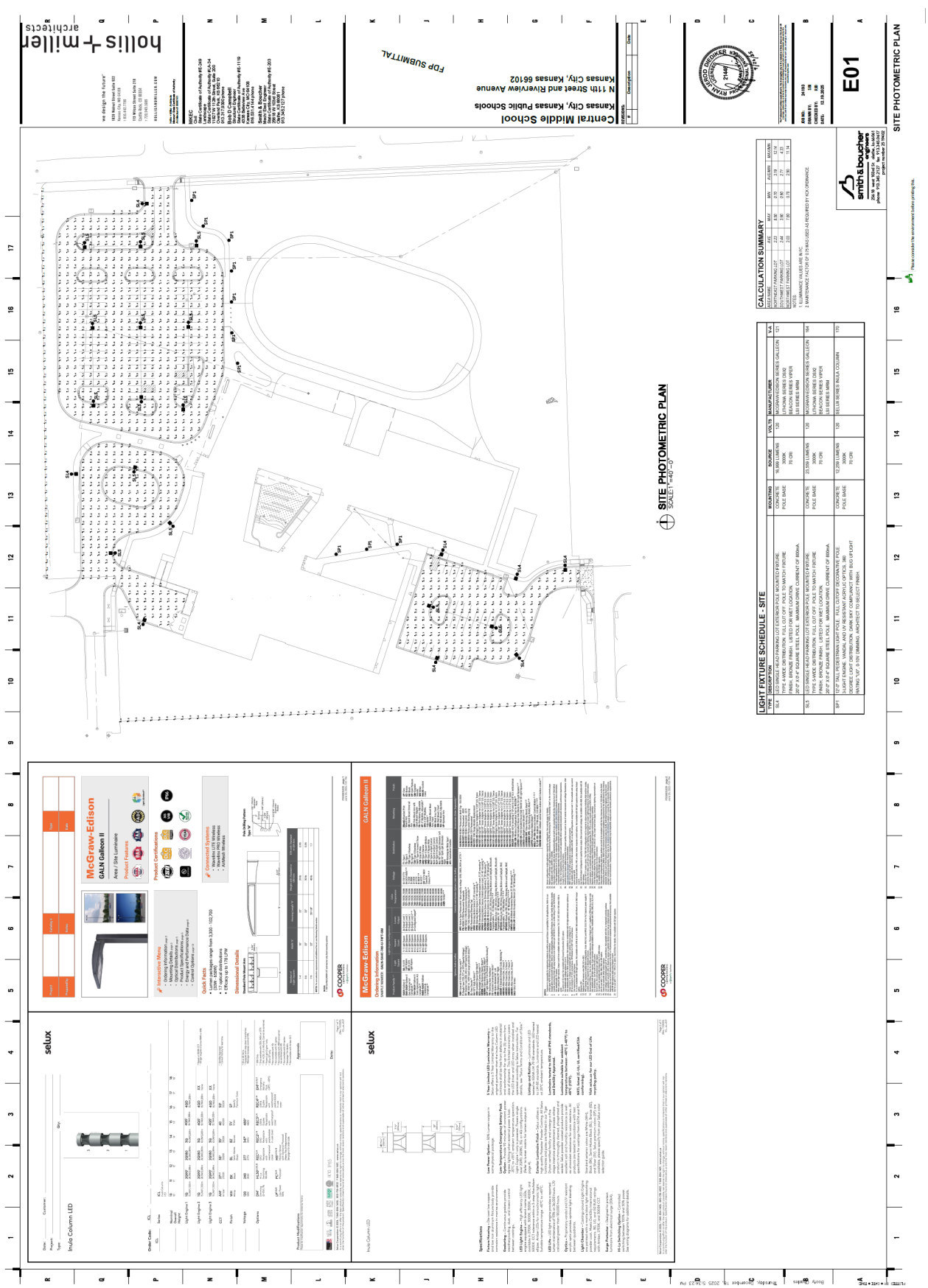

PAVING NOTES:
PAVING LEGEND
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
holliswmiller
architects
PAVING PLAN
C12
11TH ST
12TH ST
FORD AVE
RIVERVIEW AVE
REYNOLDS AVE
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
UNDERGROUND DETENTION
COMMUNITY GARDEN
SCALE: 1"=30'

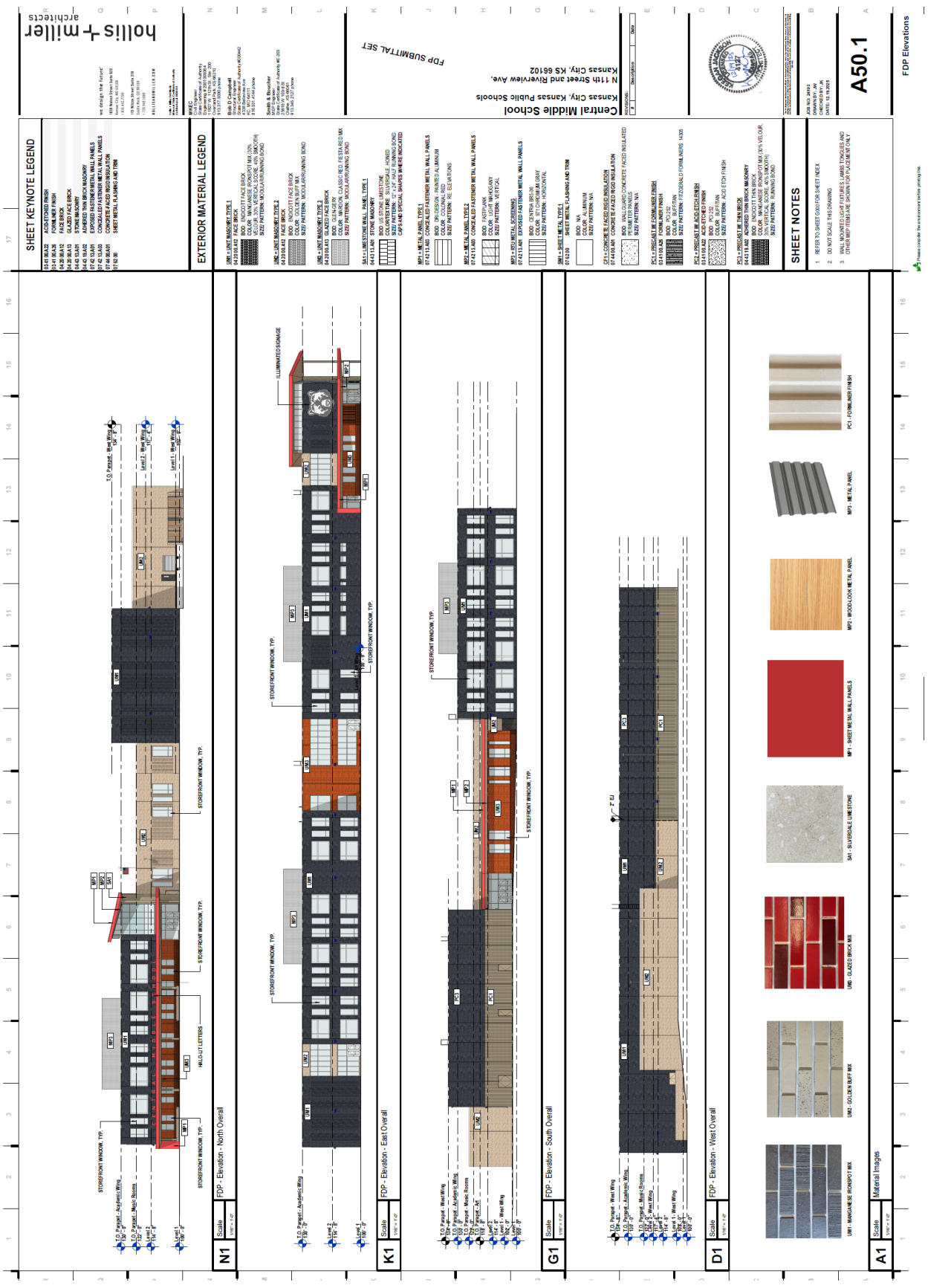

Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
holis + miller
architects
C04
OVERALL GRADING PLAN
GRADING NOTES:
GRADING LEGEND
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
UNDERGROUND DETENTION
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
COMMUNITY GARDEN


Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
C16
OVERALL UTILITY PLAN
UTILITY NOTES:
1. SEE THE GENERAL NOTES SHEET FOR ADDITIONAL UTILITY NOTES.
2. SEE SHEETS C27 – C31 FOR UTILITY DETAILS.
3. WATER LINES SHALL HAVE A MINIMUM OF 48" OF COVER TO TOP OF PIPE. WATER LINES SHALL BE PVC PIPE AWWA C900 DR18 CLASS 305 POLYETHYLENE (DIP) WATER LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE AWWA C151, CLASS 350. WATER LINES 3" AND SMALLER SHALL BE MECHANICAL JOINT DUCTILE IRON, AWWA C110, CLASS 350.
4. NOTE: STORM PIPE SHALL BE CORRUGATED. D/HL SHALL BURIE MIN BELOW PAVING AND MIN 24" BELOW GRASS. RCP STORM PIPE SHALL BE CLASS III WITH GASKETS. RCP STORM PIPE SHALL BE CLASS V WITH GASKETS. SHALL CONFORM TO ASTM C361 AND ASTM C443.
5. SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 35 PVC PIPE WITH ELASTOMERIC SEALS AND GASKETED JOINTS. GASKETS SHALL CONFORM WITH ASTM F477.
6. ROOF DRAINS/DOWNSPOUTS SHALL BE CONNECTED TO STORM TRUNK LINE AS SHOWN ON PLANS. WHERE ROOF DRAINS/DOWNSPOUTS ARE CLOSE TO THE LINE OF WORK, AN INDEPENDENT CONNECTION CAN BE MADE AT THE LINE OF WORK.
7. CONTRACTOR SHALL REFERENCE BPU STANDARD DETAILS FOR UTILITY TRENCHING AND BEDDING FOR WATER LINE CONSTRUCTION. SEE SHEET C27.
8. CONTRACTOR SHALL COMPLY WITH BPU REQUIREMENTS FOR WATER MAIN INSTALLATION, INCLUDING BUT NOT LIMITED TO, FLUSHING AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
9. ELECTRICAL PRIMARY TO BE CONSTRUCTED PER BPU ELECTRIC REQUIREMENTS.
10. FIRE LINE, SPRINKLER, SANITARY, YARD HYDRANT METERS REQUIREMENTS: IF THE CITY'S INTERNATIONAL PLUMBING CODE SECTION 604.10 EXCEPTION NO. 1 IS NOT MET, THE WATER METER SHALL BE LOCATED IN A PIT. BACKFLOW PREVENTION AND WATER METERING FROM MAIN SHALL NOT BE LOCATED IN THE SAME PIT.
11. SEE SHEET C27 FOR SANITARY SERVICE PLAN.
12. SEE SHEET C28 FOR WATER SERVICE PLAN.
13. SEE SHEETS C19 – C24 FOR STORM WATER GRADE PLAN AND PROFILES.
14. SEE SHEET C25 FOR STORM SEWER CONNECTION PLAN.
15. SEE SHEET C26 FOR STORM SEWER DETAILS.
16. SEE SHEETS C29 – C30 FOR UNDERGROUND DETENTION DETAILS.
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
NATURAL GRASS ATHLETIC FIELD
UNDERGROUND DETENTION
ADS STORMTECH UNDERGROUND DETENTION
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
PROPOSED SANITARY YARD HYDRANT METER PIT (TYP.) SEE DETAIL NOTE 10 THIS SHEET
COMMUNITY GARDEN
PROPOSED LIGHT POLE (TYP.) RE: ELEC.
PROPOSED POWER POLE & ELECTRICAL CONNECTION. COORDINATE W/ BPU ELECTRIC. RE: ELEC.
ELECTRICAL PRIMARY RE: ELEC. SEE DETAIL 8 THIS SHEET
PROPOSED TRANSFORMER RE: ELEC.
GAS METER & GAS SERVICE BUILDING CONNECTION RE: MEP
ELECTRIC BUILDING CONNECTION RE: MEP
ELECTRIC SECONDARY RE: ELEC.
PROPOSED GAS SERVICE BY KANSAS GAS SERVICE
CONNECT TO EXISTING GAS MAIN. COORDINATE TAP & METER LOCATION W/ KANSAS GAS SERVICE
RELOCATED POWER POLE RE: ELEC.
EXISTING FIRE HYDRANT
SWS 1–1
SWS 1–2
SWS 1–3
SWS 1–4
SWS 1–5
SWS 1–6
SWS 2–1
SWS 2–2
SWS 2–3
SWS 3–1
SWS 3–2
SWS 4–1
SWS 4–2
SWS 5–1
SWS 6–1
SWS 6–2
SWS 7–1
SWS 8–1
SWS 8–2
SWS 8–3
SWS 8–4
SWS 8–5
SWS 8–6
SWS 8–7
SCALE: 1"=30'
Please consider the environment before printing this.


holl+s+miller
architects
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
L01
LANDSCAPE PLAN
UG LANDSCAPE REQUIREMENTS
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
COMMUNITY GARDEN
SEE COMMUNITY GARDEN NOTES FOR SURFACING
EXIST TREES
SOD
SCALE: 1"=30'


Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Ave.
Kansas City, KS 66102
A40
ROOF PLAN
SHEET KEYNOTE LEGEND
ROOF TYPE LEGEND
ROOF PLAN LEGEND
SHEET NOTES
In-board architectural walls with metal panel finish
Scuppers and Downspouts on in-board exterior wall
A1
Roof Plan - Overall


selux
Inulo Column LED
McGraw-Edison
GALN Galleon II
Area / Site Luminaire
Product Features
Product Specifications
Interactive Menu
Quick Facts
Dimensional Details
Extended Options
Ordering Information
SITE PHOTOMETRIC PLAN
SCALE: 1"=40'-0"
LIGHT FIXTURE SCHEDULE - SITE
CALCULATION SUMMARY
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
holis + miller
architects
smith&boucher
E01
SITE PHOTOMETRIC PLAN


SHEET KEYNOTE LEGEND
EXTERIOR MATERIAL LEGEND
SHEET NOTES
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Ave.
Kansas City, KS 66102
FDP SUBMITTAL SET
A50.1
FDP Elevations
holis + miller
architects
FDP - Elevation - North Overall
FDP - Elevation - East Overall
FDP - Elevation - South Overall
FDP - Elevation - West Overall
Material Images















Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Final Plat – Madrigal Acres (PLAT2025-045)**

GENERAL INFORMATION

Applicant Information:
Alberto Madrigal Gonzalez
Representative
Krystal A. Voth with Atlas Land Consulting
14500 Parallel Road, Suite R
Basehor, Kansas 66007

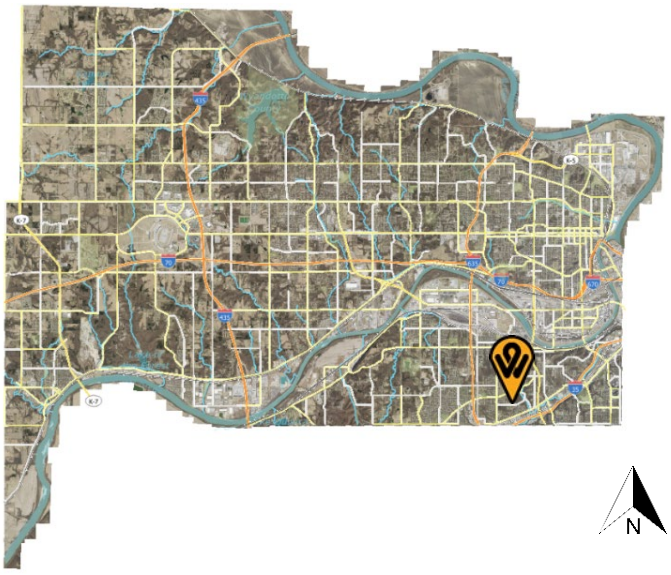
Subject Property:
2653 and 2659 South 28th Street, Kansas City, Kansas 66106

Requested Action and Purpose:
Approval of a Final Plat to replat two (2) single-family residential lots.

Commission Districts:
At-Large Commissioner, District #2: Andrew Kump
District #3 Commissioner: Christian Ramirez

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

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family home
South	R-1 Single Family District	Single-family home
East	R-1 Single Family District	Single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size: 0.51 Acre

Neighborhood Characteristics: The subject property is located within the Argentine Statistical Neighborhood, Turner Community Connection Neighborhood Business Group, and Census Block Group 0434002. The neighborhood consists of single-family residences on the north and south sides of Hagemann Street and the east and west sides of South 28th Street.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property 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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Hagemann Street and South 28th Street as Local Streets.

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

Both residences provide two (2) off-street parking spaces, one of which is covered.

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

Advertisement: The Wyandotte Echo – Not Required
Letters to Property Owners – January 16, 2026

Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Alberto Madrigal Gonzalez, represented by Krystal Voth with Atlas Land Consulting is requesting a Final Plat to replat two (2) single-family residential lots (Madrigal Acres) on 0.51 acres at 2653 and 2659 South 28th Street.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, 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. 2006 – 2007 – Code Enforcement violations for keeping a green truck on the grass in the front yard, a vehicle with expired tags and an inoperable vehicle in the rear yard at 2659 South 28th Street (previous owner).
2. Between 2007 – 2021, there have been 11 Code Enforcement violations ranging from vehicles parked on the grass, dead tree in the front yard, exterior of the house needs to be painted and overgrown weeds on the lot at 2653 South 28th Street (previous owner).

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

The PlanKCK Comprehensive Plan designates this property 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. The proposed plat is consistent with the Comprehensive Plan, as the proposal is to replat two (2) single-family residential lots.

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

a. Electric and Water Service

BPU provides water and electric service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service to these properties.

c. Storm Water Control

Storm water control is provided with culverts along Metropolitan Avenue and South 47th Street.

d. Police

Police service is provided by South Patrol, District #331.

e. Fire

Fire service is provided by Station #7, which is two (2) miles away from the subject property.

f. Transit

There is no public transit provided to the subject property.

g. Schools

Public Education is provided by Turner Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

The subject property is accessed off of South 28th Street and Hagemann Street, both Local Streets.

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

   The proposed final plat will conform to all zoning ordinance and subdivision regulations currently.

4. ***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 proposed lot is comparable and compatible with lot-size and lot-to-structure proportion with nearby properties.

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

   It is not expected that there will be any adverse or negative impacts on the natural or social environment for these single-family residential lots.

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

   It is not expected that there will be any undue burden on the Unified Government as no additional lots are being created as a result of this replat.

7. ***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 use does not encourage the premature extension of public services, piecemeal or premature development as there are two (2) existing single-family homes on the two (2) lots.

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

   The Final Plat does not contain any significant changes from the previously approved Preliminary Plat.

KEY ISSUES

Lot Area for Tract 1

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. These lots have been previously platted; therefore, these lots can be replatted with a Final Plat. The Preliminary Plat can be withdrawn.

   Applicant Response: Understood.

2. The minimum lot size for R-1 Single Family District is 7,500 square feet.

   Applicant Response: Resubmitted with this letter.

3. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.

   Applicant Response: Understood.

4. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.

   Applicant Response: Understood.

5. Utility easements shall connect with easements established in adjoining properties.

   Applicant Response: Understood.

6. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

   Applicant Response: Understood.

7. Any development on the newly created lots must abide by all R-1 standards.

   Applicant Response: Understood.

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.

   Applicant Response: Understood.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and **APPROVE Madrigal Acres Final Plat (PLAT2025-045)**, subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The minimum lot size for R-1 Single Family District is 7,500 square feet;**
2. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
3. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
4. **Utility easements shall connect with easements established in adjoining properties;**
5. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
6. **Any development on the newly created lots must abide by all R-1 standards; and,**
7. **Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comments
Applicant Response Letter
Final Plat

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plat	February 9, 2026	Not Required

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-045** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-045,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: January 9, 2026
RE: **MADRIGAL ACRES**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
ALC

And we have determined the following:
Takes all of CIC-TAS Parcels:
150636 & 150637
Owners-of-Record:
Alberto Madrigal Gonzalez & Irma Zamora Madrigal & Alberto Madrigal
Jurat Signatures:
Alberto Madrigal Gonzales & Irma Z. Madrigal

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Title
Revise the subtitle to "A replat of Lots 83 and 84, Wyandotte Gardens."

2) Legal Description
In the legal description, add "A replat of Lots 83 and 84, Wyandotte Gardens." On the first line, revise to "Lot 84, Wyandotte Gardens." On the second line, change along the curve to "northwesterly." On the fourth line, change to "28th Street."

3) FIRM
Change the FIRM panel to "0170."

4) Ownership
The ownership of record for Lot 83 is Alberto Madrigal Gonzalez & Irma Zamora Madrigal while the ownership for Lot 84 is Alberto Madrigal. There could be some title issues. "Gonzalez" is misspelled on the plat.

1

5) Approvals
Update the mayor/CEO to Christal E. Watson.

6) Real Estate taxes that are due will need to be paid.

ALC Comment Response

January 20, 2026

PLAT2025-045

Mr. Toy,

Thank you for the opportunity to review the draft staff report for PLAT2025-045. Please review our responses. If you have any questions, please contact me. Thank you for your assistance in this process.

Planning and Urban Design Comments:

1. These lots have been previously platted; therefore, these lots can be replatted with a Final Plat. The Preliminary Plat can be withdrawn. Understood

2. The minimum lot size for R-1 Single Family District is 7,500 square feet. Resubmitted with this letter

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

a. $32.00 per page payable to the Register of Deeds; and,

b. $7.00 per lot payable to the Unified Treasurer. Understood

4. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat. Understood

5. Utility easements shall connect with easements established in adjoining properties.

6. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring. Understood

7. Any development on the newly created lots must abide by all R-1 standards. Understood

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 Understood

.Planning Engineering Comments:

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

1) None Understood

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. Understood

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

1) None

Best,

Krystal Voth, MURP

Land Use Planner

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION

14500 Parallel Road, Unit R

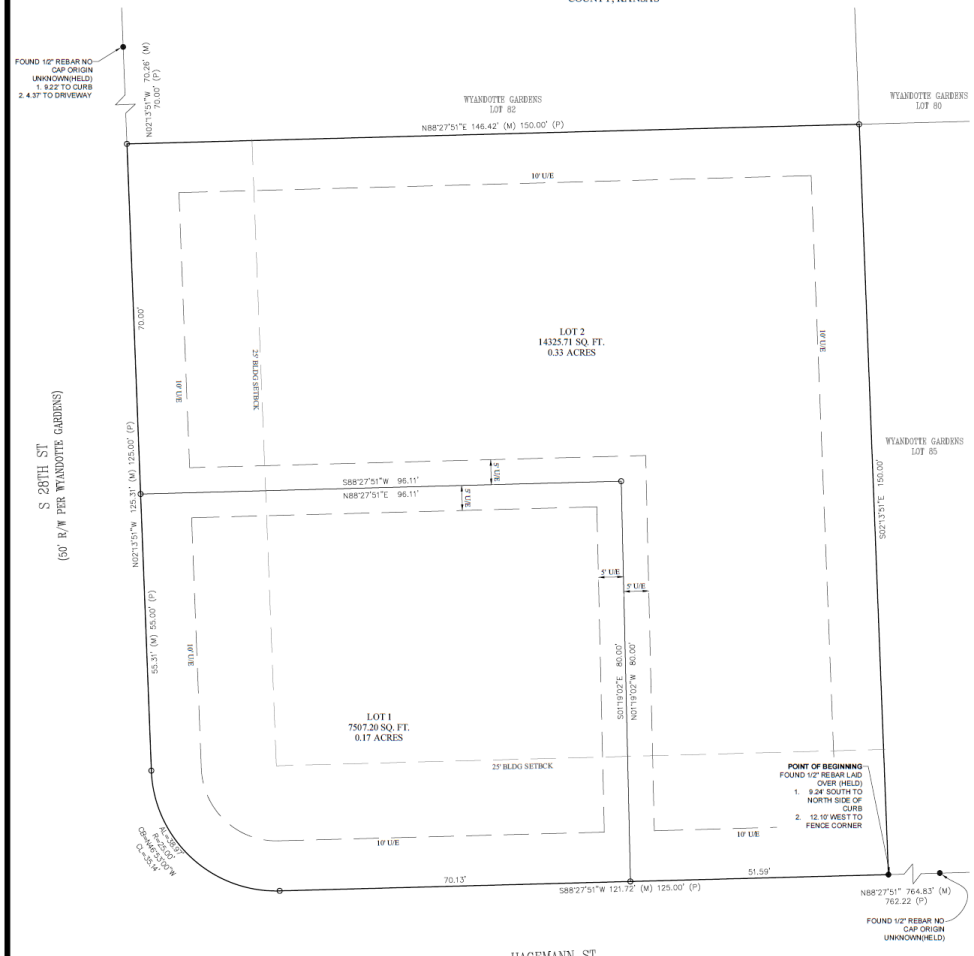
Basehor, KS 66007

O: (913) 662-5050 **M: (417)622-2907**

Proudly WBE Certified in Kansas and Missouri

MADRIGAL ACRES

A REPLAT OF LOTS 83 AND 84, WYANDOTTE GARDENS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



DESCRIPTION PER TITLE REPORT

LOT 83 IN WYANDOTTE GARDENS, A SUBDIVISION IN AND NOW A PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS AND

LOT 84 IN WYANDOTTE GARDENS, A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS.

SURVEYORS SUGGESTED DESCRIPTION

A REPLAT OF LOTS 83 AND 84, WYANDOTTE GARDENS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N. WEISHAUPT, PLS 1730, DATED DECEMBER 23RD, 2025, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 84, WYANDOTTE GARDENS AND THE SOUTHWEST CORNER OF LOT 85; THENCE SOUTH 88°27'51" WEST, ALONG THE SOUTH LINE OF LOT 84 AND THE NORTH RIGHT-OF-WAY LINE OF HAGEMAN STREET AS SAID ROAD NOW EXISTS, A DISTANCE OF 121.72 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46°30'00" WEST, AN ARC LENGTH OF 35.34 FEET; THENCE NORTH 01°13'51" WEST, ALONG THE WEST LINE OF LOTS 84 AND 83 AND THE EAST RIGHT-OF-WAY LINE OF SOUTH 28TH STREET AS SAID ROAD NOW EXISTS, A DISTANCE OF 125.31 FEET, TO THE NORTHWEST CORNER OF LOT 83; THENCE NORTH 88°27'51" EAST, ALONG THE NORTH LINE OF LOT 83 AND THE SOUTH LINE OF LOT 82, A DISTANCE OF 146.42 FEET, TO THE NORTHEAST CORNER OF LOT 83; THENCE SOUTH 02°13'51" EAST, ALONG THE EAST LINE OF LOTS 83 AND 84 AND THE WEST LINE OF LOT 85, A DISTANCE OF 150.01 FEET, TO THE POINT OF BEGINNING.

CONTAINS 21,832.91 SQUARE FEET, OR 0.50 ACRES.

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 "**MADRIGAL ACRES**"*

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 THERETO, AND DRAINAGE FACILITIES, UPON, UNDER, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", 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 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.

IN TESTIMONY WHEREOF,
*I, undersigned owner of **MADRIGAL ACRES** have set our hands this ___ day of _____, 2026.*

ALBERTO MADRIGAL GONZALEZ, OWNER

IRMA Z MADRIGAL, OWNER

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS___ DAY OF ____ 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ALBERTO MADRIGAL GONZALEZ & IRMA MADRIGAL 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

*THIS PLAT OF **MADRIGAL ACRES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION*

DATED THIS _____ DAY OF _____, 2026
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, PLANNING DIRECTOR

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2026.

CHRISTAL E. WATSON, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS_____ DAY OF _____, 2026.

TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT F. 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 P. NELSON, REGISTER OF DEEDS

MARGARET A. DIRNDAC, DEPUTY

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
14509 Parallel Road, Unit 9, Basehor 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 368

GENERAL NOTES

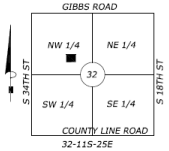
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
   -MEETING STAR FINAL PLAT DOC 2003R-03681
   -CANAAN CREEK FINAL PLAT DOC 2003R-05868
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0170D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
5. CLOSURE PRECISION: 1 PART IN 642897.778
6. CURRENT ZONING - R-1

This is to certify on this 20th day of NOVEMBER, 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.

ANDREA N WEISHAUBT, PLS 1730

JOB NO: 25-485S

VICINITY MAP



32-11S-25E

SCALE	PREPARED FOR
10 5 0 10 SCALE IN FEET	
SEC-TWN-RNG	ALBERTO MADRIGAL
32-11S-25E	ADDRESS: 2653 & 2659 S 28TH ST KANSAS CITY, KS 66106
DATE	
JANUARY 20, 2026	

1/19/2026 11:18 AM AUSTINTHOMPSON
CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-485S Edgar Madrigal 2659 S 28th St KCK Plat Split\25-485S Plat.dwg

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

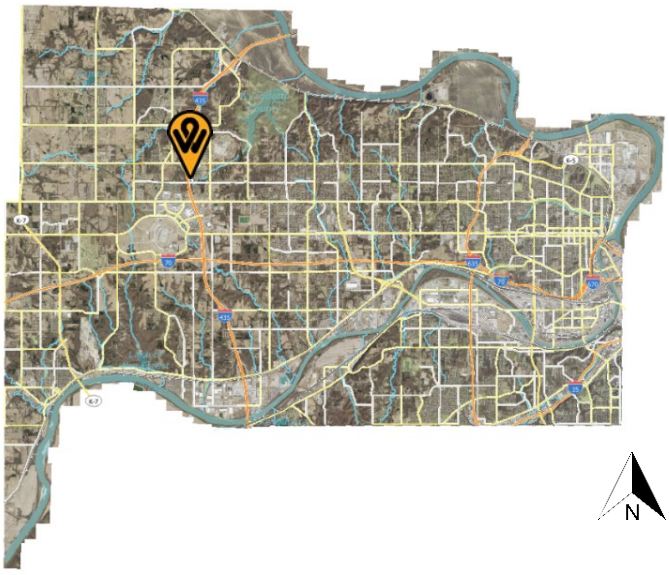
Re: **Final Plan Petition PR2025-042 and PLAT2025-043 (Legends Storage Garage Final Plat)**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

Subject Property:
2712 and 2740 North 103 Terrace
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to plat one (1) lot to build 50,605 square foot self-storage buildings.



Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Edward Pacheco III

Existing Zoning District(s):
CP-3 Planned Commercial District

Plan Area:
Prairie Delaware Piper Area Plan



	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 Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Office, which is to encourage the development of business parks. In some cases, this use is located to buffer residential development from intensive commercial retail development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 103rd Terrace as a Minor Collector.

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. 202 parking spaces are required. The applicant is providing zero (0) parking spaces. (The parking variance, BOZA2025-019 was approved on July 14, 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 – Not Required Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
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 Final Development and Preliminary Plat to plat one (1) commercial lot to build five (5) self-storage buildings totaling 50,605 square feet on 4.13 acres at 2712 and 2740 North 103 Terrace.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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. 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. 2025 – BOZA2025-019 – Variance – Requesting a parking reduction from 202 to zero (0) parking spaces.

Previous Planning Actions:

1. 2025 – COZ2025-017 – Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District to build a 50,605 square foot self-storage facility. Approved by the Unified Government Board of Commissioners on July 31, 2025.
2. 2025 – PLAT2025-022 – Preliminary Plat for one (1) commercial lot for a self-storage facility. Approved by the City Planning Commission on July 14, 2025.
3. 2025 – BOZA2025-019 – Variance for reduction in off-street parking from 202 parking spaces to zero (0) parking spaces.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 4.13 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to North 103rd Terrace.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. There is a fellowship hall, dance and gymnastics studio and church to the northeast along North 103rd Terrace, which will have similar building materials as the proposed storage building.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Prairie Delaware Piper Area Plan Planned Commercial land use designation, which allows major retail uses, big box centers and have stores that serve large populations.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 103rd Terrace.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 103rd Terrace. No additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district via Change of Zone (COZ2025-017). The conditions of approval from COZ2025-017 are equal to those required for a nonplanned development because of the Commercial Design Guidelines.

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 (Change of Zone).

10. ***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***

       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, which is 0.75 miles away from the subject property.

f. Transit

Kansas City ATA does not provide transit service to 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

The subject property is accessed off North 103rd Terrace, a Minor Collector.

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The proposed final plat in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area. Development on these lots is subject to the CP-3 Planned Commercial District standards and Commercial Design Guidelines.

13. 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 proposed subdivision is compatible in size, proportion, and building size when comparing them to the single-family homes to the east and south.

The architectural design of the proposed buildings are more similar to the modern apartments to the west, Aspire than the traditional apartment buildings to the south with rip roof and lap siding.

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

The development is not designed with regard to the natural features of the land as this site will be graded flat to fit the building and on-site detention basin. The development is not designed with regard to the social environment as it does not promote social interaction or encourage redevelopment of neighborhoods.

The sidewalk extension along the west side of North 103 Terrace and tying into the south side of Georgia Street will occur as a result of this development, which helps achieve our goal of pedestrian connectivity along our Major Arterials per the goDotte Countywide Strategic Mobility Plan.

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

    The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed in a greenfield in between Interstate 435 and single-family home developments.

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

    The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based on the location of surrounding development because there is an existing church to the north, single-family homes to the east and south and agriculture lots to the west side in addition to I-435 highway. The aforementioned development will connect to city sewer.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity to North 103rd Terrace and Georgia Avenue
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.

   Applicant Response: Acknowledged.

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

a. $32.00 per page payable to the Register of Deeds; and,
b. $7.00 per lot payable to the Unified Treasurer.

Applicant Response: Acknowledged.

3. Build an 8-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.

   Applicant Response: An 8-foot sidewalk is proposed along the property adjacent to North 103rd Terrace. South of the property, there is ROW between the site and Georgia Avenue where the sidewalk has not been included as it is outside and not adjacent to the property.

4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

   Applicant Response: Acknowledged.

5. 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.

   Applicant Response: A phasing plan has been provided in this submittal. Both phases may be constructed simultaneously.

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.

   Applicant Response: The building steps every 44 feet so there is a variation in roof lines. Architecturally, there is stucco embossed paneling and emulated wood grain siding textured panel to break up the monotonous appearance of the

buildings.

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.

   Applicant 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.

   Applicant 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-up concrete 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.

   Metal paneling systems may only account for 15 percent of any façade.

   Applicant Response: Comment is acknowledged.

5. Downspouts shall be internalized.

   Applicant Response: Downspouts are facing internally to the property only.

<u>Landscaping and Screening</u>:

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 4.13 acres, 45 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.

Applicant Response: The code calculations have been provided on the landscape plan and the 45 trees have been provided per Section 27-577(a)(5).

2. 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.

    Applicant Response: Landscaping follows Section 27-577(b)(3).

3. 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.

    Applicant Response: Landscaping follows Section 27-577(d)(1).

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

    Applicant Response: Permanent irrigation is proposed and indicated in the landscape notes.

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

    Applicant 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 Response: Acknowledged.

Previous Conditions of Approval – COZ2025-017 and PLAT2025-022:

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.

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.
    2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-042** and **PLAT2025-043 (Legends Storage Garage Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
2. **Build a 8-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;**
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. **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;**
6. **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;**
7. **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;**

8. **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-up concrete 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.**

   Metal paneling systems may only account for 15 percent of any façade;
9. **Downspouts shall be not be visible from North 103rd Terrace and placed on the facades internal to the development;**
10. **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 4.13 acres, 45 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;**
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 (1) 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 landscaping shall be with an in-ground irrigation system;**
14. **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;**
15. **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;**
g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**

16. **Review the sign code to ensure that variances are not required for any proposed signage;**
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, 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;**
19. **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;**
20. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
21. **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;**
22. **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;

23. **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; and,**
24. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required
Final Plat	February 9, 2026	TBD

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

MOTIONS

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-043**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-043**, Homefield Apartments Final Plat, 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.

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2025-042** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-042,** 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


CP-2
CP-2
N Hazel Ter
CP-1
RP-1
Webster Ave
N 101st St
CP-2
AG
CP-0
Yecker Ave
N Hazel St
RP-1
CP-3
RP-1
Longwood Ave
R-1
RP
Georgia Ave
AG
R-1
R-1
R-1
N

LAND USE MAP


YECKER
103RD
I-435
I-435
LONGWOOD
103RD
Planned Office
District
Planned Mixed
esidential District
GEORGIA
Planned Mixed
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: January 9, 2026
RE: **LEGENDS STORAGE GARAGE**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
RIC

And we have determined the following:
Takes all of CIC-TAS Parcels:
243218 & 243224
Owner-of-Record:
Lyro, LLC
Jurat Signature:
Tye Zehner, manager – Attic Storage @ the Legends, LLC

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Legal Description
At the beginning of the legal description revise the order to be, "A Replat of Lot 5-E, Woodlands West Commercial Development, a subdivision lying in the Northeast Quarter of Section 35, Township 10 South, Range 23 East, in the City of Kansas City, Wyandotte County, Kansas, being all that part of Tracts 1 and 2 of the Lot Split..."

2) Incidental Information
Remove the ownership name from the plat drawing.

3) Ownership
The ownership of record is different than shown on plat.

1

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

January 22, 2026

Department of Planning + Urban Design
Unified Government of Wyandotte County ● Kansas City, Kansas

RE: Final Plan Petition PR2025-042 and PLAT2025-043 (Legends Storage Garage Final Plat)

Mr. Toy,

The draft comments were received January 18, 2026, on the proposed storage facility located at 2712 North 103rd Terrace for the above referenced project. The project team has reviewed the comments and have the following responses or summary of revisions:

STAFF COMMENTS AND SUGGESTIONS

Planning Urban and Design Comments:

General Planning:

1. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.
   Response: Acknowledged.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.
   Response: Acknowledged.

3. Build and 8-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.
   Response: An 8-foot sidewalk is proposed along the property adjacent to North 103rd Terrace. South of the property, there is ROW between the site and Georgia Avenue where the sidewalk has not been included as it is outside and not adjacent to the property.

4. 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.

5. 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: A phasing plan has been provided in this submittal. Both phases may be constructed simultaneously.

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: The building steps every 44' so there is a variation in roof lines. Architecturally there is stucco embossed paneling and emulated wood grain siding textured panel to break up the monotonous appearance of the buildings.

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-up concrete 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: Comment is acknowledged.

5. Downspouts shall be internalized.
Response: Downspouts are facing internally to the property only.

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 4.13 acres, 45 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 provided on the landscape plan and the 45 trees have been provided per Section 27-577(a)(5).

2. 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).

3. 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).

4. All landscaping shall be with an in-ground irrigation system.
Response: Permanent irrigation is proposed and indicated in the landscape notes.

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.

PREVIOUS CONDITIONS OF APPROVAL – COZ2025-017 and PLAT2025-022

Planning Urban Design Comments:

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;
Response: Acknowledged.

2. Proposed development within this plat will require civil drawings to be submitted which may result in submitting a revised replat;
Response: Acknowledged.

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;
Response: An eight (8) foot sidewalk is proposed to address General Planning Comment #3.

4. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;
Response: Landscape exceeds code by 75%.

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;
Response: A 25' setback has been provided.

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;

Response: Landscaping follows Section 27-577(b)(2).

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;
   Response: Landscaping follows Section 27-577(d)(1).

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;

   Response: Landscaping follows Section 27-577(b)(3).

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;
   Response: Landscaping follows Section 27-577(c)(4).

10. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
    Response: Landscaping follows Section 27-575(e)(4).

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;
    Response: Permanent irritation will be provided following Section 27-577(f)(1).

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;
    Response: Acknowledged.

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;
    Response: There is no proposed rooftop mechanical equipment proposed. Condensers are wall mounted and will be screened with landscaping from public view off of N 103rd Terrace.

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

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

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 will have appropriate screening.

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,
Response: Acknowledged.

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.
Response: Acknowledged.

Planning Engineering Comments:

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

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

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

If you have any further questions, or if we can be of any assistance, please do not hesitate to contact us.

For the Firm,



RENAISSANCE INFRASTRUCTURE CONSULTING
Dusty Burton, PE
Project Manager

FINAL PLAT

LEGENDS STORAGE GARAGE

A REPLAT OF TRACT'S 1 & 2 FROM THE LOT SPLIT OF LOT 5-E, WOODLANDS WEST COMMERCIAL DEVELOPMENT, A SUBDIVISION LYING IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 23 EAST, KANSAS CITY, WYANDOTTE COUNTY, KANSAS

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____day of _____ 2026.

ER Properties LLC

Rodgers Strickland, Owner

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 2026, before me a Notary Public in and for said County and State, came Tye Zehner, Manager of, ER Properties LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

_____ My Appointment Expires:_____
Notary Public

APPROVALS

This plat of LEGENDS STORAGE GARAGE has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

_____ _____
Jeff Carson, Chairman Rodney Lucas, Interim Secretary

The dedications shown hereon, if any, are accepted this _____ day of _____ 2026.

_____ _____
Christal E. Watson, Mayor/CEO, Unified Government Monica Sparks, Clerk, Unified Government

Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, _____ day of _____ 2026.

_____
Troy Shaw, P.E., Director of Public Works/County Engineer

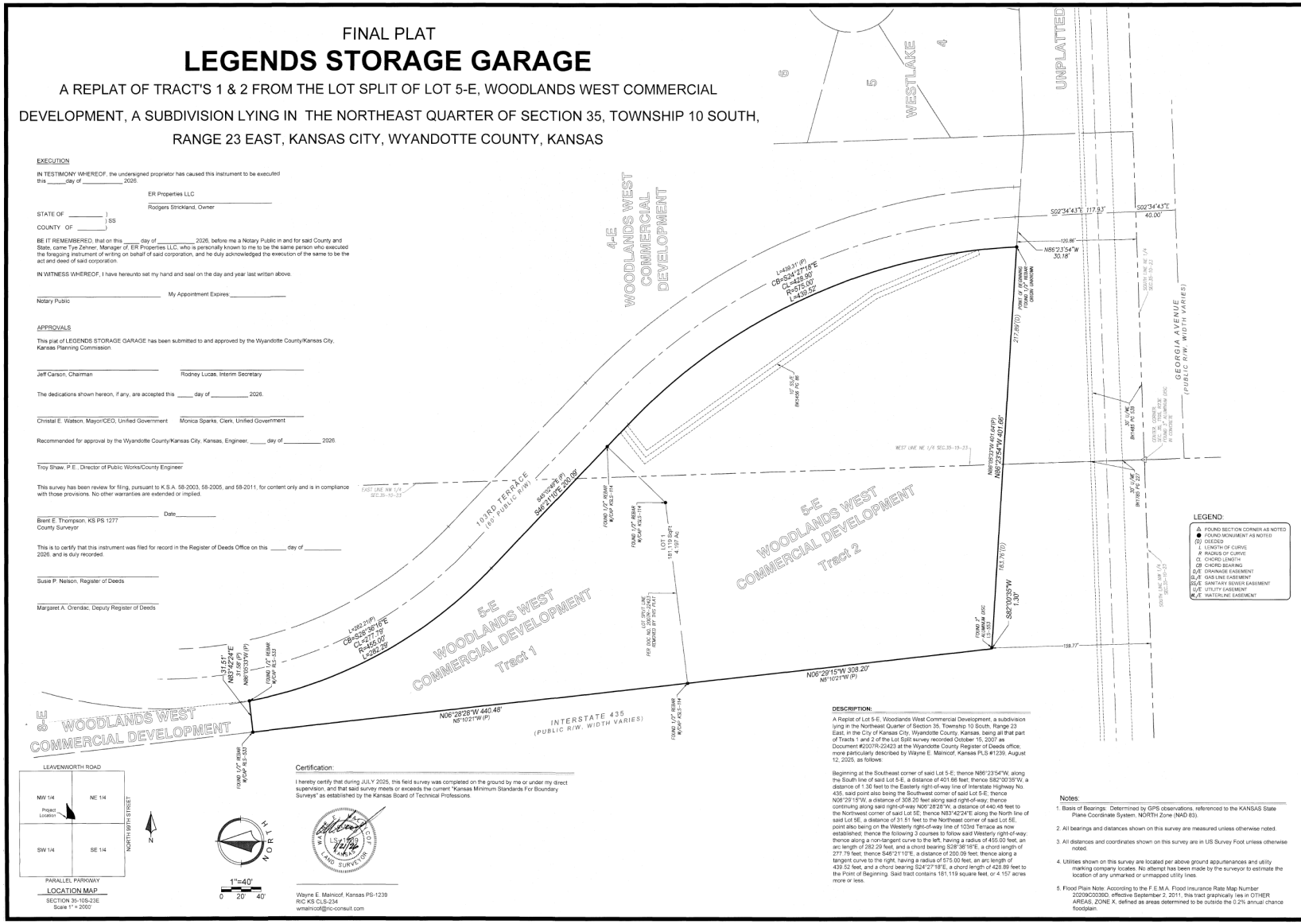
This survey has been review for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

_____ Date_____
Brent E. Thompson, KS PS 1277
County Surveyor

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____ 2026, and is duly recorded.

_____
Susie P. Nelson, Register of Deeds

_____
Margaret A. Orendac, Deputy Register of Deeds



LEGEND:

- △ FOUND SECTION CORNER AS NOTED
- ● FOUND MONUMENT AS NOTED
- (D) DEEDED
- L LENGTH OF CURVE
- R RADIUS OF CURVE
- CL CHORD LENGTH
- CB CHORD BEARING
- D/E DRAINAGE EASEMENT
- G/E GAS LINE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT

LOCATION MAP
SECTION 35-10S-23E
Scale 1" = 2000'

Certification:

I hereby certify that during JULY 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@nc-consult.com

DESCRIPTION:

A Replat of Lot 5-E, Woodlands West Commercial Development, a subdivision lying in the Northeast Quarter of Section 35, Township 10 South, Range 23 East, in the City of Kansas City, Wyandotte County, Kansas, being all that part of Tracts 1 and 2 of the Lot Split survey recorded October 15, 2007 as Document #2007R-22423 at the Wyandotte County Register of Deeds office, more particularly described by Wayne E. Malnicof, Kansas PLS #1239, August 12, 2025, as follows:

Beginning at the Southeast corner of said Lot 5-E; thence N86°23'54"W, along the South line of said Lot 5-E, a distance of 401.66 feet; thence S82°00'35"W, a distance of 1.30 feet to the Easterly right-of-way line of Interstate Highway No. 435, said point also being the Southwest corner of said Lot 5-E; thence N06°29'15"W, a distance of 308.20 feet along said right-of-way; thence continuing along said right-of-way N06°28'26"W, a distance of 440.48 feet to the Northwest corner of said Lot 5E; thence N83°42'24"E along the North line of said Lot 5E, a distance of 31.51 feet to the Northeast corner of said Lot 5E, point also being on the Westerly right-of-way line of 103rd Terrace as now established; thence the following 3 courses to follow said Westerly right-of-way; thence along a non-tangent curve to the left, having a radius of 455.00 feet, an arc length of 282.29 feet, and a chord bearing S28°36'16"E, a chord length of 277.79 feet; thence S46°21'10"E, a distance of 200.09 feet; thence along a tangent curve to the right, having a radius of 575.00 feet, an arc length of 439.52 feet, and a chord bearing S24°27'18"E, a chord length of 428.89 feet to the Point of Beginning. Said tract contains 181,119 square feet, or 4.157 acres more or less.

Notes:

1. Basis of Bearings: Determined by GPS observations, referenced to the KANSAS State Plane Coordinate System, NORTH Zone (NAD 83).
2. All bearings and distances shown on this survey are measured unless otherwise noted.
3. All distances and coordinates shown on this survey are in US Survey Foot unless otherwise noted.
4. Utilities shown on this survey are located per above ground appurtenances and utility marking company locates. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines.
5. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20209C0038D, effective September 2, 2011, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

Sheet 1 of 1
Project #: 25-0114

FINAL PLAT
A REPLAT OF LOT 5-E, WOODLANDS WEST COMMERCIAL DEVELOPMENT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

Prepared For:
Strickland Construction
Attn: Tom Eisenhauer
2235 Research Park Suite B
Olathe, KS 66062

1	AGT	01-15-26	Plat name change and signature names changed
	TSD	09-22-25	Original Preparation
NO.	BY	DATE	REVISIONS

Certificate of Authorization: Missouri C.O.A. 2011000372, Kansas C.O.A. 2014, Oklahoma CA-1072, South Dakota C-3486, Arkansas COA 3514, Texas 10194375

Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9505
www.ric-consult.com

Site Data Table
Existing Zoning: CP0
Proposed Zoning: CP0
Total Site Area: 4.16 Ac (181,119 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: 7/1427 BOZA Variance Approved per 7/14/27 BOZA)
Standard Stalls Provided: 6
ADA Stalls Provided: 1
Proposed Area of Impervious Area: 40.9%
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
Table 5: Minimum Pavement Sections and Allowable Traffic
Traffic Use
Portland Cement Concrete (inches)
Flexural/Compressive Strength (psi)
Parking Areas for Autos and Light Trucks
Drive Lanes for Autos and Light Trucks / Fire Lanes
Dumpster Areas
Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more robust section.
Concrete should be placed on 4 inches of AB-3
Table 6: Flexible Pavement Sections
Traffic Use
Design ESAL Count
Material Thickness (inches)
Asphalt Wearing Surface
Crushed Stone Base
Parking Areas for Autos and Light Trucks
Drive Lanes for Autos and Light Trucks/Fire Lanes
Semi-Truck Traffic/Dumpster Areas
AB-3
Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more robust section.
Recommend minimum Portland cement concrete thickness of 7 inches.
Pavement Legend:
6" Portland Cement Concrete Pavement
Note: Pavement Sections take from Geotechnical Engineering Report Legends Storage Garage Prepared By Centerra Rone Engineering, October 29, 2025
Yocker Ave
N 103rd Street
Longwood Ave
N 103rd Terrace
Georgia Ave
Building A
Building B
Building C
Building D
Building E
Existing 8" Waterline
Existing 10.0' SS/E
8.0' Proposed Sidewalk
Proposed Outfall Structure
Proposed Retaining Wall RE: Structural Plans
Detention Pond
Proposed Storm Grate Inlet
Proposed Sanitary Sewer Service
Concrete Pavement
Proposed Water Service
Proposed Hydrant
Concrete Paving Block I (Typ)
Proposed Fire Protection Service
Property Line
25' Setback
Proposed 6' Tall Montage II Fence by Ameristar or Approved Equal
Proposed Montage II Slide Gate by Ameristar or Approved Equal
30.0' EOA-EDA
4.0' Wide Concrete Flume - See Standard Detail Sheet C19
NORTH
1"=50'
0 25 50'
Renaissance Infrastructure Consulting
8857 Renner Blvd. Lenexa, Kansas 66219
913.317.9500 www.RIC-CONSULT.com
Sheet C05
Final Development Plan
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
General Layout


Final Development Plan
25-0114
Legends Storage Garage
Kanses City, Wyandotte County, Kanesas
Phasing Plan
Renaissance Infrastructure Consulting
Sheet
C06
PHASING NOTES
Phase 1:
1. Construction of water line, service, and fire hydrants.
2. Construction of sanitary sewer line, service, and cleanouts.
3. Construction of storm drain, detention pond, and outfall
4. Construction of entry drive, sidewalk, 4 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 remaining pavement and parking for access to buildings B and C.
2. Construction of Buildings B and C.
3. Landscaping to the east of Building B and to the south of Building C.
N 102nd Street
Yonker Ave
N 103rd Street
Longwood Ave
Georgia Ave
Existing 8" Waterline
N 103rd Terrace
25' Setback
Building D
Building E
Detention Pond
Phase 1
Building A
Building B
Building C
Phase 2
SIGN
435

Final Development Plan
25-0114
Legends Storage Garage
Kanses City, Wyandotte County, Kanesas
Grading Plan
Sheet
C07
Renaissance Infrastructure Consulting
8805 Penrose Lane
Lenexa, Kansas 66219
913.717.9500
www.RIC-Consult.com
Cut/Fill Summary
Cut = 6,992 Cu. Yd.
Fill = 5,072 Cu. Yd.
Net = 1,920(Cut) Cu. Yd.
Contour Legend
Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour
Note:
1. Overhead doors shall have 1.5" drop from FFE at entry and 1.5" fall over 25' perpendicular to door.
2. Walk doors shall have 0.5" drop from FFE at entry.
Yecker Ave
N 103rd Street
Longwood Ave
Existing Sanitary Sewer
Existing Storm Sewer
Georgia Ave
Proposed 9.0' Max Height Retaining Wall RE: Structural Plans
Existing 10.0' SSE
Building D FFE: 1025.00
Detention Pond
Property Line
N 103rd Terrace
Proposed Swale
40' Wide Concrete Flume - See Standard Detail Sheet C19
Building E FFE: Varies
Building C FFE: 1025.00
Proposed Swale
Building A FFE: Varies
Building B FFE: 1025.00
Property Line
Proposed 6.0' Max Height Retaining Wall RE: Structural Plans
NORTH
1"=50'

Final Development Plan
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
Utility Plan
Sheet
C08
Renaissance Infrastructure Consulting
1800 WAZEE, SUITE 374
DENVER, COLORADO 80202
720.762.0090
WWW.RIC-CONSULT.COM
N 102nd Street
N 103rd Street
Yecker Ave
Longwood Ave
Georgia Ave
N 103rd Terrace
Interstate - 435
Building A
Building B
Building C
Building D
Building E
Detention Pond
Property Line
Proposed Hydrant
Proposed Roof Drain (Typ.)
Proposed 12" HDPE Storm Sewer
Proposed 4" Sanitary Sewer Service
Proposed 4" Sanitary Connection FL: 1023.00' RE: MEP Plans
Proposed 6" Fire Protection Service
300' Fire Hydrant Radius (typ)
Proposed Sectionalizing Cabinet Contractor to coordinate with MEP and BPU
15.0' Exclusive Electrical Easement
Electrical Service Contractor to coordinate with MEP and BPU
Proposed Transformer Contractor to coordinate with MEP and BPU
Proposed 1" Water Service Connection RE: MEP Plans
Proposed 1" Water Service Connection RE: MEP Plans
Proposed Waterman Connection
Proposed 6" C900 PVC (DR-14)
Proposed 6" DCVA & 6" FFFM in Vault. Valve and Meter to meet BPU's separation requirements. Contractor to verify vault dimension prior to fabrication
Existing 8" Waterman
25' Setback
Proposed 4" Sanitary Connection FL: 1024.00' RE: MEP Plans
Proposed 12" HDPE Storm Sewer
Proposed 4" Sanitary Connection FL: 1007.18' RE: MEP Plans
Proposed 18" Storm Pipe
Proposed 15" Storm Pipe
Proposed Storm Connection
Proposed Sanitary Connection FL: 987.00'
Proposed 4" Sanitary Sewer Service
Proposed 12" HDPE Storm Sewer
N89°15'W 308.20' N91°02'21"W (P)
N89°20'54"W 491.66'
N91°53'37"E 491.64'(P)
SIGN
435

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AB	Acer saccharum 'Bailsta' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	12
	QR	Quercus rubra / Northern Red Oak	2" Cal.	B&B	7
	TM	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2" Cal.	B&B	5
	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	2" Cal.	B&B	13
EVERGREEN TREES					
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.	B&B	7
	JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6' Ht.	B&B	14
	PS	Pinus strobus / White Pine	6' Ht.	B&B	2
	TG	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6' Ht.	B&B	9
SHRUBS					
	AML	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	1 Gal.		13
	BSI	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	3 Gal.		8
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.		26
	IVS	Itea viginica 'Sprich' / Little Henry® Sweetspire	3 Gal.		16
	JCG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		19
	JSK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal., 5' Ht. Min.		10
	STO	Spiraea thunbergii 'Ogon' / Mellow Yellow™ Spirea	3 Gal.		30
	TMD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 Gal.		18
GRASSES					
	BCB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 Gal.		41
	MSM	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal.		8
	SSP	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.		48

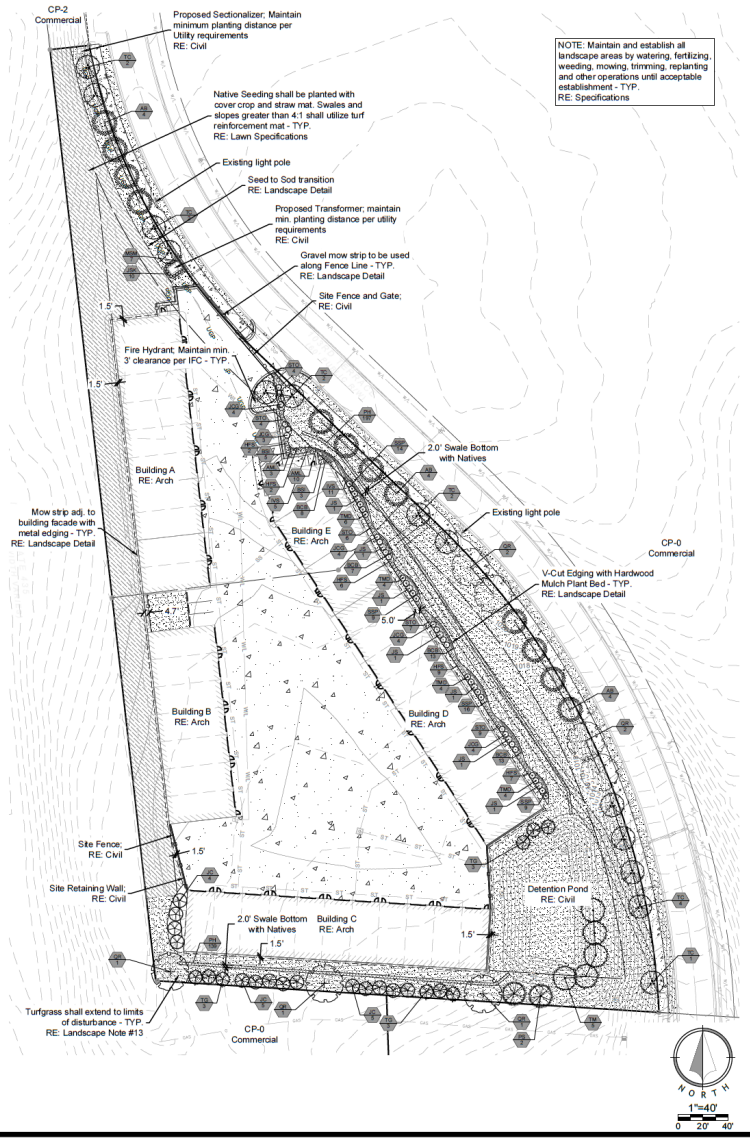
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	PH	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	flat	Plug	24" o.c.	336

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
GROUND COVERS					
	AGM	Aggregate Mulch; RE: Notes / 1"-2.5" Buffalo River Rock from Local Source or Approved Equal Contractor to submit sample to Owner for approval prior to installation.	MULCH		2,288 sf
	NS	Native Seed Mix / Seed Native Seed Mix / Seed Bouteloua gracilis / Blue Grama - 50% Bouteloua dactyloides / Buffalo Grass - 50%	SEED		20,212 sf
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		53,323 sf

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL)
16. DEEP CELL PLUGS SHALL BE PLACED IN GROUPS OF NO LESS THAN 20 PLUGS OF THE SAME SPECIES PER GROUP. INSTALLATION OF PLUGS SHALL BE DONE IN EITHER SPRING OR FALL OR WHEN TEMPERATURES ALLOW.
16. USE OF NATIVE SEED COVER CROP AND STRAW MAT SHALL BE USED TO HELP WITH THE ESTABLISHMENT OF NATIVE GRASSES. CONTRACTOR SHALL SUBMIT COVER CROP SEED MIXES PRIOR TO INSTALLATION.



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: 159,573* sq ft. / 7,000 = 23 trees + 75% = 40 trees
**Native seeded area excluded from site area calculation*

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: *N. 103rd Terrace* - 919.39' / 30' = 30 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 along building directly adjacent to N 103rd Terr.

Parking Lot Trees *(Per Section 27-699)*
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: 0 parking spaces = 0 tree

Screening of Outside Trash Bins or Trash Containers *(Per Section 27-699)*
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 27-699)*
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.

Final Development Plan
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kanasas

Landscape Plan

NO.	DATE	REVISION
2	01/23/26	2nd Submittal
1	12/12/25	1st Submittal

DRAWN BY: ABL | CHECKED BY: AML

Renaissance Infrastructure Consulting
913.317.9500
www.rlc-consult.com
8653 Penrose Lane
Lenexa, Kansas 66219
KS Certificate of Authority: E-1614

ANDREA M. LEMLEY LICENSED LANDSCAPE ARCHITECT 965 01/31/2026 KANSAS

Sheet
L01

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
W3	SUPERBRIGHTLED WP9-SW3B-60S-P	120 48	LED 4000K 6,480 LUM	EXTERIOR RATED LED WALL MOUNTED FIXTURE WITH TYPE 3 DISTRIBUTION WITH SWITCHABLE CCT AND WATTAGE. FIXTURE TO BE MOUNTED AT +15'-0" AFF. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION. VERIFY FINISH WITH OWNER/ARCHITECT.	OR EQUAL APPROVED BY ARCH/ENGINEER

NOTES:

superbrightleds.com

Project_____

Date_____Type_____

WP9 Series

Selectable Wattage and CCT Wall Pack Specifications



Voltage 120–277 VAC | Selectable Wattage | Selectable CCT | IP65 | Photocell Equipped | 5 Year Warranty

Available Models[1]

- ☐ WP9-SW3B60S-P
- ☐ WP9-SW3B100S-P

Part Number Breakdown

Example: WP9-SW3B60S-P

Series	CCT	Wattage	Control
WP9 (G9 Wall Pack)	SW3B (Selectable: 3000K, 4000K, 5000K)	60S (Selectable: 36, 48, 60 W)	P (Photocell)
		100S (Selectable: 60, 80, 100 W)	

Overview

The Full Cutoff LED Wall Pack features a compact, modern design that efficiently replaces up to a 400-watt metal-halide fixture. The selectable CCT and wattage can be easily adjusted using switches beneath the front panel, allowing for precise customization. Another switch can easily bypass the integrated dusk-to-dawn photocell for continuous operation. Each wall pack has a durable die-cast housing with a corrosion-resistant finish and a clear lens. Featuring Type III light distribution that delivers wide, uniform coverage, it is ideal for building exteriors, parking lots, and garages.

Features

- Bypassable photocell for dusk-to-dawn operation
- Type III light distribution
- 400-watt metal halide equivalent
- Selectable CCT and wattage

Product Details

- Aluminum housing with bronze finish
- Clear polycarbonate lens
- IP65 waterproof, suitable for wet locations
- 100° x 85° beam
- Bypassable photocell for dusk-to-dawn operation
- 0-10V Dimmable
- 120-277 VAC

Warranty

- 5-year warranty

Applications

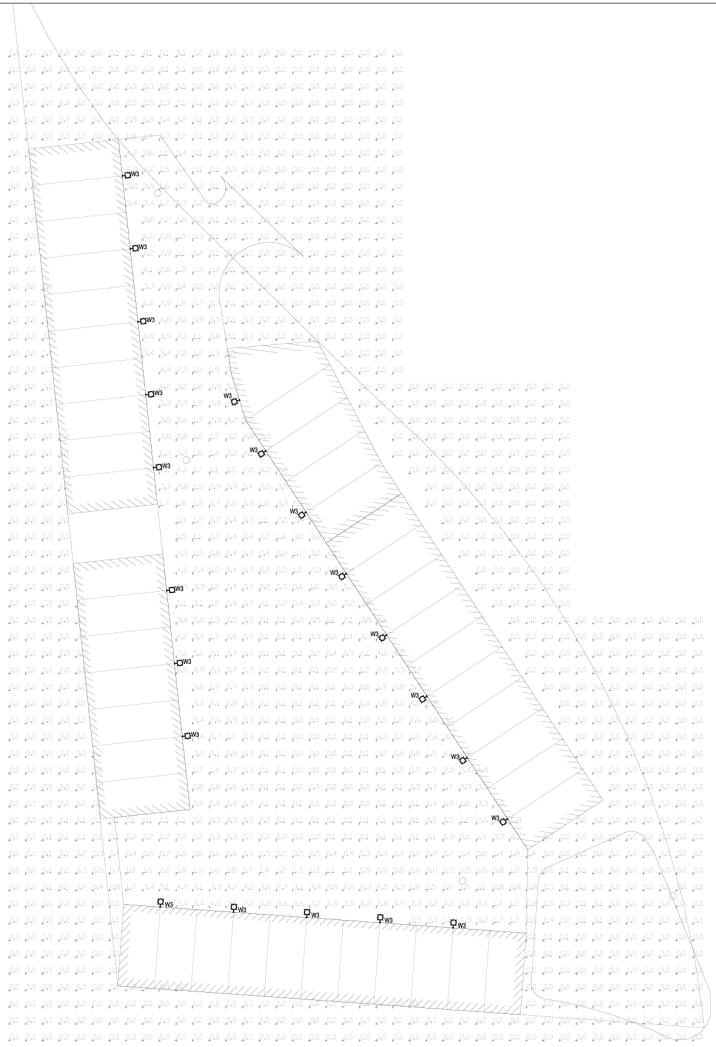
- Commercial Lighting
- Gas Stations
- Industrial Facilities
- Parking Garages
- Parking Lots
- Residential Complexes
- Security Lighting
- Warehouses

Certifications and Compliances

- Certified by UL - UL 1598 (IFAM)

T 866.811.5550
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/commercial-building-exterior-lighting/

[1]Contact customer service for additional options.
Rev: V1.0 Date: 08/22/2024
Specifications are subject to change without notice.
Printed in the U.S.A.



ALL EXTERIOR LIGHTING SHALL BE DOWNCAST WITH FULL CUTOFF AND DIRECTIONAL LIGHTING CHARACTERISTICS TO PREVENT GLARE ON ADJACENT STREETS AND PROPERTIES.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PAVED SURFACE	1.8	7.5	0.0	N/A	N/A

NORTH

SITE PHOTOMETRIC PLAN

SCALE 1" = 30'-0"

BC ENGINEERS INCORPORATED
5720 Reeder
Shawnee, KS 66203
(913)262-1772

This drawing has been prepared by the Engineer, or under his supervision. This drawing is considered an instrument of service by the Designer/Engineer and is included for the use on this project only. Pursuant to the statutes of the State of Kansas, effective July 1, 1985, all designs, specifications, ideas and designs, including the arrangement and composition of spaces and elements appearing herein, constitute the original and unpublished work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited.
© 2025 BC Engineers, Inc.

PE COA #E-359

12/15/2025
BRETT M. HEINEMAN
LICENSED
26301
KANSAS
PROFESSIONAL ENGINEER

BC PROJECT #25358

STRICKLAND CONSTRUCTION COMPANY

A PROJECT FOR:
103RD AND 435 STORAGE
KANSAS CITY, KS

ISSUE DATE:
12/15/2025

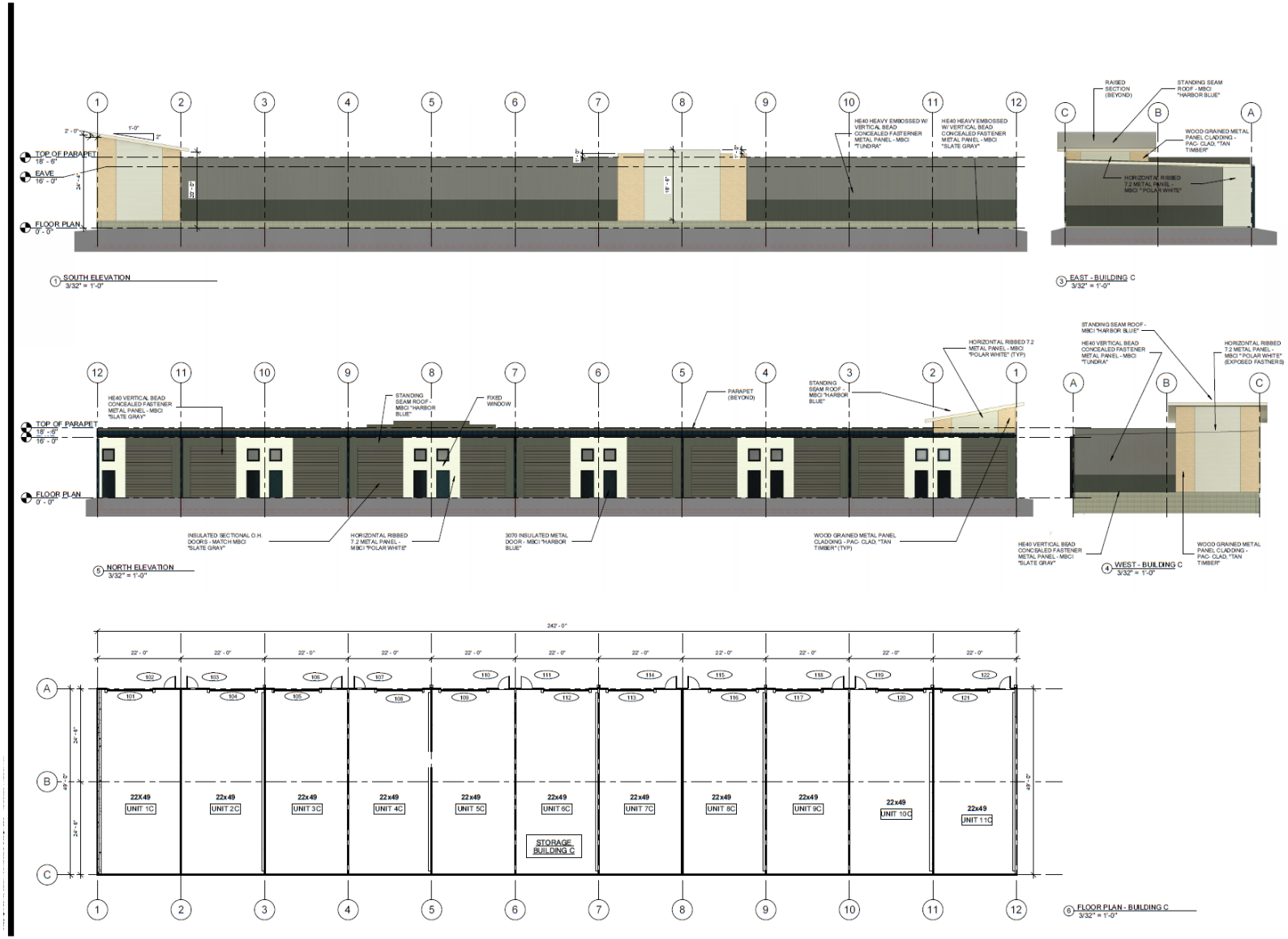
REVISION:

SHEET TITLE
SITE PHOTOMETRIC PLAN

PH1

Caton Architectural Design
STORAGE BUILDINGS
KANSAS
DESIGNER: BC
DRAWN BY: BC
JOB NO: 181-05
DATE: 12-03-2025
PROJECT REVISIONS
SHEET NUMBER
A100-A
FLOOR PLAN & ELEVATIONS
1 SOUTH ELEVATION
3/32" = 1'-0"
2 NORTH ELEVATION
3/32" = 1'-0"
3 EAST - BUILDING A
3/32" = 1'-0"
4 WEST - BUILDING A
3/32" = 1'-0"
5 FLOOR PLAN - BUILDING A
3/32" = 1'-0"
STORAGE BUILDING A
TOP OF PARAPET
EAVE
FLOOR PLAN
STANDING SEAM ROOF PANEL - MBCI "HARBOR BLUE"
HORIZONTAL RIBBED 12" METAL PANEL - MBCI "POLAR WHITE"
WOOD GRAINED METAL PANEL CLADDING - PAC-CLAD "TAN TIMBER"
HSM VERTICAL BEAD CONCEALED FASTENER METAL PANEL - MBCI "SLATE GRAY"
INSULATED SECTIONAL O.H. DOOR - MBCI "SLATE GRAY"
TYP. DOOR DIMENSIONS EA. UNIT
STEP IN FLOOR

Caton Architectural Design
STORAGE BUILDING B
KANSAS
DESIGNER
DRAWN BY
CHECKED
DATE
PROJECT REVISIONS
SHEET NUMBER
A100B
FLOOR PLAN - ELEVATIONS
1 SOUTH ELEVATION
3/32" = 1'-0"
2 EAST - BUILDING B
3/32" = 1'-0"
3 WEST - BUILDING B
3/32" = 1'-0"
4 NORTH ELEVATION
3/32" = 1'-0"
5 FLOOR PLAN - BUILDING B
3/32" = 1'-0"
STORAGE BUILDING B
22X54 UNIT 7B
22X54 UNIT 6B
22X54 UNIT 5B
22X54 UNIT 4B
22X54 UNIT 3B
22X54 UNIT 2B
22X54 UNIT 1B
TOP OF PARAPET
EAVE
FLOOR PLAN



Caton Architectural Design LLC
6120 Marion Avenue
Kansas City, Mo 64113
www.catondesigns.com
913-515-1184

STORAGE BUILDING C
KANSAS

DESIGNER: SC
DRAWN BY: SC
JOB NO.: 013125
DATE: 06-27-2025

PROJECT REVISIONS

SHEET NUMBER
FLOOR PLAN & ELEVATIONS
A100C

Caton Architectural Design
STORAGE BUILDINGS
KANSAS
DESIGNER BC
DRAWN BY BC
JOB NO. 01116
DATE 6-06-2025
PROJECT REVISIONS
SHEET NUMBER
A100D-E
FLOOR PLAN & ELEVATIONS
4 WEST - BUILDING A
3 EAST - BUILDING A
1 NORTH ELEVATION
5 SOUTH ELEVATION
6 FLOOR PLAN - BUILDING D&E
TOP OF PARAPET
EAVE
FLOOR PLAN
LOBBY
STORAGE / MECH
CONFERENCE
STORAGE BUILDING D&E

Caton Architectural Design
STORAGE BUILDING A
KANSAS
DESIGNER BC
DRAWN BY AT
JOB NO. 21135
DATE 12-03-2025
PROJECT REVISIONS
SHEET NUMBER
G001
MATERIALS
HEAVY EMBOSSED (HE40)
7.2 PANEL
COLOR CHART
SIGNATURE 200
SIGNATURE 300
Technical Data
HORIZONTAL RIBBED 12 METAL PANEL - MBCI - "SNOW WHITE"
WOOD GRAINED METAL PANEL CLADDING - MBCI - "TIMBER"
HE40 VERTICAL BEAD CONCEALED FASTENER METAL PANEL - MBCI - "SLATE GRAY"
HE40 VERTICAL BEAD CONCEALED FASTENER METAL PANEL - MBCI - "TUNDRA"
SOUTH ELEVATION - MATERIALS
1/8" = 1'-0"









Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Final Plan Petition PR2025-038 and PLAT2025-036 (Village West Storage Final Plat)**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

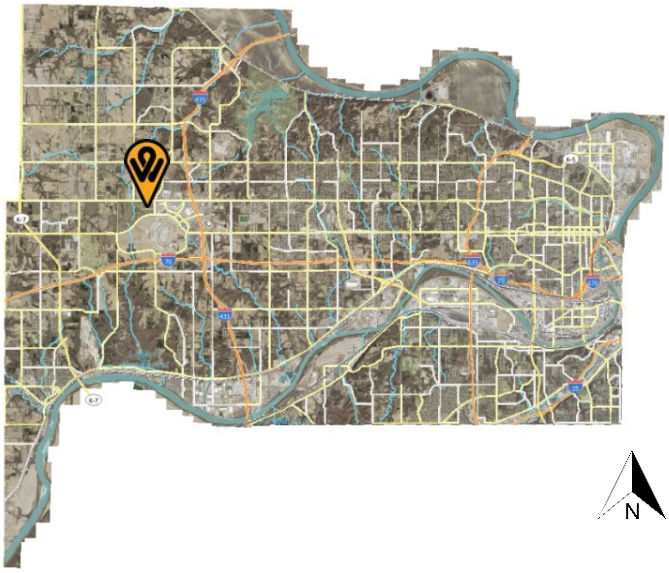
Subject Property:
11319 Parallel Parkway
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to plat one (1) lot to build 118,489 square foot self-storage buildings.

Commission Districts:
At-Large Commissioner, District #2:
Aaron Kump
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):
CP-3 Planned Commercial District

Plan Area:
Prairie Delaware Piper Area Plan





	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 Designation: The Prairie Delaware Piper Area Plan designates the subject property as Commercial, which allows major retail uses, big box centers and has stores that serve large populations.

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 parking variance, BOZA2025-015 was approved 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 – Not Required
Letters to Property Owners – December 19, 2025 and January 5, 2026

Public Hearing:	February 9, 2026
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 Final Development and Preliminary Plat to plat one (1) commercial lot to Commercial to build two (2) self-storage buildings totaling 118,489 square feet on 3.07 acres at 11319 Parallel Parkway.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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 outstanding or related permit and cases on the subject property.

Previous Planning Actions:

1. 2025 – BOZA2025-015 – Variance – Requesting a parking reduction from 474 to 10 parking spaces.
2. 2025 – COZ2025-011 – Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District (approved July 31, 2025).
3. 2025 – PLAT2025-015 – Preliminary Plat for one (1) commercial lot.
4. 2025 – MPL2025-007 – Master Plan Amendment from Planned Commercial and Business Park to Planned Commercial (Prairie Delaware Piper Area Plan).

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 3.07 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Parallel Parkway.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments west on Parallel Parkway, which has similar building materials as the proposed storage building.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Prairie Delaware Piper Area Plan Planned Commercial land use designation, which allows major retail uses, big box centers and have stores that serve large populations.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on Parallel Parkway.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from Parallel Parkway. No additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district via Change of Zone (COZ2025-011). The conditions of approval from COZ2025-011 are equal to those required of a nonplanned development because of the Commercial Design Guidelines.

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 (Change of Zone).

10. ***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***

       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 #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 Parallel Parkway, a Major Arterial.

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The proposed final plat in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area. Development on these lots is subject to the CP-3 Planned Commercial District standards and Commercial Design Guidelines.

13. 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 proposed subdivision is compatible in size, proportion, and building size when comparing them to the multi-family apartment buildings to the south and west.

The architectural design of the proposed buildings is more similar to the modern apartments to the west, Aspire, than the traditional apartment buildings to the south with rip roof and lap siding.

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

The development is not designed with regard to the natural features of the land as this site is already graded flat as a previous construction staging area for the

construction of the apartments to the west. The development is not designed with regard to the social environment as it does not promote social interaction or encourage redevelopment of neighborhoods.

The sidewalk expansion along Parallel Parkway will occur as a result of this development, which helps achieve our goal of pedestrian connectivity along our Major Arterials per the goDotte Countywide Strategic Mobility Plan.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed in a greenfield in between a church and multi-family apartment developments.

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

The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based on the location of surrounding development because there is an existing senior family, age-restricted neighborhood to the north, apartments to the south and west and church to the east. With the exception of the church, which is on septic service, the aforementioned development is on city sewer.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.

   Applicant Response: Acknowledged.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer;

   Applicant Response: Acknowledged.

3. 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.

   Applicant Response: An 8-foot sidewalk is proposed to the south side of Parallel Parkway along the site.

4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

   Applicant Response: Acknowledged.

5. 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.

   Applicant Response: Acknowledged. The project will be constructed in a single phase.

Building Architecture:

1. Downspouts shall be internalized.

   Applicant Response: Gutters and downspouts are facing internally to the property only.

Landscaping and Screening:

1. 33 site trees are required to be planted.

   Applicant Response: 33 trees have been provided per Section 27-577(a)(5).

2. 12 street trees are required to be planted along Parallel Parkway.

   Applicant Response: 12 trees have been provided along Parallel Parkway.

3. All parking lots must have trees installed them.

   Applicant Response: The parking lot island does have proposed tree.

4. All landscaping shall be installed with an in-ground irrigation system.

   Applicant Response: Acknowledged.

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

   Applicant 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 Response: Acknowledged.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019:

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 (1) 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.

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.
    2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-038** and **PLAT2025-036 (Village West Storage Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
2. **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;**
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. **Downspouts shall be not be visible from Parallel Parkway and placed on the rear of the larger storage building, which is internal to the development;**
6. **33 site trees are required to be planted;**
7. **12 street trees are required to be planted along Parallel Parkway;**
8. **All parking lots must have trees installed them;**
9. **All landscaping shall be installed with an in-ground irrigation system;**
10. **Review the sign code to ensure that variances are not required for any proposed signage;**
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. **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. **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;**
20. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required
Final Plat	February 9, 2026	TBD

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

MOTIONS

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-036**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-036**, Homefield Apartments Final Plat, 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.

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2025-038** 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

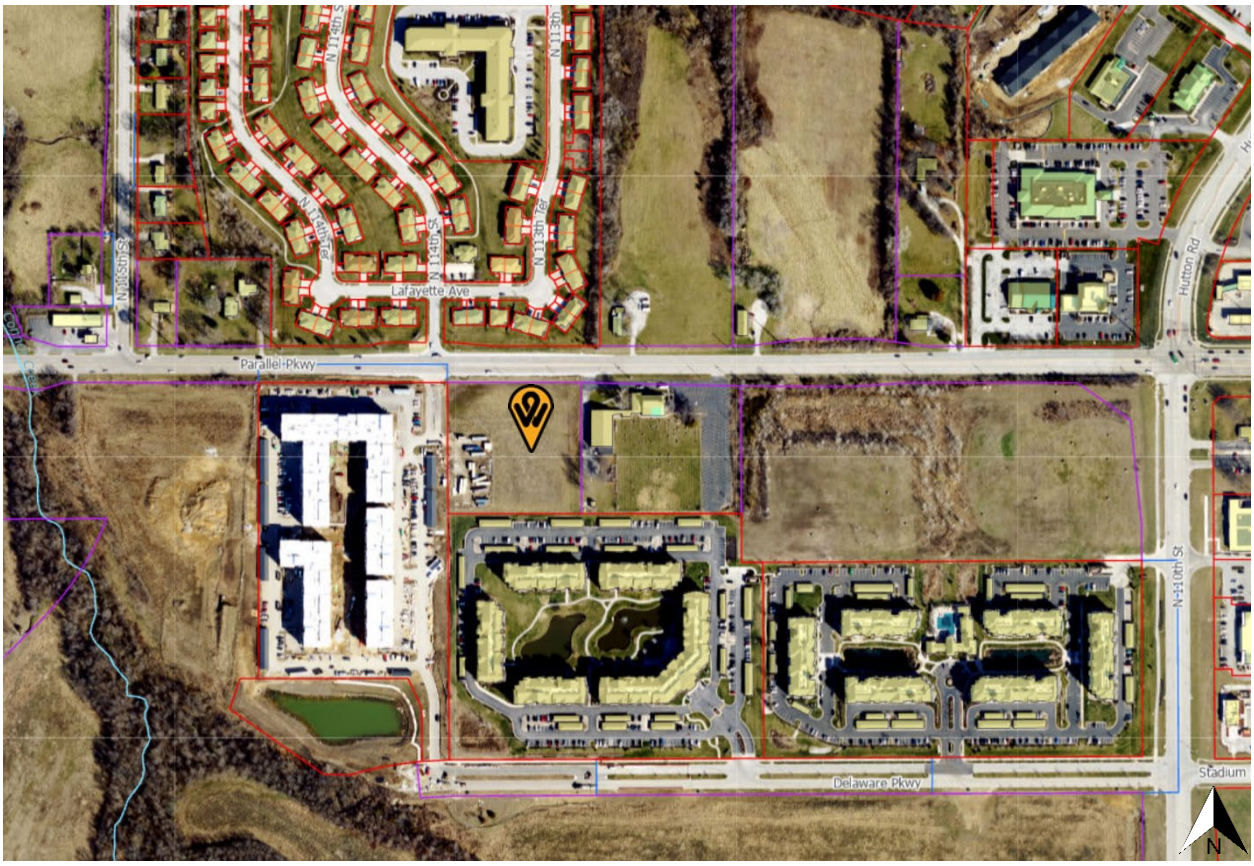
3. _____.

OR

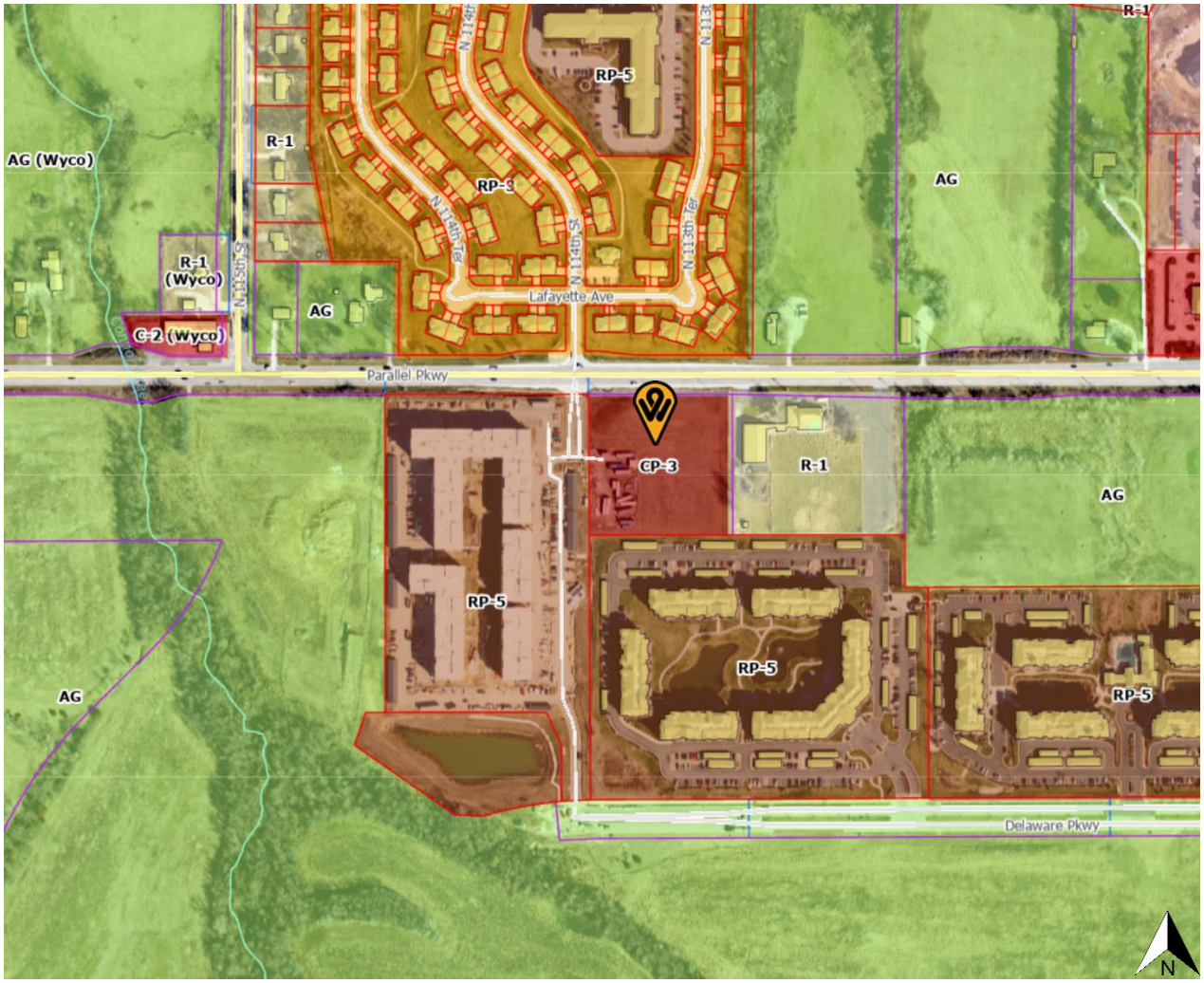
I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-038,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

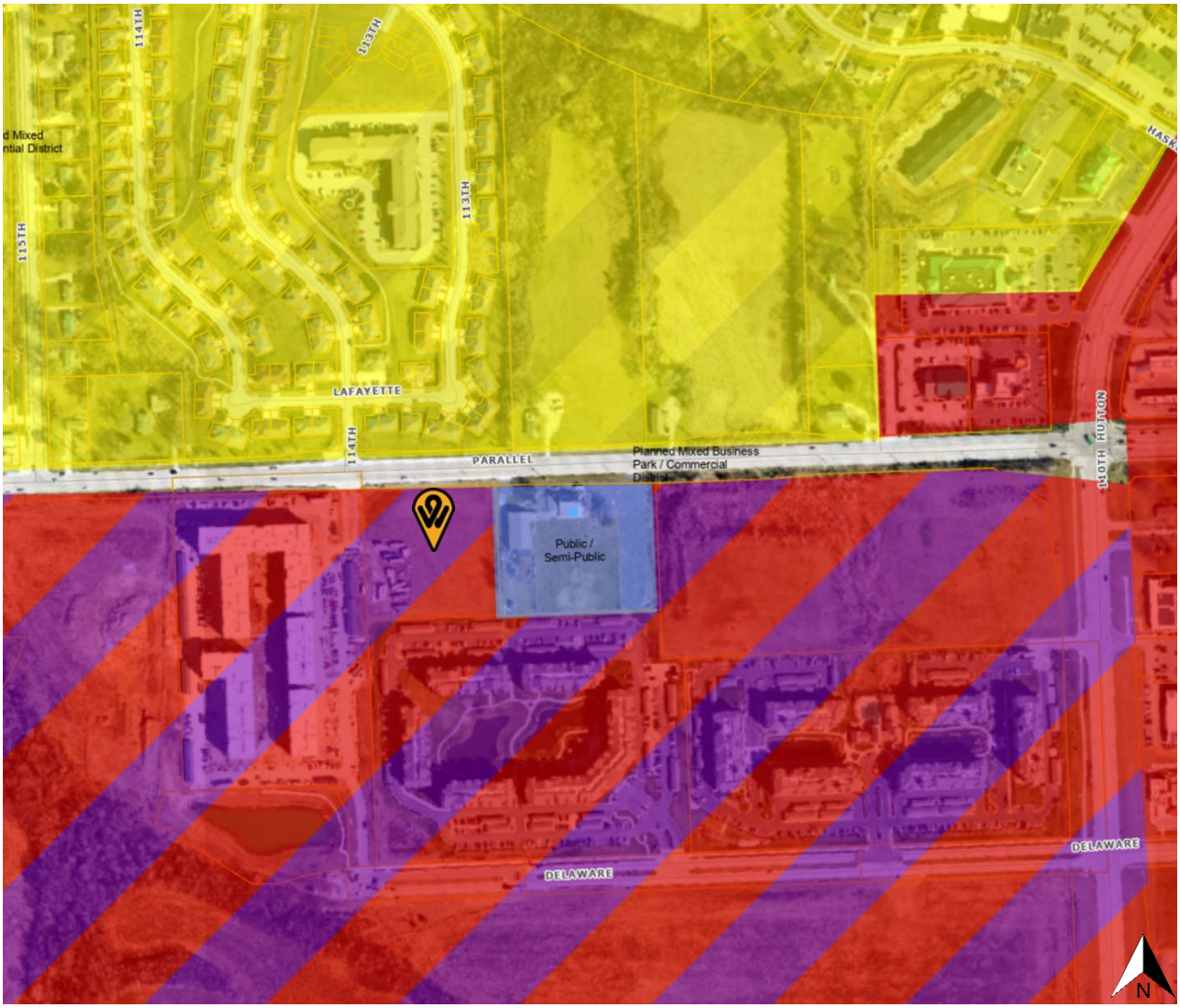
AERIAL IMAGERY



ZONING MAP


AG (Wyco)
R-1
RP-5
RP-3
AG
R-1 (Wyco)
G-2 (Wyco)
N 115th St
N 114th Ter
N 114th St
N 113th Ter
Lafayette Ave
Parallel Pkwy
CP-3
R-1
AG
RP-5
RP-5
RP-5
AG
Delaware Pkwy
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

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: December 11, 2025
RE: **VILLAGE WEST STORAGE**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
RIC

And we have determined the following:
Takes all of CIC-TAS Parcel:
949203
Owner-of-Record:
Attic Storage @ the Legends, LLC
Jurat Signature:
Tye Zehner, owner – Attic Storage @ the Legends, LLC

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Legal Description
Add "a subdivision in Kansas City, Wyandotte County, Kansas" after cited recorded plats.
Remove "property" from cited lots lines.

2) Incidental Information
Remove incidental information labeling, such as ownership.

3) Approvals
Update the Planning Commission Secretary to Rodney Lucas, interim secretary. Update UG Clerk to Monica Sparks. The mayor/CEO will need to be updated. Add Margaret A. Orendac, Deputy Register of Deeds.

1

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

January 7, 2026

Department of Planning + Urban Design
Unified Government of Wyandotte County ● Kansas City, Kansas

RE: Final Plan Petition PR2025-038 and PLAT2025-036 (Village West Storage Final Plat)

Mr. Byron Toy and Ms. Rose Morris,

We have received draft comments dated January 12, 2026 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. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.
   Response: Acknowledged.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.
   Response: Acknowledged.

3. 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 to the south side of Parallel Parkway along the site.

4. 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.

5. 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. Downspouts shall be internalized.
   Response: Gutters and downspouts are facing internally to the property only.

Landscaping and Screening:

1. 33 trees are required to be planted
   Response: 33 trees have been provided per Section 27-577(a)(5).

2. 12 street trees are required to be planted along Parallel Parkway.
   Response: 12 trees have been provided along Parallel Parkway.

3. All parking lot islands must have trees installed in them.
   Response: The parking lot island does have a proposed tree.

4. All landscaping shall be with an in-ground irrigation system.
   Response: Acknowledged.

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.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019

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. 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;
   Response: Material calculations can be found on sheets A2.0 and A2.1.

3. 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.

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.
Response: Acknowledged. The project will be constructed in a single phase.

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;
Response: The code calculations have been updated on the landscape plan and the 33 trees have been provided per Section 27-577(a)(5).

6. All parking lot islands must have trees installed in them.
Response: The parking lot island does have a proposed tree.

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.
Response: A 25-foot landscape zone has been provided between Parallel Parkway and the access drive north of Building A.

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.
Response: Landscape plan has been updated per Section 27-577(b)(2).

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.

Response: Landscaping follows Section 27-577(b)(3).

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.
Response: Landscaping follows Section 27-577(d)(1).

11. All landscaping shall be with an in-ground irrigation system.
Response: Acknowledged.

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.

Response: Acknowledged. The BPU transformer will appropriate screening.

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.
Response: Acknowledged.

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) 573-8620or 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.

15. All existing and future driveways must feature curb cuts that are constructed to UG standards.
Response: Acknowledged.

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.
Response: Acknowledged.

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.
Response: Acknowledged.

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.
Response: Acknowledged.

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.
Response: Acknowledged

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.
Response: Acknowledged.

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.
Response: Acknowledged.

If you have any further questions, or if we can be of any assistance, please do not hesitate to contact us.

For the Firm,

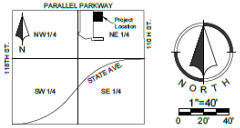


RENAISSANCE INFRASTRUCTURE CONSULTING
Dusty Burton, PE
Project Manager

FINAL PLAT

VILLAGE WEST STORAGE

PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 23 EAST,
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LOCATION MAP
FRACTIONAL SECTION 3-11-23
Scale 1" = 2000'

DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 RANGE 23, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULAR DESCRIBED BY WAYNE E. MALNICOF, KANSAS PS-1239 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 PARALLEL A PARTMENTS, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF PARALLEL PARKWAY NORTH 87°57'19" EAST, FOR A DISTANCE OF 369.71 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 02°18'59" EAST, FOR A DISTANCE OF 361.59 FEET TO A POINT ON THE NORTH LINE OF LOT 1 VILLAGE WEST A PARTMENTS; THENCE ALONG SAID NORTH LINE SOUTH 88°01'29" WEST, FOR A DISTANCE OF 369.92 FEET TO A POINT ON THE EAST LINE OF LOT 1 PARALLEL A PARTMENTS; THENCE ALONG SAID EAST LINE NORTH 02°17'07" WEST, FOR A DISTANCE OF 361.14 FEET TO THE POINT OF BEGINNING CONTAINING 133,638 SQUARE FEET, MORE OR LESS.

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:

"VILLAGE WEST STORAGE"

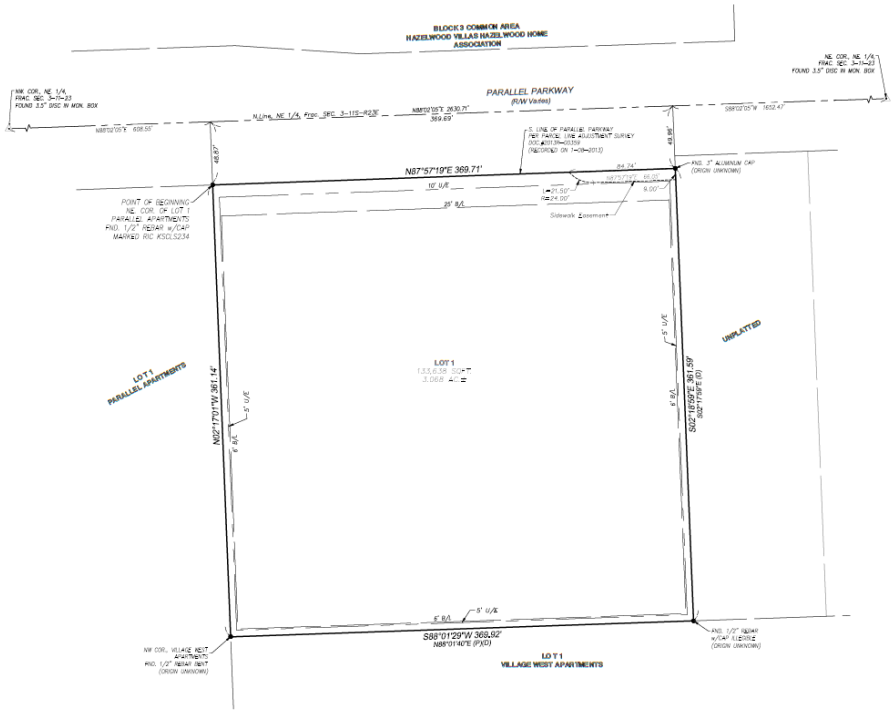
The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the Unified Government of Wyandotte County / Kansas City, Kansas.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SAE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby granted to the Unified Government of Wyandotte County / Kansas City, Kansas.

BUILDING SETBACK LINES

Building setback lines or "B/L" are hereby established as shown on the accompanying plat and no buildings shall be constructed between this line and the street right-of-way lines or lot lines to with said building setback lines are adjacent.



EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____ 2025.

ATTIC STORAGE @ THE LEGENDS, LLC

_____
Tye Zehner, Owner/Developer

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 2025, before me a Notary Public in and for said County and State, came Tye Zehner, Owner/Developer of ATTIC STORAGE @ THE LEGENDS, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

_____ My Appointment Expires: _____
Notary Public

APPROVALS

This plat of VILLAGE WEST STORAGE has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

_____ _____
Jeff Carson, Chairman Rodney Lucas, AICP, Secretary

The dedications shown hereon, if any, are accepted this _____ day of _____ 2025.

_____ _____
Christal Watson, Mayor/CEO, Unified Government Monica Sparks, Clerk, Unified Government

Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, _____ day of _____ 2025.

_____
Troy Shaw, P.E., Director of Public Works/County Engineer

This survey has been review for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

_____ Date_____
Brent E. Thompson, KS PS 1277
County Surveyor

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____ 2025, and is duly recorded.

_____ _____
Susie P. Nelson, Register of Deeds Margaret Orendac, Deputy Register of Deeds

SURVEYOR'S NOTES:

Basis of Bearings: North 88°02'05" East, along the North line of Fractional Section 3 as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20209C0090D, effective September 2, 2011, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

CLOSURE CALCULATIONS:
Precision, 1 part in: 7311805
Error distance: .0002'
Error direction: S52°07'34"West
Perimeter: 1462.36'

SECTION CORNER TIES:

NW. Corner, NE. 1/4, Fractional Sec. 3-T11S-R23E
Found 3-1/2" Aluminum disk in monument box.

1. N. 25.00 feet to "+" cut on top of concrete curb.
2. NNE. 92.90 feet to "+" cut on top of concrete curb.
3. S. 27.10 feet to "+" cut on top of concrete curb.
4. SSW. 33.15 feet to "+" cut on top of concrete curb.

NE. Corner, NE. 1/4, Fractional Sec. 3-T11S-R23E
Found 3-1/2" Aluminum disk in monument box.

1. NE. 78.00 feet to "+" cut on top of concrete curb.
2. SE. 70.05 feet to "+" cut on top of concrete curb.
3. SW. 103.00 feet to top center of fire hydrant.
4. NW. 74.60 feet to "+" cut on top of concrete curb.

LEGEND:

- Ⓐ FOUND SECTION CORNER AS NOTED
- ● FOUND MONUMENT AS NOTED
- Ⓡ FOUND 1/2" REBAR WITH "CLS22" CAP
- ○ SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- B/L BUILDING SETBACK LINE
- SE/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT

CERTIFICATION

I hereby certify that during SEPTEMBER 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

_____
Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@ric-consult.com

SHEET C04

25-093

VILLAGE WEST STORAGE

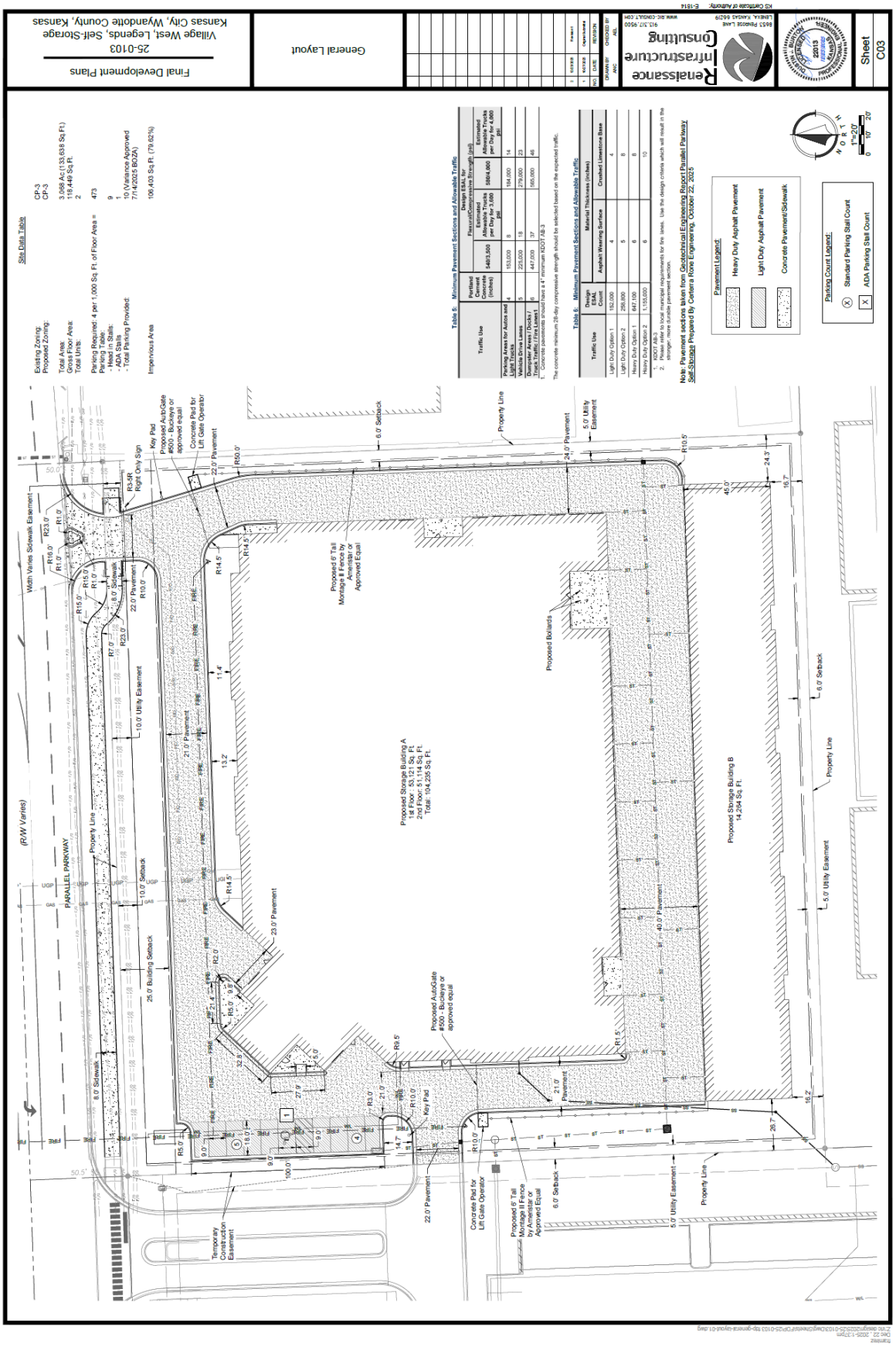
Prepared For:
Attic Storage @ The Legends, LLC
725 Countrywood Way
Sapula, OK 74066

Renaissance Infrastructure Consulting
102 Abbie Avenue 913.317.9500
Kansas City, Kansas 66103 www.ric-consult.com

Date of Preparation: September 17, 2025
Revised: December 18, 2025

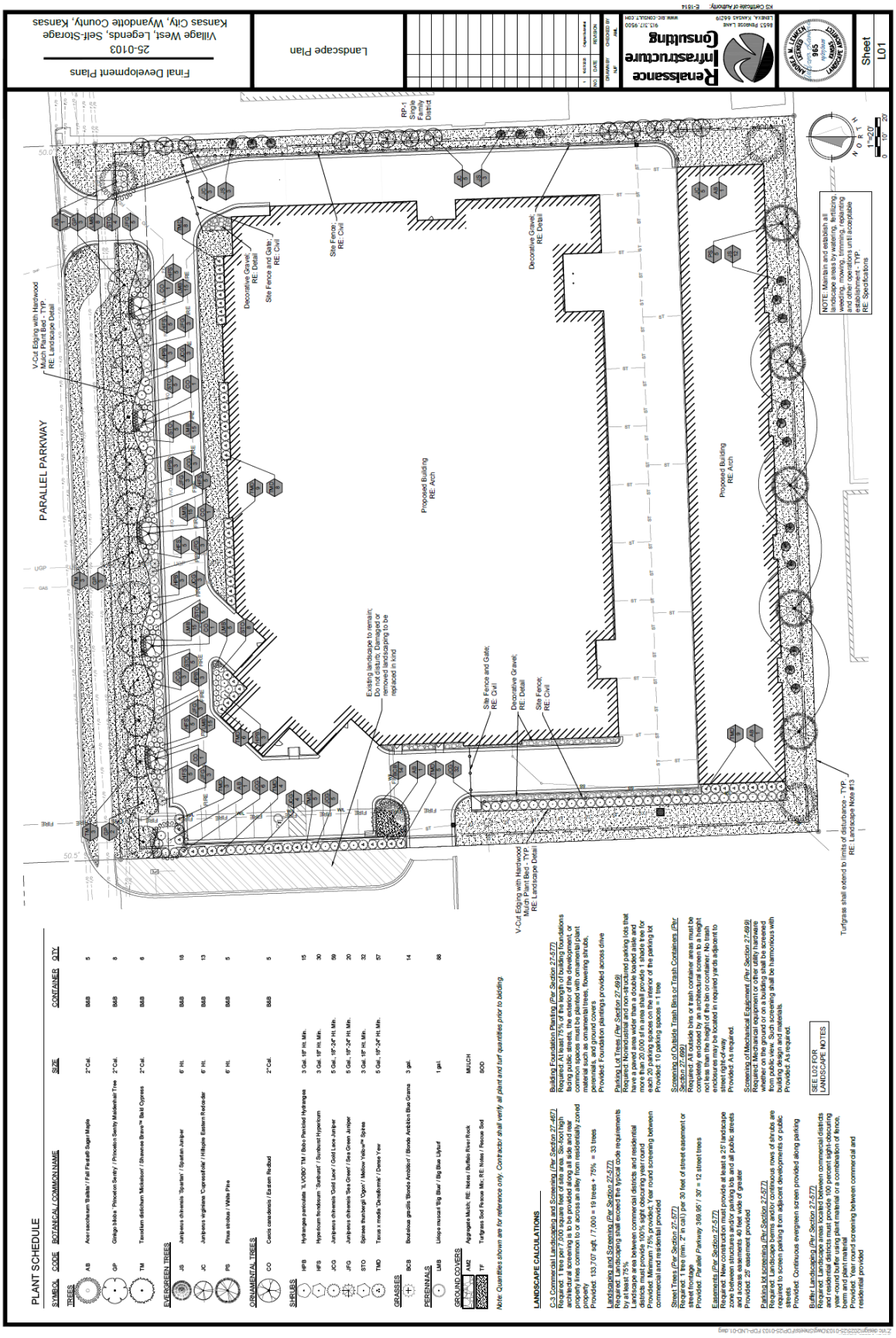
Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234


ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
BUILDING A:
PROJECT NAME:
VILLAGE WEST 3
PROJECT LOCATION
KANSAS CITY, KANSAS
ARCHITECT:
HERNLY ASSOCIATES, INC.
1300 Kasold Drive, Suite B
Lawrence, Kansas 66044
P. 785-749-5069
F. 785-749-8405
GENERAL CONTRACTOR:
STRICKLAND CONSTRUCTION
2121 E. 23rd Street, Suite B
Olathe, Kansas 66062
P. 913-768-8405
F. 913-768-8405
BUILDING INSPECTION DEPT.
UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY / KANSAS CITY, KS
P. 913-573-8600
E. Buildinginspection@wycokck.org
CODE & REGULATION UTILIZED:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
CONSTRUCTION TYPE - IBC SECTION 602:
TYPE V-B - NON-RATED - STEEL STUD EXTERIOR WALL PANELS
CONSTRUCTION TYPE - IBC SECTION 602:
TYPE V-B - NON-RATED - STEEL STUDS & PURLINS, INSULATED METAL WALL PANELS
OCCUPANCY GROUPS - IBC CHAPTER 3:
SECTION 304 - BUSINESS - GROUP B
BUSINESS - GROUP B
FIRE SPRING MFG - IBC SECTION 903:
THRESHOLD IS 5,000 S.F. FIRE AREA EXCEED 12,000 S.F. OR IF ASSPREGATE FIRE AREAS EXCED 24,000 S.F. ***
AUTOMATIC FIRE SPRINKLER SYSTEM: REQUIRED
ALLOWABLE BUILDING HEIGHT - IBC TABLE 504.3 & 504.4:
2-STORY, 40 FEET - 5 ACHES
ACTUAL BUILDING HEIGHT:
2-STORY, 22 FEET - 5 INCHES
BASE ALLOWABLE BUILDING AREA - IBC TABLE 506.2:
52,500 S.F.
ALLOWABLE AREA CALCULATIONS - IBC SECTION 506.2:
1= (697,997 - 0.261 + 73%
NS (TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED BUILDING) = 17,500 S.F.
As = (52,500 + (17,500 x .75%)] + 2 = 131,250 S.F. (BOTH STORIES)
ACTUAL BUILDING AREA:
As = (1A + (NS x .75) ≤ 1
As = (52,500 + (17,500 x .75%)] + 53,121 S.F. (ONE STORY)
53,121 S.F. < 65,625 S.F.
ACTUAL FLOOR AREAS:
OFFICE = 1ST S.F.***
MEZZ. = 2ND S.F.***
TOTAL = 104,167 S.F.***
104,167 S.F. < 131,250 S.F. ALLOWED
EXITS REQUIRED - IBC TABLE 1006.2.1:
1ST STORY - 2 EXITS REQUIRED
2ND STORY - 2 EXITS REQUIRED
NUMBER OF EXITS PROVIDED:
1ST STORY = 3 EXITS
2ND STORY = 3 EXITS
REQUIRED EGRESS WIDTH - IBC SECTION 1005.3.2:
FIRST STORY = 250 OCC. X .2 = 50" EXTERIOR DOORS
2ND STORY = 52 OCC. X .2 = 10.4" EXTERIOR DOORS
MAXIMUM ALLOWABLE TRAVEL DISTANCE - IBC TABLE 1017.2:
250 FEET - SPRINKLERED, S-1
ACTUAL MAXIMUM TRAVEL DISTANCE
1ST STORY = 200' -5" SEE I/A-A0.2
2ND STORY = 234' -0" SEE I/A-A0.2
ADA NOTE:
THESE PLANS HAVE BEEN DESIGNED WITHIN RECOGNIZED PROFESSIONAL STANDARDS TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES. APPENDIX A TO 28 CFR PART 36. NO WARRANTY IS GIVEN THAT COMPLIANCE WITH THESE GUIDELINES WILL SATISFY ANY ADA PROVISIONS.
ADA UNIT CALCULATION - IBC TABLE 1106.2:
19 + (102 - 20)/20 = 19 ADA UNITS
ADA UNIT MODIFICATIONS:
A PULL MUST BE INSTALLED ON THE DOOR EXTERIOR NO LOWER THAN 19" AND NO HIGHER THAN 48" AFF.
A PULL MUST HAVE A LOOP LARGE ENOUGH FOR A FIST TO FIT INTO.
A NYLON ROPE MUST BE INSTALLED ON THE BOTTOM BAR WHICH HANGS 18"-48" WHEN DOOR IS OPEN.
ROPE MUST ALSO CONTAIN A LOOP LARGE ENOUGH TO FIT A FIST AND REPLACES THE PULL ON THE DOOR.
AN ACCESSIBILITY PLAQUE WITH BRAILLE MUST BE CLEARLY DISPLAYED OUTSIDE OF UNIT.
ALL DOORS MUST BE EQUIPPED WITH LEVER HANDLES OR OTHER ACCESSIBLE DEVICES.
APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR NOT THE INITIAL FORCE NEEDED TO BEGIN MOVING THE DOOR. (5 LBS MAX.)
FOR EXTERIOR UNITS, RAMPING IS REQUIRED WHICH COVERS THE ENTIRE WIDTH OF THE UNIT.
OCCUPANCY TABLE - BLDG A
Building | STORY | NAME | AREA | OCCUPANCY SPACE | LOAD FACTOR | OCCUPANCY
A | 1ST STORY | STORAGE - 1ST STORY | 53,442 SF | WAREHOUSE - 300 GROSS | 300 SF | 178
A | 1ST STORY | MEZZ. | 1,679 SF | WAREHOUSE - 300 GROSS | 300 SF | 6
A | 2ND STORY | STORAGE - 2ND STORY | 51121 SF | WAREHOUSE - 300 GROSS | 300 SF | 103
UNIT TYPE LEGEND
EX: 0G5, U0C, 0R5, 0OC
1ST LETTER: ACCESS LEVEL
0 - GROUND LEVEL (ACCESSIBLE)
U - UPPER OR LOWER STORY
(REQUIRES STAIRS OR ELEVATOR)
2ND LETTER: DOOR ACCESS
G - GARAGE ACCESS
I - INTERIOR ACCESS
3RD LETTER: CLIMATE CONTROL
C - CLIMATE CONTROLLED
GOS
Hernly ASSOCIATES
1300 Kasold Drive
Lawrence, Kansas 66044
785 - 749 - 5069
CODE SITE PLAN
Date: 20250327
Drawn by: KJS
Checked by: SCH
Revisions:
A-A0.1
1 ARCHITECTURAL CODE SITE PLAN
1" = 20'-0"
BUILDING A: 1ST STORY: 53,121 S.F. 2ND STORY: 51,114 S.F. TOTAL: 104,235 S.F.
BUILDING B: 14,264 S.F.
COMPOSITS FACING INTERNALLY TO PROPERTY ONLY
Property Line
25.0' Building Setback
6.0' Parking Setback
6.0' Parking Setback
TC: 1028.80
TC: 1025.43
TC: 1024.31
TC: 1017.25
TC: 1016.63
TC: 1017.33
TC: 1018.81
FL: 1015.05'
TC: 1021.00
TC: 1022.50
TC: 1030.31
N02° 17' 01.04"W
S88° 01' 28.18"W
S87° 01' 28.18"W
969.950
361.590
N02° 18' 10.04"W
10' U/E
6" P.C.C.
5/4" / 1'-0" SLOPE
1% SLOPE
1/4" / 1'-0"
1/4" / 1'-0"
1/4" / 1'-0"
1/4" / 1'-0"
(No Stoop)
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037


Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
General Layout
Renaissance Infrastructure Consulting
8857 Pflumm Lane
Lenexa, Kansas 66219
913.717.9500
www.RIC-CONSULT.com
Sheet
C03
Site Data Table
Existing Zoning: CP-3
Proposed Zoning: CP-3
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: 464
- ADA Stalls 9
- Total Parking Provided: 10 (Variance Approved 7/14/2025 BOZA)
Impervious Area 106,403 Sq Ft. (79.62%)
Table 5: Minimum Pavement Sections and Allowable Traffic
Table 6: Minimum Pavement Sections and Allowable Traffic
Note: Pavement sections taken from Geotechnical Engineering Report Parallel Parkway Self-Storage Prepared By Certera Rone Engineering, October 22, 2025
Pavement Legend:
Heavy Duty Asphalt Pavement
Light Duty Asphalt Pavement
Concrete Pavement/Sidewalk
Parking Count Legend:
Standard Parking Stall Count
ADA Parking Stall Count
PARALLEL PARKWAY
(R/W Varies)
Property Line
Proposed Storage Building A
1st Floor: 53,121 Sq. Ft.
2nd Floor: 51,144 Sq. Ft.
Total: 104,265 Sq. Ft.
Proposed Storage Building B
14,264 Sq. Ft.
Proposed Bollards
Proposed 6' Tall Montage II Fence by Ameristar or Approved Equal
Proposed AutoGate #600 Buckeye or approved equal
Concrete Pad for Lift Gate Operator
Key Pad
Right Only Sign
Temporary Construction Easement
Width Varies Sidewalk Easement
10.0' Utility Easement
5.0' Utility Easement
6.0' Setback
10.0' Setback
25.0' Building Setback
8.0' Sidewalk
22.0' Pavement
21.0' Pavement
23.0' Pavement
24.0' Pavement
40.0' Pavement

Sheet
C05
Renaissance Infrastructure Consulting
Grading Plan
Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Grading Legend
TC: Top of Curb Elevation
P: Pavement Elevation
G: Ground Elevation
(HP): High Point
(LP): Low Point
R: ADA Ramp
+/-: Match Existing
Earthwork Quantities
Cut = 1,099 Cu Yds.
Fill = 15,577 Cu Yds.
Net = 14,491 Cu Yds. (Fill)
LEGEND
Proposed Major Contour
Proposed Minor Contour
Existing Major Contour
Existing Minor Contour
1"=20'
Property Line
6.0' Setback
25.0' Building Setback
10.0' Setback
Proposed Storage Building A
1st Floor: 53,121 Sq. Ft.
1st Floor FFE: 1021.00
2nd Floor: 51,145 Sq. Ft.
2nd Floor FFE: 1031.00
Proposed Storage Building B
14,264 Sq. Ft.
FFE: 1027.82 - 1031.00
Width Varies Sidewalk Easement
(R/W Varies)
PARALLEL PARKWAY
Temporary Construction Easement
Transition To Zero Height Curb

NOTE:
Water service pipe is required to be ductile iron pipe inside the pit and for a minimum of 3' outside of the pit before transitioning to PE 4710 (DR11) or Type K Copper
(R/W Varies)
PARALLEL PARKWAY
Existing Storm Sewer
Existing Curb Inlet
Existing Telephone Vault
Existing Overhead Power
Existing Fiber Optic Line
Existing Electrical Box
Proposed Underground Power
Proposed Gas Line
Proposed Transformer
Proposed Internet
10.0' Utility Easement
6" C900 PVC (DR-14)
300 LF
Proposed Fire Hydrant Assembly (N&E)
Proposed 18'x8'-1" Vault With domestic meter and fire DCDA
Connect to 8" BPU Water Main
6" C900 PVC (DR-14)
~100 LF
1-2" Water Service Connection
6"x6" DIP Tee W/ Thrust Block (N&E)
6" C900 PVC (DR-14)
98 LF
6"x6" DIP Tee W/ Thrust Block (N&E)
Proposed 18" HDPE Storm Sewer
Proposed 24" HDPE Storm Sewer
Connect to Existing Storm Manhole with 24" Grate
Proposed 1-2" Water Service Connection RE: MEP Plans
Proposed Fire Line Connection RE: MEP Plans
Proposed Fire Hydrant Assembly (N&E)
Proposed 6" Sanitary Sewer Connection FL: 1018.00' RE: MEP Plans
Proposed 6" Cleanout
Proposed Roof Drain (Typ.)
Proposed 18" HDPE Storm Sewer
Proposed 18" HDPE Storm Sewer
5.0' Utility Easement
Proposed 6" PVC Sanitary Sewer Service 1% Min Slope
Remove 10' Stub and Connect to Existing Sanitary Sewer Manhole FL Out: 1014.77'
Proposed 6" Cleanout
Property Line
5.0' Utility Easement
5.0' Utility Easement
1"=20'
0 10' 20'
Renaissance Infrastructure Consulting
8653 Pflumm Lane
Lenexa, Kansas 66219
913.317.9500
www.RIC-CONSULT.com
KS Certificate of Authority: E-1614
Sheet
C06
Site Utility Plan
Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas


PLANT SCHEDULE
PARALLEL PARKWAY
Proposed Building RE: Arch
Site Fence RE: Civil
Decorative Gravel RE: Detail
Site Fence and Gate; RE: Civil
Existing landscape to remain. Do not disturb. Damaged or removed landscaping to be replaced in kind
V-Cut Edging with Hardwood Mulch Plant Bed - TYP RE: Landscape Detail
RP-1 Single Family Residential District
NOTE: Maintain and establish all landscape areas by watering, fertilizing, weed control, mowing, trimming and other operations until acceptable establishment - TYP RE: Specifications
Turfgrass shall extend to limits of disturbance - TYP RE: Landscape Notes #13
SEE LG2 FOR LANDSCAPE NOTES
LANDSCAPE CALCULATIONS
Renaissance Infrastructure Consulting
Final Development Plans
25-0103
Village West, Legends, Self-Storage
Kansas City, Wyandotte County, Kansas
Landscape Plan
Sheet
L01

BC ENGINEERS INCORPORATED
5725 Reinder Shawnee, KS 66203 (913)262-1772
PE COA #E-359
10/1/2025
BC PROJECT #25348
SITE PHOTOMETRIC FOR
PARALLEL PARKWAY STORAGE
KANSAS CITY, KS
ISSUE DATE: 10/1/2025
REVISIONS:
SHEET TITLE: SITE PHOTOMETRIC PLAN
PH1
SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'
NORTH
A @ 20'
B @ 20'
C @ 7.5'
A @ 10'
B @ 10'
C @ 8'
B @ 15'
C @ 10'
B @ 11'
Schedule
Symbol | Label | Image | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Polar Plot
A | 6 | DSXW2 P1 40K T3M | 6000 4000K TFOR Type 3 Medium | | 1 | 8156 | 0.9 | 37.03 | PNU: 65234.tvd
B | 9 | DSXW2 P1 40K TFTM | 6000 4000K TFOR Forward Throw Medium | | 1 | 8311 | 0.9 | 37.03 | PNU: 65234.tvd
C | 6 | DSXW1 P1 40K T3M | 2000 4000K TFOR Type 3 Medium | | 1 | 1906 | 0.9 | 13.27 | PNU: 61050.tvd
Statistics
Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min
Site | + | 1.3 fc | 9.0 fc | 0.0 fc | N/A | N/A
Drive/Parking | × | 2.0 fc | 9.0 fc | 0.3 fc | 30.0:1 | 6.7:1

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
PROJECT NAME:
ATTIC STORAGE AT THE LEGENDS
PROJECT DESCRIPTION:
SELF-STORAGE
PROJECT LOCATION:
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
CONTRACTOR CONTACT:
STRYCKLAND CONSTRUCTION
ATTN: JOHN STRYCKLAND
720 SOUTH ROGERS ROAD, SUITE B
OLATHE, KS 66062
P) 913-764-7000
ARCHITECT:
HEMLY ASSOCIATES, INC.
ATTN: STAN HEMLY
1100 RHODE ISLAND ST.
LAWRENCE, KANSAS 66044
P) 785-749-5806
1 PROJECT INFORMATION
2 PROJECT LOCATION
ARCHITECT
Hemly Associates, Inc.
1100 Rhode Island St.
Lawrence, KS 66044
P) 785-749-5806
Hemly ASSOCIATES, INC.
ARCHITECTS
PRESERVATION CONSULTANTS
HEART LUMINARIATIONS
SHEET INDEX - BLDG A
SORT NUMBER NAME ISSUE DATE COPYRIGHT REVISION COUNT
A-A0.0 COVER SHEET 20250827 1
A-A0.1 SITE PLAN 20250827 1
A-A0.3 CODE PLAN - 1ST STORY 20250827 1
A-A0.4 CODE PLAN - 2ND STORY 20250827 1
A-A1.0 FLOOR PLAN - BLDG A 1ST STORY 20250827 1
A-A1.1 FLOOR PLAN - BLDG A 2ND STORY 20250827 1
A-A1.3 LIMIT MIX - BLDG A 1ST STORY 20250827 1
A-A1.4 LIMIT MIX - BLDG A 2ND STORY 20250827 1
A-A1.6 ROOF PLAN 20250827 1
A-A2.0 ELEVATIONS - BLDG A 20250827 1
A-A2.1 ELEVATIONS 20250827 1
A-A3.0 ENLARGED PLANS 20250827 1
A-A4.0 SECTIONS 20250827 1
A-A4.1 SECTIONS 20250827 1
A-A4.4 SECTIONS 20250827 1
A-A4.5 SECTIONS 20250827 1
A-A4.6 SECTIONS 20250827 1
A-A5.7 SECTIONS 20250827 1
A-A5.8 SECTIONS 20250827 1
A-A5.9 SECTIONS 20250827 1
A-A5.10 SECTION DETAILS 20250827 1
A-A6.0 SECTION DETAILS 20250827 1
A-A6.0 MATERIALS 20250827 1
A-A6.1 ARCHITECTURAL DETAILS & SCHEDULES 20250827 1
A-A6.2 ARCHITECTURAL DETAILS 20250827 1
A-F1.1 FOUNDATION DETAILS 20250827 1
A-F1.2 FOUNDATION DETAILS 20250827 1
29
Hemly ASSOCIATES, INC.
ARCHITECTS
PRESERVATION CONSULTANTS
HEART LUMINARIATIONS
1100 Rhode Island St
Lawrence, Kansas 66044
785 / 749 - 5806
COVER SHEET
Date: 20250827
Drawn by: KJN
Checked by: SCH
Revision:
A-A0.0
STORAGE


BUILDING A
ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
Hernly
ELEVATIONS BLDG A
A-A2.0
1 BLDG A - NORTH ELEVATION
2 BLDG A - EAST ELEVATION
3 BLDG A - WEST ELEVATION
4 BLDG A - SOUTH ELEVATION
STORAGE
PARAPET 23' - 11"
LOW EAVE 18' - 4"
2ND STORY 10' - 0"
1ST STORY 0'
RIBBED MTL PANEL (HORIZ.) BURNISHED SLATE
WOOD GRAIN REVEAL METAL PANEL CEDAR GRAY
INSULATED CONCEALED-FASTENER STUCCO-EMBOSSED ARCHITECTURAL PANEL, POLAR WHITE
CONCRETE W/ FORM LINER
STOREFRONT WINDOW
OVERHEAD SECTIONAL DOOR
ROOF LINE
GATE
COILING OVERHEAD DOOR
WOOD GRAIN REVEAL METAL PANEL ROUGH CEDAR DISTRESSED
GUTTER &DOWNSPOUTS FACING INTERNALLY TO PROPERTY ONLY
MR-24 STANDING SEAM METAL ROOF
COILING OVERHEAD DOOR

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
Henly
ELEVATIONS
A-A2.1
1 BLDG A - NORTH WEST ELEVATION
1" = 10'-0"
LOW EAVE
10' - 4"
BLDG B
11' - 0"
1ST STORY
0"
STORAGE
RIBBED MTL PANEL (HORIZ.)
BURNISHED SLATE
WOOD GRAIN REVEAL
METAL PANEL, CEDAR
GRAY
STOREFRONT
WINDOW
WOOD GRAIN REVEAL
METAL PANEL ROUGH
CEDAR DISTRESS
STOREFRONT WINDOW

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
Henly
ELEVATIONS
A-A2.1
1 BLDG A - NORTH WEST ELEVATION
1" = 10'-0"
LOW EAVE
10' - 4"
BLDG B
11' - 0"
1ST STORY
0"
STORAGE
RIBBED MTL PANEL (HORIZ.)
BURNISHED SLATE
WOOD GRAIN REVEAL
METAL PANEL, CEDAR
GRAY
STOREFRONT
WINDOW
WOOD GRAIN REVEAL
METAL PANEL, ROUGH
CEDAR DISTRESS
STOREFRONT WINDOW

ATTIC STORAGE AT THE LEGENDS
11319 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
BUILDING A
Henly
ELEVATIONS
A-A2.1
1 BLDG A - NORTH WEST ELEVATION
1" = 10'-0"
LOW EAVE
16' - 4"
BLDG B
11' - 0"
1ST STORY
0'
STORAGE
RIBBED MTL PANEL (HORIZ.)
BURNISHED SLATE
WOOD GRAIN METAL
METAL PANEL CEDAR
GRAY
STOREFRONT
WINDOW
WOOD GRAIN METAL
METAL PANEL ROUGH
CEDAR DISTRESS
STOREFRONT WINDOW

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Final Development Plan Petition PR2025-040 and Central Middle School Final Plat (PLAT2025-040)**

GENERAL INFORMATION

Applicant Information:
USD 500 Kansas City, Kansas Public Schools
Representative
Brian Hochstein with MKEC Engineering
11827 West 112th Street, Suite 200
Overland Park, Kansas 66210

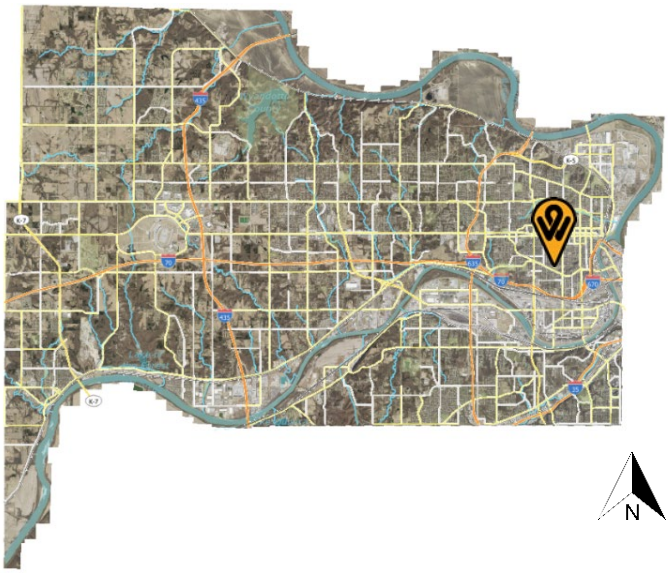
Subject Property:
55 North 12th Street
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to plat one (1) lot and build an 80,035 square foot for Central Middle School.

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

Existing Zoning District(s):
RP-3 Planned Townhouse and R-1(B) Single Family Districts

Plan Area:





Central Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family and R-2(B) Two Family Districts	Single-family homes and duplexes
South	CP-0 Planned Nonretail Business District	Office building
East	R-1(B) Single Family District	Single-family homes
West	R-1(B) Single Family District	Single-family homes

Total Tract Size: 10.35 Acres

Comprehensive Plan Designation: The Central Area Plan designates this property as Medium Density Residential and Urban Density, which allows single-family homes, garden apartments, attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 12th Street as a Minor Collector.

Parking Requirement: Section 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission. 126 spaces are provided.

Landscaping Requirement: Section 27-458(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) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) 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. Buffer plantings will be in addition to required trees. 100 trees are provided.

Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Doug Clements with USD 500 Kansas City Kansas Public Schools, is requesting a Final Development Plan and Final Plat to create one (1) lot and to build an 85,030 square foot building, Central Middle School at 55 North 12th Street.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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. Between 2008 – 2024, there have been numerous abatement, code administrative citations, and stop work orders for trash, weeds, vacant lot, and graffiti on the subject property.

Outstanding or Related Permit and Cases:

1. Between 2000 – 2016, there have been numerous electrical, commercial, mechanical, plumbing, DRC, demolition, elevator certificate and fire suppression permits at the subject property.

Previous Planning Actions:

1. 2025 – PR2025-033 – Preliminary Development Plan for Central Middle School – Approved on December 4, 2025.
2. 2025 – PLAT2025-032 – Preliminary Plat for one (1) lot for Central Middle School – Approved on November 10, 2025.
3. 2008 – PR-2008-11 – Final Development Plan for Village of Fountains (reduction in masonry) amending PR-2007-16.

4. 2007 – PR-2007-16 – Final Development Plan for 24 lots (101 units) – Approved.
5. 2007 – Village of Fountains Final Plat for 24 lots (101 units) – Approved.
6. 2007 – SP-2007-18 – Special Use Permit for 59-unit assisted living facility – Approved.
7. 2007 – Village of Fountains Preliminary Plat – Approved.
8. 2007 – COZ 2909 – Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District for 24 single-family homes, 8 duplexes and 20 fourplexes – Approved.
9. 2006 – COZ 2889 – Change of Zone for Bethany Neighborhood Downzoning – Approved.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 10.35 acres, which affords enough space for the proposed development to be capable of accommodating the building, adequate parking areas for buses, staff parking and car drop off/pick-up, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Central Avenue via North 11th and North 12th Streets. As part of this development, North 12th Street and Riverview Avenue are being vacated.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. While there are schools in the immediate vicinity, this institutional use is compatible with the neighborhood.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

The proposed use conforms to the Central Area Plan Medium Density and Urban Density land use designations, which allows single-family homes, garden apartments, and attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

Additionally, the proposed use conforms to the Subdivision Code goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 11th Street, Reynolds Avenue, and Riverview Avenue.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 11th and 12th Streets, and Riverview Avenue. Portions of North 12th Street and Riverview Avenue are proposed to be vacated, which will force vehicles north/south on North 11th Street to access the front entrance of the building and the car drop off/pick up loop, North 12th Street to access the rear of the building (staff and service entries), and Riverview Avenue from the west for the bus loop.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning and nonplanned zoning districts. The school district will be providing sidewalks around the perimeter of subject property to connect to the external Riverview neighborhood.

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

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

      Electrical and Water Service is provided by BPU.

   b. ***Sanitary Sewer Service***

      Sanitary sewer service is being provided by the UG.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by East Patrol, District #116.

e. Fire

Fire service is provided by Station #9, located at North 11th Street and Central Avenue, which is 600 feet from the subject property.

f. Transit

Kansas City ATA provides transit service along Central Avenue, Route #102.

g. Schools

Public Education is provided by M E Pearson Elementary School, Central Middle School, and Wyandotte High School, under Kansas City Kansas USD 500.

h. Streets

The subject property is accessed off South 12th Street, a Minor Collector, and Riverview Avenue, a Local Street.

10. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

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

The Final Plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to the external neighborhoods. There are no variances needed for setbacks, parking or landscaping.

12. 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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise, or other adversity as there is access through the development for EMS. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed Final Plat will create one (1), 10.35-acre lot for the development of Central Middle School. Staff does not believe this development will create adverse impacts, as long as development is designed with due regard to topography and the natural features of the land.

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

With the development of a new commercial, large, middle school there will inherently be some increase in maintenance, particularly for electric service, city sewer and stormwater, as well as any additional traffic. Due to the size of this development and considering the existing surrounding context, however, there is not expected to be an undue burden.

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

The proposed subdivision does not encourage premature extension of public services, piecemeal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Central Area and is infill development north of Bethany Park. As part of the development, existing sanitary and storm sewers will need to be relocated.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for Final Development Plan.

KEY ISSUES

Landscaping and Screening
Traffic
Pedestrian Circulation
Vacation of Existing Streets
Lighting
Trash/Litter

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

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

    Applicant Response: Comment acknowledged.

2. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

    Applicant Response: Crosswalk have been added from proposed ADA ramps and sidewalk conditions throughout the parking lots. No other sidewalk connects between drive aisles and lanes exist.

3. Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

    Applicant Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods. Sidewalk is not planned along the north and west property lines due to sidewalk connections already being provided throughout the property to the connecting neighborhoods and due to safety concerns, existing retaining walls, and proposed grading.

Building Architecture:

1. 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 does not meet this standard.

    Applicant Response: All rooftop equipment is screened from public view by the building parapet, with the exception of units located on top of the two-story academic wing. At this location, the design incorporates in-board architectural walls with a metal panel finish that is consistent with the overall building design. These in-board walls effectively screen the mechanical equipment from public view. Per e-mail correspondence with Byron Toy dated 12/12/2025, this screening strategy was deemed acceptable for this location. Please refer to the attached rood plan exhibit with the in-board architectural walls highlighted.

2. Downspouts shall be internalized except around the storm shelter.

    Applicant Response: Two (2) external downspouts are proposed for roof drainage in addition to the downspouts serving the storm shelter. This condition is required

due to interior building configuration constraints. The proposed downspouts are not located on exterior-facing walls and are primarily concealed by the adjacent roof parapet. Due to their location and the surrounding building massing, they will not be visible from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspouts are located approximately 60 feet from the exterior perimeter wall and discharge onto a lower adjacent roof, maintaining consistency with the intent of the design standards. Please refer to the attached roof plan exhibit with downspout locations highlighted.

Landscaping and Screening:

1. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

   Applicant Response: Comment acknowledged.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.

   The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development.

   Applicant Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

Previous Conditions of Approval – PR2025-33 and PLAT2025-032:

1. For the Final Development Plan drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.
2. For the Final Plat: Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.
3. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the Unified Treasurer.
4. 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 does not meet this standard.
5. Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.
6. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.
7. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.
8. Section 27-575(g)(3) 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.
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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance.
10. All landscaping shall be irrigated.
11. All deciduous and shade trees shall be at least two (2) inch caliper when planted.
12. 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.
14. Regarding BPU transformer screening, the following applies:
    - Gate doors are required for all types of screening that are placed in front of the transformers.
    - 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.
    - Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    - For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - 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).
    - 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. 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.
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 Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

22. Following 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.

Planning Engineering Comments:

B) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
C) 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.
D) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-040** and **PLAT2025-040 (Central Middle School Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **For the building permit drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;**
2. **Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school;**
   When the mylars are submitted to Staff to be recorded, submit the following fee:
   a. **$32.00 per page payable to the Register of Deeds; and,**

    b. **$7.00 per lot payable to the Unified Treasurer;**
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 does not meet this standard;**
4. **Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
5. **Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
6. **Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply. The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development;**
7. **Section 27-575(g)(3) 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;**
8. **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 in the Sign Ordinance;**
9. **All landscaping shall be irrigated;**
10. **All deciduous and shade trees shall be at least two (2) inch caliper when planted;**
11. **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);**
12. **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;**
13. **Regarding BPU transformer screening, the following applies:**
    - **Gate doors are required for all types of screening that are placed in front of the transformers.**

- **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.**
- **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
- **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
- **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).**
- **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;**

14. **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; 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;**
15. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **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;**
18. **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; 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;

19. **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,**
20. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required
Final Plat	February 9, 2026	TBD

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

MOTIONS

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-040**, Central Middle School Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-040**, Central Middle School Final Plat, 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.

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2025-040** 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-040,** 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.

ATTACHMENTS

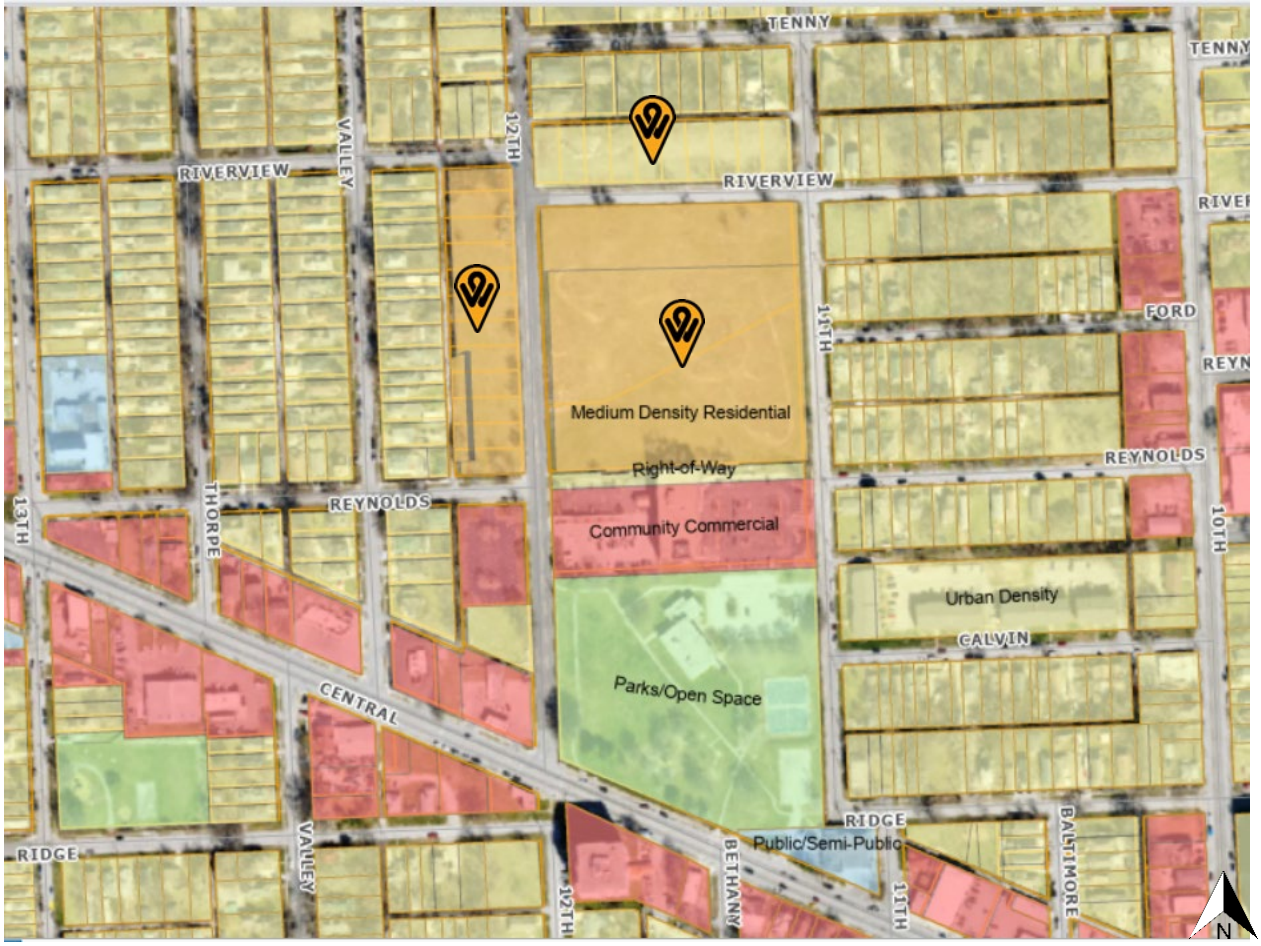
AERIAL IMAGERY



ZONING MAP


R-1(B)
R-2(B)
CP-0
CP-1
RP-5
RP-6
MP-1
C-1
C-3
R-2
Splitlog Ave
Ohio Ave
Northrup Ave
Tenny Ave
Riverview Ave
Ford Ave
Reynolds Ave
Lyon Ave
Calvin St
Ridge Ave
Sumner Ave
Lowell Ave
Bunker Ave
Central Ave
Flatiron Park
Prescott Park
Bethany Park
Lally Park
N 10th St
N 11th St
N 12th St
N 13th St
N Thorpe St
N Valley St
N Mill St
N 9th St
S 15th St
S 14th St
S 13th St
S Valley St
S 12th St
S Bethany St
S 11th St
N Baltimore St
S Baltimore St
N Boeke St
S Boeke St
N Fernee St
Wilson Blvd
Grand

LAND USE MAP


TENNY
RIVERVIEW
VALLEY
12TH
11TH
FORD
REYNOLDS
13TH
THORPE
10TH
Medium Density Residential
Right-of-Way
Community Commercial
Urban Density
CALVIN
Parks/Open Space
CENTRAL
RIDGE
Public/Semi-Public
BETHANY
BALTIMORE
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: January 8, 2026
RE: **CENTRAL MIDDLE SCHOOL**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
J & J Survey, LLC

And we have determined the following:
Takes all of CIC-TAS Parcels:
298000 to 298023
Owners-of-Record:
CHWC Holding Corporation
Jurat Signature:
Dr. Anna Stubblefield, superintendent – KCK Public Schools

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Title
Add a subtitle of "Replat of all of Village of Fountains." The current subtitle has the Range as "West" when it should be "East."

2) Legal Description
In the legal description, add "Replat of all of Village of Fountains."

3) Labeling
Revise the vacation notation to be "Streets & Easements Vacated by this plat, see page 2." Also revise the notation on second page to "R/W & Easements Vacated."

4) Ownership
The ownership of record is different than shown on plat.

1

5) Approvals
The Mayor/CEO needs to be updated. Update the year for County Engineer.

6) TIF
Part of the new lot sits within an existing TIF that may need to be addressed.

MKEC ENGINEERING SUCCESS

January 26, 2026

Unified Government of Wyandotte County
Department of Planning + Urban Design
City of Kansas City
701 N 7th Street
Kansas City, KS 66101

REFERENCE: Final Development Plan Petition PR2025 & Central Middle School Final Plat (PLAT2025-040)
Responses to January 18, 2026 Review Comments

Dear Mr. Toy,

The following are our responses to the City of Kansas City, KS comments provided January 18, 2026.

Planning & Urban Design:

1. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and
   b. $7.00 per lot payable to the United Treasurer

Response: Comment acknowledged.

2. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

Response: Crosswalks have been added from proposed ADA ramps and sidewalk connections throughout the parking lots. No other sidewalk connections between drive aisles and lanes exist.

3. Install a four (4) food sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods. Sidewalk is not planned along the north and west property lines due to sidewalk connections already being provided throughout the property to the connecting neighborhoods and due to safety concerns, existing retaining walls, and proposed grading.

11827 W. 112th St., Ste. 200 • Overland Park, KS 66210 • T 913.317.9390 • F 913.317.9385 • MKEC.COM

Building Architecture:

1. 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 of perforated panels does not meet this standard.

Response: All rooftop equipment is screened from public view by the building parapet, with the exception of units located on top of the two-story academic wing. At this location, the design incorporates in-board architectural walls with a metal panel finish that is consistent with the overall building design. These in-board walls effectively screen the mechanical equipment from public view. Per email correspondence with Byron Toy dated 12/12/2025, this screening strategy was deemed acceptable for this location. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted.

2. Downspouts shall be internalized except around the storm shelter.

Response: Two (2) external downspouts are proposed for roof drainage in addition to the downspouts serving the storm shelter. This condition is requested due to interior building configuration constraints. The proposed downspouts are not located on exterior-facing walls and are primarily concealed by the adjacent roof parapet. Due to their location and the surrounding building massing, they will not be visible from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspouts are located approximately 60'-0" from the exterior perimeter wall and discharge onto a lower adjacent roof, maintaining consistency with the intent of the design standards. Please refer to the attached roof plan exhibit with downspout locations highlighted.

Landscaping & Screening:

1. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or two family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.
   The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development.

Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

Previous Conditions of Approval – PR2025-33 & PLAT2025-032:

1. For the Final Development Plan drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

Response: Crosswalks have been added from proposed ADA ramps and sidewalk connections throughout the parking lots. No other sidewalk connections between drive aisles and lanes exist.

2. For the Final Plat: Install a four (4) food sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods. Sidewalk is not planned along the north and west property lines due to sidewalk connections already being provided throughout the property to the connecting neighborhoods and due to safety concerns, existing retaining walls, and proposed grading.

3. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the United Treasurer.

Response: Comment acknowledged.

4. 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 does not meet this standard.

Response: All rooftop equipment is screened from public view by the building parapet, with the exception of units located on top of the two-story academic wing. At this location, the design incorporates in-board architectural walls with a metal panel finish that is consistent with the overall building design. These in-board walls effectively screen the mechanical equipment from public view. Per email correspondence with Byron Toy dated 12/12/2025, this screening strategy was deemed acceptable for this location. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted.

5. Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.

Response: Two (2) external downspouts are proposed for roof drainage in addition to the downspouts serving the storm shelter. This condition is requested due to interior building configuration constraints. The proposed downspouts are not located on exterior-facing walls and are primarily concealed by the adjacent roof parapet. Due to their location and the surrounding building massing, they will not be visible

from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspouts are located approximately 60'-0" from the exterior perimeter wall and discharge onto a lower adjacent roof, maintaining consistency with the intent of the design standards. Please refer to the attached roof plan exhibit with downspout locations highlighted.

6. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

7. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.

Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

8. Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

9. Section 27-575(g)(3) 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.

Response: Comment acknowledged.

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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance.

Response: Comment acknowledged.

11. All landscaping shall be irrigated.

Response: Comment acknowledged.

12. All deciduous and shade trees shall be at least two (2) inch caliper when planted.

Response: Trees shall be of approved size. Native grasses and plants are not planned.

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

Response: Trees shall be of approved size. Native grasses and plants are not planned.

14. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.

Response: Comment acknowledged.

15. 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 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: Comment acknowledged.

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.

Response: Comment acknowledged.

17. 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: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

20. 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: Comment acknowledged.

21. 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: Comment acknowledged.

22. 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.

Response: Comment acknowledged.

23. Following 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 preconstruction 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: Comment acknowledged.

Planning Engineering:

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

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

Response: Comment acknowledged.

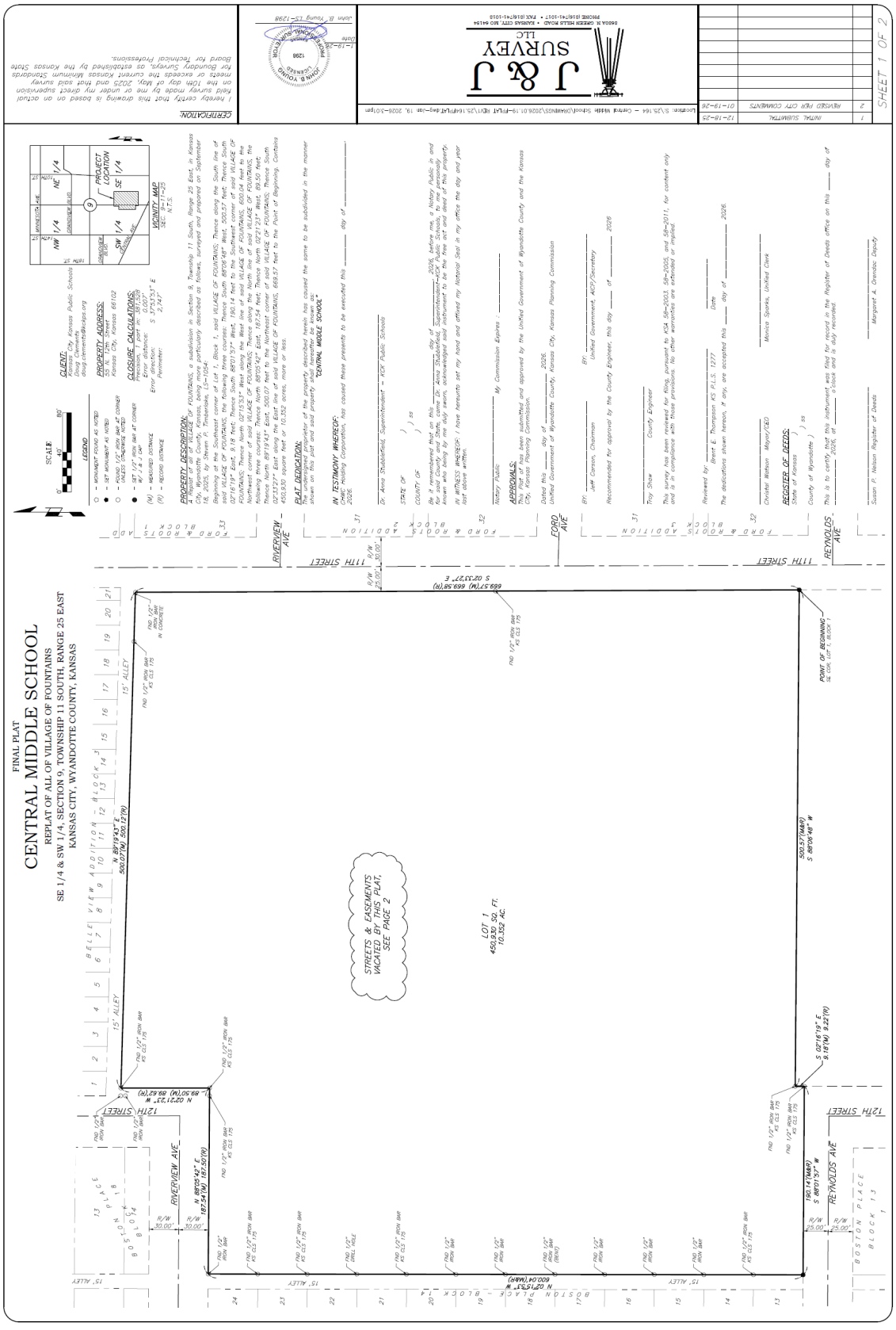
All comments have been addressed. Please contact us with any questions.

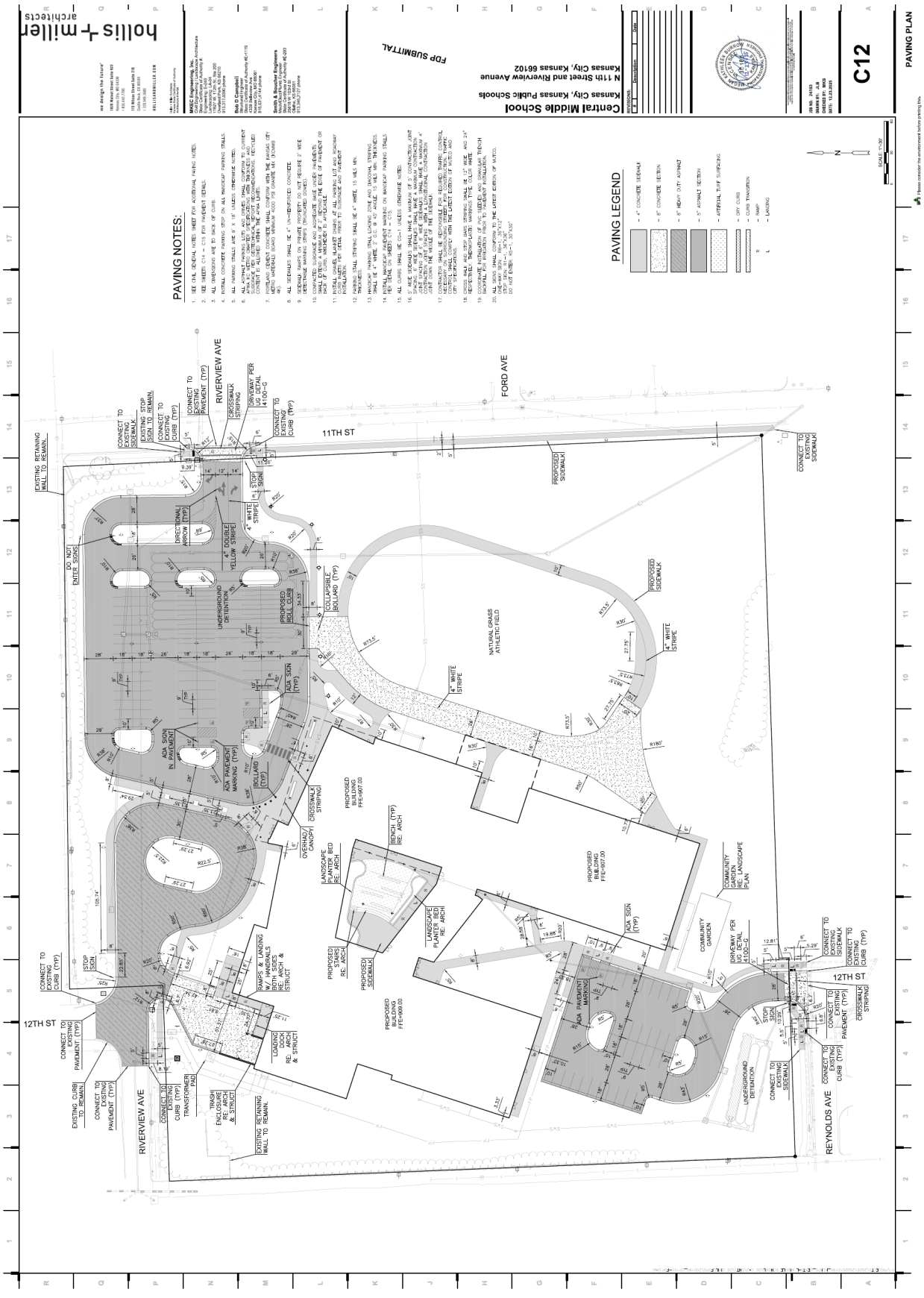
Sincerely,

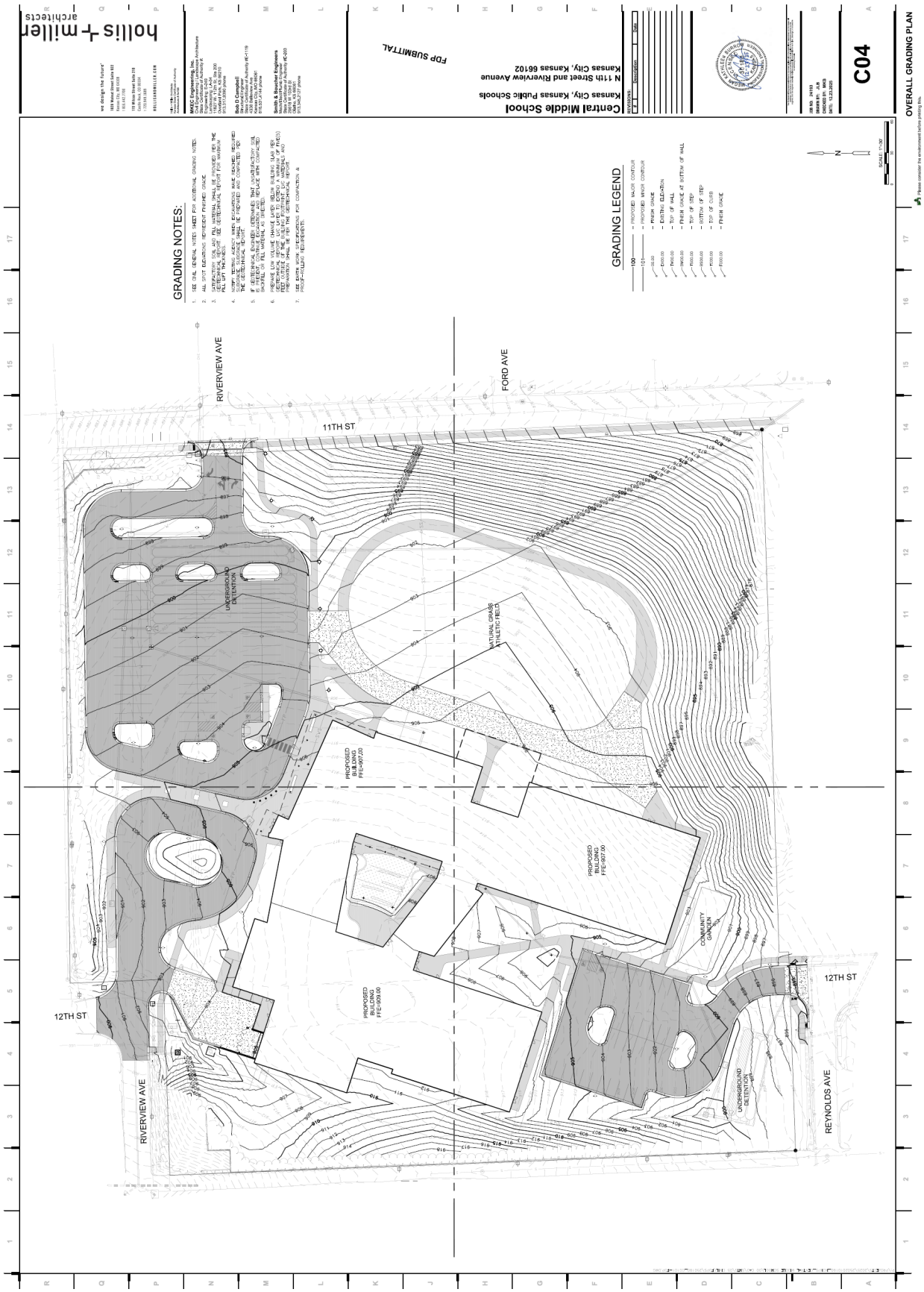
MKEC ENGINEERING, INC.

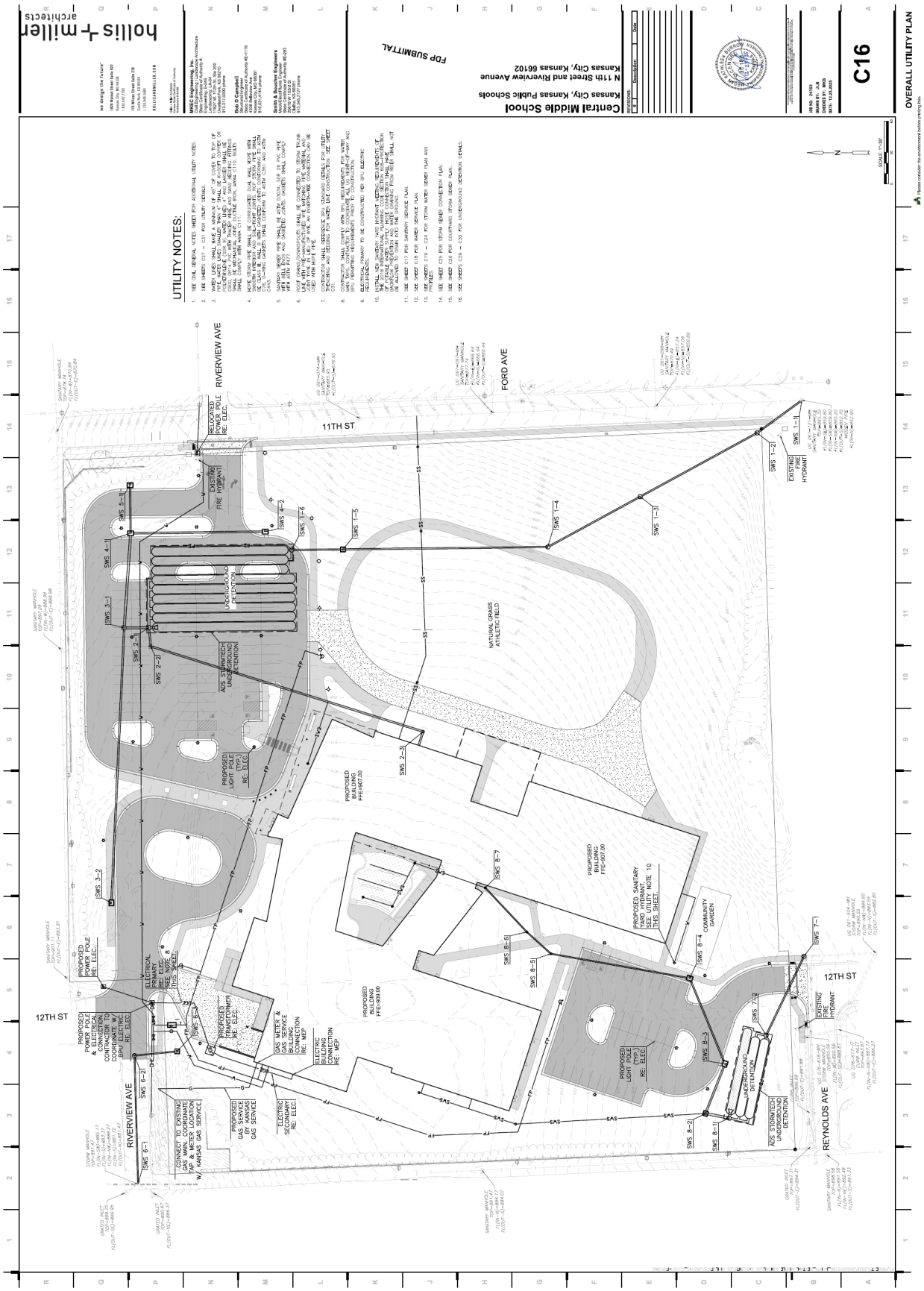
Brian Hochstein, PLA, ASLA, MBA

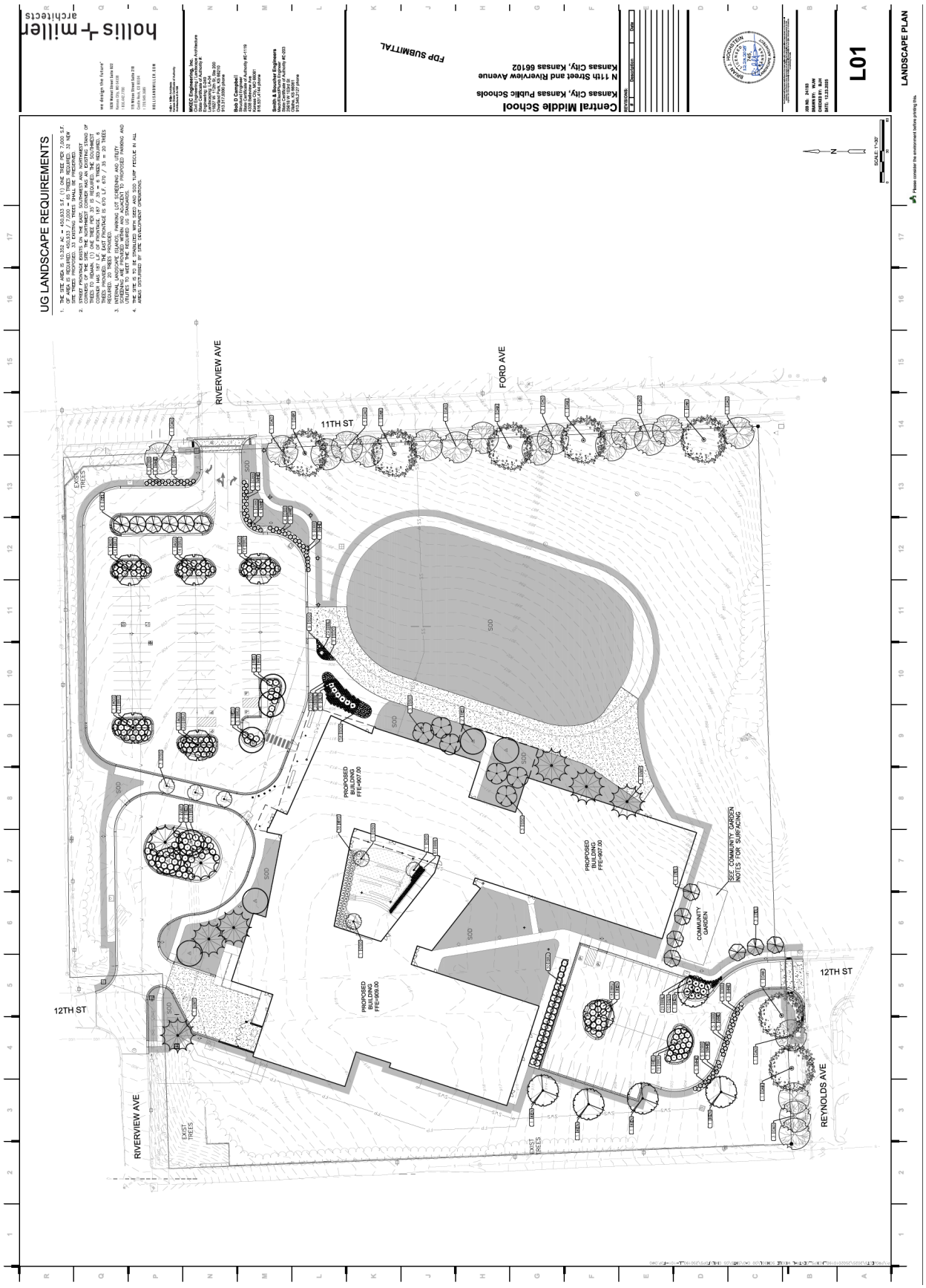
P:\PROJECTS\2025\2502010190_KCKPS_Central Middle School\05 Civil\Docs\FDP Comment Response\2026-01-26_City Comment Response Letter.docx

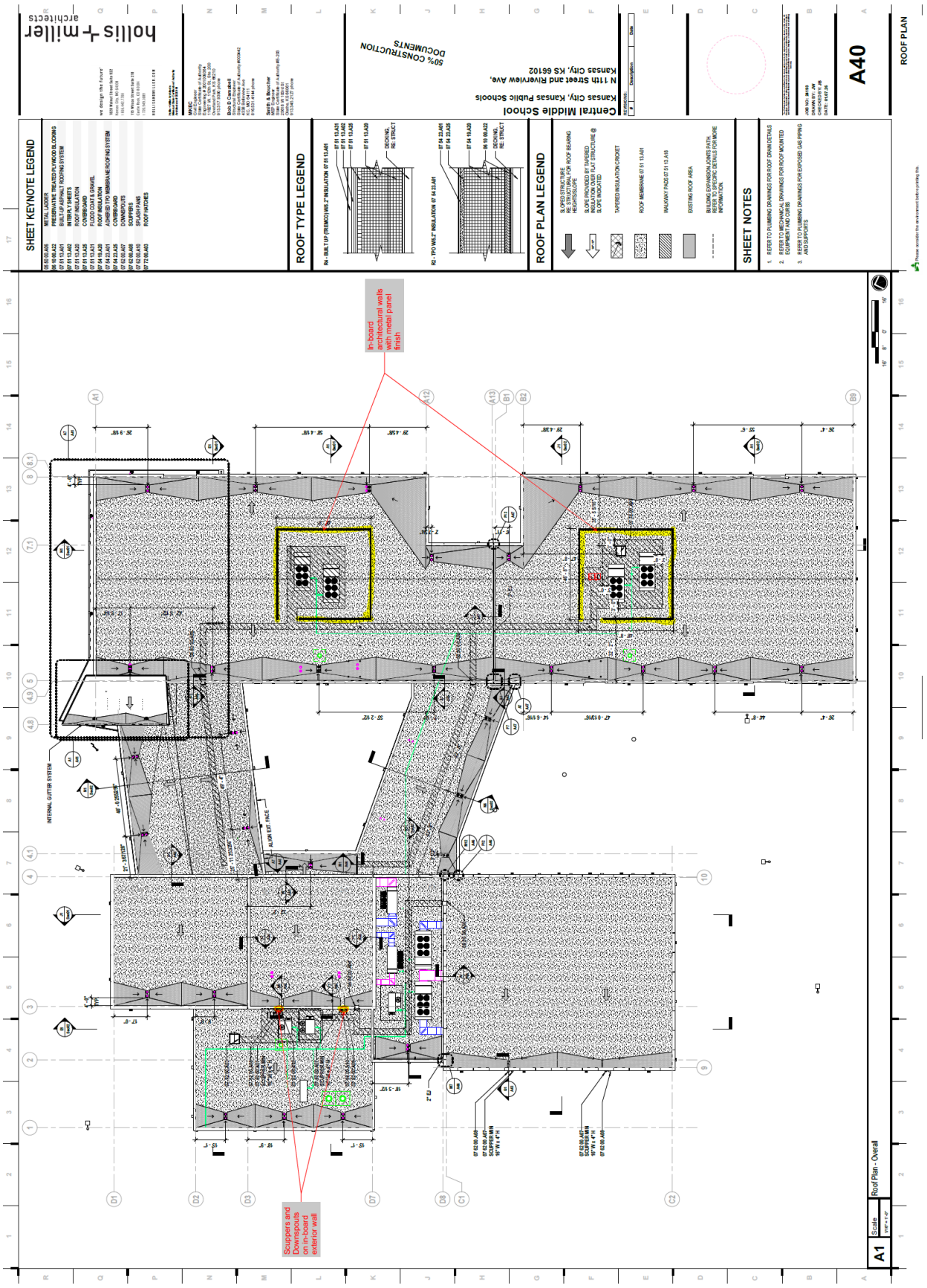

FINAL PLAT
CENTRAL MIDDLE SCHOOL
REPLAT OF ALL OF VILLAGE OF FOUNTAINS
SE 1/4 & SW 1/4, SECTION 9, TOWNSHIP 11 SOUTH, RANGE 25 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET 1 OF 2
J & J SURVEY LLC
CERTIFICATION
PROPERTY DESCRIPTION:
DEDICATION:
IN TESTIMONY WHEREOF:
APPROVALS:
REGISTER OF DEEDS:
LEGEND
VICINITY MAP
CLIENT:
PROPERTY ADDRESS:
CLOSURE CALCULATIONS:
STREETS & EASEMENTS VACATED BY THIS PLAT, SEE PAGE 2
LOT 1
450,930 SQ. FT.
10.352 Ac.
POINT OF BEGINNING
RIVERVIEW AVE
REYNOLDS AVE
11TH STREET
12TH STREET
FORD AVE
15' ALLEY
BOSTON PLACE
BLOCK 13
BLOCK 14
ADDITION
FORD & ROOTS
BLOCK 1
BLOCK 2
S 02°33'27" E
689.57'(M) 689.58'(R)
N 88°19'43" E
500.07'(M) 500.12'(R)
N 88°05'42" E
187.54'(M) 187.50'(R)
N 02°13'53" E
600.04'(M&R)
S 88°06'48" W
500.57'(M&R)
S 02°16'19" E
9.18'(M) 9.22'(R)
S 88°01'37" W
190.14'(M&R)
N 02°13'27" E
89.50'(M) 89.62'(R)

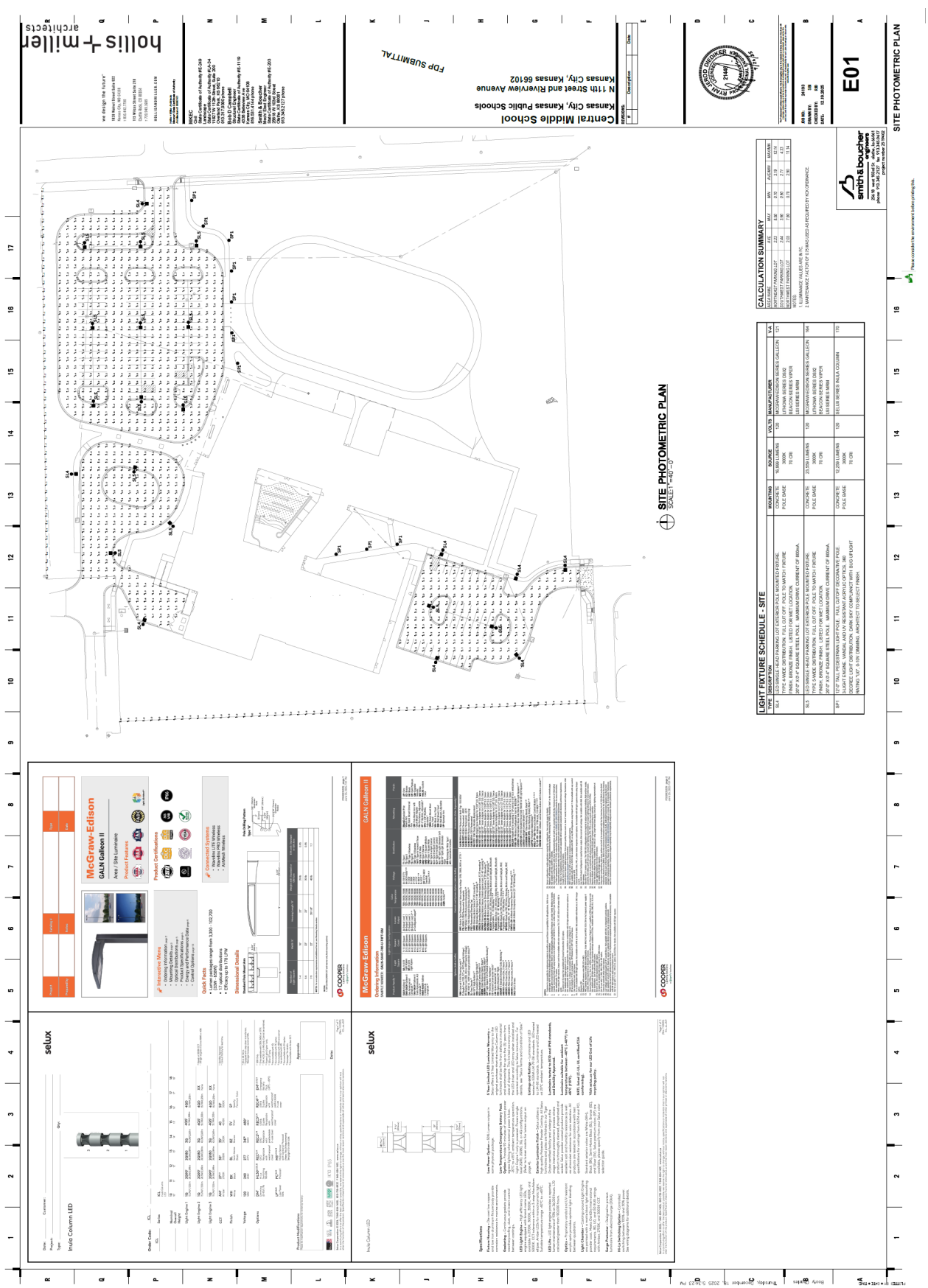

PAVING NOTES:
PAVING LEGEND
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
holliswmiller
architects
PAVING PLAN
C12
11TH ST
12TH ST
FORD AVE
RIVERVIEW AVE
REYNOLDS AVE
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
UNDERGROUND DETENTION
COMMUNITY GARDEN
SCALE: 1"=30'

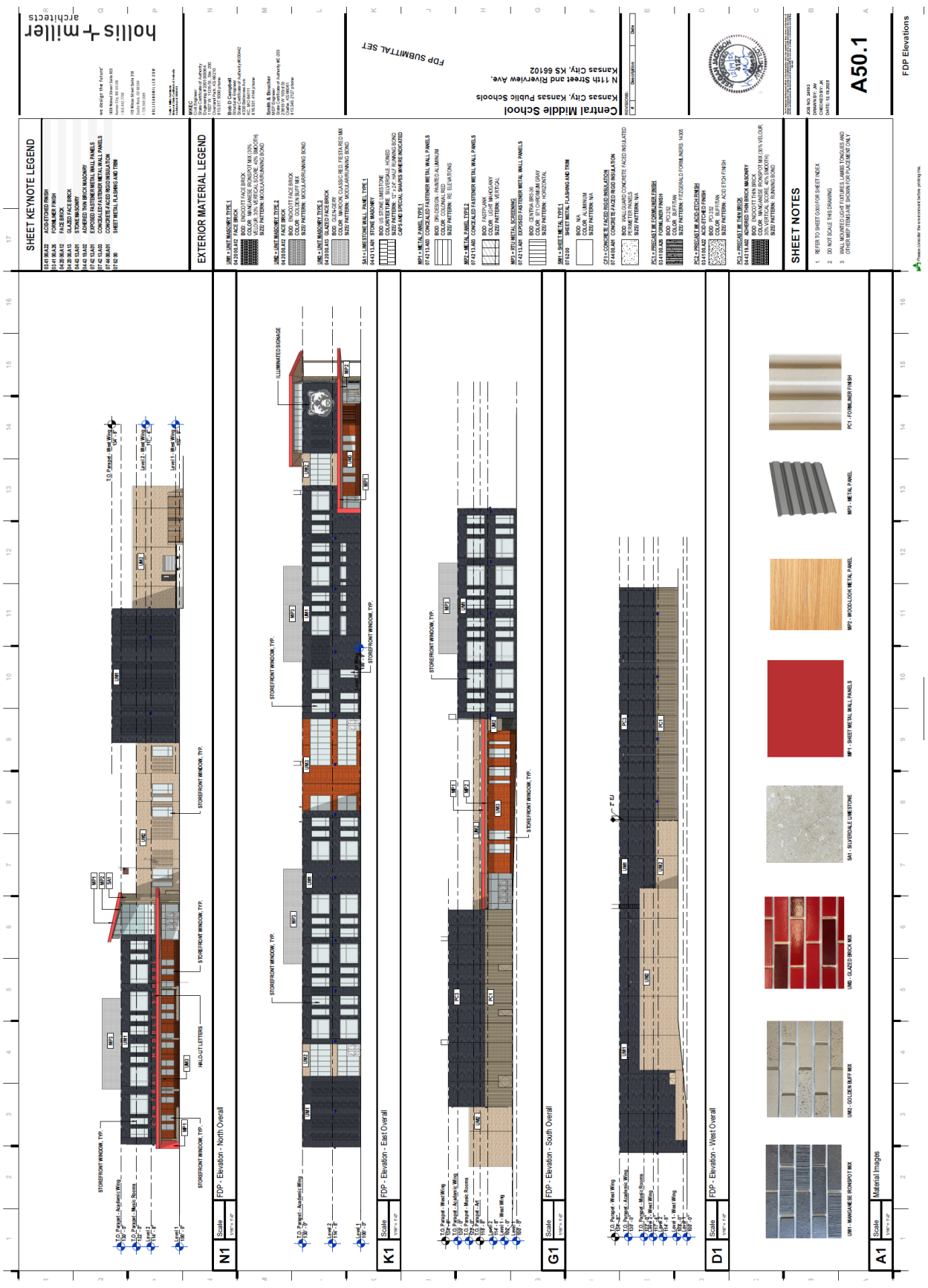

Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
holis + miller
architects
C04
OVERALL GRADING PLAN
GRADING NOTES:
GRADING LEGEND
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
UNDERGROUND DETENTION
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
COMMUNITY GARDEN


Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
C16
OVERALL UTILITY PLAN
UTILITY NOTES:
1. SEE THE GENERAL NOTES SHEET FOR ADDITIONAL UTILITY NOTES.
2. SEE SHEETS C27 – C31 FOR UTILITY DETAILS.
3. WATER LINES SHALL HAVE A MINIMUM OF 48" OF COVER TO TOP OF PIPE. WATER LINES SHALL BE PVC PIPE AWWA C900 DR18 CLASS 305 POLYETHYLENE (DIP) WATER LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE AWWA C151, CLASS 350. WATER LINES 3" AND SMALLER SHALL BE MECHANICAL JOINT DUCTILE IRON, AWWA C110, CLASS 350.
4. NOTE: STORM PIPE SHALL BE CORRUGATED. D/HL SHALL BURIE MIN BELOW PAVING AND MIN 24" BELOW GRASS. RCP STORM PIPE SHALL BE CLASS III WITH GASKETS. RCP STORM PIPE SHALL BE CLASS V WITH GASKETS. SHALL CONFORM TO ASTM C361 AND ASTM C443.
5. SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR 35 PVC PIPE WITH ELASTOMERIC SEALS AND GASKETED JOINTS. GASKETS SHALL CONFORM WITH ASTM F477.
6. ROOF DRAINS/DOWNSPOUTS SHALL BE CONNECTED TO STORM TRUNK LINE AS SHOWN ON PLANS. WHERE ROOF DRAINS/DOWNSPOUTS ARE CLOSE TO THE LINE OF WORK, AN INDEPENDENT CONNECTION CAN BE MADE AT THE LINE OF WORK.
7. CONTRACTOR SHALL REFERENCE BPU STANDARD DETAILS FOR UTILITY TRENCHING AND BEDDING FOR WATER LINE CONSTRUCTION. SEE SHEET C27.
8. CONTRACTOR SHALL COMPLY WITH BPU REQUIREMENTS FOR WATER MAIN INSTALLATION, INCLUDING BUT NOT LIMITED TO, FLUSHING AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
9. ELECTRICAL PRIMARY TO BE CONSTRUCTED PER BPU ELECTRIC REQUIREMENTS.
10. FIRE LINE, SPRINKLER, SANITARY, YARD HYDRANT METERS REQUIREMENTS: IF THE CITY'S INTERNATIONAL PLUMBING CODE SECTION 604.10 EXCEPTION NO. 1 IS NOT MET, THE WATER METER SHALL BE LOCATED IN A PIT. BACKFLOW PREVENTION AND WATER METERING FROM MAIN SHALL NOT BE LOCATED IN THE SAME PIT.
11. SEE SHEET C27 FOR SANITARY SERVICE PLAN.
12. SEE SHEET C28 FOR WATER SERVICE PLAN.
13. SEE SHEETS C19 – C24 FOR STORM WATER GRADE PLAN AND PROFILES.
14. SEE SHEET C25 FOR STORM SEWER CONNECTION PLAN.
15. SEE SHEET C26 FOR STORM SEWER DETAILS.
16. SEE SHEETS C29 – C30 FOR UNDERGROUND DETENTION DETAILS.
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
NATURAL GRASS ATHLETIC FIELD
UNDERGROUND DETENTION
ADS STORMTECH UNDERGROUND DETENTION
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
PROPOSED SANITARY YARD HYDRANT METER PIT (TYP.) SEE DETAIL NOTE 10 THIS SHEET
COMMUNITY GARDEN
PROPOSED LIGHT POLE (TYP.) RE: ELEC.
PROPOSED POWER POLE & ELECTRICAL CONNECTION. COORDINATE W/ BPU ELECTRIC. RE: ELEC.
ELECTRICAL PRIMARY RE: ELEC. SEE DETAIL 8 THIS SHEET
PROPOSED TRANSFORMER RE: ELEC.
GAS METER & GAS SERVICE BUILDING CONNECTION RE: MEP
ELECTRIC BUILDING CONNECTION RE: MEP
ELECTRIC SECONDARY RE: ELEC.
PROPOSED GAS SERVICE BY KANSAS GAS SERVICE
CONNECT TO EXISTING GAS MAIN. COORDINATE TAP & METER LOCATION W/ KANSAS GAS SERVICE
RELOCATED POWER POLE RE: ELEC.
EXISTING FIRE HYDRANT
SWS 1–1
SWS 1–2
SWS 1–3
SWS 1–4
SWS 1–5
SWS 1–6
SWS 2–1
SWS 2–2
SWS 2–3
SWS 3–1
SWS 3–2
SWS 4–1
SWS 4–2
SWS 5–1
SWS 6–1
SWS 6–2
SWS 7–1
SWS 8–1
SWS 8–2
SWS 8–3
SWS 8–4
SWS 8–5
SWS 8–6
SWS 8–7
SCALE: 1"=30'
Please consider the environment before printing this.


holl+s+miller
architects
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
L01
LANDSCAPE PLAN
UG LANDSCAPE REQUIREMENTS
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
PROPOSED BUILDING FFE=907.00
PROPOSED BUILDING FFE=909.00
COMMUNITY GARDEN
SEE COMMUNITY GARDEN NOTES FOR SURFACING
EXIST TREES
SOD
SCALE: 1"=30'


Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Ave.
Kansas City, KS 66102
A40
ROOF PLAN
SHEET KEYNOTE LEGEND
ROOF TYPE LEGEND
ROOF PLAN LEGEND
SHEET NOTES
In-board architectural walls with metal panel finish
Scuppers and Downspouts on in-board exterior wall
A1
Roof Plan - Overall


selux
Inulo Column LED
McGraw-Edison
GALN Galleon II
Area / Site Luminaire
Product Features
Product Specifications
Interactive Menu
Quick Facts
Dimensional Details
Extended Options
Ordering Information
SITE PHOTOMETRIC PLAN
SCALE: 1"=40'-0"
LIGHT FIXTURE SCHEDULE - SITE
CALCULATION SUMMARY
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
FOR SUBMITTAL
holis + miller
architects
smith&boucher
E01
SITE PHOTOMETRIC PLAN


SHEET KEYNOTE LEGEND
EXTERIOR MATERIAL LEGEND
SHEET NOTES
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Ave.
Kansas City, KS 66102
FDP SUBMITTAL SET
A50.1
FDP Elevations
holis + miller
architects
FDP - Elevation - North Overall
FDP - Elevation - East Overall
FDP - Elevation - South Overall
FDP - Elevation - West Overall
Material Images















Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

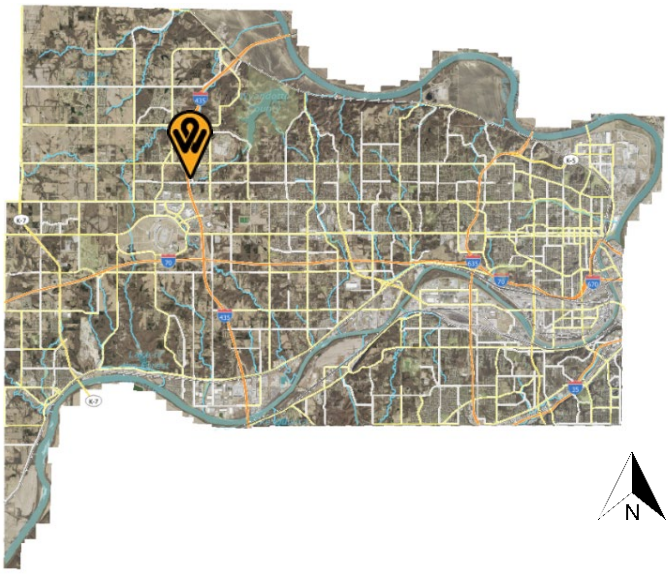
Re: **Final Plan Petition PR2025-042 and PLAT2025-043 (Legends Storage Garage Final Plat)**

GENERAL INFORMATION

Applicant Information:
Tye Zehner
Applicant
Strickland Construction
720 South Rogers Road, Suite B
Olathe, Kansas 66062

Subject Property:
2712 and 2740 North 103 Terrace
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to plat one (1) lot to build 50,605 square foot self-storage buildings.



Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Edward Pacheco III

Existing Zoning District(s):
CP-3 Planned Commercial District

Plan Area:
Prairie Delaware Piper Area Plan



	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 Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Office, which is to encourage the development of business parks. In some cases, this use is located to buffer residential development from intensive commercial retail development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 103rd Terrace as a Minor Collector.

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. 202 parking spaces are required. The applicant is providing zero (0) parking spaces. (The parking variance, BOZA2025-019 was approved on July 14, 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 – Not Required Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
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 Final Development and Preliminary Plat to plat one (1) commercial lot to build five (5) self-storage buildings totaling 50,605 square feet on 4.13 acres at 2712 and 2740 North 103 Terrace.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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. 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. 2025 – BOZA2025-019 – Variance – Requesting a parking reduction from 202 to zero (0) parking spaces.

Previous Planning Actions:

1. 2025 – COZ2025-017 – Change of Zone from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District to build a 50,605 square foot self-storage facility. Approved by the Unified Government Board of Commissioners on July 31, 2025.
2. 2025 – PLAT2025-022 – Preliminary Plat for one (1) commercial lot for a self-storage facility. Approved by the City Planning Commission on July 14, 2025.
3. 2025 – BOZA2025-019 – Variance for reduction in off-street parking from 202 parking spaces to zero (0) parking spaces.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 4.13 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to North 103rd Terrace.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. There is a fellowship hall, dance and gymnastics studio and church to the northeast along North 103rd Terrace, which will have similar building materials as the proposed storage building.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Prairie Delaware Piper Area Plan Planned Commercial land use designation, which allows major retail uses, big box centers and have stores that serve large populations.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 103rd Terrace.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 103rd Terrace. No additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district via Change of Zone (COZ2025-017). The conditions of approval from COZ2025-017 are equal to those required for a nonplanned development because of the Commercial Design Guidelines.

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 (Change of Zone).

10. ***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***

       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, which is 0.75 miles away from the subject property.

f. Transit

Kansas City ATA does not provide transit service to 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

The subject property is accessed off North 103rd Terrace, a Minor Collector.

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The proposed final plat in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area. Development on these lots is subject to the CP-3 Planned Commercial District standards and Commercial Design Guidelines.

13. 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 proposed subdivision is compatible in size, proportion, and building size when comparing them to the single-family homes to the east and south.

The architectural design of the proposed buildings are more similar to the modern apartments to the west, Aspire than the traditional apartment buildings to the south with rip roof and lap siding.

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

The development is not designed with regard to the natural features of the land as this site will be graded flat to fit the building and on-site detention basin. The development is not designed with regard to the social environment as it does not promote social interaction or encourage redevelopment of neighborhoods.

The sidewalk extension along the west side of North 103 Terrace and tying into the south side of Georgia Street will occur as a result of this development, which helps achieve our goal of pedestrian connectivity along our Major Arterials per the goDotte Countywide Strategic Mobility Plan.

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

    The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed in a greenfield in between Interstate 435 and single-family home developments.

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

    The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based on the location of surrounding development because there is an existing church to the north, single-family homes to the east and south and agriculture lots to the west side in addition to I-435 highway. The aforementioned development will connect to city sewer.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity to North 103rd Terrace and Georgia Avenue
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.

   Applicant Response: Acknowledged.

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

a. $32.00 per page payable to the Register of Deeds; and,
b. $7.00 per lot payable to the Unified Treasurer.

Applicant Response: Acknowledged.

3. Build an 8-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.

   Applicant Response: An 8-foot sidewalk is proposed along the property adjacent to North 103rd Terrace. South of the property, there is ROW between the site and Georgia Avenue where the sidewalk has not been included as it is outside and not adjacent to the property.

4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

   Applicant Response: Acknowledged.

5. 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.

   Applicant Response: A phasing plan has been provided in this submittal. Both phases may be constructed simultaneously.

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.

   Applicant Response: The building steps every 44 feet so there is a variation in roof lines. Architecturally, there is stucco embossed paneling and emulated wood grain siding textured panel to break up the monotonous appearance of the

buildings.

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.

   Applicant 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.

   Applicant 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-up concrete 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.

   Metal paneling systems may only account for 15 percent of any façade.

   Applicant Response: Comment is acknowledged.

5. Downspouts shall be internalized.

   Applicant Response: Downspouts are facing internally to the property only.

<u>Landscaping and Screening</u>:

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 4.13 acres, 45 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.

Applicant Response: The code calculations have been provided on the landscape plan and the 45 trees have been provided per Section 27-577(a)(5).

2. 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.

    Applicant Response: Landscaping follows Section 27-577(b)(3).

3. 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.

    Applicant Response: Landscaping follows Section 27-577(d)(1).

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

    Applicant Response: Permanent irrigation is proposed and indicated in the landscape notes.

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

    Applicant 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 Response: Acknowledged.

Previous Conditions of Approval – COZ2025-017 and PLAT2025-022:

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.

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.
    2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-042** and **PLAT2025-043 (Legends Storage Garage Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
2. **Build a 8-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;**
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. **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;**
6. **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;**
7. **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;**

8. **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-up concrete 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.**

   Metal paneling systems may only account for 15 percent of any façade;
9. **Downspouts shall be not be visible from North 103rd Terrace and placed on the facades internal to the development;**
10. **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 4.13 acres, 45 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;**
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 (1) 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 landscaping shall be with an in-ground irrigation system;**
14. **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;**
15. **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;**
g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**

16. **Review the sign code to ensure that variances are not required for any proposed signage;**
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, 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;**
19. **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;**
20. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
21. **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;**
22. **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;

23. **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; and,**
24. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required
Final Plat	February 9, 2026	TBD

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

MOTIONS

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-043**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-043**, Homefield Apartments Final Plat, 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.

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2025-042** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-042,** 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


CP-2
CP-2
N Hazel Ter
CP-1
RP-1
Webster Ave
N 101st St
CP-2
AG
CP-0
Yecker Ave
N Hazel St
RP-1
CP-3
RP-1
Longwood Ave
R-1
RP
Georgia Ave
AG
R-1
R-1
R-1
N

LAND USE MAP


YECKER
103RD
I-435
I-435
LONGWOOD
103RD
Planned Office
District
Planned Mixed
esidential District
GEORGIA
Planned Mixed
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: January 9, 2026
RE: **LEGENDS STORAGE GARAGE**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
RIC

And we have determined the following:
Takes all of CIC-TAS Parcels:
243218 & 243224
Owner-of-Record:
Lyro, LLC
Jurat Signature:
Tye Zehner, manager – Attic Storage @ the Legends, LLC

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Legal Description
At the beginning of the legal description revise the order to be, "A Replat of Lot 5-E, Woodlands West Commercial Development, a subdivision lying in the Northeast Quarter of Section 35, Township 10 South, Range 23 East, in the City of Kansas City, Wyandotte County, Kansas, being all that part of Tracts 1 and 2 of the Lot Split..."

2) Incidental Information
Remove the ownership name from the plat drawing.

3) Ownership
The ownership of record is different than shown on plat.

1

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

January 22, 2026

Department of Planning + Urban Design
Unified Government of Wyandotte County ● Kansas City, Kansas

RE: Final Plan Petition PR2025-042 and PLAT2025-043 (Legends Storage Garage Final Plat)

Mr. Toy,

The draft comments were received January 18, 2026, on the proposed storage facility located at 2712 North 103rd Terrace for the above referenced project. The project team has reviewed the comments and have the following responses or summary of revisions:

STAFF COMMENTS AND SUGGESTIONS

Planning Urban and Design Comments:

General Planning:

1. Planning Engineering must approve the civil drawings for Final Development Plan in order to be on the City Planning Commission agenda.
   Response: Acknowledged.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.
   Response: Acknowledged.

3. Build and 8-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.
   Response: An 8-foot sidewalk is proposed along the property adjacent to North 103rd Terrace. South of the property, there is ROW between the site and Georgia Avenue where the sidewalk has not been included as it is outside and not adjacent to the property.

4. 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.

5. 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: A phasing plan has been provided in this submittal. Both phases may be constructed simultaneously.

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: The building steps every 44' so there is a variation in roof lines. Architecturally there is stucco embossed paneling and emulated wood grain siding textured panel to break up the monotonous appearance of the buildings.

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-up concrete 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: Comment is acknowledged.

5. Downspouts shall be internalized.
Response: Downspouts are facing internally to the property only.

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 4.13 acres, 45 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 provided on the landscape plan and the 45 trees have been provided per Section 27-577(a)(5).

2. 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).

3. 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).

4. All landscaping shall be with an in-ground irrigation system.
Response: Permanent irrigation is proposed and indicated in the landscape notes.

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.

PREVIOUS CONDITIONS OF APPROVAL – COZ2025-017 and PLAT2025-022

Planning Urban Design Comments:

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;
Response: Acknowledged.

2. Proposed development within this plat will require civil drawings to be submitted which may result in submitting a revised replat;
Response: Acknowledged.

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;
Response: An eight (8) foot sidewalk is proposed to address General Planning Comment #3.

4. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;
Response: Landscape exceeds code by 75%.

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;
Response: A 25' setback has been provided.

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;

Response: Landscaping follows Section 27-577(b)(2).

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;
   Response: Landscaping follows Section 27-577(d)(1).

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;

   Response: Landscaping follows Section 27-577(b)(3).

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;
   Response: Landscaping follows Section 27-577(c)(4).

10. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
    Response: Landscaping follows Section 27-575(e)(4).

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;
    Response: Permanent irritation will be provided following Section 27-577(f)(1).

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;
    Response: Acknowledged.

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;
    Response: There is no proposed rooftop mechanical equipment proposed. Condensers are wall mounted and will be screened with landscaping from public view off of N 103rd Terrace.

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

Renaissance Infrastructure Consulting

132 Abbie Ave.
Kansas City, KS 66103
P: 913.317.9500
ric-consult.com

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 will have appropriate screening.

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,
Response: Acknowledged.

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.
Response: Acknowledged.

Planning Engineering Comments:

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

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

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

If you have any further questions, or if we can be of any assistance, please do not hesitate to contact us.

For the Firm,



RENAISSANCE INFRASTRUCTURE CONSULTING
Dusty Burton, PE
Project Manager

FINAL PLAT

LEGENDS STORAGE GARAGE

A REPLAT OF TRACT'S 1 & 2 FROM THE LOT SPLIT OF LOT 5-E, WOODLANDS WEST COMMERCIAL DEVELOPMENT, A SUBDIVISION LYING IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 23 EAST, KANSAS CITY, WYANDOTTE COUNTY, KANSAS

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____day of _____ 2026.

ER Properties LLC

Rodgers Strickland, Owner

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____ 2026, before me a Notary Public in and for said County and State, came Tye Zehner, Manager of, ER Properties LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

_____ My Appointment Expires:_____
Notary Public

APPROVALS

This plat of LEGENDS STORAGE GARAGE has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

_____ _____
Jeff Carson, Chairman Rodney Lucas, Interim Secretary

The dedications shown hereon, if any, are accepted this _____ day of _____ 2026.

_____ _____
Christal E. Watson, Mayor/CEO, Unified Government Monica Sparks, Clerk, Unified Government

Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, _____ day of _____ 2026.

_____
Troy Shaw, P.E., Director of Public Works/County Engineer

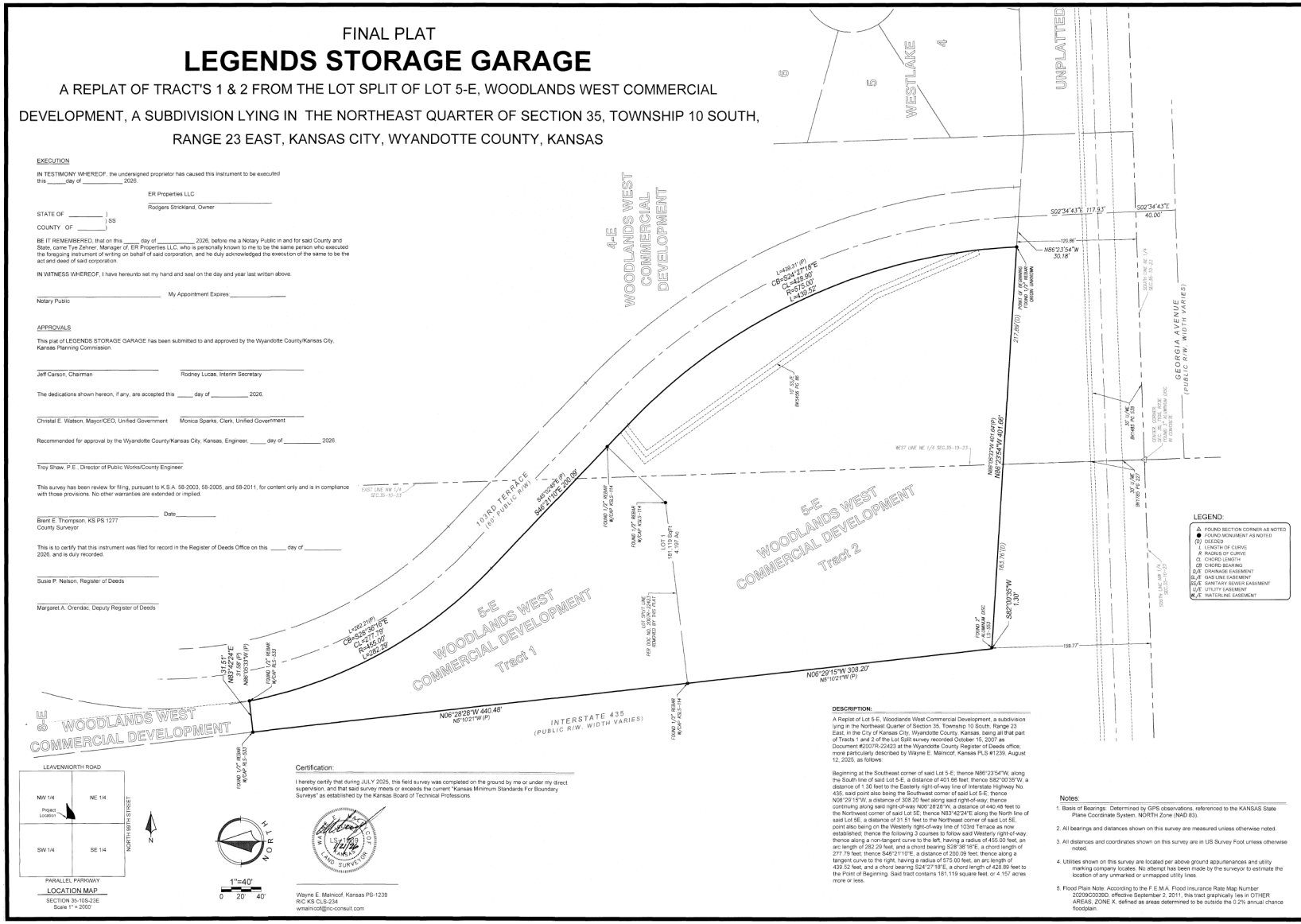
This survey has been review for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

_____ Date_____
Brent E. Thompson, KS PS 1277
County Surveyor

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____ 2026, and is duly recorded.

_____
Susie P. Nelson, Register of Deeds

_____
Margaret A. Orendac, Deputy Register of Deeds



LEGEND:

- △ FOUND SECTION CORNER AS NOTED
- ● FOUND MONUMENT AS NOTED
- (D) DEEDED
- L LENGTH OF CURVE
- R RADIUS OF CURVE
- CL CHORD LENGTH
- CB CHORD BEARING
- D/E DRAINAGE EASEMENT
- G/E GAS LINE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT

LOCATION MAP
SECTION 35-10S-23E
Scale 1" = 2000'

Certification:

I hereby certify that during JULY 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

Wayne E. Malnicof, Kansas PS-1239
RIC KS CLS-234
wmalnicof@nc-consult.com

DESCRIPTION:

A Replat of Lot 5-E, Woodlands West Commercial Development, a subdivision lying in the Northeast Quarter of Section 35, Township 10 South, Range 23 East, in the City of Kansas City, Wyandotte County, Kansas, being all that part of Tracts 1 and 2 of the Lot Split survey recorded October 15, 2007 as Document #2007R-22423 at the Wyandotte County Register of Deeds office, more particularly described by Wayne E. Malnicof, Kansas PLS #1239, August 12, 2025, as follows:

Beginning at the Southeast corner of said Lot 5-E; thence N86°23'54"W, along the South line of said Lot 5-E, a distance of 401.66 feet; thence S82°00'35"W, a distance of 1.30 feet to the Easterly right-of-way line of Interstate Highway No. 435, said point also being the Southwest corner of said Lot 5-E; thence N06°29'15"W, a distance of 308.20 feet along said right-of-way; thence continuing along said right-of-way N06°28'26"W, a distance of 440.48 feet to the Northwest corner of said Lot 5E; thence N83°42'24"E along the North line of said Lot 5E, a distance of 31.51 feet to the Northeast corner of said Lot 5E, point also being on the Westerly right-of-way line of 103rd Terrace as now established; thence the following 3 courses to follow said Westerly right-of-way; thence along a non-tangent curve to the left, having a radius of 455.00 feet, an arc length of 282.29 feet, and a chord bearing S28°36'16"E, a chord length of 277.79 feet; thence S46°21'10"E, a distance of 200.09 feet; thence along a tangent curve to the right, having a radius of 575.00 feet, an arc length of 439.52 feet, and a chord bearing S24°27'18"E, a chord length of 428.89 feet to the Point of Beginning. Said tract contains 181,119 square feet, or 4.157 acres more or less.

Notes:

1. Basis of Bearings: Determined by GPS observations, referenced to the KANSAS State Plane Coordinate System, NORTH Zone (NAD 83).
2. All bearings and distances shown on this survey are measured unless otherwise noted.
3. All distances and coordinates shown on this survey are in US Survey Foot unless otherwise noted.
4. Utilities shown on this survey are located per above ground appurtenances and utility marking company locates. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines.
5. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20209C0038D, effective September 2, 2011, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

Sheet 1 of 1
Project #: 25-0114

FINAL PLAT
A REPLAT OF LOT 5-E, WOODLANDS WEST COMMERCIAL DEVELOPMENT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

Prepared For:
Strickland Construction
Attn: Tom Eisenhauer
2235 Research Park Suite B
Olathe, KS 66062

1	AGT	01-15-26	Plat name change and signature names changed
	TSD	09-22-25	Original Preparation
NO.	BY	DATE	REVISIONS

Certificate of Authorization: Missouri C.O.A. 2011000372, Kansas C.O.A. 2024, Oklahoma CA-1072, South Dakota C-3486, Arkansas COA 3514, Texas 10194375

Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9505
www.ric-consult.com

Site Data Table
Existing Zoning: CP0
Proposed Zoning: CP0
Total Site Area: 4.16 Ac (181,119 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: 7/1427 BOZA Variance Approved per 7/14/27 BOZA)
Standard Stalls Provided: 6
ADA Stalls Provided: 1
Proposed Area of Impervious Area: 40.9%
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
Table 5: Minimum Pavement Sections and Allowable Traffic
Traffic Use
Portland Cement Concrete (inches)
Flexural/Compressive Strength (psi)
Parking Areas for Autos and Light Trucks
Drive Lanes for Autos and Light Trucks / Fire Lanes
Dumpster Areas
Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more robust section.
Concrete should be placed on 4 inches of AB-3
Table 6: Flexible Pavement Sections
Traffic Use
Design ESAL Count
Material Thickness (inches)
Asphalt Wearing Surface
Crushed Stone Base
Parking Areas for Autos and Light Trucks
Drive Lanes for Autos and Light Trucks/Fire Lanes
Semi-Truck Traffic/Dumpster Areas
AB-3
Please refer to local municipal requirements for fire lanes. Use the design criteria which will result in the stronger, more robust section.
Recommend minimum Portland cement concrete thickness of 7 inches.
Pavement Legend:
6" Portland Cement Concrete Pavement
Note: Pavement Sections take from Geotechnical Engineering Report Legends Storage Garage Prepared By Centerra Rone Engineering, October 29, 2025
Yocker Ave
N 103rd Street
Longwood Ave
N 103rd Terrace
Georgia Ave
Building A
Building B
Building C
Building D
Building E
Existing 8" Waterline
Existing 10.0' SS/E
8.0' Proposed Sidewalk
Proposed Outfall Structure
Proposed Retaining Wall RE: Structural Plans
Detention Pond
Proposed Storm Grate Inlet
Proposed Sanitary Sewer Service
Concrete Pavement
Proposed Water Service
Proposed Hydrant
Concrete Paving Block I (Typ)
Proposed Fire Protection Service
Property Line
25' Setback
Proposed 6' Tall Montage II Fence by Ameristar or Approved Equal
Proposed Montage II Slide Gate by Ameristar or Approved Equal
30.0' EOA-EDA
4.0' Wide Concrete Flume - See Standard Detail Sheet C19
NORTH
1"=50'
0 25 50'
Renaissance Infrastructure Consulting
8857 Renner Blvd. Lenexa, Kansas 66219
913.317.9500 www.RIC-CONSULT.com
Sheet C05
Final Development Plan
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
General Layout


Final Development Plan
25-0114
Legends Storage Garage
Kanses City, Wyandotte County, Kanesas
Phasing Plan
Renaissance Infrastructure Consulting
Sheet
C06
PHASING NOTES
Phase 1:
1. Construction of water line, service, and fire hydrants.
2. Construction of sanitary sewer line, service, and cleanouts.
3. Construction of storm drain, detention pond, and outfall
4. Construction of entry drive, sidewalk, 4 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 remaining pavement and parking for access to buildings B and C.
2. Construction of Buildings B and C.
3. Landscaping to the east of Building B and to the south of Building C.
N 102nd Street
Yonker Ave
N 103rd Street
Longwood Ave
Georgia Ave
Existing 8" Waterline
N 103rd Terrace
25' Setback
Building D
Building E
Detention Pond
Phase 1
Building A
Building B
Building C
Phase 2
SIGN
435

Final Development Plan
25-0114
Legends Storage Garage
Kanses City, Wyandotte County, Kanesas
Grading Plan
Sheet
C07
Renaissance Infrastructure Consulting
8805 Penrose Lane
Lenexa, Kansas 66219
913.717.9500
www.RIC-Consult.com
Cut/Fill Summary
Cut = 6,992 Cu. Yd.
Fill = 5,072 Cu. Yd.
Net = 1,920(Cut) Cu. Yd.
Contour Legend
Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour
Note:
1. Overhead doors shall have 1.5" drop from FFE at entry and 1.5" fall over 25' perpendicular to door.
2. Walk doors shall have 0.5" drop from FFE at entry.
Yecker Ave
N 103rd Street
Longwood Ave
Existing Sanitary Sewer
Existing Storm Sewer
Georgia Ave
Proposed 9.0' Max Height Retaining Wall RE: Structural Plans
Existing 10.0' SSE
Building D FFE: 1025.00
Detention Pond
Property Line
N 103rd Terrace
Proposed Swale
40' Wide Concrete Flume - See Standard Detail Sheet C19
Building E FFE: Varies
Building C FFE: 1025.00
Proposed Swale
Building A FFE: Varies
Building B FFE: 1025.00
Property Line
Proposed 6.0' Max Height Retaining Wall RE: Structural Plans
NORTH
1"=50'

Final Development Plan
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kansas
Utility Plan
Sheet
C08
Renaissance Infrastructure Consulting
1800 WAZEE, SUITE 374
DENVER, COLORADO 80202
720.762.0090
WWW.RIC-CONSULT.COM
N 102nd Street
N 103rd Street
Yecker Ave
Longwood Ave
Georgia Ave
N 103rd Terrace
Interstate - 435
Building A
Building B
Building C
Building D
Building E
Detention Pond
Property Line
Proposed Hydrant
Proposed Roof Drain (Typ.)
Proposed 12" HDPE Storm Sewer
Proposed 4" Sanitary Sewer Service
Proposed 4" Sanitary Connection FL: 1023.00' RE: MEP Plans
Proposed 6" Fire Protection Service
300' Fire Hydrant Radius (typ)
Proposed Sectionalizing Cabinet Contractor to coordinate with MEP and BPU
15.0' Exclusive Electrical Easement
Electrical Service Contractor to coordinate with MEP and BPU
Proposed Transformer Contractor to coordinate with MEP and BPU
Proposed 1" Water Service Connection RE: MEP Plans
Proposed 1" Water Service Connection RE: MEP Plans
Proposed Waterman Connection
Proposed 6" C900 PVC (DR-14)
Proposed 6" DCVA & 6" FFFM in Vault. Valve and Meter to meet BPU's separation requirements. Contractor to verify vault dimension prior to fabrication
Existing 8" Waterman
25' Setback
Proposed 4" Sanitary Connection FL: 1024.00' RE: MEP Plans
Proposed 12" HDPE Storm Sewer
Proposed 4" Sanitary Connection FL: 1007.18' RE: MEP Plans
Proposed 18" Storm Pipe
Proposed 15" Storm Pipe
Proposed Storm Connection
Proposed Sanitary Connection FL: 987.00'
Proposed 4" Sanitary Sewer Service
Proposed 12" HDPE Storm Sewer
N89°15'W 308.20' N91°02'21"W (P)
N89°20'54"W 491.66'
N91°53'37"E 491.64'(P)
SIGN
435

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AB	Acer saccharum 'Bailsta' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	12
	QR	Quercus rubra / Northern Red Oak	2" Cal.	B&B	7
	TM	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2" Cal.	B&B	5
	TC	Tilia cordata 'Greenspire' / Littleleaf Linden	2" Cal.	B&B	13
EVERGREEN TREES					
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.	B&B	7
	JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6' Ht.	B&B	14
	PS	Pinus strobus / White Pine	6' Ht.	B&B	2
	TG	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	6' Ht.	B&B	9
SHRUBS					
	AML	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	1 Gal.		13
	BSI	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	3 Gal.		8
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.		26
	IVS	Itea viginica 'Sprich' / Little Henry® Sweetspire	3 Gal.		16
	JCG	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		19
	JSK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal., 5' Ht. Min.		10
	STO	Spiraea thunbergii 'Ogon' / Mellow Yellow™ Spirea	3 Gal.		30
	TMD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 Gal.		18
GRASSES					
	BCB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 Gal.		41
	MSM	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal.		8
	SSP	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.		48

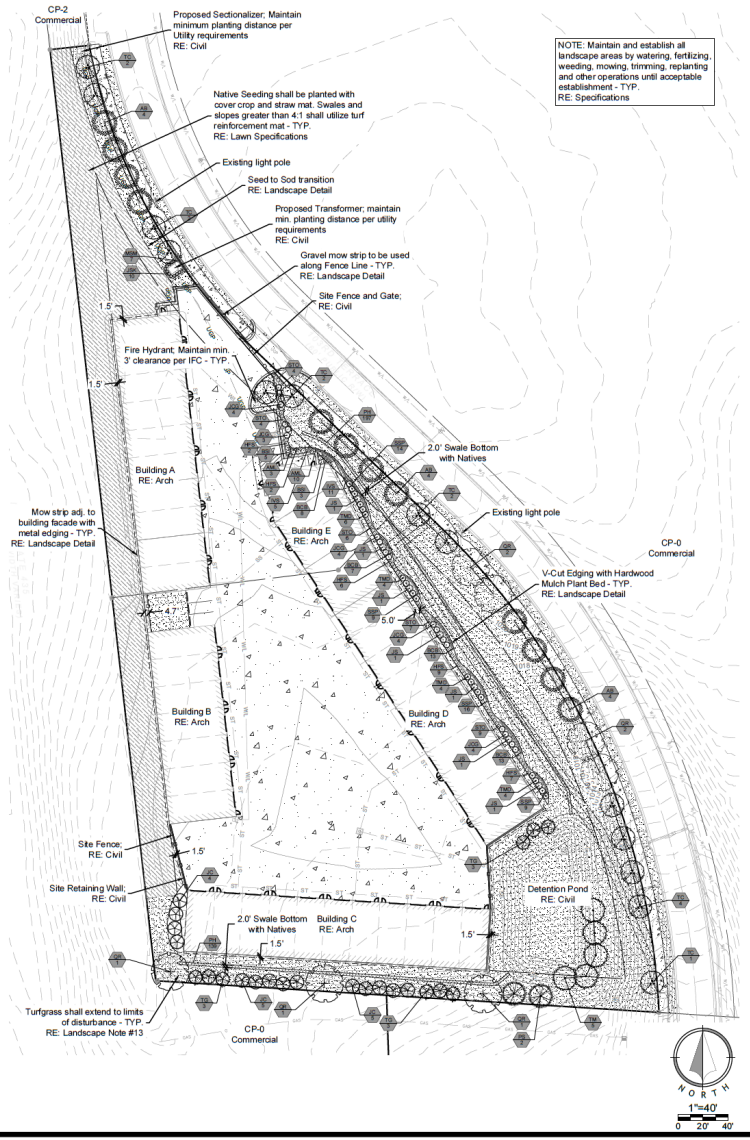
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	PH	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	flat	Plug	24" o.c.	336

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
GROUND COVERS					
	AGM	Aggregate Mulch; RE: Notes / 1"-2.5" Buffalo River Rock from Local Source or Approved Equal Contractor to submit sample to Owner for approval prior to installation.	MULCH		2,288 sf
	NS	Native Seed Mix / Seed Native Seed Mix / Seed Bouteloua gracilis / Blue Grama - 50% Bouteloua dactyloides / Buffalo Grass - 50%	SEED		20,212 sf
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		53,323 sf

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL)
16. DEEP CELL PLUGS SHALL BE PLACED IN GROUPS OF NO LESS THAN 20 PLUGS OF THE SAME SPECIES PER GROUP. INSTALLATION OF PLUGS SHALL BE DONE IN EITHER SPRING OR FALL OR WHEN TEMPERATURES ALLOW.
16. USE OF NATIVE SEED COVER CROP AND STRAW MAT SHALL BE USED TO HELP WITH THE ESTABLISHMENT OF NATIVE GRASSES. CONTRACTOR SHALL SUBMIT COVER CROP SEED MIXES PRIOR TO INSTALLATION.



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: 159,573* sq ft. / 7,000 = 23 trees + 75% = 40 trees
**Native seeded area excluded from site area calculation*

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: *N. 103rd Terrace* - 919.39' / 30' = 30 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 along building directly adjacent to N 103rd Terr.

Parking Lot Trees *(Per Section 27-699)*
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: 0 parking spaces = 0 tree

Screening of Outside Trash Bins or Trash Containers *(Per Section 27-699)*
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 27-699)*
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.

Final Development Plan
25-0114
Legends Storage Garage
Kansas City, Wyandotte County, Kanasas

Landscape Plan

NO.	DATE	REVISION
2	01/23/26	2nd Submittal
1	12/12/25	1st Submittal

DRAWN BY: ABL | CHECKED BY: AML

Renaissance Infrastructure Consulting
913.317.9500
www.rlc-consult.com
8653 Penrose Lane
Lenexa, Kansas 66219
KS Certificate of Authority: E-1614

ANDREA M. LEMLEY LICENSED LANDSCAPE ARCHITECT 965 01/31/2026 KANSAS

Sheet
L01

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
W3	SUPERBRIGHTLED WP9-SW3B-60S-P	120 48	LED 4000K 6,480 LUM	EXTERIOR RATED LED WALL MOUNTED FIXTURE WITH TYPE 3 DISTRIBUTION WITH SWITCHABLE CCT AND WATTAGE. FIXTURE TO BE MOUNTED AT +15'-0" AFF. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION. VERIFY FINISH WITH OWNER/ARCHITECT.	OR EQUAL APPROVED BY ARCH/ENGINEER

NOTES:

superbrightleds.com

Project_____

Date_____Type_____

WP9 Series

Selectable Wattage and CCT Wall Pack Specifications



Voltage 120–277 VAC | Selectable Wattage | Selectable CCT | IP65 | Photocell Equipped | 5 Year Warranty

Available Models[1]

- ☐ WP9-SW3B60S-P
- ☐ WP9-SW3B100S-P

Part Number Breakdown

Example: WP9-SW3B60S-P

Series	CCT	Wattage	Control
WP9 (G9 Wall Pack)	SW3B (Selectable: 3000K, 4000K, 5000K)	60S (Selectable: 36, 48, 60 W)	P (Photocell)
		100S (Selectable: 60, 80, 100 W)	

Overview

The Full Cutoff LED Wall Pack features a compact, modern design that efficiently replaces up to a 400-watt metal-halide fixture. The selectable CCT and wattage can be easily adjusted using switches beneath the front panel, allowing for precise customization. Another switch can easily bypass the integrated dusk-to-dawn photocell for continuous operation. Each wall pack has a durable die-cast housing with a corrosion-resistant finish and a clear lens. Featuring Type III light distribution that delivers wide, uniform coverage, it is ideal for building exteriors, parking lots, and garages.

Features

- Bypassable photocell for dusk-to-dawn operation
- Type III light distribution
- 400-watt metal halide equivalent
- Selectable CCT and wattage

Product Details

- Aluminum housing with bronze finish
- Clear polycarbonate lens
- IP65 waterproof, suitable for wet locations
- 100° x 85° beam
- Bypassable photocell for dusk-to-dawn operation
- 0-10V Dimmable
- 120-277 VAC

Warranty

- 5-year warranty

Applications

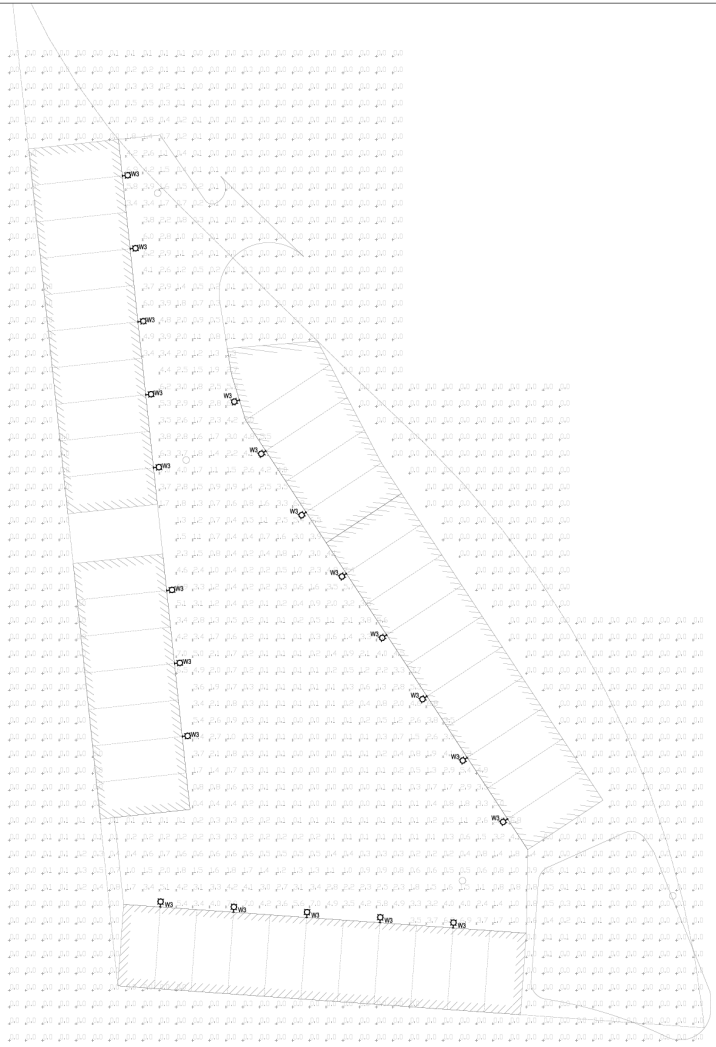
- Commercial Lighting
- Gas Stations
- Industrial Facilities
- Parking Garages
- Parking Lots
- Residential Complexes
- Security Lighting
- Warehouses

Certifications and Compliances

- Certified by UL - UL 1598 (IFAM)

T 866.811.5550
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/commercial-building-exterior-lighting/

[1]Contact customer service for additional options.
Rev: V1.0 Date: 08/22/2024
Specifications are subject to change without notice.
Printed in the U.S.A.



ALL EXTERIOR LIGHTING SHALL BE DOWNCAST WITH FULL CUTOFF AND DIRECTIONAL LIGHTING CHARACTERISTICS TO PREVENT GLARE ON ADJACENT STREETS AND PROPERTIES.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PAVED SURFACE	1.8	7.5	0.0	N/A	N/A

NORTH

SITE PHOTOMETRIC PLAN

SCALE 1" = 30'-0"

BC ENGINEERS INCORPORATED
5720 Reeder
Shawnee, KS 66203
(913)262-1772

This drawing has been prepared by the Engineer, or under his supervision. This drawing is considered an instrument of service by the Designer/Engineer and is included for the use on this project only. Pursuant to the statutes of the State of Kansas, effective July 1, 1985, all designs, specifications, ideas and designs, including the arrangement and composition of spaces and elements appearing herein, constitute the original and unpublished work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited.
© 2025 BC Engineers, Inc.

PE COA #E-359

12/15/2025
BRETT M. HEINEMAN
LICENSED
26301
KANSAS
PROFESSIONAL ENGINEER

BC PROJECT #25358

STRICKLAND CONSTRUCTION COMPANY

A PROJECT FOR:
103RD AND 435 STORAGE
KANSAS CITY, KS

ISSUE DATE:
12/15/2025

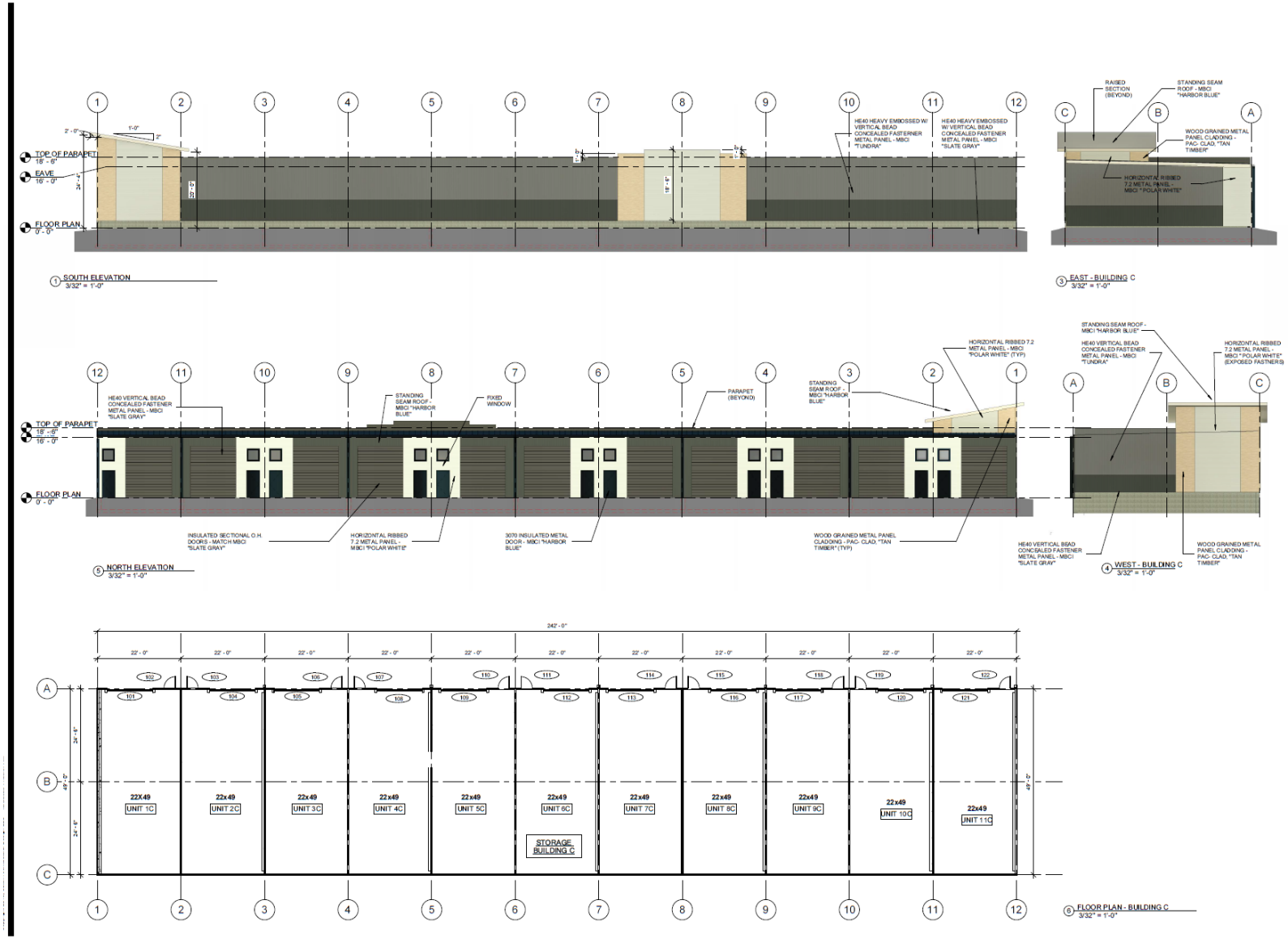
REVISION:

SHEET TITLE
SITE PHOTOMETRIC PLAN

PH1

Caton Architectural Design
STORAGE BUILDINGS
KANSAS
DESIGNER: BC
DRAWN BY: BC
JOB NO: 181-05
DATE: 12-03-2025
PROJECT REVISIONS
SHEET NUMBER
A100-A
FLOOR PLAN & ELEVATIONS
1 SOUTH ELEVATION
3/32" = 1'-0"
2 NORTH ELEVATION
3/32" = 1'-0"
3 EAST - BUILDING A
3/32" = 1'-0"
4 WEST - BUILDING A
3/32" = 1'-0"
5 FLOOR PLAN - BUILDING A
3/32" = 1'-0"
STORAGE BUILDING A
TOP OF PARAPET
EAVE
FLOOR PLAN
STANDING SEAM ROOF PANEL - MBCI "HARBOR BLUE"
HORIZONTAL RIBBED 12" METAL PANEL - MBCI "POLAR WHITE"
WOOD GRAINED METAL PANEL CLADDING - PAC-CLAD "TAN TIMBER"
HSM VERTICAL BEAD CONCEALED FASTENER METAL PANEL - MBCI "SLATE GRAY"
INSULATED SECTIONAL O.H. DOOR - MBCI "SLATE GRAY"
TYP. DOOR DIMENSIONS EA. UNIT
STEP IN FLOOR

Caton Architectural Design
STORAGE BUILDING B
KANSAS
DESIGNER
DRAWN BY
CHECKED
DATE
PROJECT REVISIONS
SHEET NUMBER
A100B
FLOOR PLAN - ELEVATIONS
1 SOUTH ELEVATION
3/32" = 1'-0"
2 EAST - BUILDING B
3/32" = 1'-0"
3 WEST - BUILDING B
3/32" = 1'-0"
4 NORTH ELEVATION
3/32" = 1'-0"
5 FLOOR PLAN - BUILDING B
3/32" = 1'-0"
STORAGE BUILDING B
22X54 UNIT 7B
22X54 UNIT 6B
22X54 UNIT 5B
22X54 UNIT 4B
22X54 UNIT 3B
22X54 UNIT 2B
22X54 UNIT 1B
TOP OF PARAPET
EAVE
FLOOR PLAN



Caton Architectural Design LLC
6120 Marion Avenue
Kansas City, Mo 64113
www.catondesigns.com
913-515-1184

STORAGE BUILDING C
KANSAS

DESIGNER: SC
DRAWN BY: SC
JOB NO.: 013125
DATE: 06-27-2025

PROJECT REVISIONS

SHEET NUMBER
FLOOR PLAN & ELEVATIONS
A100C

Caton Architectural Design
STORAGE BUILDINGS
KANSAS
DESIGNER BC
DRAWN BY BC
JOB NO. 01116
DATE 6-06-2025
PROJECT REVISIONS
SHEET NUMBER
A100D-E
FLOOR PLAN & ELEVATIONS
4 WEST - BUILDING A
3 EAST - BUILDING A
1 NORTH ELEVATION
5 SOUTH ELEVATION
6 FLOOR PLAN - BUILDING D&E
TOP OF PARAPET
EAVE
FLOOR PLAN
LOBBY
STORAGE / MECH
CONFERENCE
STORAGE BUILDING D&E

Caton Architectural Design
STORAGE BUILDING A
KANSAS
DESIGNER BC
DRAWN BY AT
JOB NO. 21135
DATE 12-03-2025
PROJECT REVISIONS
SHEET NUMBER
G001
MATERIALS
HEAVY EMBOSSED (HE40)
7.2 PANEL
COLOR CHART
SIGNATURE 200
SIGNATURE 300
Technical Data
HORIZONTAL RIBBED 12 METAL PANEL - MBCI - "SNOW WHITE"
WOOD GRAINED METAL PANEL CLADDING - MBCI - "TIMBER"
HE40 VERTICAL BEAD CONCEALED FASTENER METAL PANEL - MBCI - "SLATE GRAY"
HE40 VERTICAL BEAD CONCEALED FASTENER METAL PANEL - MBCI - "TUNDRA"
SOUTH ELEVATION - MATERIALS
1/8" = 1'-0"









Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Final Plan Petition PR2025-044**

GENERAL INFORMATION

Applicant Information:
Keith Davis
Owens Corning Insulating Systems LLC
300 Sunshine Road
Kansas City, Kansas 66115

Subject Property:
300 Sunshine Road
Kansas City, Kansas 66115

Requested Action and Purpose:
Approve a Final Development Plan to build a 21,229 square foot addition and roof expansion at Owens Corning.

Commission Districts:
At-Large Commissioner, District #1: Melissa Bynum
District #1 Commissioner: Jermaine Howard

Existing Zoning District(s):
M-3 Heavy Industrial District

Comprehensive Plan Area
Northeast Area Plan





	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Industrial business and warehousing
South	M-3 Heavy Industrial District	Industrial business and warehousing
East	M-3 Heavy Industrial District	Industrial business and warehousing
West	M-3 Heavy Industrial District	Industrial business and warehousing

Total Tract Size: 32.07 Acres

Neighborhood Characteristics: The subject property is located within the Fairfax Statistical Neighborhood and Census Block Group 0400011. The neighborhood consists of established industrial businesses as this is the industrial heart in the Fairfax Industrial Area.

Comprehensive Plan Designation: The Northeast Area Plan designates this property as Industrial, which allows light industrial buildings, heavy industrial buildings and commercial buildings to support industrial uses, such as restaurants, convenience stores, and gas stores.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Kindelberger Road and Sunshine Road as Minor Arterials and Fiberglass Road as a Minor Collector.

Parking Requirement: Section 27-470(f) one (1) space for each 500 square feet of building area. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for 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. Cumulatively, the total building on site exceeds 50,000 square feet, so the City Planning Commission set the parking requirements. The applicant will

	provide a parking total as part of their resubmittal.
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 (1) tree per 15,000 square feet of site area.
Advertisement:	The Wyandotte Echo – None Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Keith Davis with Owens Corning Insulated Systems LLC, is requesting a Final Review to build 21,229 square foot addition and roof expansion for the manufacturing and processing at Owens Corning located at 300 Sunshine Road.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, 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 have been numerous building permits and mechanical permits between 2001 – 2018 for HVAC repair and maintenance, elevator certificates, electrostatic precipitator, and dust handling system.

Previous Planning Actions:

1. PR2025-021 – Final Development Plan for three (3) building modifications. Approved by the City Planning Commission on August 11, 2025.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 31.94 acres, which affords enough space for the proposed development to provide adequate parking, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Sunshine Road, Fiberglass Road and Kindelberger Road.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The proposed plan is consistent with Unified Government regulations for industrial expansion in the Fairfax area. The proposed use is consistent with the massing and scaling of nearby properties as the area is surrounded by manufacturing, processing, distribution and warehouses.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Area Plan. The Northeast Area Plan designates this property as Industrial, which allows light industrial buildings, heavy industrial buildings and commercial buildings to support industrial uses, such as restaurants, convenience stores, and gas stores.

6. ***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 is no change of zone being sought with the use as proposed.

7. ***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.

8. ***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.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. What is the total square footage of all of the buildings, combined on the Owens Corning property?

   Staff Response: The current square footage total of all buildings is 605,092 square feet.

2. Adhere to the Fairfax Drainage District comments.
3. The building addition shall match the existing building with regards to materiality and color.
4. Section 27-699(b)(6) 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.
5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petition **PR2025-044** subject to all comments and suggestions outlined in this staff report:

1. **Adhere to the Fairfax Drainage District comments;**
2. **The building addition shall match the existing building with regards to materiality and color;**
3. **Section 27-699(b)(6) 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;**
4. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
5. **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;**
6. **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;**

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. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
10. **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; and,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Grading Plan
Utility Plan
Floor Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	February 9, 2026	Not Required

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2025-044** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

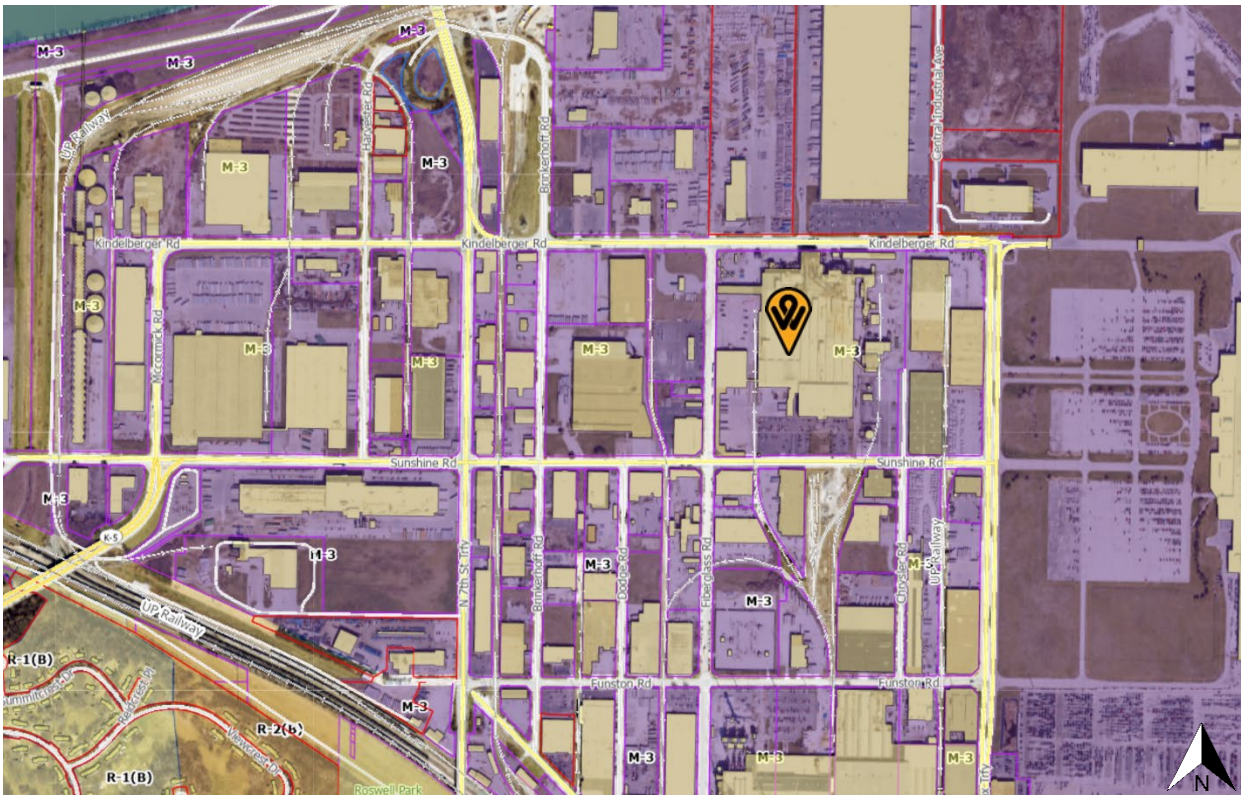
I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2025-044,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

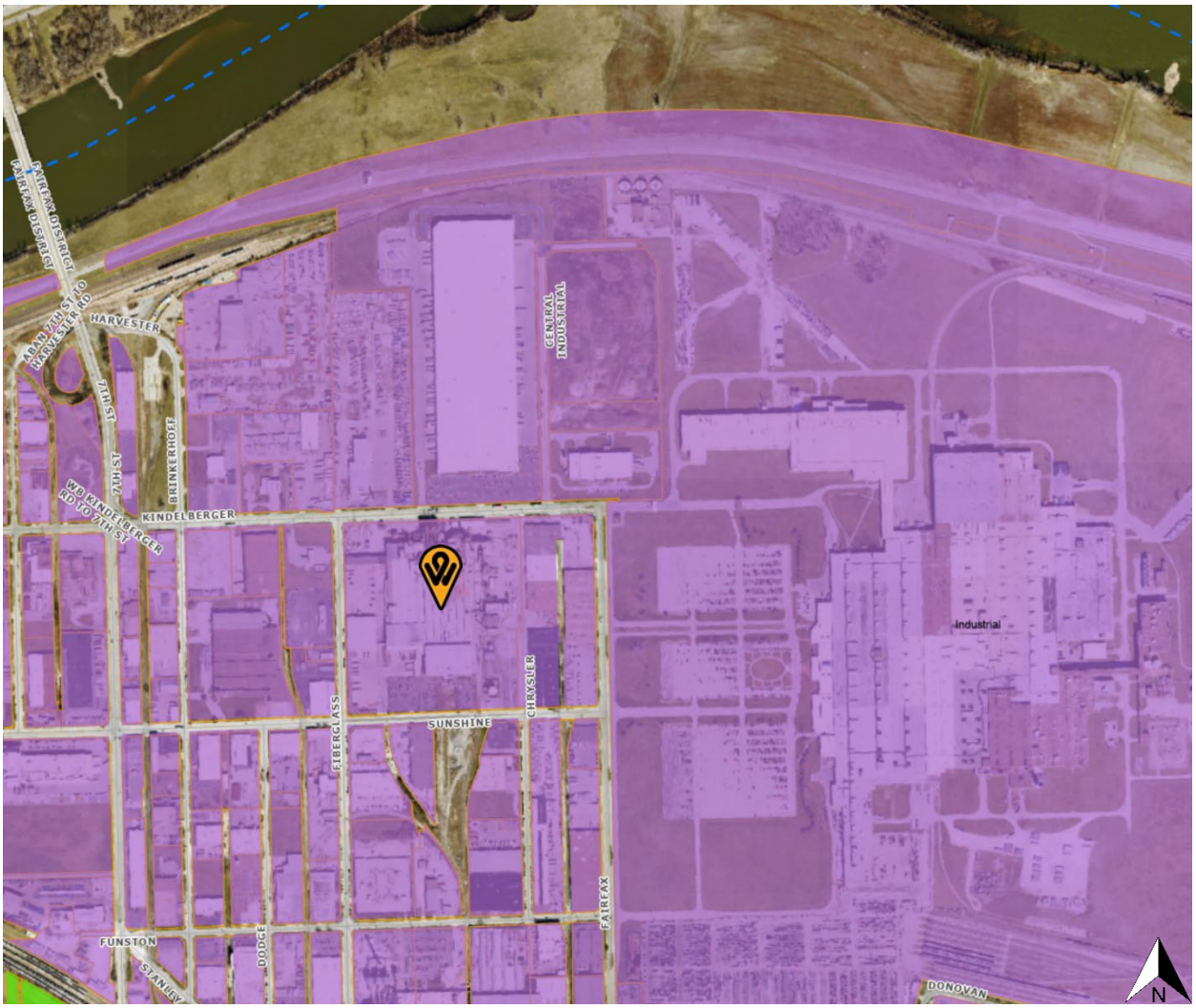
AERIAL IMAGERY



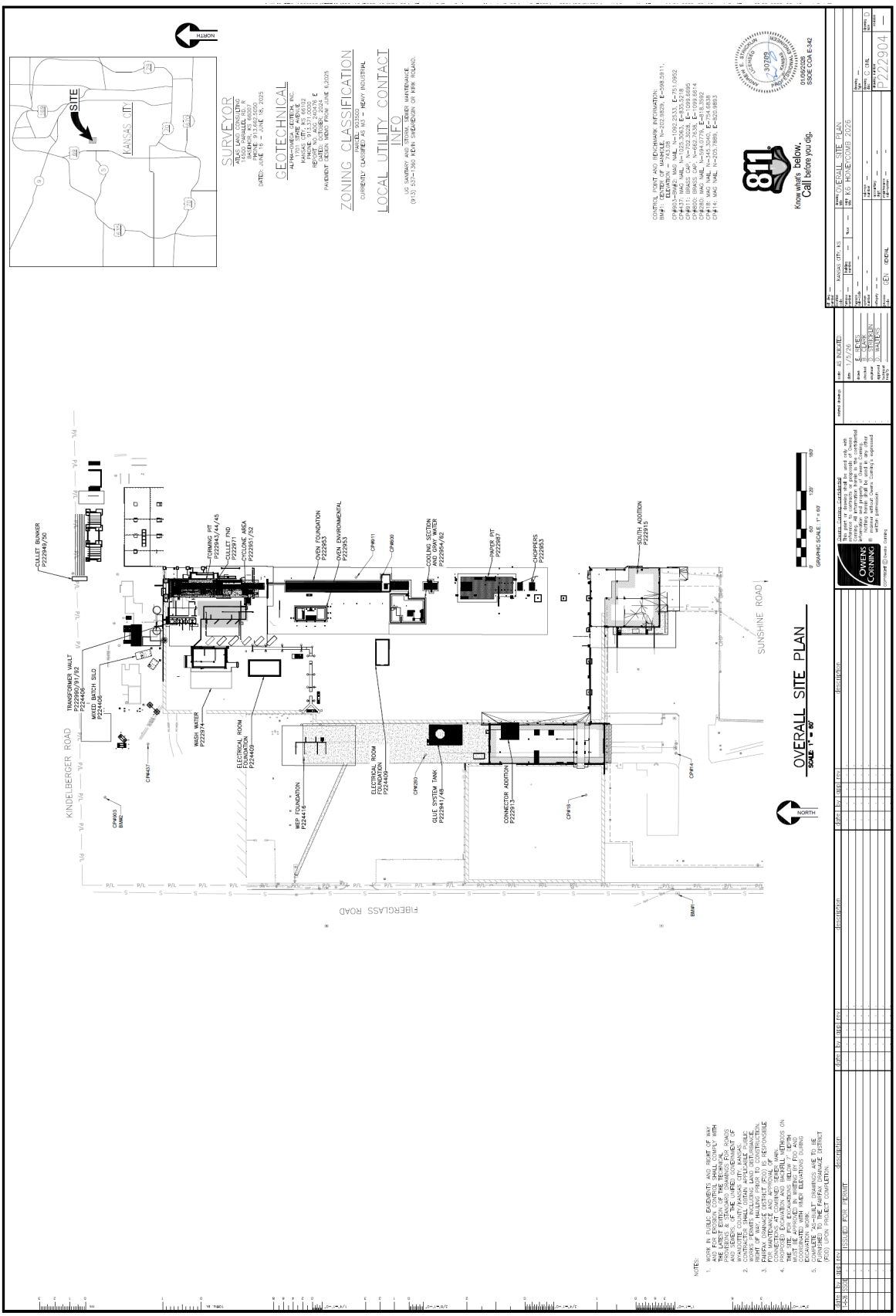
ZONING MAP

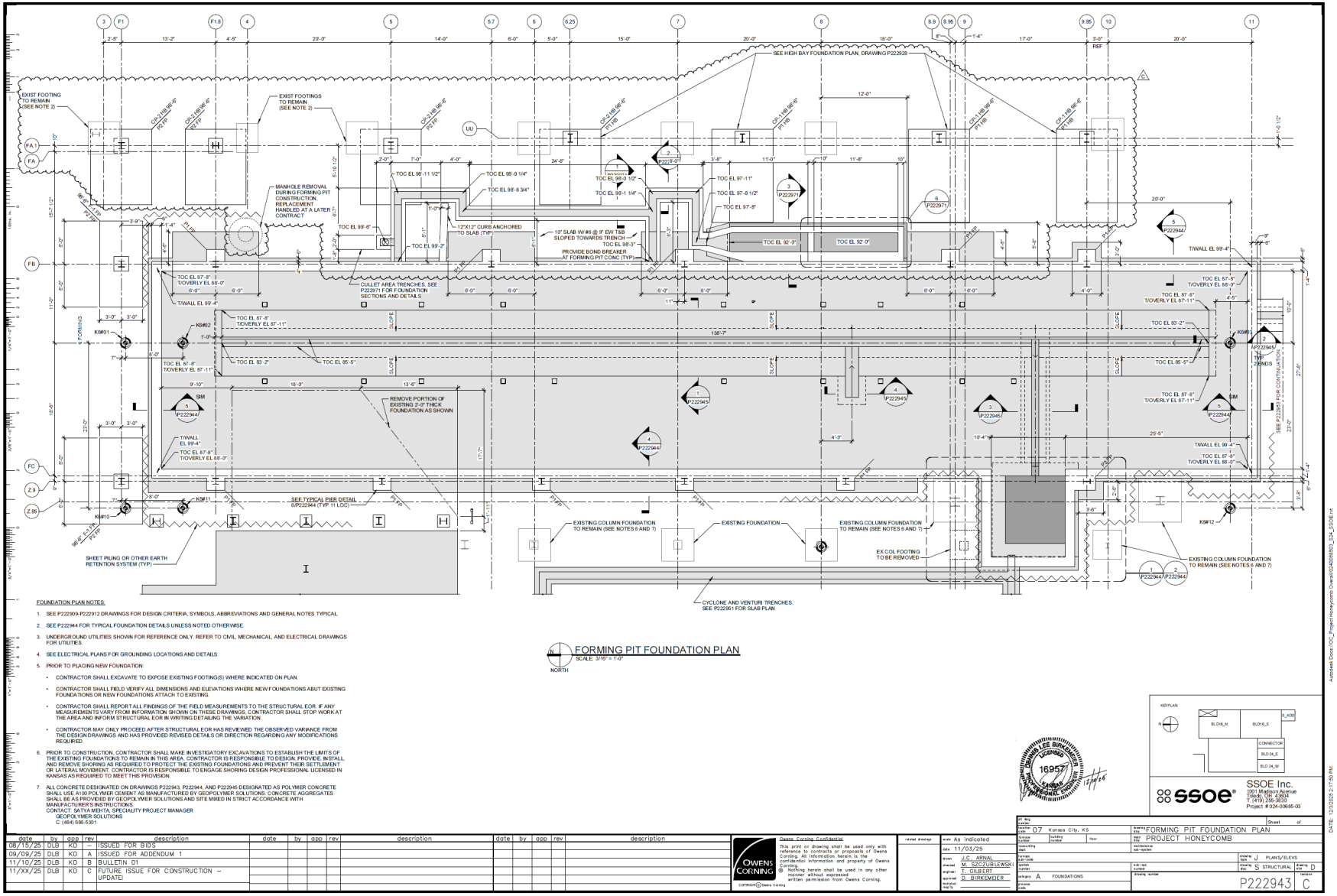

M-3
R-1(B)
R-2(b)
Kindelberger Rd
Sunshine Rd
Funston Rd
UP Railway
N
Roswell Park

LAND USE MAP


FAIRFAX DISTRICT
HARVESTER
CENTRAL INDUSTRIAL
7TH ST
BRINKERHOFF
KINDELBERGER
Industrial
SUNSHINE
FIBERGLASS
CHRYSLER
FAIRFAX
FUNSTON
DODGE
DONOVAN
N

ADDITIONAL ATTACHMENTS





FORMING PIT FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

NORTH

FOUNDATION PLAN NOTES:

1. SEE P222909-P222912 DRAWINGS FOR DESIGN CRITERIA, SYMBOLS, ABBREVIATIONS AND GENERAL NOTES TYPICAL.
2. SEE P222944 FOR TYPICAL FOUNDATION DETAILS UNLESS NOTED OTHERWISE.
3. UNDERGROUND UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR UTILITIES.
4. SEE ELECTRICAL PLANS FOR GROUNDING LOCATIONS AND DETAILS.
5. PRIOR TO PLACING NEW FOUNDATION:
   - CONTRACTOR SHALL EXCAVATE TO EXPOSE EXISTING FOOTING(S) WHERE INDICATED ON PLAN.
   - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS WHERE NEW FOUNDATIONS ABUT EXISTING FOUNDATIONS OR NEW FOUNDATIONS ATTACH TO EXISTING.
   - CONTRACTOR SHALL REPORT ALL FINDINGS OF THE FIELD MEASUREMENTS TO THE STRUCTURAL EOR. IF ANY MEASUREMENTS VARY FROM INFORMATION SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL STOP WORK AT THE AREA AND INFORM STRUCTURAL EOR IN WRITING DETAILING THE VARIATION.
   - CONTRACTOR MAY ONLY PROCEED AFTER STRUCTURAL EOR HAS REVIEWED THE OBSERVED VARIANCE FROM THE DESIGN DRAWINGS AND HAS PROVIDED REVISED DETAILS OR DIRECTION REGARDING ANY MODIFICATIONS REQUIRED.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL MAKE INVESTIGATORY EXCAVATIONS TO ESTABLISH THE LIMITS OF THE EXISTING FOUNDATIONS TO REMAIN IN THIS AREA. CONTRACTOR IS RESPONSIBLE TO DESIGN, PROVIDE, INSTALL, AND REMOVE SHORING AS REQUIRED TO PROTECT THE EXISTING FOUNDATIONS AND PREVENT THEIR SETTLEMENT OR LATERAL MOVEMENT. CONTRACTOR IS RESPONSIBLE TO ENGAGE SHORING DESIGN PROFESSIONAL LICENSED IN KANSAS AS REQUIRED TO MEET THIS PROVISION.
7. ALL CONCRETE DESIGNATED ON DRAWINGS P222943, P222944, AND P222945 DESIGNATED AS POLYMER CONCRETE SHALL USE A100 POLYMER CEMENT AS MANUFACTURED BY GEOPOLYMER SOLUTIONS. CONCRETE AGGREGATES SHALL BE AS PROVIDED BY GEOPOLYMER SOLUTIONS AND SITE MIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
   CONTACT: SATYA MEHTA, SPECIALITY PROJECT MANAGER
   GEOPOLYMER SOLUTIONS
   C: (484) 686-5301

date	by	app	rev	description
08/15/25	DLB	KD	–	ISSUED FOR BIDS
09/09/25	DLB	KD	A	ISSUED FOR ADDENDUM 1
11/10/25	DLB	KD	B	BULLETIN 01
11/XX/25	DLB	KD	C	FUTURE ISSUE FOR CONSTRUCTION – UPDATE!

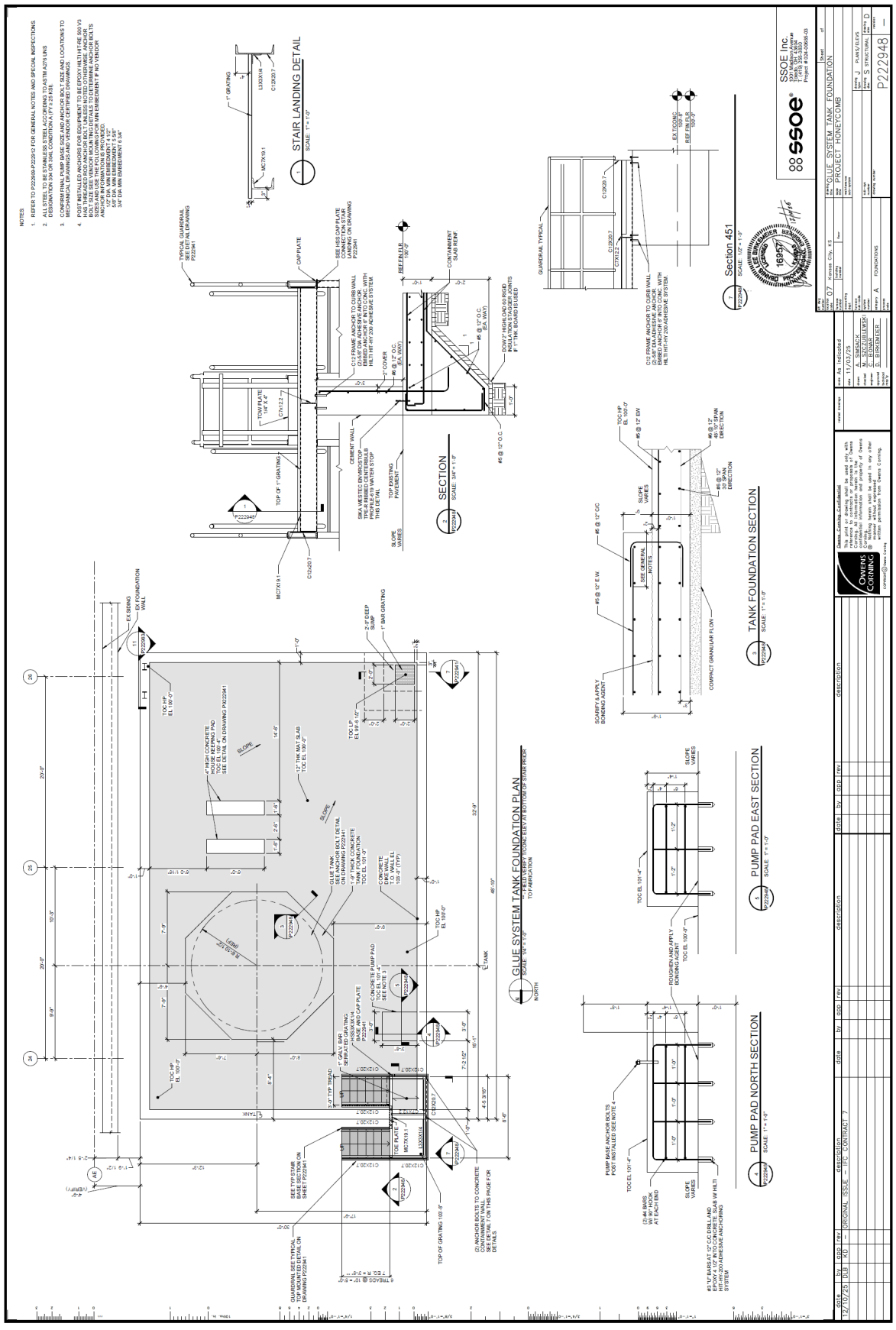
Owens Corning Confidential
This print or drawing shall be used only with reference to contracts or proposals of Owens Corning. All information herein is the confidential information and property of Owens Corning.
© Nothing herein shall be used in any other manner without expressed written permission from Owens Corning.

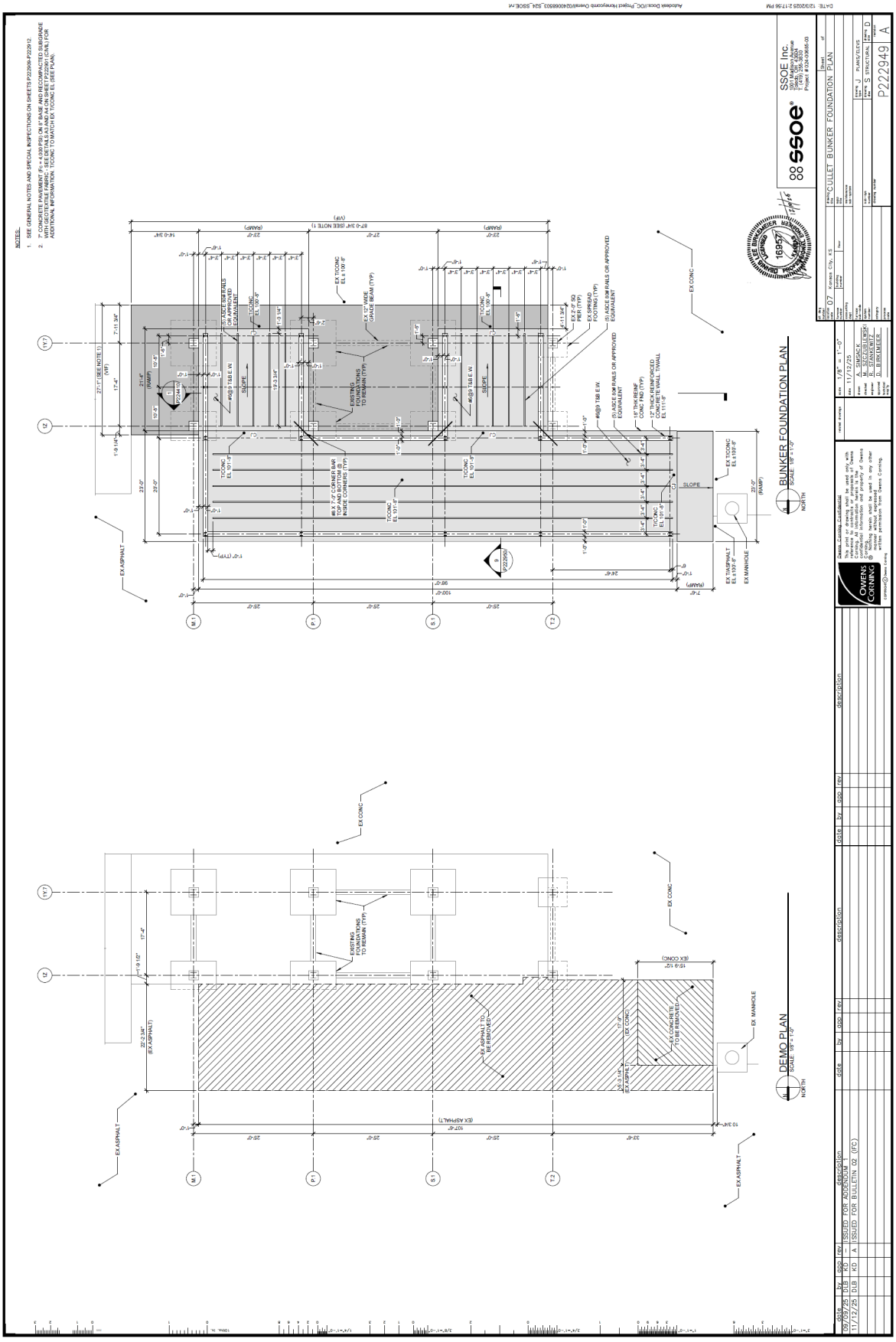
scale	As Indicated
date	11/03/25
drawn	J.C. ARNAL
checked	M. SZCZUBLEWSK
engineer	T. GILBERT
approved	D. BIRKEMEIER
released for bidding	

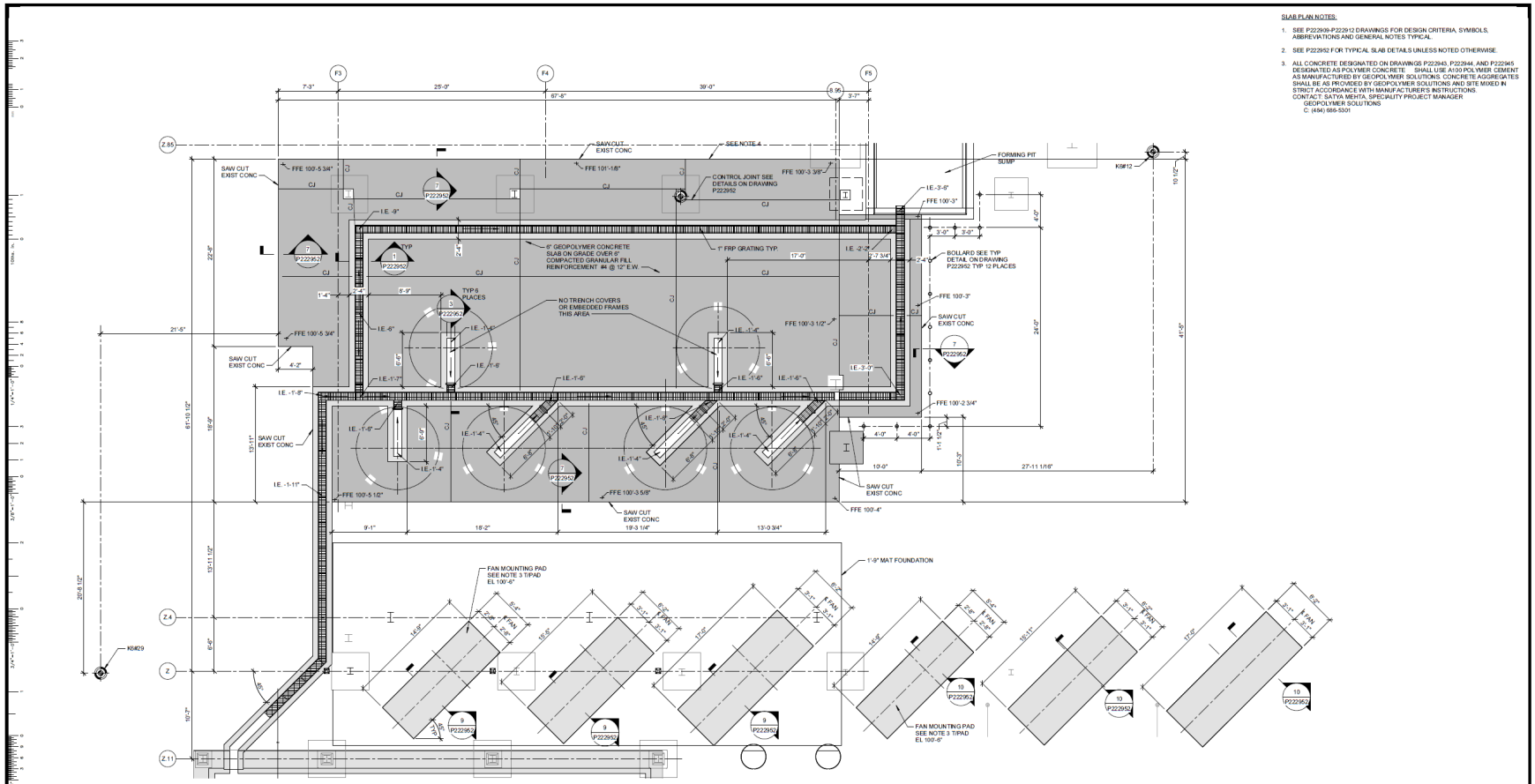
KEY PLAN

SSOE Inc.
3001 Mattson Avenue
Toledo, OH 43624
T: (419) 255-3830
Project # 024-00685-09

city	Kansas City, KS
state	Missouri
drawing title	FORMING PIT FOUNDATION PLAN
project title	PROJECT HONEYCOMB
drawing type	J PLANS/ELEVS
drawing no.	S STRUCTURAL
drawing no.	P222943
revision	C


NOTES:
1. REFER TO P222939/P222912 FOR GENERAL NOTES AND SPECIAL INSPECTIONS.
2. ALL STEEL TO BE STAINLESS STEEL ACCORDING TO ASTM A276 UNS DESIGNATION S304 OR S304L CONDITION A (PT 1.25 KSI).
3. CONCRETE FOOTINGS AND PADS SHALL BE CAST AGAINST UNDISTURBED SOIL. SEE MECHANICAL DRAWINGS AND VENDOR CERTIFIED DRAWINGS.
4. POST INSTALLED ANCHORS FOR EQUIPMENT TO BE EPOXY HILTI HIT-RE 500 V3 HAS THREADED ROD ANCHOR BOLT UNLESS NOTED OTHERWISE. ANCHOR ADHESIVE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ASTM E 1512. SIZES AND USE THE FOLLOWING FOR MIN EMBEDMENT IF NO VENDOR EQUIPMENT IS PRESENT TO DETERMINE:
1/2" DIA MIN EMBEDMENT 4 1/2"
5/8" DIA MIN EMBEDMENT 5 1/2"
3/4" DIA MIN EMBEDMENT 6 3/4"
STAIR LANDING DETAIL
SCALE: 1" = 1'-0"
SECTION
SCALE: 3/4" = 1'-0"
GLUE SYSTEM TANK FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
TANK FOUNDATION SECTION
SCALE: 1" = 1'-0"
PUMP PAD EAST SECTION
SCALE: 1" = 1'-0"
PUMP PAD NORTH SECTION
SCALE: 1" = 1'-0"
Section 451
SCALE: 1/2" = 1'-0"
SSOE Inc.
GLUE SYSTEM TANK FOUNDATION
PROJECT HONEYCOMB
P222948
OWENS CORNING
Owens Corning Confidential


NOTES:
1. SEE GENERAL NOTES AND SPECIAL INSPECTIONS ON SHEETS P222909/P222910.
2. 7" CONCRETE PAVEMENT (fc = 4,000 PSI) ON 4" BASE AND RECOMPACTED SUBGRADE (4,000 PSI CONCRETE, SEE PAVEMENT SECTIONS ON SHEET P222910 FOR ADDITIONAL INFORMATION. TICONC TO MATCH EX TICONC EL SEE PLAN).
BUNKER FOUNDATION PLAN
SCALE: 1/8" = 1'-0"
DEMO PLAN
SCALE: 1/8" = 1'-0"
NORTH
EX ASPHALT
EX CONC
EX MANHOLE
EX TICONC EL 100'-0"
EX TASPHALT EL 100'-0"
EXISTING FOUNDATIONS TO REMAIN (TYP)
EX ASPHALT TO BE REMOVED
EX CONCRETE TO BE REMOVED
SLOPE
(EX ASPHALT)
(EX CONC)
(EX ASPHALT)
SSOE Inc.
1301 Madison Avenue
Toledo, Ohio 43604
T (419) 255-3830
Project # 2025-0008.03
CULET BUNKER FOUNDATION PLAN
P222949
A
Owens Corning, KS
07
Kansas
Sheet
of
Sheet N. J PLANS/ELEVS
Sheet N. S STRUCTURAL
Sheet N. D
Drawing number
Issue
Owens Corning
Data Center Confidential
This print or drawing shall be used only with written authorization of Owens Corning. All information herein is the property of Owens Corning and Owens Corning reserves its rights therein.
Drawings bearing stamps shall be used for any other purpose without expressed written approval from Owens Corning.
Johnson@Owens Corning
Issue Review
Date 11/12/25
Drawn A. SNEACK
Checked M. SZCZEBLEWSKI
Approved D. BIEKMEIER
Date
Scale 1/8" = 1'-0"
date by app rev description
09/09/25 DJB KO – ISSUED FOR ADDENDUM 1
11/12/25 DJB KO A ISSUED FOR BULLETIN 02 (RFC)
AutoDesk Docs://OC_Project Hemingcomb Owning/P222909_S2A_SSOE.rvt
DATE: 12/3/2025 2:17:56 PM



CYCLONE AND VENTURI AREA SLAB PLAN

SCALE: 3/16" = 1'-0"

NOTE

1. I.E. = INVERT ELEVATION OF TRENCH AS MEASURED FROM (FFE) FINISH FLOOR ELEVATION.
2. ALL CONCRETE DESIGNATED ON DRAWINGS P222943, P222944, AND P222945 DESIGNATED AS POLYMER CONCRETE SHALL USE A100 POLYMER CEMENT AS MANUFACTURED BY GEOPOLYMER SOLUTIONS. CONCRETE AGGREGATES SHALL BE AS PROVIDED BY GEOPOLYMER SOLUTIONS AND SITE MIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
CONTACT: SATYA MEHTA, SPECIALITY PROJECT MANAGER
GEOPOLYMER SOLUTIONS
C: (484) 686-5301
3. FAN PAD LOCATIONS TO BE DETERMINED USING MECHANICAL DRAWINGS.
4. PERIMETER CURB REMOVED.

date	by	app	rev	description
08/15/25	DLB	KD	–	ISSUED FOR BIDS
09/09/25	DLB	KD	A	ISSUED FOR ADDENDUM 1
11/XX/25	DLB	KD	B	FUTURE ISSUE FOR CONSTRUCTION – UPDATE!

OWENS CORNING
Owens Corning Confidential
This print or drawing shall be used only with reference to contracts or proposals of Owens Corning. All information herein is the confidential information and property of Owens Corning.
© Nothing herein shall be used in any other manner without expressed written permission from Owens Corning.

revised drawings	
scale	3/16" = 1'-0"
date	11/03/25
drawn	M. MATE
checked	M. SZCZUBLEWSKI
engineer	D. BIRKEMEIER
approved	D. BIRKEMEIER
submitted date by	

job no.	07 Kansas City, KS
building number	
floor	
plant/bldg name	PROJECT HONEYCOMB
plant reference sub-systems	
drawing title	CYCLONE AND VENTURI AREA SLAB PLAN
drawing type	J PLANS/ELEVS
sub-sys number	
drawing no.	S STRUCTURAL
drawing size	D
subsys no.	A FOUNDATIONS
drawing number	P222951
revision	B

Sheet of

KEYPLAN

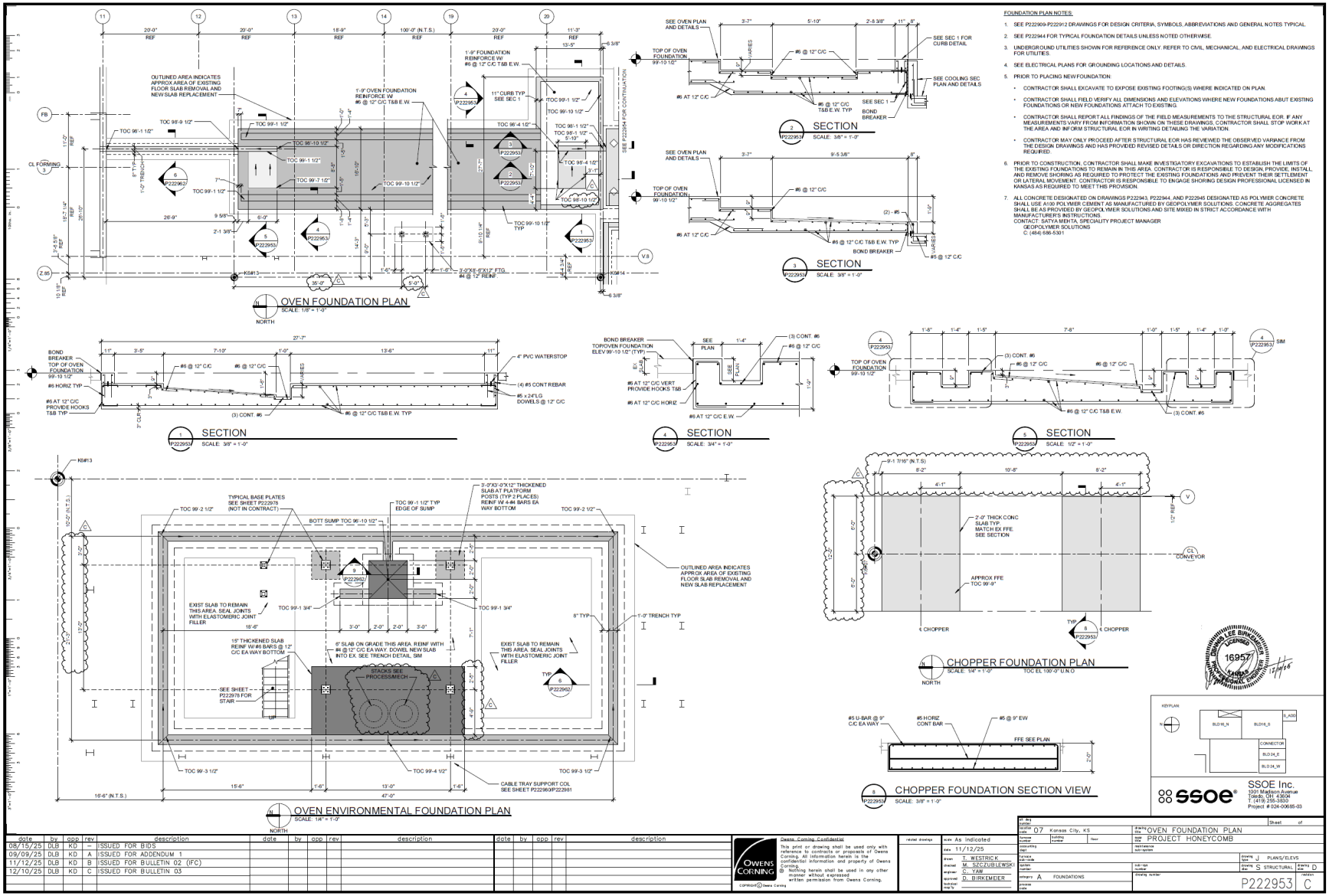
BLDG_N BLDG_S BLADE CONNECTOR BLD 24_E BLD 24_W

SSOE Inc.
1901 Madison Avenue
Toledo, OH 43624
T: (419) 255-3830
Project # 024-00685-00

BRANDON LEE BIRKEMEIER LICENSED 16957 PROFESSIONAL ENGINEER 12/16/25

DATE: 12/3/2025 2:17:59 PM

Autodesk Docs://CC_Project Honeycomb Owens/024-00685/01_S24_S3636.rvt



date	by	app	rev	description
08/15/25	DLB	KD	–	ISSUED FOR BIDS
09/09/25	DLB	KD	A	ISSUED FOR ADDENDUM 1
11/12/25	DLB	KD	B	ISSUED FOR BULLETIN 02 (IFC)
12/10/25	DLB	KD	C	ISSUED FOR BULLETIN 03

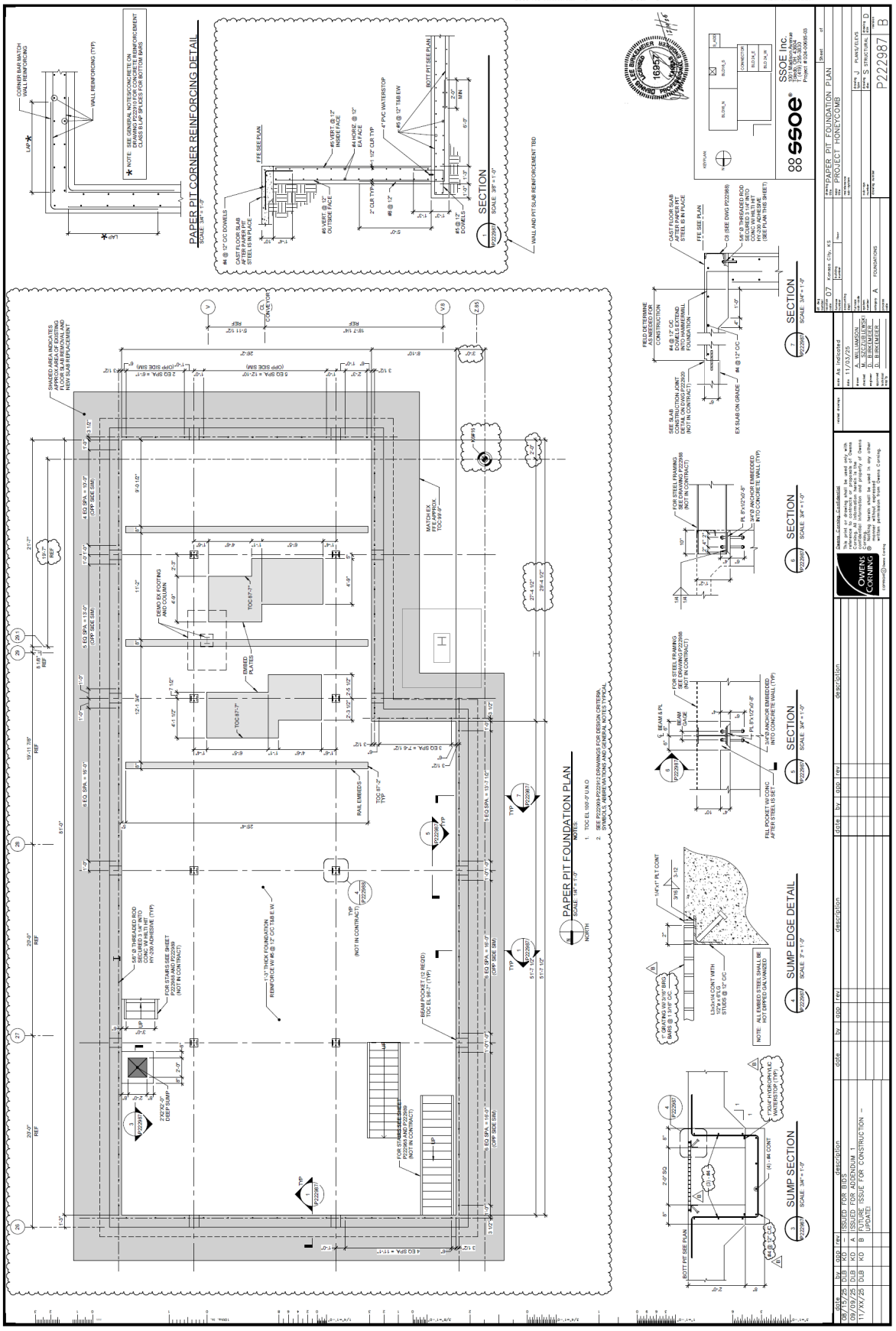
Owens Corning Confidential
This print or drawing shall be used only with reference to contracts or proposals of Owens Corning. All information herein is the confidential information and property of Owens Corning.
© Nothing herein shall be used in any other manner without expressed written permission from Owens Corning.

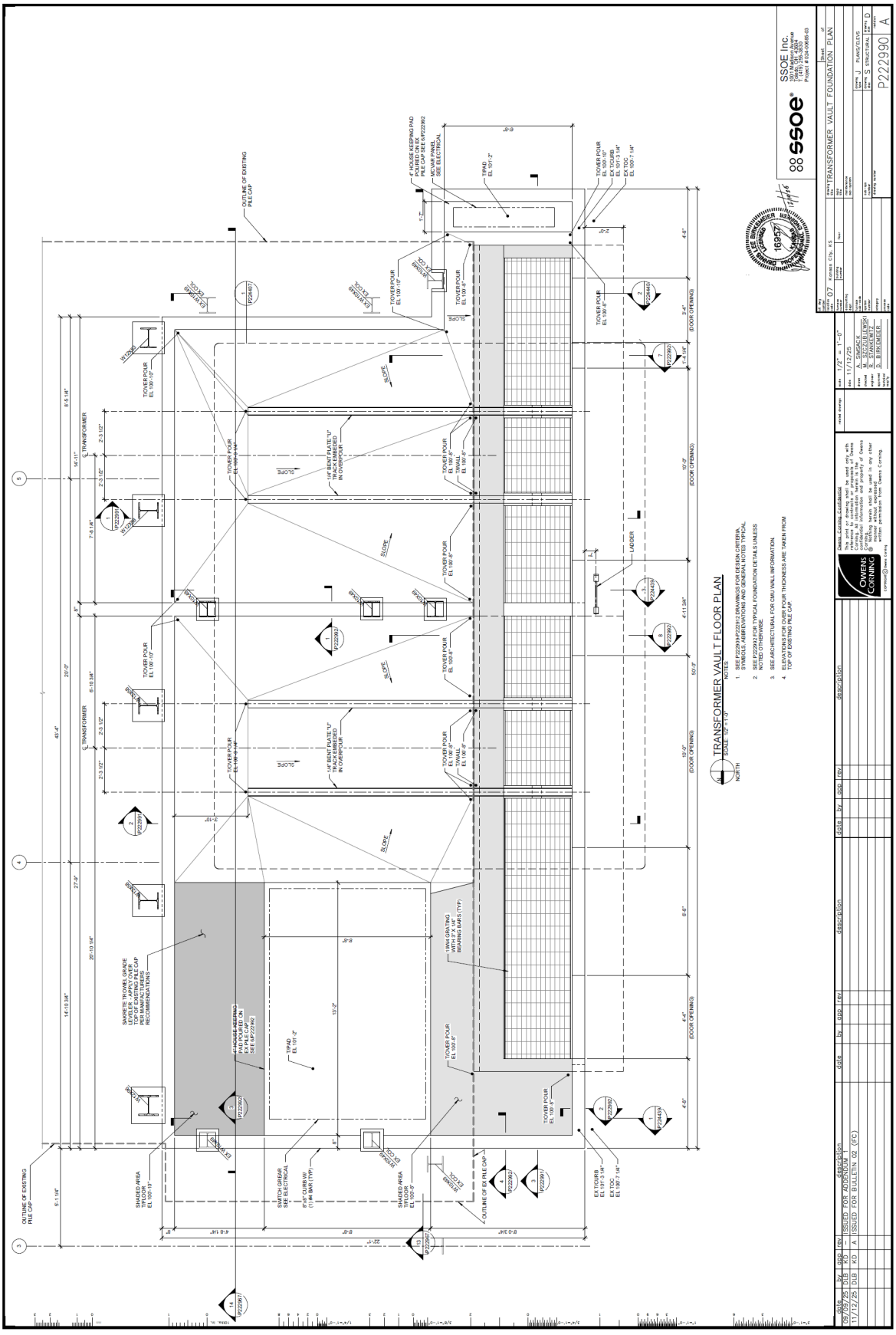
scale	As Indicated
date	11/12/25
drawn	T. WESTRICK
checked	M. SZCZUBLEWSKI
engineer	C. YAW
approved	D. BIRKEMEIER
category	A FOUNDATIONS

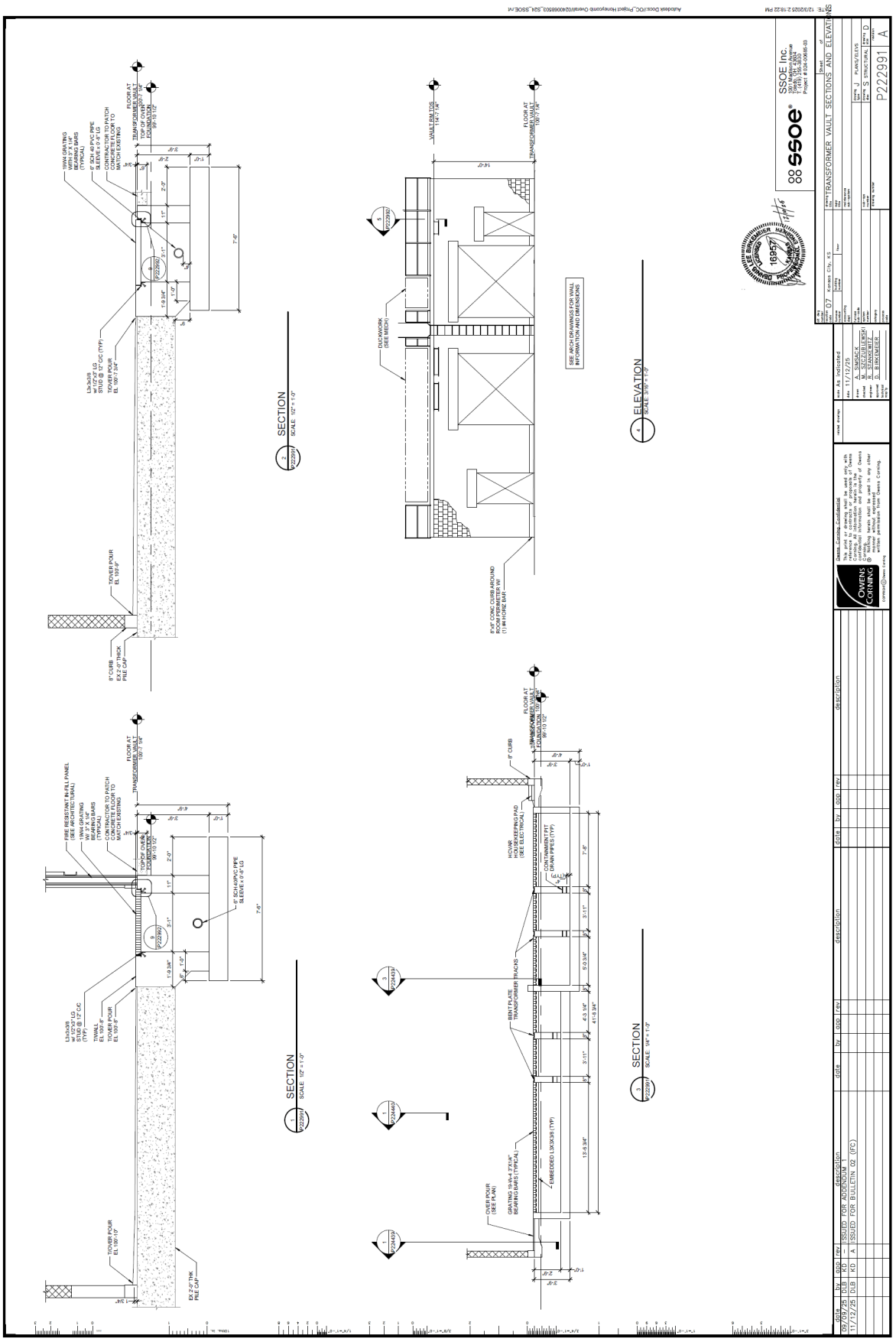
job number	07 Kansas City, KS
drawing title	OVEN FOUNDATION PLAN
project name	PROJECT HONEYCOMB
drawing type	J PLANS/ELEVS
drawing no.	S STRUCTURAL
drawing number	P222953
revision	C

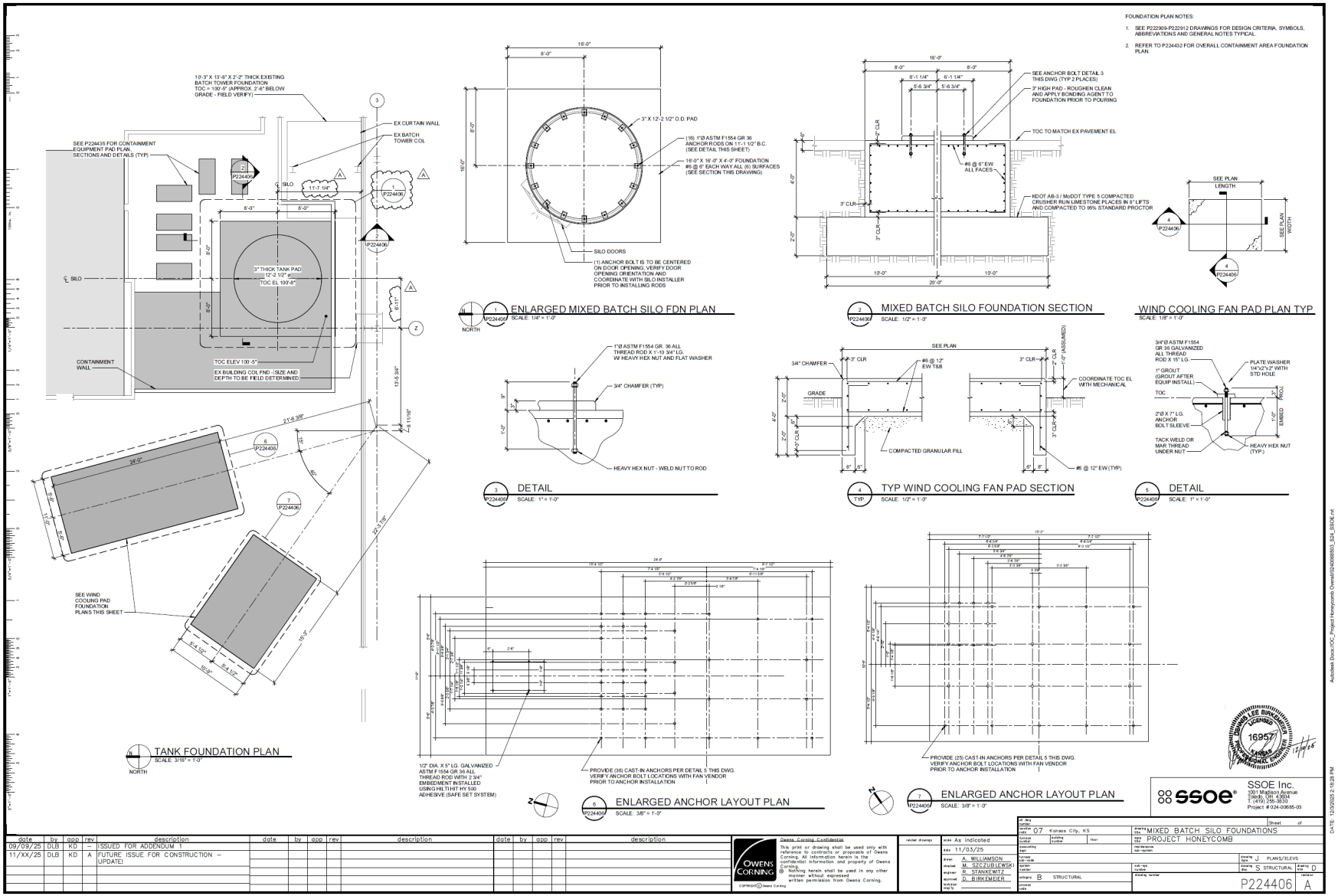
Sheet of

DATE: 12/10/2025 11:22:58 AM
Autodesk Docs://OC_Project Honeycomb Overall/24-00685-03_S34_S_OVEN.rvt


PAPER PIT FOUNDATION PLAN
PAPER PIT CORNER REINFORCING DETAIL
SECTION
SUMP EDGE DETAIL
SUMP SECTION
PROJECT HONEYCOMB
SSOE Inc.
P222987


TRANSFORMER VAULT FLOOR PLAN
SCALE: 1/2" = 1'-0"
NOTES:
1. SEE P222809/P222910 DRAWINGS FOR DESIGN CRITERIA, STRUCTURAL MATERIALS, AND CONCRETE REINFORCING MATERIALS NOTES.
2. SEE P22390 FOR TYPICAL FOUNDATION DETAILS UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL FOR GMU WALL INFORMATION.
4. ELEVATIONS FOR OVER POUR THICKNESS ARE TAKEN FROM TOP OF EXISTING PILE CAP
NORTH
SSOE Inc.
TRANSFORMER VAULT FOUNDATION PLAN
P222990
A


SECTION
SCALE: 1/2" = 1'-0"
SECTION
SCALE: 1/2" = 1'-0"
SECTION
SCALE: 1/4" = 1'-0"
ELEVATION
SCALE: 3/16" = 1'-0"
SEE ARCH DRAWINGS FOR WALL INFORMATION AND DIMENSIONS
SSOE Inc.
TRANSFORMER VAULT SECTIONS AND ELEVATIONS
P222991
A



FOUNDATION PLAN NOTES:

1. SEE P223909-P223912 DRAWINGS FOR DESIGN CRITERIA, SYMBOLS, ABBREVIATIONS AND GENERAL NOTES TYPICAL.
2. REFER TO P224432 FOR OVERALL CONTAINMENT AREA FOUNDATION PLAN.

date	by	app	rev	description
09/09/25	DLB	KD	–	ISSUED FOR ADDENDUM 1
11/XX/25	DLB	KD	A	FUTURE ISSUE FOR CONSTRUCTION – UPDATE!

Owens Corning Confidential

This print or drawing shall be used only with reference to contracts or proposals of Owens Corning. All information herein is the confidential information and property of Owens Corning.

© Nothing herein shall be used in any other manner without expressed written permission from Owens Corning.

OWENS CORNING
COMPOSITES Owens Corning

related drawings

scale As indicated

date 11/03/25

drawn A. WILLIAMSON
checked M. SZCZUBLEWSKI
engineer R. STANKEWITZ
approved D. BIRKEMEIER
submitted date

category B STRUCTURAL

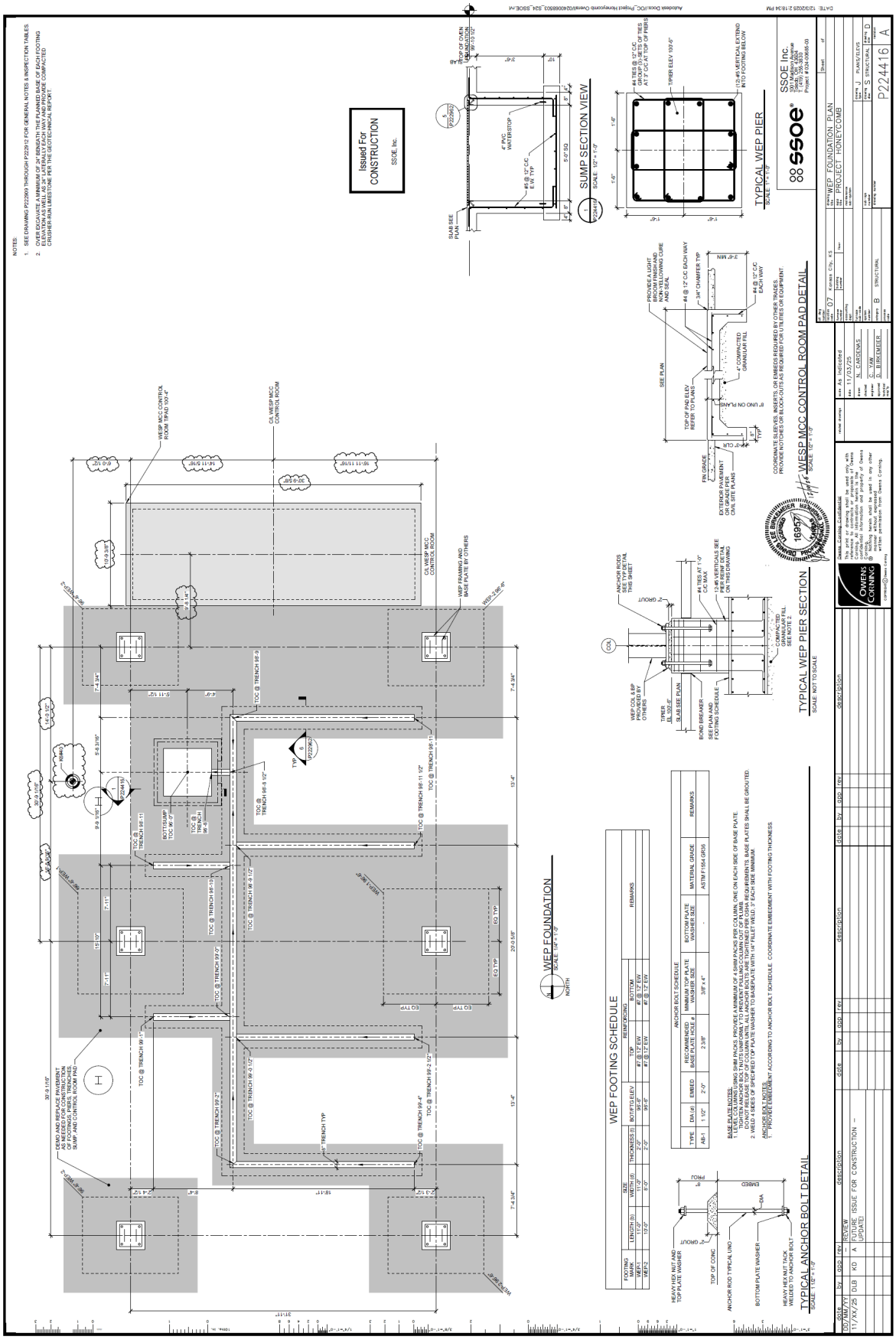
job no.	07 Kansas City, KS
purchase order no.	
building number	floor
accounting dept	
purchase order number	
section number	
category	B STRUCTURAL
sequence date	
drawing type	MIXED BATCH SILO FOUNDATIONS
project	PROJECT HONEYCOMB
mail reference sub-system	
drawing type	J PLANS/ELEVS
drawing no.	S STRUCTURAL
drawing no.	D
sub-sys number	
drawing number	P224406
revision	A

Sheet of

SSOE Inc.
3001 Madison Avenue
Toledo, OH 43624
T. (419) 255-3830
Project # 024-00685-00

Autodesk Docs://OC_Project Honeycomb Overall/024006853_S24_S3CW1.rvt

DATE: 12/3/2025 2:19:28 PM


NOTES:
1. SEE DRAWING P222913 THROUGH P222915 FOR GENERAL NOTES & INSPECTION TABLES
2. OVER EXCAVATE A MINIMUM OF 24" BENEATH THE PLANNED BASE OF EACH FOOTING ELEVATION AS WELL AS 24" LATERALLY EACH WAY AND PROVIDE COMPACTED CRUSHED-ROK LIMESTONE PER THE GEOTECHNICAL REPORT.
Issued For CONSTRUCTION
SSOE Inc.
WEP FOUNDATION
SCALE: 1/4" = 1'-0"
WEP FOOTING SCHEDULE
TYPICAL ANCHOR BOLT DETAIL
SCALE: 1 1/2" = 1'-0"
TYPICAL WEP PIER SECTION
SCALE: NOT TO SCALE
WESP MCC CONTROL ROOM PAD DETAIL
SCALE: 1/2" = 1'-0"
SUMP SECTION VIEW
SCALE: 1/2" = 1'-0"
TYPICAL WEP PIER
SCALE: 1" = 1'-0"
SSOE Inc.
WEP FOUNDATION PLAN
PROJECT HONEYCOMB
P224416
A

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Change of Zone Petition COZ2025-031 and PLAT2025-041 (Mackeprang Preliminary Plat)**

GENERAL INFORMATION

Applicant Information:
Jason Mackeprang
2420 North 131st Street
Kansas City, Kansas 66109

Subject Property:
2406 North 131st Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture (WYCO) District to R Rural Residential and R-1 Single Family Districts for construction of single-family homes.



Preliminary Plat for five (5) residential lots.



Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Carlos Pacheco III

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

Proposed Zoning District(s): R Rural Residential and R-1 Single Family Districts

	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture District (WYCO)	Single family homes
South	A-G Agriculture (WYCO) and A-G Agriculture Districts	Single family homes
East	A-G (WYCO) Agriculture District	Single family homes
West	A-G Agriculture (WYCO) and R-1A Suburban Residential (WYCO) Districts	Single family home

Total Tract Size: 35.43 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential District, which allows, a variety of residential densities and unit types. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 131st Street as a Local Street.

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.

Section 27-453(e) 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) 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. At least one (1) tree shall be planted on each lot.

Advertisement:	The Wyandotte Echo – January 15, 2026 Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jason Mackeprang, is requesting approval of a Change of Zone from A-G Agriculture District (WYCO) to R Rural Residential and R-1 Single Family Districts and a Preliminary Plat for five (5) residential lots to build five (5) single family homes at 2406 North 131st Street on 35.43 acres.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

   The subject property is located within the Prairie-Piper Statistical Neighborhood and Census Block Group 0448032. The neighborhood consists of large lot single-family homes with some smaller single-family lots along North 131st Street. North 131st Street is accessed by Parallel Parkway located to the south of the property and Leavenworth Road to the north of the subject property.

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 North 131st Street.

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

   The property is suitable for uses to which it has been restricted as A-G Agriculture (WYCO) District allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R-1 Single Family District and R Rural Residential District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than A-G Agriculture (WYCO) 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 five (5) single-family homes will not increase traffic along North 131 Street to a degree that will adversely affect the road capacity, safety, or create parking problems.

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

The proposed use does conform to the Prairie Delaware Piper Area Plan from the standpoint of its land use designation, Planned Mixed Residential District, which allows, a variety of residential densities and unit types. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

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 not available. The property must be served by septic service, which must be approved by the Wyandotte County Health Department.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #14, located at North 123rd Street and Leavenworth Road.

f. Transit

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

g. Schools

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

h. Streets

See item #6 above.

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

The proposed use will have a 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.

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 Planned Mixed Residential District, which allows a variety of residential densities and unit types.

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 in compliance with the standards and requirements of the zoning ordinance and subdivision regulations. In order to stay in compliance, Lot

3 and Lot 4 must have the single-family home-oriented north and south, otherwise, the applicants will have to request a Variance due to 3:1 ratio of the lots.

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, and south of the subject property. Staff has not received the proposed square footage 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.***

    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 Developer is responsible for installing all of the associated infrastructure related to this subdivision.

    BPU is 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 North 131st Street, 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 in-person at 13849 Hollingsworth Road on January 23, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant

KEY ISSUES

Lot size ratio

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Lots 3 and 4 shall have single family homes oriented in a north-south direction. Any alternative orientation will require the applicant to request a Variance due to the noncompliance with the 3:1 lot width-to-depth ratio.

   Applicant's Response: Acknowledge.

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

   Applicant's Response: Acknowledge.

3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.

   Applicant's Response: Acknowledge.

4. Utility easements shall connect with easements established in adjoining properties.

   Applicant's Response: Acknowledge.

5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

   Applicant's Response: Acknowledge.

6. 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.

   Applicant's Response: Acknowledge.

7. Per the Prairie Delaware Piper Area Plan, the floor area must be a minimum of 1,600 square feet.

   Applicant's Response: Acknowledge.

8. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.

   Applicant's Response: Acknowledge.

9. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
   a. 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.

   Applicant's Response: Acknowledge.

10. Per the goDotte Countywide Strategic Mobility Plan, build a four (4) foot sidewalk along one (1) side of the private road leading to North 131st Street.

    Applicant's Response: Acknowledge.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petitions **COZ2025-031** and **PLAT2025-041** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Lots 3 and 4 shall have single family homes oriented in a north-south direction. Any alternative orientation will require the applicant to request a Variance due to the noncompliance with the 3:1 lot width-to-depth ratio;**
2. **Per the goDotte Countywide Strategic Mobility Plan, build a four (4) foot sidewalk along one (1) side of the private road leading to North 131st Street;**
3. **For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
4. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
5. **Utility easements shall connect with easements established in adjoining properties;**
6. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
7. **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;**
8. **Per the Prairie Delaware Piper Area Plan, the floor area must be a minimum of 1,600 square feet;**
9. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
10. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
    a. **Incorporate upper-level dormers above the garage, or,**
    b. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
    c. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
11. **Adhere to the Conservation District comments;**

12. **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);**
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. **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;**
16. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
17. **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 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;**
23. **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,**
24. **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
County Surveyor Comments
Neighborhood Meeting Documents
Preliminary Plat
Preliminary Road Plan

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	February 9, 2026	February 26, 2026
Preliminary Plat	February 9, 2026	Not Required

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-031** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-031,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PLAT2025-041** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

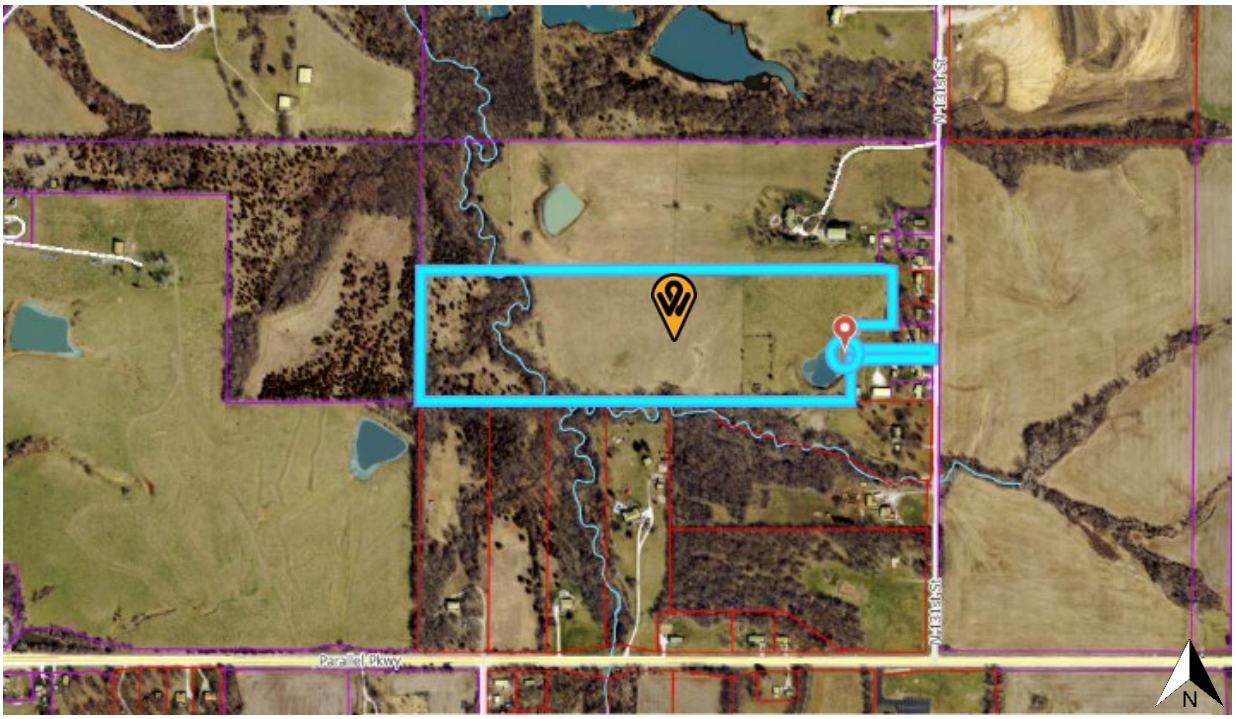
3. _____.

OR

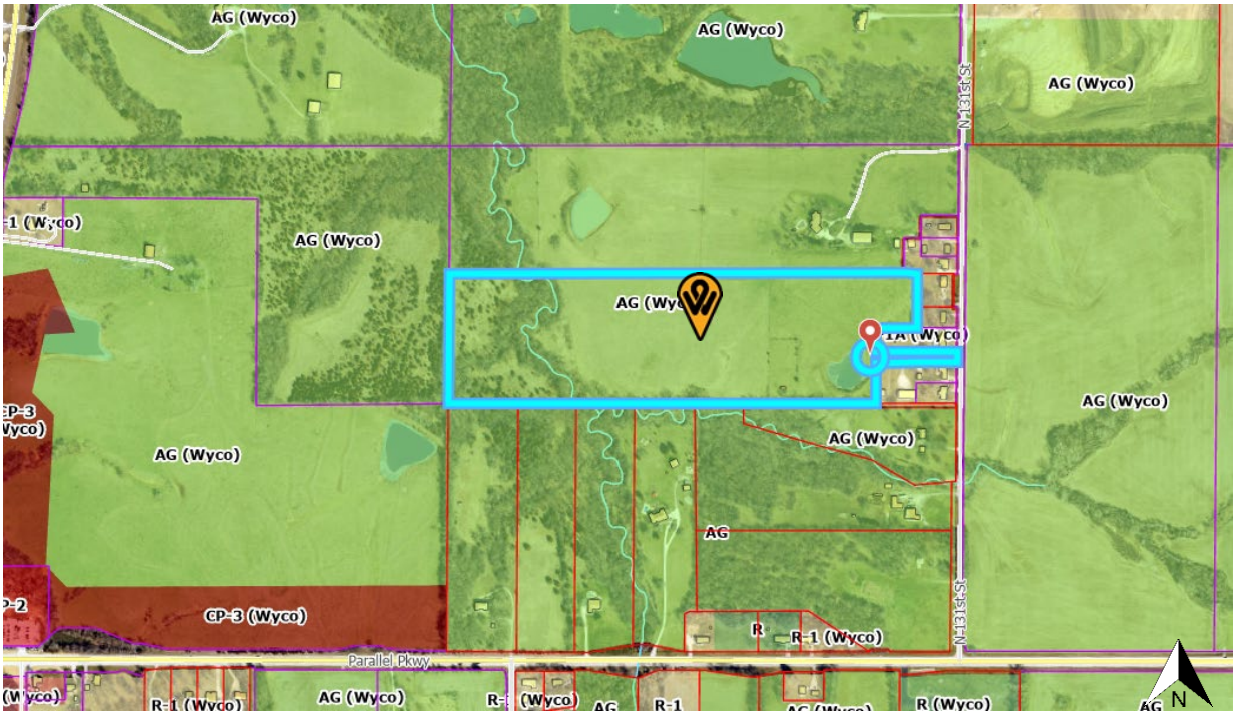
I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-041** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



COZ2025-031 – 2406 N 131st Street Neighborhood Meeting

Friday, January 23, 2026 (4:57 – 6:12 pm)
St. Martin's Lutheran Church
13849 Hollingsworth Road
Kansas City, KS 661009

- Meeting conducted by Jason Mackeprang, Matt Mackeprang, Michelle Mackeprang, and Bradley Bice. Copies of the engineering plans were made available to the attendees.
- Minutes taken by Bradley Bice
- Attendees: Joan Gustin, Kyle and Jenna Rodenhouse, Jake Wolf, Dan Trent

Presentation
Layout will have 5 parcels, two zoned R1 and three zoned R.

Fire Department has the most restrictions, requiring an upgrade of the 4" water main to a 12" line along 131st Street from Parallel Parkway to the property. From 131st Street a new 6" line would extend back to the new properties/parcels. The 6" line is the minimum size for a new fire hydrant.

A paved private road would be constructed from 131st Street approximately 1,100' to the West. The plan, currently, is to construct a private asphalt road 20' wide and being able to support an 84,000 pound vehicle, per the fire department's requirements.

Questions
- Jenna - Why different zoning?
  - Jason - Wanted to keep road as short as possible
  - Jason - Different zoning because of lot sizes
- Joan - So you're going to be building behind me?
  - Jason/Matt -Yes, there will be a parcel behind your property
  - Jason and Matt showed possible locations for the homes.
- Kyle /Jenna - While construction is going to be ongoing, it will be a problem for us
- Kyle/Jenna - When would houses start being built
  - Jason - After water and road was installed/built
- Kyle/Jenna - What happens when someone wants to move?
  - Matt - We would just sell it as anyone sells houses
- Kyle/Jenna - Did you ever ask or think about getting approval beforehand?
  - Jason/Matt/Bradley - We discussed with UG and Gunnar Hand
  - Jenna "Do you have that in writing?"
    - Jason/Bradley - Answered with no, not in writing, but we have documented meetings
- Joan – Will you have a perk test completed for your septic systems
  - Jason - Yes, we will follow the UG requirements.
- Kyle - What about utilities?
  - Jason/Matt - They will be underground per the UG requirements
- Jenna - Do you think each parcel will have their own outbuilding(s)?
  - Jason - May have one or none - Zoning dictates that
  - Matt/Michelle - May have small sheds/garages
  - Matt - No plans to have multiple large buildings or barns at this time
- Jenna - During construction, would access be kept for us?

- Jason/Matt - Yes, page 4 #10 on the engineering plan states this
- Kyle - Who is going to enforce this?
  - Matt - We and contractor will enforce

- Kyle - Where will mailboxes and trash be located?
  - Matt - We aren't sure about this yet. We will have to work with postmaster
- Jenna - Do you think you would have any livestock or anything?
  - Matt/Michelle - Possible, but as of now we don't plan on it
- Kyle - Will there be any fences?
  - Matt/Bradley - Possible small area fences for dogs/animals
- Kyle - Home sizes (What are you thinking) and home types?
  - Jason/Matt/Bradley - Answered by saying we aren't 100% sure, but most of us are thinking ranches?
- Joan - What type (Wood, stone, brick...)
  - Jason/Matt/Bradley - Answered by saying we aren't 100% sure, we wanted to ensure we would be able to build homes before looking into specifics of homes
- Jenna - Did you look at other properties?
  - Jason - Yes, we did, but price, size and location were right for this property
- Jenna - Construction traffic is a concern because of the kids running around
  - Matt - We understand
- Kyle - Who were you working with at the fire department?
  - Matt - Harvey Fields
- Kyle/Jenna - Is the pond staying?
  - Matt - The plan is to stay now
- Kyle - Walk us through the timeline
  - Jason - Water starts mid 2027
  - Jason -Road starts mid 2028
  - Jason - Houses - right after
- Kyle - Calculations for storm water runoff?
  - Matt - Answered by showing the calculation on cover page of engineering plans
- Kyle - Can you bring by a couple 11x17 sheets or larger?
  - Bradley - Yes, we'll get some printed off and brought over
- Kyle - Do you have a general contractor for the road or anything yet?
  - Matt - Nothing planned but have talked to a few people before
  - Jason - Nothing for houses because we didn't want to put the cart before the horse
- Jenna – What are you planning to do if the rezoning is not approved?
  - Matt – Depends on the reason why it was not approved. If it is something like missing paperwork, then we will resubmit the application.
- Kyle - Why change of plan now Matt? You said you wanted to not disturb/disrupt the neighborhood/area after we talked?
  - Matt/Jason - Answered by saying we believe that was a miscommunication. What was intended by that answer was that we wanted to work with the land that was there. No mass grading - wanted to keep the property as close to its original characteristics as possible. Not meaning that we didn't want to do anything with the land/property. This has been the plan/hope since before purchasing property and that was shared with anyone/all before and all throughout the process.
- Kyle – Who will conduct the development inspections?
  - Bradley/Matt - We will follow the UG requirements from their inspectors
- Joan, Kyle, and Jenna expressed their concerns by altering their views from their properties.

- Jake Wolf said he had no issues with our development plans and attended the meeting to just see what everything was all about.
- Dan Trent said he attended the meeting to listen to the discussion on behalf of Neal Palmer, who was unable to attend the meeting.

Email/Phone Calls from Neighbors

- No email correspondence
- Rhonda Levinson called on Saturday, January 24th
  - She wanted to welcome us to the neighborhood and is looking forward to getting to know us.
  - She wondered if we were planning on leaving the trees along the property line between her property and ours. I (Jason) responded that we are planning to leave those trees.
  - She stated that she did not have any issues with our development plans.

Event Title: COZ2025-031 Neighborhood Meeting

Date: January 23, 2026 Location: 13849 Hollingsworth Rd.

#	Name (Printed)	Address	Signature
1	Kyle Rodenhouse	2400 N. 131st Street KCK 66109	
2	Jenna Rodenhouse	2400 N 131st St KC KS 66109	
3	Joan Gustin	2430 N. 131st St. KC KS 66109	
4	Dan Trent	132 Oakley Bonner Springs, KS 66012	
5	Jake Wolf	13322 Parallel KCKS 66109	
6	Jason Mackeprang	6634 Co. Rd 9 Arlington, NE 68002	
7	Matt Mackeprang	2420 N 131st St. Kansas City, Kansas 66109	
8	Michelle Mackeprang	2420 N. 131st St. Kansas City, KS 66109	
9	Bradley Bice	2723 N 101st Ter. Kansas City, KS 66109	

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Nebraska)
) SS:
COUNTY OF Douglas)

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

1. That I am the petitioner for Petition # COZ2025-031.
2. That I conducted a neighborhood meeting on January 23, 2026.
3. The notice to nearby property owners was sent on January 6, 2026.
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 26 day of January, 2026.

My commission expires 3rd of December, 2027.

GENERAL NOTARY - State of Nebraska
LUKE ANTHONY SOJKA
My Comm. Exp. December 3, 2027

Luke Anthony Sojka
Notary Public

MACKEPRANG

A Private Road Development in the Southeast Quarter of Section 31, Township 10 South, Range 23 East of the 6th P.M., Kansas City, Wyandotte County, Kansas.

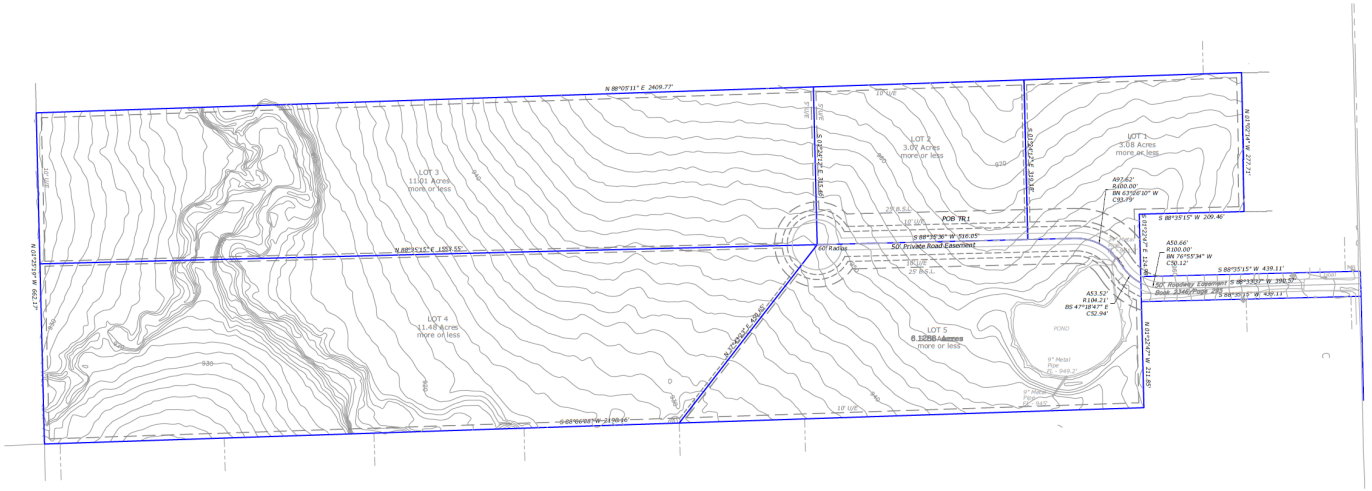
PRELIMINARY CONCEPT

PREPARED FOR:
MACKEPRANG, MATTHIAS N
2406 N 131ST ST
KANSAS CITY, KS 66109
PID NO. 039-31-0-40-01-002

Description (Per Provided Title Commitment)

The South One-Half of the North One-Half of the Southeast Quarter of Section 31, Township 10, Range 23, in Wyandotte County, Kansas, less the following: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 31, Township 10, Range 23; thence West along the South line of the North One-Half of the Southeast Quarter, 438.84 feet; thence North 208.0 feet; thence East 438.84 feet, to a point on the East line of said Section 31 Township 10 Range 23; thence South along said East line 208.0 feet, to the beginning. And less: Beginning at a point on the East line of Section 31 Township 10 Range 23, said point being 258.0 feet North of the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 31; thence West 438.84 feet; thence North 125.0 feet; thence East 438.84 feet, to the East line of Section 31; thence South along said East line 125.0 feet, to the beginning, except any part in street or road.
Also less:
Beginning at a point 20 feet West and 383 feet North of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 10, Range 23, Wyandotte County, Kansas; thence North 104 feet; thence West 208.42 feet; thence South 104 feet; thence East 208.42 feet to the point of beginning.
Also less:
Lot 1, FARMER'S ADDITION, a subdivision in Wyandotte County, Kansas.

LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ℄ - Centerline
- § - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Power Pole
- X—— - Fence Line
- OHP—— - Overhead Power Lines
- T —— - Underground Telephone/Fiber Optic Line
- - Gas Valve
- - Water Meter/Valve
- - Telephone Pedestal
- W—— - 6" Water Line - location as per district
- ~~~ - Tree/Brush Line



Scale 1" = 100'

Job # K-25-1956
November 21, 2025

HERRING SURVEYING COMPANY
315 North 5th Street, Lear., KS 66048
Ph. 913.864.3858 Fax 913.674.5361
Email — surveyor@hotmail.com

100 0 100 200 300
1" = 100'

GENERAL NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE THE UNIFIED GOVERNMENT WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND NOI BEFORE CONSTRUCTION. THE SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE UNIFIED GOVERNMENT'S ROAD CONSTRUCTION AND STORM WATER DRAINAGE STANDARDS.
3. UTILITIES SHOWN ARE BASED UPON INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING.
4. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL SIGNAGE PER THE LATEST EDITION paOF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
6. ALL EXCAVATION IS UNCLASSIFIED.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH NPDES REGULATIONS.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL AGENCIES WITH JURISDICTION OVER THE PROJECT.
9. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE ENGINEER OR RECORD FOR THE DESIGN.
10. ACCESS TO EXISTING HOMES AND PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
11. ALL AREAS DISTURBED BY THE CONSTRUCTION OF SAID IMPROVEMENTS SHALL BE FERTILIZED, SEEDED, AND MULCHED.
12. Adherence to standards: Follow all specifications, including those for materials, as outlined in documents like the 2015 Standard Specification Book for State Road and Bridge Construction and the latest version of the Manual on Uniform Traffic Control Devices (MUTCD).
13. Utility and site restoration: Be responsible for repairing any damage to utilities caused by construction. Also, restore staging, stockpile, and haul routes to their pre-construction condition, including all pavement, curbs, and turf.
14. Compaction and grading: Grade all low spots to drain and ensure all slopes are (3:1) or flatter unless otherwise specified. The contractor is responsible for providing compaction test results, with at least one test required per (1,000) cubic yards of excavated material unless noted differently in the technical specifications.
15. Final approval: Notify the owner and engineer for a final walk-through before moving off the job to ensure all work is complete and properly finished.
16. Permits: Obtain all necessary permits and complete all required inspections before beginning construction. A hauling permit may also be required for any excavated material transported off-site.
17. Dimension and field questions: Do not scale drawings for dimensions. Any questions regarding dimensions or clearances must be directed to the engineer in the field.
18. 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. If any of the general 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
19. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Designed By	NO.	DATE	REVISIONS	BY	APP'D
Drawn By					
Checked By					
Issue Date					
Job No.					

ROBY'S RUN
UNIFIED GOVERNMENT

TYPICAL SECTION AND GENERAL NOTES

SHEET NO. 3

ROBY'S RUN
UNIFIED GOVERNMENT
PLAN & PROFILE
SHEET NO.
5
STAKING
COORDINATES
E:2195945.83
A N:306503.26
E:2195921.37
B N:306471.61
N. 131st Street
2420 N 131st Street
2330 N 131st Street
MACKEPRANG LANE
25' EASEMENT
LOT 1
3.0809 Acres
LOT 2
3.0669 Acres
LOT 3
11.0089 Acres
LOT 4
11.4616 Acres
LOT 5
6.1288 Acres
10' U/E
25' B.S.L.
Proposed Grade
Existing Ground

ROBY'S RUN
UNIFIED GOVERNMENT
CUL-DE-SAC & INTERSECTION PLAN
SHEET NO.
6
981.90
978.92
A31.41'
R20'
12+00
A31.18'
R20'
980.35
980.35
950.78
+61.02
950.78
+61.02
949.50
949.75
A22.28'
R20'
1+00
948.10
946.20
R48.00'
945.80

GRADING & EROSION CONTROL PLAN
ROBY'S RUN
UNIFIED GOVERNMENT
SHEET NO.
8
N. 131st Street
2420 N 131st Street
2330 N 131st Street
MACKEPRANG LANE
25' EASEMENT
LOT 1
3.0829 Acres
LOT 2
3.0669 Acres
LOT 3
11.0089 Acres
LOT 4
4.016 Acres
T 5
6.1288 Acres
10' U/E
25' B.S.L.
Install Straw Wattle Every Drop Elevation
Install 15' Silt Fence Typ
Install 320' Silt Fence
Install 150' Silt Fence
970
960
950

Culvert	Drainage Area	Drainage Area (acres)	C Value	Tc	Intensity		Diameter (in)	Length (ft)	Material	n value	Flow Rate (cfs)		Velocity (ft/sec)		25-yr HGL (ft)		100-yr HGL (ft)		Headwater (ft)		IC/OC
					25-yr	100-yr					25-yr	100-yr	25-yr	100-yr	Down	Up	Down	Up	25-yr	100-yr	
7+12	1	9.20	0.35	15.30	5.94	7.31	30	40	RC	0.012	20.61	24.83	8.20	8.60	952.87	953.55	953.02	953.70	954.41	954.72	IC

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Special Use Permit Petition SP2025-094 and Preliminary Plan Petition PR2025-039**

GENERAL INFORMATION

Applicant Information:
East Side Storage LLC
Applicant/Representative
Lauren Kaapcke with Accelergen Energy LLC
3736 Bee Caves Road, Suite 1, Unit 124
Austin, Texas 78746

Subject Property:
8900 Metropolitan Avenue
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of a Special Use Permit and Preliminary Development Plan for a battery storage facility.

Commission Districts:
At-Large Commissioner, District #2: Andrew Kump
District #6 Commissioner: Philip Lopez

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

Plan Area:
PlanKCK Comprehensive Plan





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

Total Tract Size: 37.00 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Rural Residential, which allows single-family detached, residential, but without agricultural uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies South 89th Street and Metropolitan Avenue as Local Streets.

Parking Requirement: Section 27-452(e) Two (2) off street parking spaces shall be provided on the premises for each single-family dwelling.

Section 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission.

Landscaping Requirement: Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted.

Advertisement: The Wyandotte Echo – December 18, 2025
Letters to Property Owners – December 19, 2025 and January 5, 2026

Public Hearing: February 9, 2026

Public Support:	Staff received a phone call from Jim Surber, property owner at 1434 South 88th Street who is not opposed to the battery energy storage facility after the Applicant acquired the additional acreage east of Timmons Creek to remain as open space. Staff also received letters of support from organizations and property owners, which are included in the Attachments.
Public Opposition:	Planning Staff has received a letter opposing the battery storage facility because of industrial creep into a rural residential neighborhood.

PROPOSAL

Detailed Outline of Requested Action: The applicant, East Side Storage LLC, a subsidiary, and representative, Lauren Kaapcke, with Accelergen Energy LLC, is requesting a Special Use Permit and Preliminary Development Plan for a battery storage facility on 37.00 acres at 8900 Metropolitan Avenue.

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. Between 1999 – 2025, there have been six (6) notice of violations ranging from junk vehicles, trash and debris, weeds, tall grass, and tires.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit or cases.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

Special Use Permit:

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

   The subject property is located within the Morris Statistical Group and Block Group #0438022. The character of the neighborhood is comprised of single-family homes on larger acreages. The area is relatively rural in nature along Metropolitan Avenue to the south and South 89th Street to the east. The site is within the vicinity of a BPU 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 of properties nearby are set out above. The proposed use, a large battery storage facility is not compatible with the adjacent uses as there are single-family homes along the South 89th Street and Metropolitan Avenue and the rural southwestern edge of the I-435 corridor.

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

   The property is suitable for uses to which it has been restricted as A-G Agriculture District, which allows large agricultural, farming activities and single-family homes. Removal of these restrictions for a Special Use Permit may detrimentally affect nearby property as the life cycle of battery storage facility will be more intense than agricultural related uses.

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

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

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 PlanKCK Comprehensive Plan designates this property as Rural Residential, which allows single-family detached, residential, but without agricultural uses.

   The battery storage facility, which is more of a "utility" use does not conform to the PlanKCK Comprehensive Plan. At the end of the project's lifecycle and the facility is decommissioned, the land use designation should remain Rural

Residential rather than designated as Utilities, which would require an amendment to the PlanKCK Comprehensive 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 is not a highly trafficked use, so while there will be an increase in traffic due to the undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large lot single-family subdivision as planned within the Rural Residential land use category. A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. ***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 considering these benefits are solely for the applicant. While only one-half of the parcel is to be developed, having such a facility around single-family homes could affect the visual quality and 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 normally associated with a battery storage facility should not be of such duration and intensity as not to create problems for near-by property.

   The subject property is surrounded by large lots – a mixture of single-family residential and wooded, undeveloped lots.

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

   The proposed use will not pollute the air, land or water, initially, but Staff has concerns about the long-term effects the use will impact the land. When the site is decommissioned, this site could be a classified as a brownfield.

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 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.

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 is not expected to result in the overcrowding of land or undue concentrations of population because the site grading is on a 37-acre site.

Preliminary Development Plan:

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 37.00 acres, which affords enough space for the proposed development to provide adequate space for buildings and open space. Parking will be available on-site, so employees will be able to circulate the site, and perform routine maintenance without affecting Metropolitan Avenue.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The plan provides adequate site access, directly to Metropolitan Avenue.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for employees and public safety to navigate the site safely.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The proposed plan is consistent with Unified Government regulations for sitting the storage facility in a bowl which will be screened from public view from Metropolitan Avenue and abutting properties.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates this property as Rural Residential, which allows single-family detached, residential, but without agricultural uses.

   The battery storage facility, which is more of a "utility" use does not conform to the PlanKCK Comprehensive Plan. At the end of the project's lifecycle and the facility is decommissioned, the land use designation should remain Rural Residential rather than designated as Utilities, which would require an amendment to the PlanKCK Comprehensive Plan.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The proposed use accesses the existing Metropolitan Avenue 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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1000 North 82nd Street (Legacy Events) on January 13, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Noise
Open Space Easements and Wetland Preservation

On-site security

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Hazardous material storage is not permitted in the A-G Agriculture District, even with a Special Use Permit. Hazardous waste storage, albeit temporarily requires M-3/MP-3 Planned Heavy Industrial District zoning.

   Applicant Response: The project will not store hazardous waste. Hazardous waste storage has been removed from the plan.

2. After the decommissioning of this site, this property will become a brownfield site, which will make redeveloping/repurposing this site difficult and possibly cost prohibitive.

   Applicant Response: As stated in the Decommissioning Plan provided as part of the Applicant's initial application submittal, the Applicant will restore and reclaim the property to the pre-BESS condition. The property will not become a brownfield site after the decommissioning is complete. To better clarify this point, the reclamation section of the Decommissioning Plan has been updated to provide additional details on the environmental assessments to be completed as part of the decommissioning process. Please refer to Section 3.2 of the updated Decommissioning Plan submitted as part of this response for additional details.

3. Provide proof of funds/bonds as part of the Decommissioning Plan.

   Applicant Response: The Applicant will provide proof of funds and a draft of the bond to the satisfaction of the Unified Government of Wyandotte County as part of the Final Development Plan submittal. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to the decommissioning bond including updating the bond amount on a recurring basis during operations to provide additional assurances. As part of the recurring updates to the bond amount during operations, the Applicant will provide recurring proof of funds to carry out the activities detailed in the Decommissioning Plan. For the avoidance of doubt, the bond is meant provide a safeguard for the community and the UG of Wyandotte County against the abandonment of facilities without proper land reclamation and IS NOT the planned source of funds to complete activities detailed in the Decommissioning Plan. The Applicant will complete the activities detailed in the Decommissioning Plan at its expense.

4. The initial Special Use Permit request is for 20 years, but what is the lifecycle of the battery storage facility operation?

Applicant Response: The lifecycle of the battery storage equipment is 20 years. As the 20-yr term approaches, the Applicant will evaluate its options including a re-powering of the equipment or decommissioning the site.

5. How are you mitigating noise for the abutting property owners?

   Applicant Response: In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to noise mitigation. As stated in the proposed condition of approval, the Applicant is committed to ensuring the Facility shall not be operated as to emit noise at a neighboring residential structures existing as of the effective date of the Special Use Permit that is of higher sound pressure level (dB(A)) than the ambient day-night average (Ldn) existing prior to commencement of Facility operations. As part of the Final Development Plan submittal, the Applicant will submit acoustics modeling reports using prudent industry standards completed by a 3rd party with expertise in the field of acoustics to determine day-night average sound level conditions before and after Facility operations.

   Noise mitigation is managed with technology selection, throttling of the system fans and acoustic sound barriers as deemed necessary to ensure compliance with the thresholds detailed above. As proposed in the Applicant's condition of approval to the Special Use Permit, any acoustic sound barriers would be colored an earthen tone.

6. How are you mitigating the existing wetlands on the property?

   Applicant Response: The primary site access and BESS facility have been sited outside a 50' setback from the existing wetlands on the property, minimizing impacts to the maximum extent possible. The secondary access road includes 0.73 AC of disturbance within the 50' wetland setback around existing streams and wetlands - actual wetland and stream disturbance will be lower. Any disturbance within the 50' setback will implement best management practices in accordance with all local, state and federal standards and requirements.

7. What is your emergency plan if there is a battery leak or spill on site? How will you manage site contamination given its proximity to the creek?

   Applicant Response: An effective control plan requires an integrated system where each component has its place and functions to provide layered protection. With any type of incident where mitigation is possible, it always best to intervene at the earliest possible stage. The Applicant has designed the system with the following multi-layered protections:

   - *Secondary Containment. The facility equipment and ancillary equipment will have secondary containment for any internal liquids in case of leak or spill.*
   - *Emergency Response Plan. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of*

approval to the Special Use Permit related to emergency response and hazard mitigation. As stated in the proposed conditions of approval, the Applicant will coordinate with local emergency responders to develop and provide an Emergency Response Guide and Hazard Mitigation Analysis as part of the Final Development Plan application. The Applicant has already provided a draft of the Emergency Response Guide to the Kansas City Kansas Fire Department to initiate the coordination. In the unlikely event of an emergency that includes a leak or spill, the Emergency Response Guide sets forth the response protocols including notifying applicable agencies, implementing response protocols, completing post-incident monitoring/testing and incident close-out.

- *Runoff Detention. In the unlikely event of an emergency that includes a leak or spill and the secondary containment fails, spilled fluids will remain on site. The grading plan has been designed to prevent offsite runoff without first being captured within a detention basin with a volume totaling 10.2 acre-feet (3.3 million gallons). However, the BESS equipment does not have large amounts of liquid and it's unlikely that a leak or spill will reach the detention basin unless conveyed there with firefighting water or rainwater. If firefighting is applied, then the detention basin outlets will be blocked prior to using water to prevent contaminated runoff from leaving the Project site.*

  If the use of firefighting water is not employed, or if the quantity used is minimal, such that no runoff reached the drainage facilities, soil testing shall be conducted in the area of the spill or leak immediately following the incident. Testing of any impounded firefighting water runoff will be conducted before unblocking the detention basis outlets and releasing it to the environment.

  If post-incident testing reveals the presence of contaminants, then the contaminated soils or impounded water within the detention basin would be removed and handled offsite in accordance with local, state and federal regulations. These protocols and procedures will be detailed in the final Emergency Response Guide submitted as part of the Applicant's Final Development Plan application.

  It's important to note that the risk of groundwater contamination is extremely low. Preliminary onsite geotechnical investigations revealed that the existing soils comprising a majority of the site infiltrate at 0.03 feet per hour. Based on publicly available water well logs near the site, it would take approximately 52 days for impounded water or leaks to reach the groundwater, presenting a low risk for groundwater contamination with implementation of the emergency response and post-incident remediation protocols detailed above.

Landscaping and Screening:

1. Tree preservation is of the upmost importance to assist in provide existing screening for the proposed development. Maintain existing tree stands.

   Applicant Response: The proposed facilities have been sited in locations to optimize the use of already cleared areas – minimizing the need to remove existing tree stands. Existing trees are being preserved as much as possible for screening and to minimize site impacts.

2. Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted. The site is 37.00 acres, which requires 230 trees to be planted. Existing mature trees can count towards that total.

   Given the proposed location of the battery storage, and what is visible from Metropolitan, no adjacent property owner should see this facility or substation from their rear yards (to the north and east) or from Metropolitan Avenue to the south or South 89th Street.

   Revise the landscape plan to incorporate more berming, vegetation around the perimeter of the property to fully encircle the facility, so residents and passersby do not know if its existence.

   Applicant Response: As part of the Final Development Plan application, the Applicant will provide an official tree survey documenting the quantity of existing mature trees. The landscape plan submitted as part of the Applicant's Final Development Plan application will be updated as necessary to ensure a minimum of 230 trees are located within the 37 acres site. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

   The Applicant retained a 3rd party expert to model the potential visual impacts resulting from the project. Based on the visual modeling, it was determined that the proposed facilities will be screened with a combination of existing vegetation and topography. To further ensure the site is visually screened, a proposed 25' landscaping buffer has been added to south berm of the proposed basin to increase the screening from the south.

   In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to screening. The Applicant is proposing that it shall be permitted to install a barrier around all or a portion of the Facility for noise mitigation, visual screening and/or security (e.g., wall, screened fencing, etc.). Any barrier shall be colored an earthen tone representative of the surrounding area. If no barrier is installed, then the exterior Facility enclosures shall be colored an earthen tone representative of the surrounding area.

3. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C100) in the

southwest corner of the site.

Applicant Response: A 50' stream and wetland easement has been added to the plan. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

4. The protected wetland throughout the property, preserving as an open space easement.

   Applicant Response: A 50' stream and wetland easement has been added to the plan to protect the wetlands and streams. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

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

   Applicant Response: The intent is to install a culvert under the proposed access road and grading per the callout in civil plan.

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

   Applicant Response: The landscaping plans submitted as part of the Applicant's Final Development Plan application will include an in-ground irrigation system. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

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.

   Applicant Response: The plan has been updated with a callout stating that no signs shall be erected without obtaining the appropriate UG sign permit.

Planning Engineering Comments:

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

1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petitions **SP2025-094** and **PR2025-039** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval of the Special Use Permit and Preliminary Development Plan, a Final Development Plan is required to be submitted to finalize landscaping and screening, site engineering and roadway improvements and approved by the City Planning Commission prior to the issuance of a building permit from the Development Review Committee (DRC);**
2. **Because the eastern half of the parcel has been acquired, east of Timmons Creek by the Applicant, this area shall remain as open space. A deed restriction designating this area as open space for the duration (lifecycle) of this Special Use Permit shall be recorded with the Register of Deeds;**
3. **Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted. The site is 37.00 acres, which requires 230 trees to be planted. Existing mature trees can count towards that total.**

   Given the proposed location of the battery storage, and what is visible from Metropolitan, no adjacent property owner should see this facility or substation from their rear yards (to the north and east) or from Metropolitan Avenue to the south or South 88th Street;
4. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C100) in the southwest corner of the site;**
5. **The protected wetland throughout the property, preserving as an open space easement;**
6. **All landscaping shall be irrigated with an in-ground irrigation system;**
7. **The Facility shall not be operated as to emit noise at a neighboring residential structures existing as of the effective date of this special use permit that is of higher sound pressure level (dB(A)) than the ambient day-night average (Ldn) existing prior to commencement of Facility operations. Applicant shall submit acoustics modeling reports using prudent industry standards completed by a 3rd party with expertise in the field of acoustics to determine day-night average sound level conditions before and after Facility operations;**
8. **Applicant shall be permitted to install a barrier around all or a portion of the Facility for noise mitigation, visual screening and/or security (e.g., wall, screened fencing, etc.). Any barrier shall be colored an earthen tone representative of the surrounding area. If no barrier is installed, then the**

exterior Facility enclosures shall be colored an earthen tone representative of the surrounding area;

9. **The Facility shall not be permitted or so operated within a fully enclosed building. For the purposes of satisfying this requirement, the individual Facility enclosures shall not be considered fully enclosed buildings;**
10. **The battery enclosures shall be integrated and UL certified offsite to ensure the highest level of quality related to assembly and installation;**
11. **The Facility shall not involve the storage, handling or use of heavy metals in the batteries or otherwise;**
12. **The Facility shall not be permitted to stack individual enclosures;**
13. **The Facility shall maintain ongoing compliance with National Fire Protection Association (NFPA) and International Fire Code (IFC) fire and electrical codes applicable to the Facility. To verify compliance, Applicant shall submit a code analysis report to the Unified Government of Wyandotte County on an annual basis;**
14. **The Facility shall be operated by the Applicant using a state-of-the-art battery management system capable of remote management of overall system health including temperature, state-of-charge and voltage;**
15. **Prior to commencement of construction of the Facility, Applicant shall improve the following roadways: (i) South 88th Street from Kaw Drive up to Metropolitan Avenue, and (ii) Metropolitan Avenue from South 88th Street to the most western Facility entrance. Applicant shall not be responsible for any improvements beyond a rural residential cross section in accordance with the specifications of the Unified Government of Wyandotte County. Applicant shall restore any public roadways damaged solely due to Applicant or its subcontractor's negligence during its construction activities;**
16. **The Applicant, at its expense, shall demonstrate to the satisfaction of the Unified Government of Wyandotte County that commercially reasonable efforts have been made to extend existing internet service to all properties within 1,000 feet of the Facility Property;**
17. **The Applicant shall coordinate with local emergency responders including the KCK Fire Department on an emergency response guide (the "ERG"). At a minimum, the ERG will be developed per NFPA standards and guidance. The plan should include the following key elements: Roles and Responsibilities: Clearly define the roles and responsibilities of the key stakeholders including the Applicant, Facility operator, equipment supplier and local emergency response teams;**
18. **Establish well-defined emergency response protocols that are easily accessible, regularly reviewed, and communicated to all relevant personnel. These protocols should include (at a minimum) procedures for emergency identification and response, evaluating emergency situations, and notifying first responders;**
19. **Plans shall be in accordance with the NFPA and include necessary submittals to the applicable authorities having jurisdiction;**

20. **Ensure that personnel are properly trained and prepared for emergency situations. Applicant, at its expense, shall provide training to local emergency responders including the KCK Fire Department prior to commencement of operations and annually during operations;**
21. **The Applicant shall report on the potential emissions resulting from a Facility fire by providing a plume modeling and dispersion study report using prudent industry standards completed by a 3rd party with expertise in the field of plume modeling and dispersion. The modeling shall take into account the Facility design, equipment technology, meteorology, topography, nearby structures and suppression techniques;**
22. **Prior to construction, Applicant shall provide a Hazard Mitigation Analysis (the "HMA") by evaluating potential energy storage system failure modes and the safety-related consequences contributed to the failure modes. At a minimum, the HMA will assess the implications of the failure modes required per NFPA and IFC. The Facility design will be evaluated against these failure modes to verify the appropriate mitigation has been incorporated to address the potential safety-related consequences;**
23. **The Facility will be decommissioned by Applicant at its expense if it ceases operations for up to two (2) years or reaches the end of its lifespan. All project components will be removed, and the land will be restored to its pre-existing condition. Applicant shall provide financial assurance in the form of a bond or letter of credit for the benefit of the Unified Government of Wyandotte County in an amount equal to 100% of the estimated cost of decommissioning the Facility, after deducting salvage or recycling value (the "Net Removal Cost"). The Net Removal Cost shall be estimated by a third-party engineer licensed in the state of Kansas with expertise in decommissioning plans (the "Decommissioning Plan"). The first posting date of the financial assurance shall be on the fifth (5th) anniversary of the commercial operations date of the Facility, with additional posting dates occurring not less frequently than every five (5) years following the first payment. Applicant shall update the Decommissioning Plan with the initial posting and each subsequent posting thereafter;**
24. **The Applicant will establish a 24-hour hotline for Unified Government of Wyandotte County staff and residents to call in the event of complaints during construction. Owner and Contractor will maintain a log to track all complaints and ensure adequate responses;**
25. **Applicant shall establish a cost recovery account with the Unified Government of Wyandotte County for recovery of direct and reasonable inspection and review fees associated with the development, construction, commissioning and operations of the Facility not to exceed $150,000;**
26. **While the Applicant indicated that no signage is proposed, 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;

27. **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;**
28. **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;**
29. **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;**
30. **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;**
31. **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;**
32. **Due to the capital and infrastructure costs needed to construct this facility and the length of the construction timeline, the Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**

33. **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,**
34. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Survey
Site Plan
Grading Plan
Landscape Plan
Building Elevations
Decommissioning Plan
Letters of Support
Letter of Opposition

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026	February 26, 2026
Preliminary Plan Review	February 9, 2026	February 26, 2026

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

MOTIONS

SPECIAL USE PERMIT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-094** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-094,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAN REVIEW

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PR2025-039** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

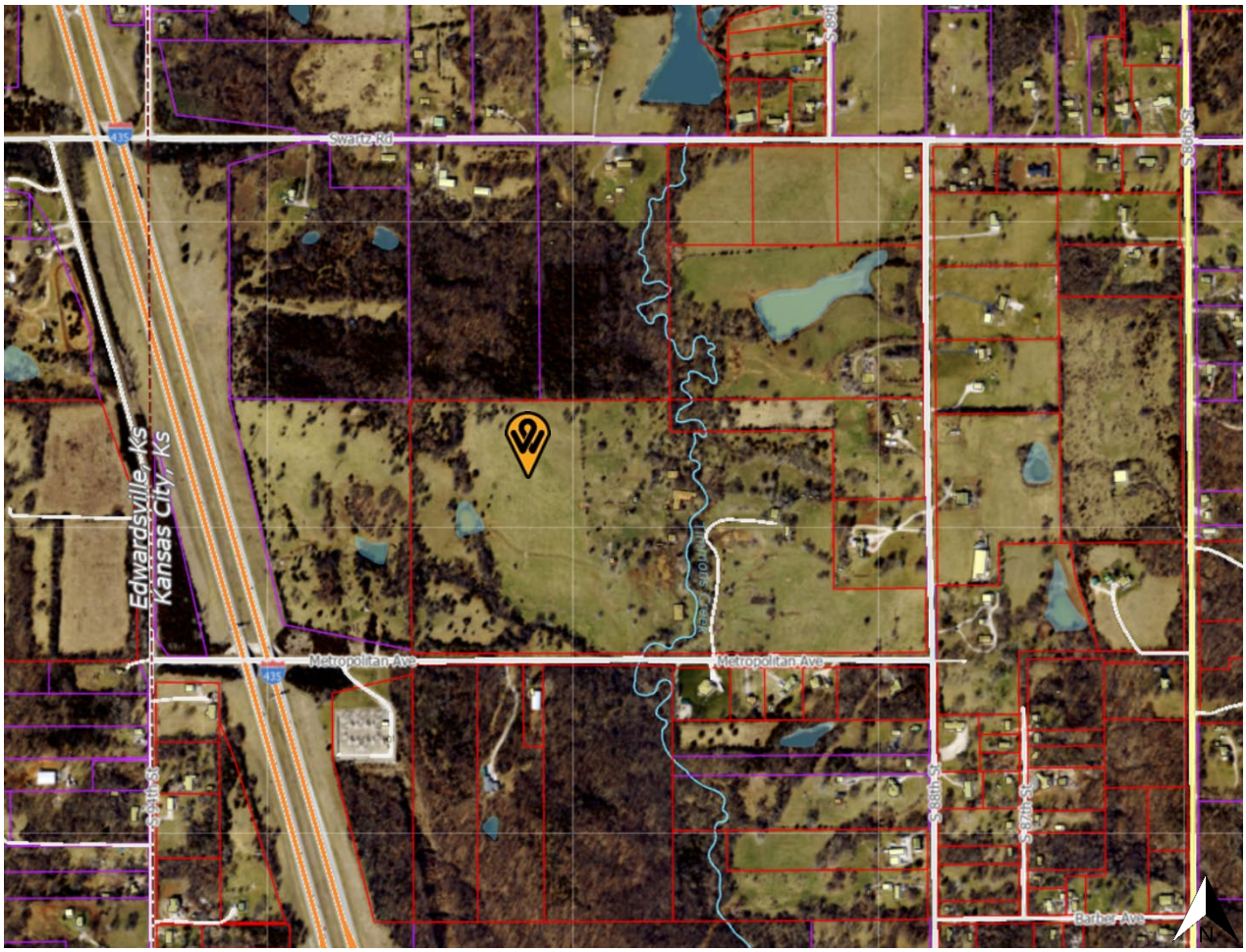
3. _____.

OR

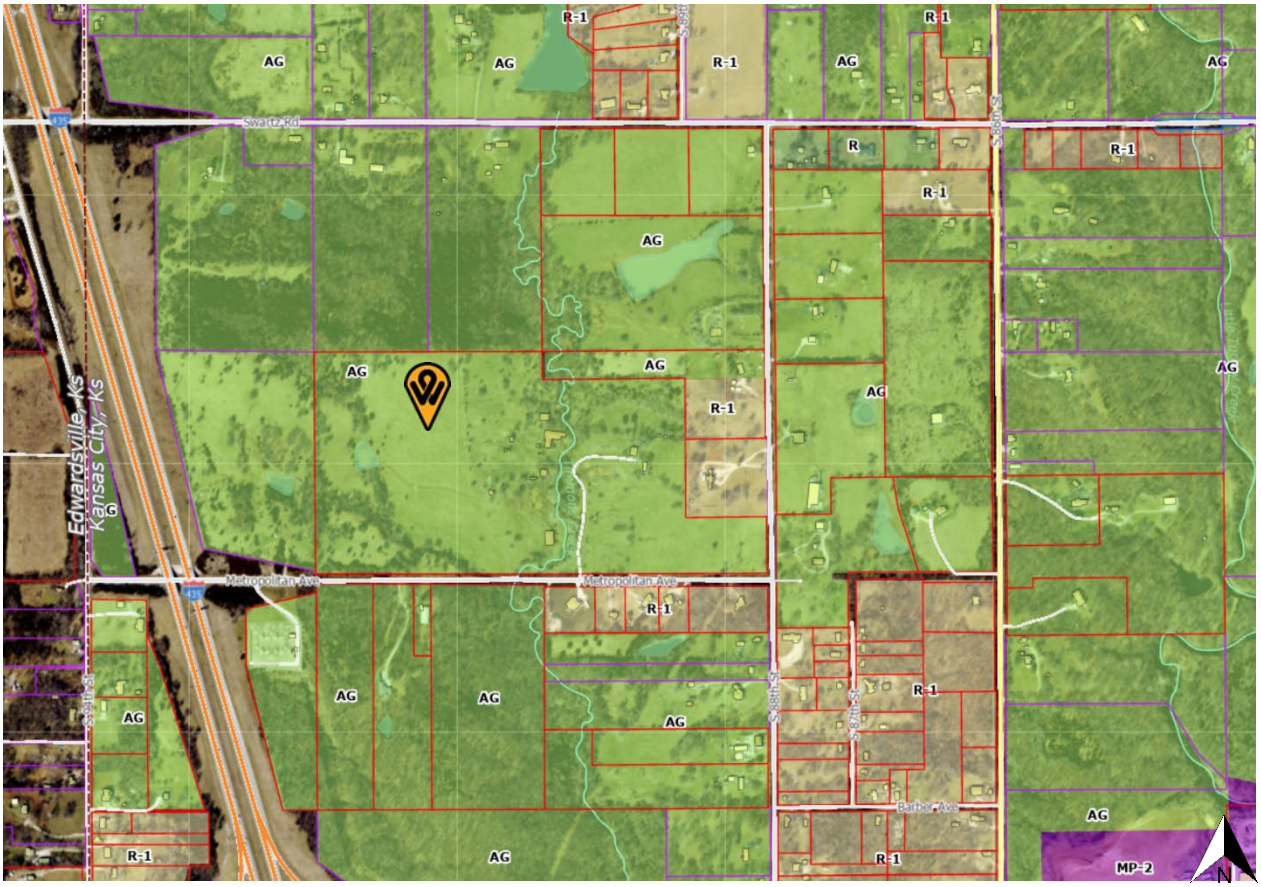
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PR2025-039,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


AG
R-1
R
Swartz Rd
Edwardsville, Ks
Kansas City, Ks
Metropolitan Ave
Barber Ave
MP-2
N

LAND USE MAP


OSAGE
89TH
86TH
SWARTZ
94TH
Low-Density Residential
I-435
METROPOLITAN
87TH
BARBER
Business Park
RUBY
KAW
Rural Residential
KAW DR TO NB I-435 HWY
NB I-435 HWY TO KAW DR
SB I-435 HWY TO KAW DR
KAW DR TO SB I-435 HWY
Public / Semi-Public Institutional
ORCHARD
Right-of-Way
KAW DR TO NB I-435 HWY
88TH
Industrial
GIBBS
N

Memorandum

To: Wyandotte County Kansas

From: Accelergen Energy

Planning and Urban Design Comments:

General Planning:

1. Hazardous material storage is not permitted in the A-G Agriculture District, even with a Special Use Permit. Hazardous waste storage, albeit temporarily requires M-3/MP-3 Planned Heavy Industrial District zoning.

Accelergen Response: The Project will not store hazardous waste. Hazardous material storage has been removed from plan.

2. After the decommissioning of this site, this property will become a brownfield site, which will make redeveloping/repurposing this site difficult and possibly cost prohibitive.

Accelergen Response: As stated in the Decommissioning Plan provided as part of t he Applicant's initial application submittal, the Applicant will restore and reclaim the property to the pre-BESS condition. The property will not become a brownfield site after the decommissioning is complete. To better clarify this point, the reclamation section of the Decommissioning Plan has been updated to provide additional details on the environmental assessments to be completed as part of the decommissioning process. Please refer to Section 3.2 of the updated Decommissioning Plan submitted as part of this response for additional details.

3. Provide proof of funds/bonds as part of the Decommissioning Plan.

Accelergen Response: The Applicant will provide proof of funds and a draft of the bond to the satisfaction of the Unified Government of Wyandotte County as part of the Final Development Plan submittal. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to the decommissioning bond including updating the bond amount on a recurring basis during operations to provide additional assurances. As part of the recurring updates to the bond amount during operations, the Applicant will provide recurring proof of funds to carry out the activities detailed in the Decommissioning Plan. For the avoidance of doubt, the bond is meant provide a safeguard for the community and the UG of Wyandotte County against the abandonment of facilities without proper land reclamation and IS NOT

the planned source of funds to complete activities detailed in the Decommissioning Plan. The Applicant will complete the activities detailed in the Decommissioning Plan at its expense.

4. The initial Special Use Permit request is for 20 years, but what is the lifecycle of the battery storage facility operation?

Accelergen Response: The lifecycle of the battery storage equipment is 20 years. As the 20-yr term approaches, the Applicant will evaluate its options including a re-powering of the equipment or decommissioning the site.

5. How are you mitigating noise for the abutting property owners?

Accelergen Response: In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to noise mitigation. As stated in the proposed condition of approval, the Applicant is committed to ensuring the Facility shall not be operated as to emit noise at a neighboring residential structures existing as of the effective date of the special use permit that is of higher sound pressure level (dB(A)) than the ambient day-night average (L_{dn}) existing prior to commencement of Facility operations. As part of the Final Development Plan submittal, the Applicant will submit acoustics modeling reports using prudent industry standards completed by a 3rd party with expertise in the field of acoustics to determine day-night average sound level conditions before and after Facility operations.

Noise mitigation is managed with technology selection, throttling of the system fans and acoustic sound barriers as deemed necessary to ensure compliance with the thresholds detailed above. As proposed in the Applicants condition of approval to the Special Use Permit, any acoustic sound barriers would be colored an earthen tone.

6. How are you mitigating the existing wetlands on the property?

Accelergen Response: The primary site access and BESS facility have been sited outside a 50' setback from the existing wetlands on the property, minimizing impacts to the maximum extent possible. The secondary access road includes 0.73 AC of disturbance within the 50' wetland setback around existing streams and wetlands - actual wetland and stream disturbance will be lower. Any disturbance within the 50' setback will implement best management practices in accordance with all local, state and federal standards and requirements.

7. What is your emergency plan if there is a battery leak or spill on site? How will you manage site contamination given its proximity to the creek?

An effective control plan requires an integrated system where each component has its place and functions to provide layered protection. With any type of incident where mitigation is possible,

it always best to intervene at the earliest possible stage. The Applicant has designed the system with the following multi-layered protections:

- **Secondary Containment**. The facility equipment and ancillary equipment will have secondary containment for any internal liquids in case of leak or spill.
- **Emergency Response Plan**. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to emergency response and hazard mitigation. As stated in the proposed conditions of approval, the Applicant will coordinate with local emergency responders to develop and provide an Emergency Response Guide and Hazard Mitigation Analysis as part of the Final Development Plan application. The Applicant has already provided a draft of the Emergency Response Guide to the Kansas City Kansas Fire Department to initiate the coordination. In the unlikely event of an emergency that includes a leak or spill, the Emergency Response Guide sets forth the response protocols including notifying applicable agencies, implementing response protocols, completing post-incident monitoring/testing and incident close-out.
- **Runoff Detention**. In the unlikely event of an emergency that includes a leak or spill and the secondary containment fails, spilled fluids will remain on site. The grading plan has been designed to prevent offsite runoff without first being captured within a detention basin with a volume totaling 10.2 acre-feet (3.3 million gallons). However, the BESS equipment does not have large amounts of liquid and it's unlikely that a leak or spill will reach the detention basin unless conveyed there with firefighting water or rainwater. If firefighting is applied, then the detention basin outlets will be blocked prior to using water to prevent contaminated runoff from leaving the Project site.

  If the use of firefighting water is not employed, or if the quantity used is minimal, such that no runoff reached the drainage facilities, soil testing shall be conducted in the area of the spill or leak immediately following the incident. Testing of any impounded firefighting water runoff will be conducted before unblocking the detention basis outlets and releasing it to the environment.

  If post-incident testing reveals the presence of contaminants, then the contaminated soils or impounded water within the detention basin would be removed and handled offsite in accordance with local, state and federal regulations. These protocols and procedures will be detailed in the final Emergency Response Guide submitted as part of the Applicant's Final Development Plan application.

  It's important to note that the risk of groundwater contamination is extremely low. Preliminary onsite geotechnical investigations revealed that the existing soils comprising a majority of the site infiltrate at 0.03 feet per hour. Based on publicly available water well logs near the site, it would take approximately 52 days for impounded water or leaks to reach the groundwater, presenting a low risk for groundwater contamination with implementation of the emergency response and post-incident remediation protocols detailed above.

Landscaping and Screening:

1. Tree preservation is of the upmost importance to assist in provide existing screening for the proposed development. Maintain existing tree stands.

Accelergen Response: The proposed facilities have been sited in locations to optimize the use of already cleared areas – minimizing the need to remove existing tree stands. Existing trees are being preserved as much as possible for screening and to minimize site impacts.

2. Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted. The site is 37.00 acres, which requires 230 trees to be planted. Existing mature trees can count towards that total. Given the proposed location of the battery storage, and what is visible from Metropolitan, no adjacent property owner should see this facility or substation from their rear yards (to the north and east) or from Metropolitan Avenue to the south or South 89th Street. Revise the landscape plan to incorporate more berming, vegetation around the perimeter of the property to fully encircle the facility, so residents and passersby do not know if its existence.

Accelergen Response: As part of the Final Development Plan application, the Applicant will provide an official tree survey documenting the quantity of existing mature trees. The landscape plan submitted as part of the Applicant's Final Development Plan application will be updated as necessary to ensure a minimum of 230 trees are located within the 37 acres site. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

The Applicant retained a 3rd party expert to model the potential visual impacts resulting from the project. Based on the visual modeling, it was determined that the proposed facilities will be screened with a combination of existing vegetation and topography. To further ensure the site is visually screened, a proposed 25' landscaping buffer has been added to south berm of the proposed basin to increase the screening from the south.

In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to screening. **The** Applicant is proposing that is shall be permitted to install a barrier around all or a portion of the Facility for noise mitigation, visual screening and/or security (eg, wall, screened fencing, etc). Any barrier shall be colored an earthen tone representative of the surrounding area. If no barrier is installed, then the exterior Facility enclosures shall be colored an earthen tone representative of the surrounding area.

3. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C100) in the southwest corner of the site.

Accelergen Response: A 50' stream and wetland easement has been added to the plan. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

4. The protected wetland throughout the property, preserving as an open space easement.

Accelergen Response: A 50' stream and wetland easement has been added to the plan to protect the wetlands and streams. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

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

Accelergen Response: The intent is to install a culvert under the proposed access road and grading per the callout in civil plan.

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

Accelergen Response: The landscaping plans submitted as part of the Applicant's Final Development Plan application will include and in-ground irrigation system. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

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.

Accelergen Response. The plan has been updated with a callout stating that no signs shall be erected without obtaining the appropriate UG sign permit.

Standard Comments:

1. 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.

Accelergen Response: Noted. The Applicant will obtain all applicable licenses or permits required for safe and proper operation. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing conditions of approval to the Special Use Permit related to safe and proper operation including the following:

a. Development of an emergency response plan and hazard mitigation analysis in coordination with local emergency responders and the KCK Fire Department;
b. The Facility shall not be permitted or so operated within a fully enclosed building;
c. The Facility shall not involve the storage, handling or use of heavy metals in the batteries or otherwise;
d. The battery enclosures shall be integrated and UL certified offsite to ensure the highest level of quality related to assembly and installation;
e. The Facility shall not be permitted to stack individual enclosures;
f. The Facility shall maintain ongoing compliance with NFPA and IFC fire and electrical codes applicable to the Facility; and
g. The Facility shall be operated by the Applicant using a state-of-the-art battery management system capable of remote management of overall system health including temperature, state-of-charge and voltage;

2. 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.

Accelergen Response: Noted.

3. 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.

Accelergen Response: Noted.

4. 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.

Accelergen Response: Noted. Proposed parking spaces will conform with UG requirements.

5. 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.

Accelergen Response: Noted.

6. 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.

Accelergen Response: Noted.

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

Accelergen Response: Noted.

8. 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.

Accelergen Response: In an effort to address certain community concerns and provide certain safeguards, the Applicant is proposing additional conditions of approval that require final engineering to be complete. Final engineering and design is not currently scheduled to be complete until Q1 2028. In order to maintain compliance with the deadlines listed above, the Applicant will either require (i) an extension of the timeline required to fulfill all the conditions of approval, or (ii) revisions to the deadlines required to meet certain conditions of approval. The Applicant would like to discuss this with Urban Planning and Zoning to decide on the best path forward.

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.

Accelergen Response: Revised plans and response memorandums have been provided as part of a resubmittal on January 26, 2026

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

1) None

Factors to be Considered:

The Applicant noted the following comments within the section titled "Factors to be Considered" and offers responses for the Planning and Urban Design Staff to consider below.

2. The proposed use, a large battery storage facility is not compatible with the adjacent uses as there are single-family homes along the South 89th Street and Metropolitan Avenue and the rural southwestern edge of the I-435 corridor.

   Accelergen Response: The proposed use is located on previously cleared property and adjacent to an existing utility substation and Interstate 435. The proposed use is located in a low residential density area with abundance of natural screening to mitigate visual impacts to the surrounding uses. The proposed use will not increase noise, traffic, odors or visual impacts and is being designed to co-exist safely with nearby land uses. In alignment with PlanKCK, the proposed use supports new energy generation and sustainability strategies for rural land in Wyandotte County.

3. The property is suitable for uses to which it has been restricted as A-G Agriculture District, which allows large agricultural, farming activities and single-family homes. Removal of these

restrictions for a Special Use Permit may detrimentally affect nearby property as the life cycle of battery storage facility will be more intense than agricultural related uses

Accelergen Response: In alignment with PlanKCK, the proposed use supports new energy generation and sustainability strategies for rural land in Wyandotte County. The proposed use will not increase noise, traffic, odors or visual impacts and is being designed to co-exist safely with nearby land uses. The Applicant is also coordinating to continue grazing the site during operations, which is intended to maintain the rural landscape of the site.

5. Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The battery storage facility, which is more of an industrial use does not conform to the PlanKCK Comprehensive Plan.

Accelergen Response: The proposed use **is not** a traditional industrial use, but rather a technological and sustainability-focused businesses. Unlike traditional industrial uses, the proposed use will not increase noise, traffic, odors or visual impacts on surrounding properties. In addition, the Applicant disagrees that the proposed use does not conform to the PlanKCK Comprehensive Plan. The proposes use is in **direct alignment with many of the goals and strategies detailed within PlanKCK** including the following:

- PlanKCK "*prioritizes infill development that incentives growth in established, infrastructure-ready parcels where services and utility connections already exist.*" The proposed Project is located on previously cleared land in a low residential density area with abundance of natural screening and adjacent to existing substation and interstate highway corridor.
- PlanKCK "*supports new energy generation and sustainability strategies for our rural land.*" The proposed Project is in direct alignment with this goal.
- PlanKCK aims to "*attract future industries that can co-exist safely with other land uses.*" The proposed project is not a traditional industrial use and will not increase noise, air pollution, or visual impacts on neighboring properties. The proposed Project is utilizing a multi-layered protection system to co-exist safety with nearby land uses including: (i) **24/7 monitoring** - System health, temperature and charge levels will be managed automatically and the system will be monitored by trained personnel for any signs of abnormal conditions, (ii) **Automate fire mitigation -** Isolation, shutdown and ventilation systems activate quickly to prevent fire spread and protect the site, (iii) **Environmental management plan** - Predictive Analysis, testing and controls will be implemented to prevent any potential impacts resulting from an unlikely event, (iv) **Emergency Response Plans** - Coordinating with local emergency responders to develop proactive plans to manage emergency events, including ongoing training, (v) **Assembly & Construction** - Using the most highly trained and skilled electrical workforce available (e.g. IBEW) to ensure the safest and highest quality system integration, and (vi) **Safe Technology** – the Project will not utilize batteries that contain toxic heavy metals.
- PlanKCK "*leverages federal Justice40 initiatives to attract and grow clean energy generation.*" The proposed Project is in direct alignment with this goal.
- PlanKCK aims to "*invest in renewable energy and decrease fossil fuel use.*" The proposed Project is in direct alignment with this goal.

- PlanKCK aims to "*establish a green bank that accelerates the deployment of clean energy to attract private capital investment in clean energy projects.*" The proposed Project is in direct alignment with this goal.
- PlanKCK aims to "*...encourage non-nuisance industrial uses in non-traditional industrial areas...*" The proposed use is a modern technology-focused business that, unlike traditional industrial uses, will not increase noise, traffic, odors or visual impacts on surrounding properties.

7. The proposed use is not reasonably necessary for the convenience and welfare of the public considering these benefits are solely for applicant. While only one-half of the parcel is to be developed, having such a facility around single-family homes could affect the visual quality and marketability of adjoining property.

Accelergen Response: The Applicant strongly disagrees that the proposed use is not reasonably necessary for the convenience and welfare of the public. Local and regional utilities are forecasting significant new load growth while also considering the retirement of older thermal generation assets in their fleets - creating a need to both optimize the use of its existing assets and add new affordable capacity. Local families and business are facing rising energy prices and need affordable solutions that can be implemented in the near term. The proposed use provides an affordable solution to these problems by optimizing the use of otherwise unused energy generation during periods of low demand (e.g., wind energy). This otherwise unuse energy is stored for use when residents and business need it most. The proposed use is responsibly sited adjacent to a substation that has been determined to be one of the most transmission constrained in the entire region. The proposed use will alleviate the congestion and mitigate the need for costly investments in new transmission.

The Applicant also strongly disagrees that the benefits of the proposed use are solely for the applicant. Below are some of the benefits to the public resulting from the proposed use:

- **Taxes**. The proposed Project will make meaningful contributions to local tax revenues and help fund public services that benefit vulnerable populations.
- **Community Benefits**. In addition to annual property taxes, the Applicant is currently coordinating with Wyandotte Economic Development Council on a Community Benefit program to help support local schools, infrastructure, and community services. This new source of revenue will have a far-reaching impact to improve the quality of life for all community members within Wyandotte County.
- **Jobs**. The proposed Project will create 65 local jobs in Wyandotte County during construction and 7 during operations, supporting an estimated $8 million in local earnings
- **Affordability**. During periods of peak demand, the Eastside BESS reduces reliance on high-cost generation resources, alleviates system congestion, and mitigates price volatility, resulting in more than an estimated $5.1 million in annual demand charge savings for KCBPU customers.
- **Supporting Critical Infrastructure**. The proposed Project will increase the ability for critical infrastructure, such as hospitals, emergency response centers, and community shelter to remains operational during power outages.

- **Workforce Development**. The proposed Project is working to establish a scholarship program to provide $30,000 in annual scholarships throughout the life of the project, preparing students for the jobs of tomorrow
- **Improved Air Quality**. By enabling greater use of clean energy and displacing higher-emission resources, Eastside reduces system-wide emissions by over +114,000 tons of NOx annually, creating meaningful environmental impact within KCBPU's system

11. 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

Accelergen Response: The proposed use has significant improvements to the public health, safety and welfare **without placing undue burdens** on the surrounding community. Examples of how the proposed use has been responsibly sited to avoid impacts to the neighboring properties include:

- The Project is proposing multiple conditions of approval to ensure it safely co-exists with the surrounding community with minimal impacts.
- The proposed use is located on previously cleared property adjacent to an existing utility substation and Interstate 435, minimizing the need for tree clearing and infrastructure improvements.
- The proposed use is located in a low residential density area with abundance of natural screening to mitigate visual impacts to the surrounding uses.
- The proposed use **will not** increase noise, traffic, odors or visual impacts on surrounding properties.
- The proposed use will allow cattle grazing to continue on the property and neighboring properties, minimizing disruption to the existing use.

Regarding the gains to the public health, safety, and welfare, the proposed use provides improved community outcomes across multiple fronts including those listed below.

- **Improved Air Quality.** By enabling greater use of clean energy and displacing higher-emission resources, Eastside reduces system-wide emissions by over +114,000 tons of NOx annually, creating meaningful environmental impact within KCBPU's system.
- **Supporting Critical Infrastructure:** The Project will increase the ability for critical infrastructure, such as hospitals, emergency response centers, and community shelter to remains operational during power outages.
- **Taxes**. The proposed Project will make meaningful contributions to local tax revenues and help fund public services that benefit vulnerable populations.
- **Community Benefits**. In addition to annual property taxes, the Applicant is currently coordinating with Wyandotte Economic Development Council on a Community Benefit program to help support local schools, infrastructure, and community services. This new source of revenue will have a far-reaching impact to improve the quality of life for all community members within Wyandotte County.
- **Jobs**. The proposed Project will create 65 local jobs in Wyandotte County during construction and 7 during operations, supporting an estimated $8 million in local earnings
- **Affordability**. During periods of peak demand, the Eastside BESS reduces reliance on high-cost generation resources, alleviates system congestion, and mitigates price volatility,

resulting in more than an estimated $5.1 million in annual demand charge savings for KCBPU customers.

- **Supporting Critical Infrastructure**. The proposed Project will increase the ability for critical infrastructure, such as hospitals, emergency response centers, and community shelter to remains operational during power outages.
- **Workforce Development**. The proposed Project is working to establish a scholarship program to provide $30,000 in annual scholarships throughout the life of the project, preparing students for the jobs of tomorrow



NAME	EMAIL	PHONE	INTEREST
Nick Privitera	Nickprivitera@mailaccess	913-948-0236	Contractor
David Fromm	davidjfromm@gmail	913-961-0628	neighbor - Darby Farm LLC
Jerry + Sandy Cigich	scigich[illegible]@att.net	913-302-5578	Neighbor
Kellie Abet Hogan			
Charles Stephens		913-441-0363	Neighbor
Gordon Criswell	Airwolfe2@kc.rr.com	(913)573-5040	MAYOR'S OFFICE
Gina Gschnauer	bloodnguterus@yahoo.com	(417) 388-5888	neighbor
Teressa K. Fogarty	fogartytks86@gmail.com	913-206-0438	neighbor
Miles Calonga	MilesC66@Mail.com	910 640 7776	
Jim Surber	jmsurber@yahoo.com	913 972 0214	Neighbor
Duane Beth	dnbeth@icloud.com	913 484 4077	
James + Jeanie Tillison	jeanie9216@gmail.com	9135826419	
Ben Gorack	screamingohms@gmail.com	505-681-5802	Neighbor
Karen Schiltz	[illegible]@gmail		



NAME	EMAIL	PHONE	INTEREST
Denis Bailes		9135309928	
Elsa T.		913-963-2317	
Elias R T.		913-998-4741	
Janeth B		913-293-4883	
Dan Ross		913-226-0145t	
Nicole Crosson		913-526-8541	
Kellan Widner		816-315-6668	
Paige Kincaid		913 210 1024	
Elijah Hubbell		816-602-8035	
Greg Kindle		913-748-2272	
Greg Masier	KCKCC President		

www.eastsideBESS.com



NAME	EMAIL	PHONE	INTEREST
Shirley Carter Ford		—	—
CARLOS/DENA WILLIAMS		816 560-4193	
Jim/Terri White		913 302 5761	
STEVE BUCHEL		913-951-9181	
Eva Garcia Meza		913.980.8328	
Jason Widner		816-550-8615	
Sabriya Sami		(816)305-4933	
Silas Samo		316-214-1936	
Stephanie Burch		913-575-5282	
Bo Moreno		816 492-9332	
Steve Sessions		913-220-5546	
Wade Kieker		816-585-7906	
Tracy Ramsey			
Tracey Bailey		9135304946	

www.eastsideBESS.com



NAME	EMAIL	PHONE	INTEREST
Nicole Crossen	lilj.oe913@gmail	913-526-8541	
Justine Bogart	jbogart33@gmail	913 547 6244	
Stephanie Burch	slpupolka@sbcglobal.net	913/579-5232	
Thomas Chafton	CHAFTONTOM@AOL.com	913-707-8664	
Paige Kincaid	Kincaid@climateandenergy.org		Climate + Energy Project
Allison Thomas	Athomas@Climateandenergy.org		Climate + ~~Energy~~ Energy Proje
Dana Beth	dbeth@ikc.rr.com	913 334-9670	
Sheila Bunnell	bbynki@yahoo.com	913-544-9072	
Gloria Burt	gloremipsum070@gmail.com		
Janet Boose	boose@climateandenergy.org		Climate + Energy Project
Karen Schibi	karenschibi@gmail.com		Morris Watch
Zack Pistora	zack.pistora@sierraclub.org	785-865-6503	environment
Neal Palmer	haskellfarms@outlook.com	913-300-0701	all



NAME	EMAIL	PHONE	INTEREST
Donna O'Hare	Khromegal@gmail.com	913-669-3356	In my neighborhood
Dorothy Estis	dlestis24@gmail.com	913-6020502	Res. Wy.
Paul Boettcher	Tallsuy KC@Gmail.com	913 6054912	Neighborhood
Todd C Taylor	Taylormadejudy Equil.com	816-820-4003	Neighborhood
Marlin Burt	MBurt99@gmail	913 940 2867	Neighborhood

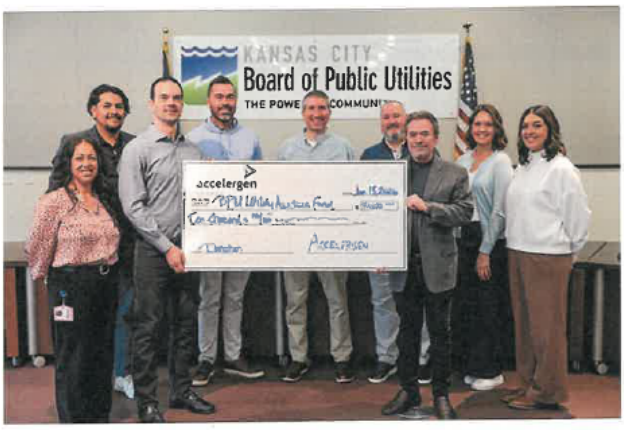
accelergen
ENERGY

SP2025-094

Neighborhood and Community Meetings
January 13, 2026

Accelergen Energy is proposing a Battery Energy Storage System at 8900 Metropolitan. The company has held two neighborhood meetings, one in October and the required meeting on January 13.

While company officials were in Wyandotte County, they demonstrated their commitment to providing community benefits by donating $10,000 to the Board of Public Utilities Utility Assistance Fund which will be used to help at least 25 Wyandotte County customers who are having difficulty paying their electric bill.



Accelergen Energy also donated $10,000 to Edwardsville Elementary school after working with the Bonner Springs Edwardsville Area Chamber of Commerce to decide where the contribution could meet the biggest need.



Bonner Springs Edwardsville Area Chamber of Commerce
🧡🖤BETTER TOGETHER🖤🧡
Thank you to Accelergen for giving the Chamber an opportunity to nominate Edwardsville Elementary for a grant! Businesses often reach out, asking where assistance is needed in our community. They awarded a grant of $10,000 to Edwardsville Elementary! It's impactful when new businesses give back upon joining our cities or county. A special thank you to Chamber Board Members, Jena Woodbury and Councilman Garrett Mellott for being passionate Edwardsville residents and advocates. Jena had the honor of filling out the check!
Without a doubt, Accelergen Energy hit a bull's-eye with its recipient choice.

Accelergen Energy has a corporate policy of making quarterly donations in the communities they serve as well as creating a workforce scholarship program. Conversations are already underway with Kansas City Kansas Community College.

Community/Neighborhood Meeting

Accelergen Energy invited the required members from the neighborhood around 8900 Metropolitan as provided by the KCK Planning Department. We also invited a number of other community members including the Mayor's Office, UG Commissioners, Wyandotte Economic Development Council, Unified Government Economic Development, KCK Chamber of Commerce, Kansas City Kansas Community College, Sierra Club, social media influencers with We The People and other community advocates.

The meeting was held from 5:30pm-7:30pm so we provided dinner catered by Wyandot BBQ.

The meeting was recorded and posted to YouTube by a citizen and can be viewed at https://youtu.be/bWiy-GJnevY?si=_ceMsB0l6IRqgoHj.

We also recorded the entire meeting. A complete written transcript of the meeting follows along with the required sign-in sheets and letter inviting neighborhood residents. A handout explaining details of the proposed project was provided which meeting participants could take with them. That hand-out has been provided to Byron Toy of the Planning Department.



Transcript of Neighborhood Meeting
January 13, 2026
5:30pm-7:30pm
Legacy Events Center 1000 N 82nd KCK

Josh Skogen
... Um, we are an independent power producer. Uh, here in our country, anybody, uh, can put power onto the grid and sell it out on the wholesale market. Um, one of the great things about it, and so what we do is sell power to utilities and other, other industrial customers, um, at levelized rates and make our return for our investors, and then the utility has a guaranteed rate, uh, as a hedge against volatility associated with other sources of fuel.

I also want to do the battery energy storage. It's relatively new in this part of the country. It's... A lot of installations have been going, uh, in the Southwest, primarily Texas, Arizona, Nevada, California, up in New York, but they're moving-- and, and in Virginia, but they're moving, uh, into this part of the country due to the tremendous amount of energy growth that we're seeing. Um, so these projects take energy from the grid at, at, when it's at a low cost, during low demand hours, store that energy and discharge it during hours when it's needed most at an affordable price. That's the intent. These systems are really optimizing the use of the energy that's already being created.

Uh, over seventy percent of the nameplate capacity of your energy sources come from wind in this part of the country. It's staggering. Uh, and all that wind, a lot of it is generated at night, and it's not being used. These projects allow, uh, us to capture that energy at a low cost and deliver it later in the evenings and afternoons when it's needed most at an affordable price. Uh, they also... These projects help avoid costly transmission upgrades when sited, um, in the right locations. Uh, they help avoid all the congestion. Think of transmission lines like roadways. During peak demand, you get a lot of traffic jams on those transmission lines, and these projects, when they're sited near the load, are able to deliver right at that location without having to rely on the transmission lines during peak hours. Why do we need energy storage? I've gone a little bit about this, but what we're experiencing for the first time really since post-War II is demand growth. Uh, local energy providers are projecting to double their energy load over the next five years. It's unbelievable. It's... We've never seen anything like this, uh, in my lifetime, and like I said, since post-World War II. Uh, but at the same time, we have a lot of old infrastructure. We have old transmission lines, we have old oil and gas plants that are very inefficient and costly to run. Those are being shut down. So in one direction, we have more demand for power, in the other, we're trying to take older power plants offline. So there's this increasing gap of a need, and these projects, like I said, are part of a solution. They're not the only solution, but they're part of a solution to capture the energy we're already generating and deliver it later in the day. Why this location? We start siting our projects by looking at all the transmission models that are developed by your local energy providers and evaluate where on their system are they experiencing the highest price variances or the highest price differentials. Meaning, where... That's a sign of where there's the most traffic on those lines and very hard to get power to. This location is one of the most volatile price locations in all of the twelve-state area. Kansas City has a very congested transmission system. I was at your local energy provider's office today. We easily agreed on that fact. This area, while having a, a need for affordable power when it's needed most, is also infrastructure-ready. There's a substation already at this location. We also saw that there was already cleared land adjacent to that substation, so no need to deforest a lot of areas. There was also interstate highway, uh, providing access near the site, so easy to get to. And then we looked at the priorities of the local government. Your local government recently published Plan KCK, which had a comprehensive plan of what their priorities are moving forward, and this project had a lot of alignment with those values and strategies laid out in Plan KCK. This is a snapshot of the proposed site plan. What you're seeing on the screen in green is thirty-seven acres of property that we're buying from a landowner who currently owns about sixty acres. We've split this

thirty-seven acres off from that. So this, uh, project participant is just a tenant farmer, really, but they'll continue to own about twenty-three acres to the east of the site that will not be developed. Um-...The layout on the screen is for a three hundred megawatt project. Our first phase will be two hundred megawatts. So what you're seeing on the screen is larger than what we're planning to build over the next few years. Um, this project is not planned to be constructed for a few more, few more years. Probably twenty twenty-nine is when it will go operational, twenty twenty-eight or twenty twenty-nine. So we're still a ways off from that phase here. When we developed this layout as part of our permit application to the county, um, the county had a, has a very good process, a very rigorous process, to help us develop a site layout that, um, complies with all their requirements. Um, the site layout, the fence of the layout will be more than a thousand feet from any existing neighboring residents, creating a large buffer area around. We also see a lot of natural vegetative screening that's existing. And we said, "Well, what is this project gonna look like from nearby roads?" So we did... Had a consultant who does three D modeling for all sorts of industries in the United States, develop three D models for us based upon on-site topography and the layout of the project. And here's what we're seeing. The only location from roadways that we potentially could see the site is from the entrance along Metropolitan Avenue. So what you're seeing on the left side of the screen is an existing condition from the entrance, looking to the northwest. What you're seeing on the right is what the project will look like when it's done. So as you can see from Metropolitan Avenue, the project will not be visible. If it was, what you would see is probably some landscaping with an aesthetic wall. Um, there's gonna be likely an aesthetic wall, uh, to abate sound. We don't want to increase sound levels on any nearby residences, and we'll work, um, on a baseline to establish that. I'll go into that a little bit further on in the presentation. [coughs] A lot of benefits that this project brings, uh, in terms of boosting local workforce, just locally, uh, not even statewide, but just locally, we're estimating sixty-five local construction jobs. Um, we're talking with local contractors and the IBEW Local one twenty-four. We want to hire the most skilled local labor that has the highest safety record possible. That's paramount to us. Increasing tax revenue, uh, over the life of the project for twenty years, this project will generate about nineteen million in tax revenue. Uh, we are modeling it to reduce annual production costs, nine million dollars annually. So taking that cheap power at night and shifting it to later in the day is estimated to save about nine million dollars annually just for this one project. Uh, it will deliver clean energy. These projects do not em-emit, uh, greenhouse gases. Um, community-based partnerships, we're looking at doing scholarships with the local community college, uh, providing at least one, you know, full-ride scholarship annually to an applicant. We're doing other programs for workforce development. Uh, we're also doing, uh, currently community-based partnerships. We're doing a five thousand dollar quarterly donation or more to local community-based partnerships, um, like Energy Relief and Human Services. For design best practices, I went into a little bit about noise. Uh, we want to establish what the baseline is. What is your current noise level at nearby residences? And our commitment is to not increase that with this project, and that can be done with, uh, acoustics modeling. There... Acoustics modeling is a well-known technique. There's, there's software based upon specification of the equipment in order to do that, and that's our commitment. Uh, lighting is minimal. It really isn't needed at the substation. Um, at the site, there will be minimal lighting that will be turned on with a switch as necessary, uh, but this system is largely unmanned, so that light will likely very little ever be on. If it is on, it will be shielded and faced downward to avoid light pollution. Uh, we've done all sorts of environmental studies, um, species, habitat, waterways, hazardous materials, you name it. We've done all the studies. We've submitted those studies to the local applicable agencies, including US Fish and Wildlife Service, US Army Corps of Engineers, Kansas Department of Fish and Game, and they've all provided written correspondence back that this project is not having negative impacts to species, habitat, or waterways. Off-site drainage, all the water, uh, on-site will be captured prior to being released off-site, so there will be no increase in off-site water flows. Uh, groundwater, the-- we estimate with, uh, our early geotechnical studies, not the aquifer, but just to hit groundwater, it's about thirty feet plus down at this site. Uh, and with the infiltration rates of this soil type, it will take about three and a half years for water droplets to get down that far. Um, public services, the project is an unmanned project. It, it does not require, uh, sewer, um, it does not require a continuous amount of water flow. Uh, it will not increase traffic during operations. This project will actually have-... than an average

residential home throughout its life. It will not generate solid waste through its operations, um, so low demand on public services. I want to go a little bit into project safety. Uh, I do have a consultant here, an energy expert from Gensym, the largest [coughs] fire protection engineering company globally. Um, I brought my Stanley here off to my right, and he'll come in here in just a moment, but I'll kick this off. And I want to talk about safety because this, um, there's a lot of misinformation out there about safety with battery energy storage systems. [coughs] Excuse me, one second. Uh, battery energy storage systems, um, have made a lot of improvements over the years. Just like any first version of a technology, you learn a lot. And with this technology, because [coughs] it's connected to the grid, you had to learn a lot fast. In the beginning, the industry basically was taking cars from electric-- batteries from electric vehicles, putting them in containers, assembling them on-site, and putting energy on the grid. Well, that didn't work. As you can see with the red bar, the red bars, uh, uh, on the bottom here, we have a time frame from twenty sixteen to basically today. So the last ten years, we've seen improvement here. The red bar is the number of incidents reported globally on utility scale energy systems. The blue bar is the amount of systems installed. [coughs] So you see in the beginning, [coughs] there was a very high incident rate per installation. Since that time, the evolution of codes, standards, installation techniques, technology, operation, [coughs] battery management systems, that has all changed the game. As you can see off to the right here, [coughs] the number of installations has grown exponentially, and the number of reported incidents has come to the point where it is extremely rare for a safety incident to occur with one of these units. Um, one of the main reasons for that is that not all lithium-ion batteries are created equal. They're not the same. In BESS systems, they're not the same. Lithium ion describes a group of battery types. There are many variants of lithium ion within that group. Two have really proven themselves for certain applications. One is an application that has done very well for the electric vehicle industry. However, it contains heavy metals like nickel, cobalt, and manganese. It is good for the use in electric vehicle because it has high density. So a lot of energy can be put in a small space, but it's very heavy. It has a low tolerance for temperature before it, uh, goes into what we call thermal runaway. And when it goes into thermal runaway, it has a self-propagation, [coughs] because the components within the battery start to break down under heat and release oxygen, creating a fire triangle. That is what creates the self-propagating thermal runaway in that technology. That's what the energy storage industry was using early on, and why we were seeing those really high incident rates per installation, because it wasn't the right technology for the use. We were putting a round peg in a square hole. Engineers have come a long way. They developed a brand new... Well, not brand new, but they've helped commercialize and improve a technology called lithium iron phosphate, LFP. That is the technology that this project will use. This project will not use technologies with heavy metals like nickel, cobalt, or manganese. That does a lot of wonderful things. First and foremost, what it does is it prevents these, the decomposition of the battery under extreme heat. So you're not introducing oxygen or the fire triangle into a thermal runaway event. You're also, in the very rare, extremely rare event of a fire with a lithium iron phosphate battery into these systems, you don't have those heavy metals, which those heavy metals in those older technologies is what was creating very high heat conditions, causing those fires to last for a long time. Those are the improvements that this industry has made, and I'm going to go at the end and show you some of the commitments we want to make for projects like this, and commitments that we want to have the project make to you, and not just by what I say, but by what's on paper. And we can do that through the conditional use permit that we're applying for. A conditional use permit, in our view, is a contract to the community. That conditional use permit can put restrictions and requirements on us that we have to meet or comply with before we can get a building permit, and those are things that we want to do. Um, the other main complaint about... Two main things that have changed-... a lot of incidents that have happened, have happened within the first year or two of installation. And that's because the quality of the installation, and the s- the industry has addressed that in two ways. One, these systems are integrated in controlled environments in factories now. You have system integrators that not just make the battery, or not just make the, the racks, or not just make the enclosure, but create an engineered solution that is completely manufactured within their walls, tested before it is shipped out. So there's no... It is a plug-and-play in the field. Number two, the labor industry has come a long way in understanding what works and what doesn't, and we're committed to using the highest

quality, most skilled, highest safety record labor force in Kansas. We believe that's IBEW Local one twenty-four and its general contract partners. We're committed to doing that. The other is the battery management. Why do we feel comfortable plugging our phone in, plugging in our laptop, plugging in our power tools, walking away and forgetting about it without fear of them overheating or overcharging? Because battery management has come a long way. Ten years ago, that wasn't the case. We had cell phones that were run-- going into thermal runaway because they were under battery monitoring, not battery management. They're two very different things. Battery management systems are what are creating very safe systems today and prevent that overcharging, that overheating condition from occurring. [coughs] Uh, there's other systems here. I want to give Mike a chance to maybe add anything. Mike Stanley, uh, with Jensen Hughes here off to my right, your left. Um, if you want to add anything to what I'm saying here, Mike, or introduce yourself.

Mike Stanley
I just want to introduce myself and touch on a couple of things. But [coughs] like Josh just said, my name is Mike Stanley, and I'm a senior fire and emergency service consultant for Jensen Hughes. As he mentioned, Jensen Hughes is the largest fire protection engineering company in the world. So we were engaged with the Overland Park Fire Department, and also to address some of these safety factors and help improve these safety factors that come along with BESS installations. Some of them are required by fire code, some of them are required by statutes. Some of them, but the majority of it is we want to protect the community and protect these BESS. So I spent thirty plus years working in communities evaluating risk. Retired working for the fire department, retired as a fire chief for Perry. I came to work for Jensen Hughes. [coughs] And now I get the opportunity to come talk to fine folks like you about different projects around the country and around the world. And so I do a lot of work in the, the BESS space, as does Jensen Hughes. And that's our folks are on all the committees. They're the ones driving the industry, doing a lot of that engineering work. So I'll be around, you know, throughout the evening, you know, be able to answer some of your questions. I'll be around. If you think of something later, grab me off to the side and we can talk. But I'm sure you have lots of questions, and we'll go back to that, that slide, and you see the graphic over here about the decrease in incidents. Now, when, uh, [coughs] we look at that, you think, [coughs] well, that's only been less than ten years. That's kind of a short span, right? But the reality of the way technology evolves in our modern world is on the left, that's the Flintstones. On the right, that's the Jetsons. Not to, to date myself with that analogy, but, I mean, that's what we're talking about, how technology has emerged. That's, you know, when you try to conceptualize that, think about that we had the f- first human flight where they survived the landing. It kicked off with the Wright brothers, [coughs] putting a man on the moon in less than seven years. You know, and we have done nothing but pick up the pace. But that's... [coughs] So the technology's evolved. You know, Josh mentioned the changes in code and regulations. Decades and decades ago, we used to have lots of tragic fires in schools. Well, codes were developed, standards were developed. We learned from those incidents, and now you don't see that in the news anymore. And that's what's happening in this industry as well. So the National Fire Protection Association, which develops all the different fire protection standards throughout the United States, it's referenced globally, just released their Standard eight fifty-five on lithium-ion batteries and battery energy supply system-- battery energy storage systems, excuse me. This is highly regulated. Highly regulated, but there are lots of standards involved, and there is lots of engineered systems that are developed to prevent those bad things from happening.... the owner doesn't want it to burn up, the community doesn't want it to burn up, the manufacturer doesn't want it to burn up, the fire department doesn't want it to burn up. So we over-engineer some of these things, and we've gotten the technology, much like in your cell phone, has gotten much smarter. So lots of, of standards and stuff to minimize that. So [clears throat] we work with the local fire departments and the area fire departments, who might respond, in developing an emergency response plan. That way, they already have a plan for how to respond, what to do if needed. Very unlikely event, but coming from the fire service, my job was always to hope for the best and plan for the worst. And so we'll develop those plans. We'll do a thing called a hazard mitigation analysis. We'll do some plume modeling. I can get into more explanation about that, you know, as, as we go along. You know, I won't bore you to tears with all that

information right now, but we'll look at all those factors of how does this impact the community in regards to [coughs] safety, and how does it impact the fire department? And so, so that's the perspective we come from. You want this one? Go ahead.

Josh Skogen
Yeah. I think I'll just kind of open it up to questions here as I wrap just a couple more slides. Um, thank you, Mike, and Mike's going to be a resource for questions after here. I just want to get through the deck. Um, this is just a list in the packet that if you didn't get one, they're at the entrance there. Please grab one. It just describes all the, [coughs] the layered protection systems and the technology that we're committed to using. Um, like I said, this project isn't gonna go into construction for the next few years, so technology is going to continue to evolve, um, and get better. This project, we were talking to the, uh, your deputy marshal today, and he was saying he would like to see this project be subject [coughs] to new codes as they're adopted ongoing. So I'm not stuck in twenty twenty-six or twenty twenty-seven code forever, but I'll be required-- we'll be required to continuously update the project to make sure it complies with the new codes. And I think that's a fair request. Uh, decommissioning. We don't want to leave you with a mess. [coughs] That's not, that's not our objective. To guarantee that, we are going to be issuing a bond to the benefit of the county that it can draw on in the event, unlikely, that we just disappeared and walked away from a two hundred million dollar investment. Unlikely, but if for some reason it happened, we went bankrupt and fell off the earth, I don't know, you, as a community, would have the ability to pull that bond and have the money available to hire a contractor locally to do the work. And the way that we're guaranteeing the right amount is in place is we're going to hire a third-party professional engineer, we've already done to prepare one, to draft an estimate of the cost to decommission and properly handle, [coughs] dispose, and recycle and restore the site to its existing condition when done, and return to the ag zoning it is. That's the nature of the conditional use permit. This is not a permanent forever thing. This will be fully restored, and you'll have that guarantee. Uh, final neighbor commitments. This is just a few that I came up with as I was thinking about the commitments we want to make to you and things that we would be, um, happy to see in the conditional use permit list is no toxic metals in our technology. That's not the way we're going, so happy to make that commitment. Highest quality installations, making commitments like working with your local laborers, your IBEW 124, your local contractors. I'm sure we are utilizing the highest skilled workforce available. Improving local services. We've talked with your road department, a very nice gentleman. Um, both Ricky and Chris were great. Um, they agreed that the width and the shape of eighty-eight, the Metropolitan, is not in the state it needs to be, but we'll get it there at our expense. We'll improve that to a rural cross-section with nice ditches through those culverts, and solve the problems that those roads are currently in. [coughs] We also understand that some of you folks don't have internet. We'll put in a backbone line. We need a backbone fiber line to the project. I'm happy to make that line large enough to, to have taps for others in the community to have a life-changing event and have internet at your home. Top-tier battery management system. Um, we're gonna be using the highest quality, likely a fully integrated battery management system made by the manufacturer of the entire unit itself. So it's not some third-party communication device trying to talk to another piece of equipment that was generated by a separate group. We want to maintain that rural agricultural setting, so we're not looking to site this in an area where we're gonna have to do many more tree clearing. It's already done. We don't want to increase noise on existing homes, and we've that commitment. We can do that through baseline sound studies and then acoustics modeling of the technology we finally select. I want to continue grazing this property if that makes sense for everyone. I know there's interest from the existing-... uh, family that is grazing to want to continue that. We're just gonna put a fence, uh, or a visual, uh, sound wall around the project. The remaining, uh, about fifteen acres of the land, the thirty-seven that I showed you, we're not gonna develop that. It'll remain as seen in that, uh, visual. I'm happy to have that rural setting be maintained, [cough] a mixed use of the land. And the visual screening, you know, we chose this site because of all the vegetation that is around it to the north. Um, it's hard to see from metropolitan. We thought that was a great thing, but if there is any areas that aren't visually screened, the county is already wanting us to make sure we have at least, I think, two hundred and thirty mature trees on the

site. Uh, if we don't already have that, we'll continue to plant more mature trees and, and make a, a nice visual screen if anybody, um, has a problem with, um, what they're seeing. And partnering with local resources, [cough] including your emergency responders, to set up the appropriate plans. The testing requires during an unlikely incident, the resources that they have available, we'll make sure they have them, [cough] and the training. So we're not-- This isn't a one and done, develop a response plan, put it on a shelf, and let it collect dust for twenty years. [cough] This is a working document that we continuously improve in collaboration with your local emergency responders, including annual training on the updated codes, and that work gets implemented into a revised version, probably at least annually into that emergency response plan. [cough] Uh, with that, I think that wraps up what I had to present. I would like to open it up to Q&A. Yes, please.

Neighbor #1
Um, from the original meeting, I thought you said that you had already purchased the land and that a farmer was leasing it.

Josh Skogen
We do have a purchase agreement for the land, but the way our agreement works is that we have a right to execute on the option for the next number of years. So the, the purchase, we have an exclusive right to purchase the property that is signed.

Neighbor #2
And then you'll own the property then when you remediate the land, you'll still own that property?

Josh Skogen
We would, but we-- we're not long-term property owners. [coughing] That's not our business. So what would likely happen is the land would be put up for sale at the end of the project life.

Neighbor #2
Okay. I have one other question, because I know a lot of people have questions. Um, what, what is your valuation of, um, building this? What is your, what is your cost of this?

Josh Skogen
Um, somewhere around two hundred and fifty million.

Neighbor #2
Okay. So, so to remediate the land and remove those batteries, from my understanding, um, from what I've researched-

Josh Skogen
Mm-hmm.

Neighbor #2
-um, it can range anywhere from twelve to fifty plus million to remediate and have that happen. What is your anticipated fund that you so call it, to the county-

Josh Skogen
Yep.

Neighbor #2
-to, to do this?

Josh Skogen
Yep. We will issue a bond for the estimated amount, and that bond will sit for the benefit of the county. In the event it needs to be called upon because we just walk away, [cough] we will be able to call on that bond and have the funds available to do that work.

Neighbor #2
Okay. So if it's fifty million, you're putting fifty million into that bond.

Josh Skogen
That's right.

Neighbor #3
Does that, does that bond grow as the years go by? Because what costs us a million dollars today doesn't cost that in ten years.

Josh Skogen
I know. I wish that was true, though, but, um, it's not. You're right. So what we'll do is have an assessment probably every five years to reevaluate the estimated cost and update the bond amount.

Neighbor #3
Who decides the estimated cost then?

Josh Skogen
A third-party engineer will do the estimate to be approved by the county. [cough] That's the way we've seen it done in other models. Uh, please.

Citizen #1 Steve Sessions
I have several questions.

Josh Skgoen
Yes.

Citizen #1 Steve Sessions
So you're pur-- you're purchasing the property from...?

Speaker 1
The current owner is, um, an EV charging business. Uh, that was their plan for the property. They, they have the property, the name of the holding company called Olin Holdings, LLC.

Citizen #1 Steve Sessions
And so when you purchase the property, you're gonna change that from agriculture to industrial?

Speaker 1
No, we are not.

Citizen #1 Steve Sessions
Why?

Speaker 1
We didn't feel that was the right thing to leave behind.

Citizen #1 Steve Sessions
So you're gonna have a two hundred and fifty million dollar project on agriculture land, paying twenty-eight hundred dollars a year in taxes?

Speaker 1
No, that is not, that's not what we're doing. No. We'll have a conditional use permit-

Citizen #1 Steve Sessions
Yeah.

Speaker 1
-and the evaluated tax is estimated at about nineteen million, uh, for the life of the project.

Neighbor #4
Um, how many best [cough] does your company currently have completed and in operation?

Speaker 1
Accelerated Energy does not have any projects in operation. Myself and my business partners, we've been doing this for twenty plus years.

Neighbor #4
Okay, so my question was, this company right now-

Speaker 1
Yes.

Neighbor #4
-you guys don't have any facilities that are completed?

Speaker 1
That's correct.

Neighbor #4
And a proven track record with your company, there's none?

Speaker 1
Not under Accelerated Energy.

Neighbor #4
[clapping] Okay. So one thing-

Speaker 1

But as a company, [cough] as a team, we've project-... sixty plus projects into operation together from beginning to end, and we've operated and built out platforms, operating the largest solar private, privately held solar energy company in the world. In twenty sixteen, we sold three utilities.

Neighbor #5
And did you put all of these in a residential area?

Speaker 1
Um, we-- it was mixed. There were about twenty different states.

Neighbor #5
Okay.

Speaker 1
Spanning from Virginia to, um, Michigan to California.

Neighbor #5
So currently, what states do you have projects in? I know you have Kansas, and I know you have Colorado. That's all. But you supposedly have six. So what are the other four states?

Speaker 1
We have projects in Kansas, Oklahoma, Colorado, Utah, New Mexico. Lauren, am I missing anything?

Neighbor #5
That's only five. You're, everything's just six. [laughing]

Speaker 1
Uh, six. Well, we have about ten projects across those states. We have three in Kansas, two in Utah, two in Colorado, one in New Mexico, and two in Oklahoma.

Neighbor #6
I just, I just have a simple question. Um, I went directly to the property, probably my sales probably don't see this.

Neighbor #5
What is the benefit of your company doing this to me living here? I know all the downside of things, but what do you say the benefit to me personally, living across the street from your battery systems?

Speaker 6
And internet and phone, so I'll cut it. [laughing]

Speaker 1
Well, I'd like to talk to you about that. Um-

Speaker 6
Go ahead. [crosstalking]

Speaker 8

The road is a little spoiled. I mean, I, I know that-
Speaker 6
I mean, I've lived thirty-five years with those roads. I mean, that coming out of it, man. [crosstalking]

Speaker 8
I know the downside. But what is the benefit to me for? I, I don't think it's going to lower my taxes. I mean, you told me you aren't going to get lower for this being in there. You, you're just going to get lower energy costs. But what is my benefit? Why do I want this across from me?

Josh Skogen
Ultimately, it does result in current annual energy prices for you. So BPU, so our business model, we will sell the energy to a company like BPU. There's no commitment from BPU or us to sell BPU.

Speaker 8
That's what we definitely hear.

Speaker 6
Yeah. But what if they don't want to sell to you?

Josh Skogen
You can-- This grid is operated through multi-state, so actually, you could, you can have customers, uh, beyond just BPU.

Speaker 8
But my energy comes from BPU.

Speaker 9
In the transmission line, I don't know about you. [crosstalking]

Speaker 8
But again, what-- I just want to know what the benefit to me is.

Josh Skogen
Yeah. So it's really that nine million dollars of production cost savings annually on the system providing benefit to you. So it's really being able to capture that wind energy and deliver it locally to the grid, um, relieve that strain at that substation.

Speaker 6
If they buy it.

Josh Skogen
That is the issue.

Speaker 6
If they buy it.

Josh Skogen
And so while you won't probably ever in your life, none of us will see lower energy bills, projects like this are meant to curb your annual costs.

Speaker 6
Well, so now they sell it to some, some city.

Speaker 7
And we just... Correct.

Speaker 6
Right. But I mean, [crosstalking] it's just going to go to the next city that needs to buy it.

Speaker 8
So how do you-

Speaker 6
At that time, it's not going to stay here.

Speaker 9
If you're going to sell it to a different city, how do you propose getting it there? You're gonna pay for the transmission lines from BPU and Energy to, to send it there, or you're going to have your own transmission line?

Speaker 8
The entire country is connected, so you could move-

Speaker 9
I know what the grid is.

Speaker 8
Right. So you could move, theoretically, an electron from here to New York. You can, but there again, you're going to have to cross these property lines, basically.

Speaker 6
Yeah.

Speaker 8
Because BPU ain't gonna let you use it for free, just like Evergy Ain't, New York's not.

Josh Skogen
Right.

Speaker 8
It's not an open door.

Josh Skogen
You can move power across Southwestern Power Pool. Uh, it is an open access system, so I, I can make a virtual trade for anybody independently, privately.

Speaker 8

But then you can trade-

Josh Skogen
From here to, uh, Texas, and then over up to Dallas.

Speaker 8
Right.

Speaker 7
But then we're back to, but then we're back to selling it to someone out of state. [crosstalking]

Josh Skogen
Right. That's, that's not what we're planning to do. We, we are talking-

Speaker 7
But you don't-

Josh Skogen
To energy providers and-

Speaker 7
But you don't have an agreement with BPU currently, that you would sell it to them?

Josh Skogen
We do not currently.

Speaker 6
Then-

Speaker 10
Have you proposed one?

Josh Skogen
Um, what I can probably say is they're aware of the project.

Speaker 10
But you haven't proposed one.

Speaker 6
They will have one.

Speaker 10
Oh, have you, have you pro-proposed something to our local supplier?

Josh Skogen
We, we've made them aware of the project. They, um, have a need that this project very clearly fits, and we are in discussion about the opportunity.

Speaker 10
Yeah. So, so second question, you, you say this project is two hundred and fifty million dollars. What is the valuation that you're going to set on your project for property valuation?

Josh Skogen
Um, the economic benefit-

Speaker 10
No, no, no, not-- no benefits, no savings.

Josh Skogen
I understand.

Speaker 10
If you're going to spend two hundred and fifty million dollars, what is going to be the asset, the assessment value of your property with the project?

Josh Skogen
Great question, and I was talking about the economic benefit.... site, I would have to refer to that. I'm sorry, I don't have it.

Speaker 10
The value of your property. Because the only, because right now, the only way that anybody in this room gains value from this project is not through sales tax, it's gonna be through property tax. So if you say you're gonna build a two hundred and fifty million dollar project-

Josh Skogen
Mm-hmm.

Speaker 10
-and come back, and you, but you have a conditional use permit for agricultural land, what? Five million dollar valuation.

Josh Skogen
Right.

Speaker 10
That is how your projects work.

Josh Skogen
That is not the point.

Speaker 10 Steve Sessions
I-- Then what, what, tell us what your proposed value is. This should, this should be a number you already know.

Josh Skogen
You're right, I should. I apologize, I don't have it off the top of my head, but it is something I can get tonight.

Speaker 10 Steve Sessions
You guys offer the community what they may save over nine, nine, twenty years is not-

Josh Skogen
No, I, I hear you. What-- We've, we've done an assessment of this, um, using our two hundred and fifty million dollar valuation, okay? Not just assuming ag land, just assuming it gets at the appropriately assessed valuation. Our estimate is nineteen million over the life cycle.

Speaker 10 Steve Sessions
Of what?

Josh Skogen
Based on-

Speaker 10 Steve Sessions
Of, of what, of what that will pay?

Josh Skogen
That's... I know that, I know the question you're answering. I apologize. I do not have that number.

Speaker 10
Here's a second, here's a second.

Speaker 1
Yeah.

Speaker 11
That is the property tax that's projected to be generated over the life of the project, is the nineteen million dollars.

Speaker 1
That's right. I think he's asking, what is the assessed value of the property you're assuming to arrive at that?

Speaker 10 Steve Sessions
Because, because I can tell you a million dollars a year from a two hundred and fifty million dollar project, you're not gonna get back. More importantly, this is not a white wall project, meaning that the valuation isn't like a white wall commercial building. It can only be used for one kind of, one kind of project as itself. So if you guys are gonna put two hundred and fifty million, what is the valuation of that project then? Because it can't be used for anything else.

Josh Skogen
We agree.

Speaker 10 Steve Sessions
So all I want-- I just want you to tell everybody in this room, if you agree that you should base the valuation of your project for two hundred and fifty million dollars.

Josh Skogen

Let me follow up with you on what the report says. I just-

Speaker 10 Steve Sessions
I don't want reports. I, this is you-

Josh Skogen
I'm not a tax- expert

Speaker 10 Steve Sessions
You as the owner.

Josh Skogen
I'm not a tax-

Speaker 10 Steve Sessions
You are the one selling this.

Josh Skogen
You're right.

Speaker 10 Steve Sessions
You should know this stuff.

Josh Skogen
You're right.

Speaker 10 Steve Sessions
This is, this is more than your... This is not your first meeting.

Josh Skogen
You're right, and I apologize. I should know that.

Speaker 10 Steve Sessions
This should be on a slide. All of the slides you showed are over generic.

Josh Skogen
Okay, thank you for that feedback.

Speaker 12
So, so even if you did it based, if we did it based on what my property is at, right? And you divide it by your two hundred and fifty million, you should be paying like... Hold on, let me do the math. You'd be paying five million a year in taxes.

Josh Skogen
Okay.

Speaker 12
Yeah.

Josh Skogen
And maybe that's what the county will tell us we owe.

Speaker 12
Yeah. I mean, I think that's-

Josh Skogen
We are willing, we are willing to accept whatever valuation the county puts on this project, okay? It will be up to us to decide whether or not it makes economic sense.
Speaker 13
I have a question. You've been talking about these incidents that have gone down over the years, but they're not zero. Tell us about these incidents. Are we talking about fires, explosions, leukemia in children, leaching into the water and the ground? What exactly are these incidents? Evacuations?

Josh Skogen
Yeah. All of them. Mike, I ask you, because I do have an initial response to that. The incidents are primarily, um, not large fire incidents. Uh, there are fires. It has happened. Uh, it can happen, absolutely.

Speaker 13 Nicole Corsson
Moss Landing was-

Speaker 14
I was gonna say Moss Landing-

Josh Skogen
Moss Landing is-

Speaker 14 Nicole Corsson
-not even on your fire sheet, and that was in January of twenty twenty-five.

Josh Skogen
What?

Speaker 14 Nicole Corsson
Moss Landing in California.

Josh Skogen
Yes.

Speaker 14 Nicole Corsson
That was just in January of twenty twenty-five, and yet it's not on your slide sheet.

Josh Skogen
Yeah, thanks for bringing that one up. So you may have heard of Moss Landing.

Speaker 14 Nicole Corsson
Yeah, we don't-

Josh Skogen
It was a fire in California.

Speaker 14 Nicole Corsson
And it was also a three hundred battery facility.

Josh Skogen
Yep, it was a large installation.

Speaker 14 Nicole Corsson
Just like the one you want to put in here.

Josh Skogen
And it is very unlike the one we want to put here. It was actually very globally unique, and the key differences are, one, it was using technology made with cobalt, nickel, and manganese. Okay? So it generated that very high heat. It had a battery that started to decompose, release oxygen, and create that self-propagating runaway. That was number one. Number two, it was on stacked containers. Okay? So not, uh, an enclosure, one, that they would put one on top of the other, it's because in California, in LA, it's very hard to find available land. So that developer thought they were really smart and decided to stack the containers. That created a lot of safety risks. And number three, it was put inside of a building built in the nineteen fifties that was not up to code. It did not have-

Speaker 13
So why isn't that being regulated? How are you going to regulate that and make sure that these safety precautions are in place?

Josh Skogen
That those codes are now in place, and Mike can speak to that, but that is not allowed.

Speaker 14
But you're putting it around trees. So in our area, it's a residential area with forest land. Should that catch on fire, it's going to catch all of the trees on fire in that area.

Josh Skogen
Yep, and that is some-

Speaker 14
And it will ruin it.

Josh Skogen
Mm-hmm, and that is something your fire department is well equipped to handle.

Speaker 14
That is- [crosstalk]

Speaker 13
Like, on the property.

Josh Skogen
But- [crosstalk]

Speaker 15
... Is there a fire station out there?

Speaker 14
I'm not favoring that.

Speaker 15
Fire station. I mean, the water supply is not good.

Josh Skogen
Thank you. Yeah, and we're taking this very seriously. We were just, um, at Deputy Chief John's- ... office today, talking with him and his assistant chief, uh, about these issues. Um-

Speaker 2
Did they tell you how easily our line breaks? [laughing] As soon as you get that fire hydrant, close the main.

Mike Stanley
So if you'll allow me, let me start to unpack some of the questions.

Speaker 2
Yeah.

Speaker 3
Because you're asking lots of good questions, and I want to provide answers to you to the best of my ability. But before we-

Speaker 2
[clears throat]

Speaker 3
-the machine gun pace, let me start to unpack this a little bit. All right? So, Mary, you asked a question about these incidents.

Speaker 2
Mm-hmm.

Speaker 3
And these are looking at emergency incidents, okay? Not long-term thing. This is, "Do we have to call nine one one" type, okay? This- [clears throat] So what happens is what happens. Initially, what we see-

Speaker 16
Is this what you need for the assessment? I was trying to see if it has-

Speaker 2
Let me see if it has that. It has total revenue and year-by-year breakdown. I don't see assessed value, though. Yeah, this is just a handout.

Speaker 3
Discussion on everybody's home. Moss Landing-

Speaker 2
So they want to know, like, what were the numbers to arrive at that?

Speaker 3
That Josh was just talking about.

Speaker 2
Files.

Speaker 3
A lot of mitigating circumstances.

Speaker 2
No, you want it? It's fine.

Mike Stanley
Talk about lithium-ion batteries, and we're talking about the two classic things. Right? Now, these are not the lithium-ion batteries they're asking about at the airport if you have them in your bag. The-- I can say categorically, there's a thing that's vehicles. Right? There's a classification, vehicle, and lithium-ion batteries is much like that. We say vehicle. A Ford Model T is a vehicle. A Ferrari is a vehicle. But I think we can all agree the engineering and the technology and, and the advancements are wildly different. And the same thing with a Ferrari is a vehicle, and so is a dump truck. [laughing] Okay, they're still vehicles, but there's so many different nuances, you know, and that's one of the main differences when we talk about Moss Landing, is it's a completely different vehicle. The fact that it was inside, and the fact that they were double-stacking the batteries and the technology they were using, horrible, shouldn't have happened. We said, "How do we preve-- Why did that happen?" Those things were allowed, and I'm not bad-mouthing the city of Los Angeles, but those things happened in Los Angeles. They were allowed. We can't be, be held accountable for that. And you said, "Now, how do we make sure it doesn't happen?" That's where your local ordinances and adopted fire codes come in. And we talked at great length with the fire marshal today about not only what Kansas City, Kansas, is doing, but throughout the region, all of the fire marshals that have a consortium that just adopted the most recent fire codes in the twenty twenty-four fire, just adopted that move across-- universally across the agencies. Inside that twenty twenty-four fire code, [clears throat] lithium-ion batteries and invest facilities is specifically addressed, as is in that NFPA ten five. Now, let me, let me keep unpacking. Right? So questions came up about the trees. [clears throat] The biggest concern from my perspective when I come in and work with these communities, work with these fire departments, is preventing vegetation fires. That in the unlikely event that a fire should happen, control the vegetation fires, put out those spot fires so they don't spread and burn up not only the wildlife, the wildfire vegetation, but also that urban interface of the buildings that are amongst those trees, like your houses. We want to protect that. You know, and there's lots of pieces and components inside that NFPA code that talks about vegetation management, distances of setbacks, what type of surfaces you can use around this facility to minimize that. [clears throat] And quite honestly, I love what Josh told me this morning about probably going to let on the, the bigger property, the cows continue to graze. That's an aspect of [clears throat] vegetation management that doesn't normally happen on the bigger property in these type of facilities. Okay? So yes, we want to pre-prevent and protect from the, the wildfire and burn down those, those trees. Absolutely. Then he talked about should there be a fire station there? But I want to back up to, I had another thought around the trees. That same issue holds true. That's basically vacant property right

now, right? And I read that people over the years, not, you know, every day, not that it's, you know, an epidemic, but people have been going out there and dumping their stuff out there, dumping their garbage out there, tires and pallets and stuff.

Speaker 2
Maybe not twenty-four seven, but probably [clears throat].

Speaker 3
You know, I'm betting all the, [clears throat] the local teenagers know about that property.... You know? So if I go out there with a discarded cigarette, I go out there and start a little bonfire to have my little social party, that same risk exists of you could burn down all the trees. Those aren't new risks.

Speaker 17
So there's the same danger, you're telling me, between a bonfire-

Speaker 2
Right.

Speaker 17
-and a battery flame?

Speaker 2
Yeah.

Speaker 17
That's what you're gonna say. [crosstalking]

Speaker 3
I'll tell you this, [crosstalking] the risk-

Speaker 2
That's why it's going into the soil.

Speaker 3
It's more concerning to me about somebody having a bonfire out there than putting that battery. Let me tell you why. That bonfire is an uncontrolled event. That is an open flame event. That is a known fire, right? It's burning. There is no engineering system behind it. There is no preventative maintenance behind that. There is no monitoring associated with that. There is no alarm notification associated with that.

Speaker 2
Except a responsible homeowner doing the burning.

Speaker 3
What's that?

Speaker 2
Except from the responsible homeowner that's doing the burning, unless you're gonna say we're ignorant about-

Speaker 3
No, no, no, no, no, no, no, no. I would never say that, ma'am, number one. Two, the example I gave is not a homeowner, and it's on this property where there, there is not a homeowner, and I talked about irresponsible teenagers.

Speaker 2
And you haven't crossed, why have you yet?

Speaker 17
We're gonna call someone off. I mean, that's what we live there.

Speaker 3
Right. Ab- absolutely. And like I said, just talking about the risk for, for wildland urban interface fires. The question came up about do we need a, a fire station? That is a grand discussion, okay? Do you need a fire station there because the best facility is normal?

Speaker 2
Yeah. We'll figure it out. I do.
Speaker 3
Let me explain.

Speaker 2
That's one of the requirements.

Speaker 3
This bigger question is: do you need a fire station there to protect your community?

Speaker 2
I took pictures of places to start.

Speaker 3
You live there. You might have a house fire, you might have an apartment, right? So that happens on the fire department side, and they look at the risk analysis. Services that Jensen Hughes has offered to, to Excelergen and was offered to the fire department today, is we could come in and do a capability analysis. [coughs] And we're gonna look at what's that response time? What resources come there, which is interchangeable with across the street to your house, right? You know, so identify some of those gaps. All right. Sir?

Speaker 10
So what, what is the fire protection cost for that? [coughing] Because right now, the current fire protection covers the whole-

Speaker 2
That's it. [crosstalking]

Speaker 10
What is the added cost for fire protection?

Speaker 1

Can I just interrupt for one second? I apologize. One of the requirements we have to have back to the county for this is when you have a question, can you please just state your name? 'Cause we have to, uh, list those questions and what our responses were. Greatly appreciated.

Speaker 10
On that, can I ask, is there any BPU, fire, county, city people that here, here tonight at all, and how are they gonna know what our response is to your, uh, proposal is?

Speaker 1
Yep. Um, I would ask, is anybody here representing any of those groups?

Speaker 17
No. So I, I'm Commissioner Chuck Stites, District Seven for Wyandotte County, so I am here taking notes.

Speaker 18
Uh, Gordon Criswell, mayor's office. I've got a few things to notice over here. [laughing]

Speaker 1
Thank you. Sorry to interrupt.

Speaker 2
Do you guys know where the closest fire station is?

Speaker 10
Hold on, let, let, let me answer the, the first question.

Speaker 1
Can you state your name, sir?

Speaker 10 Steve Sessions
My name is... And, and for the next one, it's easier if you just record these. I mean, it'll give you all the information. I mean, the two hundred and fifty million dollar project, that should be the least of your problems. [coughing] And the way we do the small things in life is how we do the big things, and we shouldn't be at the end of the meeting, after an hour in, saying, "Oh, we need to schedule a meeting."

Speaker 10 Steve Sessions
But, but then on the big things, if you come back and say, "Oh, I'm sorry, it's my fault." Like, that's the problem with all of this. It's so vague at the beginning, and nobody knows the information, and you're expecting the community to then have support behind you guys. If you come to these, you guys should be prepared for this stuff. You guys should have the answer. You guys should have-- know what you need to have. Not, I mean, if you're, if you're not winterized now, when you're building a two hundred and fifty million dollar project, you're not gonna winterize it. So back to me, what is the added cost for fire protection for a two hundred and fifty million dollar project?

Speaker 3
[clears throat] And I'm not gonna engage in debate about property valuation.

Speaker 10
No, I'm talking about fire.

Speaker 3
Yeah. [coughs]

Speaker 1
That's what I'm talking about.

Speaker 3
So can I unequivocally tell you today what Kansas City, Kansas Fire Department is going to feel is their impact? I cannot speak to that. What I can tell you is that in my experience in looking at similar projects like this around the country, Jensen Hughes, my office, we think it's a pretty negligible expense because the incident volume-

Speaker 3
-is not big. If we put a seven-story nursing home there, they're gonna call the fire department a lot, and there's gonna be impact.

Speaker 10
Fire, fire protection, fire protection will cover the worst-case scenario.

Speaker 3
Sure.

Speaker 10
... Yeah, worst case-

Speaker 2
It becomes toxic when there is a fire.

Speaker 10
Yeah, so there- you should, you are, you are the expert, so you should have this answer. You should know, like, how many mega watts or whatever you, whatever, how much it costs to protect it. That should be a, that's an industry something, right? You're, you're putting this in our rural, rural communities, and if you talked to our fire chief today, you'd also know that they are severely understaffed.

Speaker 3
Yeah, we had that discussion today.

Speaker 10
So then you should know it's going to cost us even more money.

Speaker 3
Yeah. Theoretically.

Speaker 10
That's not theoretical. [laughing] Go ahead.

Speaker 18

So can, can I just add real quick? Are you asking what it would cost for the fire department to have the necessary equipment-

Speaker 10
Correct.

Speaker 18
-to put out said fire?

Speaker 10
Yeah. He knows what...

Speaker 18
I don't know if everybody is following.

Speaker 10
He, he knows. That's why I asked the way, the language that he used in his, his, his work. He knows. I-

Speaker 3
Yeah, I appreciate the clarification.

Speaker 10
That's right.

Speaker 19
Let's try this another way.

Speaker 3
So when you talk about-

Speaker 19
Let's just try this another way.

Speaker 3
Sure.

Speaker 19
NFPA thirty-five describes how the services for suppression is supposed to happen inside the trailer. The fire is supposed to be suppressed in the trailer before it gets out anywhere else. And so the idea that there's... That's built into the technology, right? That's built into every trailer has its own alarm and stuff to do all that stuff. So we don't need to do that. What we do need to understand, what we do by the way here, is what is the capacity of the flow rate going down the road? I think there's five fire hydrants, [coughs] which is five hundred gallons a minute. How much do we want to calculate if one of these things catches on fire, what is involving, what we need to put that out? There's these kinds of things we want to do, and it takes a long time, but you would contain it within one box. Um, Jensen-

Speaker 10
So you're working fire engine?

Speaker 19
I am. It's right across the street.

Speaker 10
Okay, so well-

Speaker 20
Can I ask a question? Um, my name is Karen. So I heard you talk about cases, like the batteries are in cases, and stacked, and some mechanism. Are those cases protected by something like an alloy? Like, you talked about space or like a heat shield that would contain if there was a fire because it's a case, would contain it within a case.

Speaker 3
Great, great question. So let me kind of chip away at some of the previous question that this gentleman asked me and some of the others, right? [coughs] I heard somebody say, "This is a rural community." I, I will tell you from the projects that I work on, this is an urban community compared to resource response. The portfolio coming in is in working with fire departments that are one station, volunteer fire departments with no hy- fire hydrants in their municipality. That's honest. That's true. Now, do, do I say that they're completely prepared? Not always. That's where that assessment happens. So I'll respectfully disagree with you and say, I should know what the cost of that will be. We offered to engage that capability assessment, fire department, at no cost to the fire department to test it. Celergen was, was kind enough to do that. That's where that assessment comes. 'Cause we're talking about the people and the resources, what they get paid, and how many fire trucks do they have. That's an in-depth analysis. And I, I'll be very honest with all you folks, right? 'Cause I work for a separate company. I don't work for Celergen, I work for Jensen EMAS. And until Jensen Hughes is engaged to do that work, I'm not going to do all that work. I'm just being brutally honest with you. I don't get paid, my company doesn't get paid, and then they fire us. And I'm categorically opposed to that concept. So now, we've offered that to look at when that worst-case scenario happens, or the most mundane thing happens, what is the fire department's capability? Where is the gap, and what needs to happen to close that gap? But for me to do that now, and do all that work, is like me getting insurance support before I go on a first date. I can't do that. It doesn't make sense, okay? Your question's about it, valid, but I can't bring that to the table until I'm engaged to do that. Go ahead. And I'll come back to your question.

Speaker 2
Worst-case scenario, catches on fire. How do you put it out?

Speaker 3
Yeah, great question, and that's going to come back when we tie these two together. That's okay. So I talked about this is an engineered system. You will hear people just kind of glibly throw it out there, this is a shipping container. That helps you get a picture of size, shape, but it is far from a shipping container. It is an engineered vessel to contain... Well, there's a- I'll talk about the engineering that happens inside to make sure it doesn't catch on fire, but it is engineered to contain that fire, and also, we talked about the coatings and stuff. It is built to prevent auto exposure. What that means is, if one catches on fire, it burns up next, and the next, and the next. Some of that is accomplished through the code, through that spacing, but some of it is through the construction of the container itself.... And I'm, I'm coming. I'm coming your way, all right? [clears throat] So what, you know, like, so this is a smart container. It is monitored to the individual cell level. So again, this is not how the technology works. You know, I just want you to help con- conceive this in your minds. It's like a double A battery.

Speaker 2

Where is it monitored at, though? There's not going to be anybody on site. How does it monitor?

Speaker 3
Correct. Much like at the bank, the burglar alarm is monitored off-site. So it's done by a computer. There is a lively being that sits there and watches for that alarm. So what happens is, you know, if we start to see, if they start to see a disruption at that cell level, it starts shutting down the system. It shuts that cell down, and it can shut the rack down, where they've got the s- the, you know, picture mini double A batteries. It can shut the whole unit down. That is designed to keep it from catching fire in the first place. There is some engineering systems in there, and depending on which model you end up buying, whether you buy a Ford or a Chevrolet, [audience clearing throat] they look a little different. Some of them have a clean agent, you know, where they will suppress fire in it. Okay? That... Then when we say, how do we put it out? And I heard somebody talk about toxic gases, too. That let's say one of these catches on fire. I'll, I'll make it put it out. Catches on fire. Anything that catches on fire produces a toxic gas. You, you burn your garbage, it's going to produce a toxic gas.

Speaker 2
Oh, yeah.

Speaker 3
That is absolutely a fact. Okay? [clears throat] Now, the... On the other side of the, of the COG there, I was driving around this morning, saw the household chemical waste storage facility. I don't know what's in there. That changes day to day, probably hour to hour. We very much know what's the off-gassing of that product-

Speaker 21
Yeah, I've got to give it up.

Speaker 3
-specific to anger. That's been tested, that's been evaluated, and [clears throat] we know what toxic chemicals are gonna come off this. Any other fire, house, the fire department goes to, any other structure the fire department goes to, they have no idea. We can tell you within this. And what [clears throat] we will do, and we've done in other circumstances, is what's called a plume model. Well, first we'll do a hazard mitigation analysis, where we'll look at what are those hazards, hazard materials that could potentially come from this product. That has to be done. [audience member coughing] Somebody's happy to do it anyway, but we're gonna... This program is gonna get it. And when we look at plume modeling, that is unique. We will look at unique to that exact spot. Look at weather conditions, things like, like that. I'll, I'll get you.

Speaker 21
Did you say the weather conditions?

Speaker 3
Yeah, like normal, and you know, that normally the wind blows from the west, you know, in this area. So-

Speaker 21
I'm trying to ask, since this system, this, this company, this box will be monitored off-site-

Speaker 3
Mm-hmm.

Speaker 21 Gordon Criswell

-we have F four tornadoes that come through here, rarely, but we have them. [audience member coughing] So if a monitor sees a weather report, that there's a high potential of an F four coming in my direction, that's gonna trigger shutting down your system?

Speaker 3
Not that it... There could be-

Speaker 21
To prevent a fire?

Speaker 3
What's that?

Speaker 21
To prevent a fire, if an F four comes across and destroys this building, won't there be a potential fire or-

Speaker 3
Yes, but it, to qualify that there's a tornado warning for this area to proactively shut down, no. What it, it sees, detects as a disruption. How many times have you, you heard a tornado warning, and I'm not bringing you flip, but how many times have you had a tornado warning, you didn't tear your house down?

Speaker 21
Well, but, but the, the people said, "There's a tornado warning, you need to take shelter immediately." [audience member coughing] Whether a tornado comes or not, and you know, eighty-five percent of the time, the meteorology gets stuff wrong.

Speaker 3
Right.

Speaker 21
But you want to protect your family and your property, so you will take shelter. Same thing with this building. If, if, if there's a tornado warning and it's on the ground, there's gonna be a fire. That building is gonna be blown to smithereens. Are you gonna need to veneer for that? Or how do you prevent the fire that they were talking about when you've got an F four that's ripping everything in attendance?

Speaker 1
Yeah. I think what... If there's an F four, I think we all have, there's a lot of problems, uh, for the community. [audience member coughing] Um, this may be one of them. The way it's mitigated is these enclosures are fastened to concrete pads. They are not, um, easily movable, um, and they are designed for, for certain wind loads, snow loads, severe convection storms like you're talking about, per code, at a minimum.

Speaker 22
Can you answer what the metal is? What the metal casing is around the individual units within the trailer?

Josh Skogen
Yeah. So the way a enclosure is assembled, you have-... Start with a battery cell, which is a, it looks like a brick. It's basically the size of a couple of bricks stacked on top of each other. That's the battery cell, and that is an airtight enclosure that, that has the, the material in it. Um, from there, those cells are put on a rack and wired in series, just like a Christmas light, uh, on a rack. And then those racks are wired together to form the

best enclosure. The, uh, monitoring of the system is done at the cell level. So we will know the state of health of every single cell in the system, and we'll automatically get a notice if any cell is exhibiting behavior out with normal operating conditions. So we can proactively address it and prevent it from going into a state that we're talking about here, which is unlikely, but possible.

Speaker 23
So they're not necessarily separate. They're all in the tray or lined up, but they're not necessarily separated. Say, like-

Speaker 1
Oh, I see what you're saying.

Speaker 23
You have another grid.

Speaker 1
Yes, they are, they are separated.

Speaker 23
What you're talking about.

Speaker 1
Yes.

Speaker 23
What is the [background noise]?

Speaker 1
The cell separators are steel, and then they're separated between the modules. A physical separation.

Speaker 3
I forgot-

Speaker 1
To prevent that cell-to-cell heat transfer.

Mike Stanley
So what I'm going to tell you now, this is getting me on fire. It's coming from a twenty-year firefighter, and it's coming to in the public's perception, the public's expectation of what a fire department does, this is exactly what they do. When we look back here, you know, part of the problems around that is, what's the fire department supposed to do? See a fire, put water on it. [coughs] Strategies and tactics around these facilities is dramatically changing in the American fire service. Now, I'm going to say something here, and probably all going to go, "Oh, my gosh, I can't believe you said that. You can't have said that to him." In that uniform event, where the fire gets to the point that it breaches that container, I want it to continue. Because what happens is, we're going to put a million gallons of water on there, and now you've created this superfund site with products of combustion, potentially into the creek. Now we've got to bait that stuff. We're better off, let that unit run its course.

Speaker 24

For how long? How long will it burn?

Speaker 3
I'll give you a very technical answer: Depends.

Speaker 24
How is that?

Speaker 3
So, so it depends on-- It's unpredictable. It depends on the [coughs] the level of involvement of it. I mean, it's going to depend-

Speaker 1
The technology used.

Speaker 3
On the technology that's, that's used. Right.

Speaker 24
Right, but you guys told us what technology.

Speaker 3
Right.

Speaker 24
So therefore, worst-case scenario, that catches on fire, you should know how long that's going to burn.

Speaker 1
Yep. These technologies are very hard to actually get to ignite into a fire.

Speaker 24
Got it. You don't know.

Speaker 3
No.

Speaker 1
We, we don't know, absolutely. It, it, every case can be different. Um, it could be that day, it could be a few days, but it won't be a volatile fire type case.

Speaker 24
This could be volatile chemicals that the kids are breathing, and there are children, and they're all being breathed.

Speaker 1
What we know is that the chemicals are very similar. Most of the chemicals are very similar to that of a common residential house fire, including VOCs and carbon monoxide. The remaining materials are organic solvents.

Speaker 24
How's it going to burn for days? [coughs]

Speaker 1
Organic solvents that are typically used in your house paint, your vinyl flooring, vinyl siding, your insulation, everyday products we use. Uh, hydrogen cyanide, that's emitted in a house. [coughs] That is no different than what we're doing here.

Speaker 24
Except yours is going to burn for days, right?

Speaker 1
But won't be emitting toxic gases like that.

Mike Stanley
Those things burn for days. Part of that reason, historically, why they burn for days, is because we put water on it. It's, you know, I gave a... Told a story to the, the fire department today. Uh, as a young firefighter, my city had a huge warehouse fire. It was a warehouse that stocked everything for convenience stores, and we were there for ten days, and we put over a million gallons of water on that fire. And this was my observation as a pretty young, naive firefighter. I said, "Well, the fire gets a little bigger, and we put it out." Well, the roof then collapsed. What's the roof supposed to do? It's supposed to shed water. If we would have just let the thing burn and burn itself out, we wouldn't have been there for ten days. So that lack of spraying water on it is going to shorten the length of that, that fire duration.

Speaker 1
And the lack of the heavy metals would cause extreme heat, and will also shorten that duration.

Speaker 3
You made the comment about, you know, people are breathing this. So to talk a little more about plume models, what we want is specific to this location, to this facility. But what I see come out of this-

Speaker 23
Getting the point?

Speaker 3
... is maintain a distance of thirty-five feet, [coughs] which I hope all of you would do. You would stay thirty-five feet away from a fire. [clears throat] And you're talking about the whole atmosphere of air. You know, and we have a, a cute little term where we talk about in the fire service and emergency response, dilution is the solution to pollution. We see that absorbed into the atmosphere, and that plume, that toxic gas, is at a ceiling of three hundred and fifty feet. [coughs] So hopefully, none of you are, are up at three hundred and fifty feet in the air to breathe that, and then it gets dispersed in the atmosphere, and you've had a question forever.

Speaker 25
Yes. I just wanna-- Nicole Crosson. I just want to make a couple of things perfectly clear. You are moving into an agricultural, rural type area, as there's twenty-three acres and cows that's gonna be around this proposed facility. Number one, clarification. Number two, if the Moss Landing wasn't that big a deal, do you realize how deceiving it is for us to believe anything you're telling us because you left an off-the-cuff prepared slideshow to come and talk to us about?

Speaker 3
Okay, this is false. I never said Moss Landing was not a big deal. I said it's a horrible tragedy.

Speaker 25
But do you see how that looks when it's not listed on your twenty twenty-five chart for Project Safeties? That was an event that just happened.

Speaker 1
This, this goes up to the end of year twenty twenty-four.

Speaker 25
But you're here to us now, talking in twenty twenty-six.

Speaker 1
Right.

Speaker 25
So why was that not put on your slide?

Speaker 1
We're happy to talk about Moss Landing.

Speaker 25
But do you understand the perception of what that looks like to come to our community and say that safety and, and try to minimize the fears that the community has about this and say, "Oh, no, it's not going to be bad. Oh, no, we know what we're doing out of..."

Speaker 3
Yeah.

Speaker 25
Do you realize that?

Speaker 3
Yeah, let me offer clarification. Very clearly stated that this information comes from a database.

Speaker 25
Well, I can do a quick [coughs] search and find it if I search best unit fires nationwide.

Speaker 3
Right, but that was not the search engine, you know, the search parameters. [laughing] We said, this is the information that's coming from this reporting body.

Speaker 25
But the-

Speaker 3
That reporting body, I'm sorry to interrupt you, but that reporting body has not released numbers for twenty twenty-five.

Speaker 25
Okay. So you just conveniently left that part out.

Speaker 3
No, not, not conveniently. It's... If you ask, go down to the county and ask today, [background noise] I want data from twenty twenty-five. I want to know how much water was used. I want to know how much property tax was assessed. I want information from twenty twenty-five. [coughs] They're going to tell you, we are closing out that year in January, in the first two weeks of January, we're not gonna have data for you in twenty twenty-- for twenty twenty-five. That's just the way data management works. Okay, so it's not intending to be misleading. [coughs] Josh gave the... And I'm not trying to be confrontational, but Josh gave the information is available from this reporting body. This is a vetted, credible source. Now, I can get on Facebook and look at what's there, supposedly, a best fire in Outer Mongolia. I don't know that that's credible.

Speaker 25
The EPA is pretty credible.

Speaker 3
We're offering a credible source.

Speaker 25
The EPA is pretty credible.

Speaker 1
We agree, we agree, and I, I want to make clear [coughs] that we want-- we're trying, this is an effort-

Speaker 25
Trying to convince us to put it in a revenue show-

Speaker 1
Thank you for the feedback

Speaker 25
Agriculture area.

Speaker 1
Thank you for the feedback. I will make these commitments to you regarding Moss Landing. We will obligate ourselves to do everything Moss Landing didn't before we can be awarded a building permit, okay? And that's, we will not double-stack containers. We will not use NMC technology containing heavy metals. We will not operate this system without a battery management system at the cell level. We will not commence operations with [coughs] an emergency response plan that has buy-in from your fire department. We will not operate this system without being up to the codes and standards of the time in the future, okay? We're happy to make all those commitments. We're making a two hundred and fifty million dollar investment. We don't want it to set on fire either. If I do allow this to set on fire, it's probably the last one we do, okay? I won't have a social license to do another one anywhere else. [coughs] So I am extremely aligned with you to not have this extreme event happen.

Speaker 26

Would you be willing to have headcount security there twenty-four seven, within the development agreement, so that if someone is on fire, I mean, people do sabotage things as well. I'm just curious if you would be willing to put that in the development agreement, that someone would be on site twenty-four seven.

Speaker 1
That's something-

Speaker 27
My name is Teresa. [coughs] Um, first, who makes the battery? Where's the battery coming from?

Speaker 1
Yeah. Okay, so that manufacturing selection, because construction on the project won't start for another three years.

Speaker 3
Where are they mostly manufacturing?

Speaker 1
South Korea today. Okay, South Korea today. However, LG and Samsung, being the two primary in South Korea, they have manufacturing facilities, building cells in Indiana, Michigan, and integrating in Arizona. They've had partnerships with groups like Tesla, uh, and Ford, and those groups are expanding those facilities and making bigger investments to meet the demand.

Speaker 28
... who is the helping make the contingency list for this zoning?

Speaker 1
Uh, I would say any concerns of yours that you have, uh, voice those to your- to us, to your planning commission, to your commissioners. Um, and that can be decided to be put as a condition on the permit. Um, like I was talking earlier, these sorts of commitments and, and the suggestion to have security or monitoring, somebody, at least someone on site twenty-four/seven, those are conditions that can be put into a permit that acts as a contract for us to comply with before we're awarded the permit.

Speaker 28
Okay. So can we see that list before the, the commissioner votes? Because otherwise we're not- [coughs]

Speaker 1
I wouldn't see-

Speaker 29
Not yet.

Speaker 1
I think it would be unreasonable for you to not see that list before you vote on it.

Speaker 28
Okay. And then I was reading, um, so with the zoning, you never have to be rezoned. It can be a conditional for infinity until you're done. How long are the batteries really going to last? From what I'm reading, anywhere

from only thirteen to twenty years. So are you really only here, after you get set, three years for that amount of time, and then you're going to go off into the-

Speaker 1
Yes, twenty years is the intended lifespan. And so at the end of twenty years, we will decommission the project, restore it to its existing condition, including grading, and the conditioning permit will expire because the project will no longer be operating. The conditioning permit will expire, and the zoning will be returned to its previous state.

Speaker 28
So it's just a twenty-year project?

Speaker 1
Correct.

Speaker 28
And it's going to be at a conditional zoning. It really does have tax base. It, it will count to the city later.

Speaker 1
Right. I see what you're saying. This is what I was talking about earlier. Um, we have had a third party do an independent tax assessment. They do this nationally for all sorts of industries, serious tax advisors. Um, and they evaluated the estimated taxes based upon a two hundred and seventy million dollar capital investment, applied the necessary, um, you know, assessment values based upon, uh, this use, not the current use. And that's-

Speaker 28
Okay, because Pulam right now, well, what I know about Pulam, they have continued to get their ag, that property, devalued, while mining is going up thousands of compounds.

Speaker 1
And that's completely unfair. I wouldn't let that happen. And I'm happy to make that-

Speaker 28
You are, but that is-

Speaker 1
I'm, I'm happy.

Speaker 29
You're mining.

Speaker 1
What I mean by that is that can be a condition in the permit. [coughs]

Speaker 29
Another permit, so that will solve the problem.

Speaker 2
Yeah, we just got one. [laughing]

Speaker 10
What, what is the projected sale? [clapping] [laughing] What, what's your projected annual sales?

Speaker 1
Projected annual sales?

Speaker 10
Yeah.

Speaker 1
Um-

Speaker 10
And, and will these sales be based in Wyandotte County or out of state?

Speaker 1
We are estimating, I would say, fifteen to twenty million annually, [clears throat] gross revenue.

Speaker 10
And where will the revenue be based out of, Wyandotte County or out of state?

Speaker 1
Where will the energy be sold?

Speaker 10
Where will the sales be based out of? Will it be based out here?

Speaker 1
Wyandotte County.

Speaker 10
It'll be, so it'll be fifteen to twenty million, right?

Speaker 1
Correct.

Speaker 10
In Wyandotte County.

Speaker 1
Yes.

Speaker 10
And then you're willing, you're willing... So are you also willing to pay the sales tax that will not be collected when you sell to a data center in the state of Kansas?

Speaker 1
Yes.

Speaker 10
Because if you-- [coughs] Are you going to put that in your contract? Because if you sell, if you sell it to a, the data center in the state of Kansas, they don't pay sales tax. They have a sales tax exemption.

Speaker 1
We don't have a sales tax.

Speaker 10
No, no, you, you, you don't pay it. The user, the purchaser pays the sales-

Speaker 1
Oh, on the energy sales?

Speaker 10
So, correct.

Speaker 1
Yeah.

Speaker 10
So are you willing-- So, and, and what I'm getting with these questions is, you're asking our res- the residents to support your project, but so far, there is no benefit. Let's take the health and safety. We have to assume that the safety and fire is going to be taken care of. But the difference is, you're bringing a two hundred and fifty million dollar project, that you're going to be making money from our community, off of being in our community, and you're claiming to only pay a million dollars a year in property tax. But a simple basis is four point nine million on a two hundred and fifty million dollar project. So that number is already drastically wrong. And also, I don't think you guys are will-- I know you're not willing, you're not going to do it, but to pay the sales tax that's going to be what?

Speaker 1
I don't, I don't disagree with what you're saying. I think we're willing to pay whatever-

Speaker 10
I know.

Speaker 1
The jurisdiction.

Speaker 10
Yes, yes, yes, I understand. [coughs] The problem is, these projects very much don't pay anything. This, your project isn't any different.

Speaker 1
What are you basing this on?

Speaker 10
Because right now in the state of Kansas, when you sell that power to, to a data center, which is where this is going, the reason why you are in our community, is we are not a loss of power here. We don't have a power...

We don't, we don't, we don't have power problems. More importantly, we have excess power. We have, we have DUs that doesn't produce close to what they need to be. So you're-- we don't have windmills in our, in our area, so you're not saving the... You, you're doing that from out of state, and you're reselling out of state. But if you sell it to a data center, there is no sales tax collected.

Speaker 1
We will have sales tax on our revenue.

Speaker 10
Not if you sell to a data center. The state of Kansas has tax exemptions.

Speaker 1
Okay. [coughs]

Speaker 2
... partner with BTU?

Speaker 10
Yeah.

Speaker 2
We get a benefit.

Speaker 1
I would love to.

Speaker 10
The value of the money, why did you bring?-

Speaker 1
What's that?

Speaker 10
I mean, so the first is that the group that can speak for our entire community is somebody from BTU, which is a publicly owned utility.

Speaker 1
Correct.

Speaker 10
The value would have been to bring somebody in here from them, to be met with them.

Speaker 1
Yep.

Speaker 10
Because I don't know who you met with, but I asked, I asked nine people in the last two days, and not one of them met with you. So I don't know who you met.

Speaker 1
We've met with your general manager-

Speaker 10
Who?

Speaker 1
-your CFO, and your chief operating officer.

Speaker 10
What's his name?

Speaker 1
Andrew Ferris.

Speaker 10
Okay.

Speaker 1
Um, we met with Jarvis, your chief operating officer, is that his name?

Speaker 30
Jeremy Ash.

Speaker 1
And then Jeremy Ash, general manager.

Speaker 10
And what, and why, and why would they show up? If it was a benefit to us, then why wouldn't they show up?

Speaker 1
They are not a partner of the project currently.

Speaker 10
They are a partner of us.

Speaker 1
They were invited.

Speaker 10
And they chose not to show.

Speaker 1
Exactly.

Speaker 10
So, so, so you invited, you invited Jeremy Ash to show up. So I can call him tomorrow and say, "Did they, did they invite you to show up tonight?"

Speaker 30
You don't have to, I just texted him. [laughing]

Speaker 10
What is he, what is he going to say? What is he going to say?

Speaker 1
Do you recall who specifically we invited?

Speaker 10
No, you sent it. You're representing this, my friend.

Speaker 30
I have a team.

Speaker 10
Did you invite them?

Speaker 30
And I have a team, and I'm asking my team who we invited. I personally invited Jeremy, Amber Aubry, and Chris.

Speaker 10
What did he say? Down there.

Speaker 30
Yeah. We were with them this morning, in fact, and he said he would try to make it, but like everybody, other schedule. So they're well aware of this project.

Speaker 10
When was, when was this meeting presented?

Speaker 30
Oh, I'd say just about two weeks.

Speaker 10
Can we assume then, if we knew about this weeks ago, inviting somebody like Jeremy Ash as the head of BPU, probably a busy gentleman, inviting him to this meeting from this morning is probably not the way to do it.

Speaker 30
No, I invited him anyway.

Speaker 2
I would like to know on the first meeting when we received it the day of the meeting.

Speaker 17
Yeah, we received it in the mail for the first meeting, and that's why we weren't able to attend it. It came the day of the meeting.

Speaker 2
We didn't know about the first meeting, and we live across the street.

Speaker 10
You think that-

Speaker 2
I'm just saying that as a BPU resident.

Speaker 31
I'd like you to address the noise level. You did talk about acoustic modeling and how it was going to reduce the noise level. My research shows that these plants typically produce about ninety decibels of noise, which is more than double the residential limits of forty-five decibels. How many decibels of noise reduction does your predicted model show?

Speaker 1
You typically see fifty to fifty-five decibels at the fence line.

Speaker 31
Well, that's still going to be loud.

Speaker 1
Um-

Speaker 31
These things have the noise level of topography.

Speaker 32
Here is the noise survey that is done at the site. You'll see that it's not a drive, it oscillates entirely between morning traffic and evening. So nothing compared to ninety decibels. Um, so I offered to put a noise monitor on anybody's house if they want. We have three of them. We can collect data at your house. I am mostly concerned about noise more than anybody else.

Speaker 17
Forty-five.

Speaker 2
Forty-five is the maximum residential limit, so that's three houses.

Speaker 1
You can hear it at all.

Speaker 2
How can we know one period? [crowd murmuring]

Speaker 10
Hey, hold on. She's trying to talk.

Speaker 31

If it's such a big investment, um, why only a twenty-year lifespan? And if after twenty years, why not re, I guess, re-implement it? Because the level of investment, what makes it just in that twenty years?

Speaker 1
Twenty years is typically the performance of these batteries. Batteries degrade over time, so after twenty years, without adding additional batteries, which is called augmentation, the system is not providing the capacity, something like necessary to really justify the investment. They can be reused, salvaged, recycled, or disposed of safely.

Speaker 33
Can I piggyback on her? Um, so than the study of technology, there is a technology that could make the durability be there longer and with better battery pack, because that's the same battery technology, which is-

Speaker 1
Yeah, potentially, it is a technology that is up and coming. Sodium ion is the question. Um, vendors outside the country are already switching to sodium ion because it is proving to be a good use case for a lot of applications. Uh, it has commercial barriers to entry into the market still, cost being one of them. Um, but I think within three years, it could be a potentially viable technology for a project like this.

Speaker 33
Because I think it's-

Speaker 31
You never answered my question. How many decibels of noise reduction does your-

Speaker 1
We will abate it to existing levels at all nearby residences, or we will not be allowed a building permit, and we're happy with that condition.

Speaker 10
Are, are you able to share the, um, results from the canvas biologists and all those reports you got back?

Speaker 1
Absolutely. It is a public document right now. All those are public documents.

Speaker 10
Where can we find those at?

Speaker 1
... Um, you would have to call your county staff to, um, it's all been submitted, but they are public documents. But I'm happy to grab your email-

Speaker 34
Yeah.

Speaker 1
-and send them directly to you.

Speaker 35

Thanks. Um, a few years ago, I talked to Richard Petty, and his organization tried putting in a camp for disabled children, and that was eventually denied because of the environmental impact and of the, uh, rare wildlife. It was taken off the endangered species list in twenty fifteen, and my understanding is that the state does not want to disturb their habitat, which is part of that area over there. Um, so that would it'll be back on the, um, endangered species list. Uh, what is, what is going to be on the environmental impact of the native wildlife?

Speaker 1
Yeah, that's a great question. Environmental impacts, uh, are something we also take very seriously. Um, we have done [coughing] assessments. We've had, uh, licensed biologists in the state of Kansas do on-site, uh, pedestrian surveys to identify any potential species habitat of endangered or critical, um, or listed species. They submitted the findings of those reports, which did not find anything, um-

Speaker 35
There's no wildlife?

Speaker 1
No critical, endangered or listed species are on there, and those reports were submitted to both Kansas Department of Game and US Fish and Wildlife. Uh, we spoke with both those agencies, and they have provided written correspondence back to us stating that there are no potential negative impacts associated with this project.

Speaker 35
That wasn't my understanding, and we'll let it go for now.

Speaker 34
Um, I'm happy to provide it directly to you. Just grab your email and grab it for sure. [coughing] Happy to send those reports to you.

Speaker 35
What was the question? I'm sorry.

Speaker 1
Oh, I'm sorry. Yes, she was asking if I could send reports to her and the correspondence from Fish and Wildlife. So I will happily.

Speaker 34
What you're proposing is proprietary for somebody to just go plant five miles from here and do what you're doing?

Speaker 1
Um, any licensed business, um, can put power onto the system as a private independent [pause] What we're doing is not proprietary. You know, we have trade secrets in how we identify locations like this that are starving for power, affordable power, during peak hours. But what we do in terms of operating facilities, it's a very common business model, um, that goes back all the way to coal and gas plants. Utilities are capital [coughing] just like any other business, and so they can't own every single asset. They end up buying power from independent power producers, like Accelogen, through long-term contracts.

Speaker 35

And do you have a chart or data on that three million consumer analysis? Because I have time to apply it. It's not going to be because they're selling us. But, um, you know, I figured that's where the electricity is going or maybe [coughing] plants. But where, where are you getting that data from?

Speaker 1
Yep. So Kansas City Board of Public Utilities posts their energy fore-forecast, their integrated resource planning. That is a document on their website. Um, and through conversations with them and other, um, load-serving entities like Energy, um, the demand is forecasted to double through this decade.

Speaker 35
We agree.

Speaker 1
I understand.

Speaker 36
Do you have any... [coughing] Because I kinda breezed through that really quickly. Do you have any, uh, literature or documentation to kinda show what the inside looks like on the inside?

Speaker 1
Yes. Yes. The question was, do we have any [coughing] photos or documents that show what the enclosures look like on the inside? Yes.

Speaker 34
My name is David Romm, and, uh, my question is, what is the proposed timeline for this project, uh, everything that was going on?

Speaker 1
The earliest we would commence construction at this point, realistically, is January. It's possible we could start operations in twenty twenty-eight, but likely twenty twenty-nine.

Speaker 35
When does construction start?

Speaker 1
Twenty twenty-eight. I'd say as early as twenty twenty-eight.

Speaker 34
It's gonna take you over a years to get there out there. [laughing]

Speaker 1
Yeah, that's why... That's what makes it why I did bring a piece of coffee. Do you want to put this on? That's one last like [static noise]

Speaker 34
One thing that you said, this whole thing that piqued my interest is improving the road and the BP Metropolitan Avenue. Um, I've lived there. So I guess my question is, you can't really wide that road without the other people seeing it as a BP, as everybody else.

Speaker 1
Exactly.

Speaker 34
So, [coughing] I guess I want to see something that says how you're going to improve the road, what are you going to do to them, and that before you clean it. Is that going to happen before you get a building permit? Is that all talked about or discussed before the building permit is issued, or what's the best stuff?

Speaker 1
That's a great question. So the way that typically works is the condition to improve eighty-eight Street Metropolitan will be put on our permit, our condition use permit, as a requirement to get a building. So that would require proactive involvement with your road department to discuss how that will be done, and that won't be done overnight, to your point.

Speaker 34
Right.

Speaker 1
So if the permit is awarded in the near future, we would start that work-... um, to understand how that's done. There's, my understanding, there's some, uh, erosion problems. The culverts are undersized. All that we would love to see improved.

Speaker 18
I mean, the infrastructure needs we're doing, it's, it's a process.

Speaker 1
Yeah.

Speaker 18
I guess putting new blacktop on the road is not what I would say would be an improvement. You gotta widen, you gotta widen the road, and you're gonna widen all this before you start the project or after?

Speaker 1
We would widen it before. We would put, you know, do the rural, uh, Ricky, with your own department, was thinking a rural profile, you know, maybe a twelve-foot lane on each side with a ditch profile on either side.

Speaker 37
[crowd murmuring]

Speaker 38
The, the view from Metropolitan, I understand, is important to the people that are on that road, but there are views in the surrounding area that are such that they would be able to see this plant, uh, and not just a bunch of trees and, and all the structures you're showing right now. Because, um, the surrounding areas almost look down upon this, right at it, and what are those views going to look like?

Speaker 1
Yeah, so the question is, what it will look like from the homes up, up here?

Speaker 38

Yes.

Speaker 1
Um, my understanding is you wouldn't have a clear line of sight to this location due to tallest, due to the, the size of the trees and the topography.

Speaker 38
Well, I know the next-door neighbor is going to see it pretty easily. And the people on eighty-eight Street, what's it going to look like from four thirty-five? Um, you know, all the things familiar to you in the area. The picture from Port, from Metropolitan, I mean, that's a no-brainer.

Speaker 1
Yeah.

Speaker 38
Yeah.

Speaker 18
I'm Miles. I live in that populace right there across the street from it. So I can shoot the top of that hill clear as day. I can see almost down there clear as day.

Speaker 1
Yep. So we, uh, we had a consultant do the visual modeling based upon the topography and the layout. And this, this location near the entrance was the only location their models were telling me it was visible from, from either four thirty-five or Metropolitan. And then, when we did the modeling-

Speaker 37
[crowd murmuring]

Speaker 1
We have not done modeling from, um, you know, any residents here.

Speaker 38
That's what I mean.

Speaker 1
Due to the visual screening existing, we are not touching any of this. This will all be maintained. We want to maintain an aesthetic buffer all the way around.

Speaker 18
Are you going to own that piece of property that's to the east of where you're going to build?

Speaker 1
We do not have this property under control.

Speaker 18
Who owns that?

Speaker 1

That is a company that has it under the name Olim Moldings, LLC.

Speaker 18
That's the four seven across from my street.

Speaker 1
That's the company we would have to get.

Speaker 2
How tall is the building that you're going to be in, I guess?

Speaker 1
Yeah, the enclosures are typically seven to eight feet tall.

Speaker 2
And how wide are you talking?

Speaker 1
Yeah.

Speaker 2
I mean, you have that big box there, but how much?

Speaker 1
Yep. Uh, think, think of a thirty to forty-foot shipping container visually. That's what the enclosure size is.

Speaker 39
Can you go back to the picture of the entrance?

Speaker 37
[crowd murmuring]

Speaker 39
Okay, so you show the gate there, and then you show the road. So you're going to put the road where the gate is?

Speaker 1
Yes. That's the proposal in the current layout.

Speaker 39
And that is not within the green area, correct? It's not.

Speaker 1
It is not in the green area, yes. It is right here.

Speaker 39
Because the power, that is the power relay station, right?

Speaker 1

Yes, this is the power station, yeah.

Speaker 39
So the entrance is way down by your house.

Speaker 2
Right. Right.

Speaker 39
Because-

Speaker 2
It's right across the street from, uh, Elias's house.

Speaker 39
Yeah.

Speaker 2
Where it is now. [coughing] Between your house and Elias's house. Um, so you're using eighty-eight Street to, to bring all that stuff in, or are you using-

Speaker 1
We would exit off four thirty-five at the top and then improve eighty-eight and Metropolitan back to consistent.

Speaker 39
And that's before or after?

Speaker 1
Yes. Yes, it would be-

Speaker 18
No damn way you're going to get them trucks up that road.

Speaker 37
[crowd murmuring]

Speaker 18
So you're going to take part of my...

Speaker 37
[crowd murmuring]

Speaker 18
You're going to infringe on my easement to make a different road or something. I don't want that.

Speaker 2
Correct. Yes. You're going to take my venue out.

Speaker 18

Do you realize our gas line is a foot off the road? You going to move that shit, too?

Speaker 1
We would have to move all the stuff to meet the twelve-foot road width.

Speaker 18
Yeah, they gotta move-

Speaker 39
So in addition to everything else that's not been passed, you want to take part of our house, you want to make it so we cannot get in and out for a period of time because you're doing something with the road, and then you want to make it so nobody has utility access on their own stuff? No. Or water.

Speaker 1
So I think what we're going to do, we're not getting the twelve-foot lane-...suggestion was an initial suggestion that is not by any stretch an approved, uh, [coughing] cross-section of that road.

Speaker 35
But that's what you told us you wanted to do.

Speaker 1
This was a suggestion from the road department, that they're not-

Speaker 2
What was the cost on that?

Speaker 1
So it'd be about a mile of road improvement.

Speaker 2
A mile? [coughing] Um, what's the projected-

Speaker 1
Uh, you know, I would say per foot of road improvement, it'd be, you know, fifty bucks a foot, fifty to a hundred bucks a foot.

Speaker 2
No way. [laughing]

Speaker 35
Right. But, but you can't-

Speaker 2
Very fair boy.

Speaker 35
You can't, you can't [coughing] make the road wider on the other side of the street, unless you go through every single one of those high power poles.

Speaker 2
Because it's only gonna get down.

Speaker 41
But your information is ever-changing. First, there's gonna be a real, you know, nice big, wide road, [coughing] so we're gonna have to take our property. There's going to be this type of battery, but in three years, it could be a different type of battery. You see what I'm saying? You've got nothing set in stone, except you want to come in and put this right in the middle of our neighborhood.

Speaker 1
Subject to all the conditions and requirements that you put on us.

Speaker 41
Okay, I wish that...

Speaker 35
I want a requirement that my house value not go down, but you're not gonna give me that.

Speaker 41
Where else did you look to put that in?

Speaker 1
Locations?

Speaker 41
Yeah.

Speaker 1
We looked all in a twelve-state area.

Speaker 41
Okay, and why not here? Where else would you think about putting it?

Speaker 1
This was the location that had the highest price volatility, we call it, meaning the most suggestive-

Speaker 35
Volatility is?

Speaker 1
That particular substation. And with, with that technical aspect of it, it also offered a site [coughing] that was already cleared, and a site that had access from the interstate.

Speaker 35
So basically-

Speaker 1

It also had existing network screening surrounding it. [sighing] So we saw it as an area that was infrastructure-ready for a project.

Speaker 25
So you didn't look into Fairfax?

Speaker 1
We evaluated all the twelve states in the Southwest Power Pool and looked at over a hundred and fifty substation locations at the one hundred and fifty KV level, which this is at, and this particular substation was in the top five percent of the most price volatile locations. I shared that information today with your local energy provider, and they were not surprised.

Speaker 35
We suggest you put it someplace that's not near people's houses.

Speaker 41
Correct. In an industrial area.

Speaker 25
Take Fairfax.

Speaker 41
Fairfax.

Speaker 35
Milton. Someplace, we don't want it in that area.

Speaker 41
No.

Speaker 35
Not at all. I mean, is there anybody here that wants this? Anybody? Raise your hand if you want it here. Okay, what's that telling you? We don't want it. Not at all.

Speaker 41
He doesn't care.

Speaker 35
He doesn't. He wants to make millions of dollars, and he's willing to sacrifice every single person in here to any extent to make it, because he-- all he cares about is making his millions of dollars, and he's willing to sacrifice our homes, he's willing to sacrifice our values, he's willing to make sure that you can't get in and out of your home. [coughing]

Speaker 1
That's not true.

Speaker 35
Because he doesn't, because, because of the road.

Speaker 1
So-

Speaker 35
Which if you want to do, just take them out, we don't care. So you're gonna be on my side, [coughing] taking more of my property.

Speaker 1
So the solution might then be to not have the road widened, but have it improved, but not have it widened, and then just use traffic control during the short construction period to manage up and down eighty-eight.

Speaker 35
Oh, so once, you know, if you're lets people get to and from and an hour of that.

Speaker 1
Just during a construction period.

Speaker 35
No, it doesn't matter. So just during construction period, if I decide I want to go to the grocery store, I can't. If I need to go to work or come home from work, I can't. If I decide I want to go to the movie lot and have a freaking beer at five o'clock in the afternoon, I can't, because you don't want me to.

Speaker 1
You know what? That's not right.

Speaker 35
Yes, it is. It is.

Speaker 40
How many of these have been put in [coughing] residential areas? How many of these have been put in residential areas that have kept homeowners' property taxes neutral or low? You know.

Speaker 35
And what has it done to the property values?

Speaker 1
The property values. That I-

Speaker 35
And the marketability of that. [coughing]

Speaker 1
Half of your taxing authority. That would be a question of value.

Speaker 35
What about marketability?

Speaker 1

Marketability and value to homeowners, there's been an impact. So what we would see is a pretty quiet neighbor that is not increasing noise, creating odors, or increasing-

Speaker 35
From what you don't understand, from the second floor of our house, you can hear it. [coughing]

Speaker 40
And you just said-

Speaker 35
Absolutely

Speaker 40
... it go up to ninety decibels.

Speaker 1
No, I didn't.

Speaker 40
We researched that it could go up to ninety decibels possible.

Speaker 1
No, we don't see that with the technology we're using.

Speaker 35
Okay, but see here, here's the bottom line.

Speaker 25
Do you want to live next to it? Would you want to live next to one?

Speaker 35
He's gonna say he would.

Speaker 25
Yeah. I'm being, I'm being so serious because we're talking about people's homes. [coughing] Some of us have lived here... My daughter's the fifth generation to live in my home. These are lifelong families that have lived in this area, and you're talking about their home. So that's why I ask respectfully, would you want to live next to this?

Speaker 1
I would see it as a quiet neighbor that would prohibit other development, yes.

Speaker 35
Because he's making a few million dollars off of selling that to you.

Speaker 41
No, and here's the long and the short of that, [coughing] no disrespect whatsoever. So we're having this meeting tonight, which is like a meeting before it goes to the bank, correct? Because we're supposed to have all the information, right?

Speaker 25
Yeah, on that note, that's something-

Speaker 1
... to make, um, the project. We want to partner with you, there's-

Speaker 15
We don't want to partner with you, we want you to go elsewhere.

Speaker 42
But you don't have any facilities completed.

Speaker 1
To do.

Speaker 42
But this company-

Speaker 1
Correct.

Speaker 42
-can verify. You don't?

Speaker 1
What's different between doing this under the banner of-

Speaker 42
Well-

Speaker 1
-the banner?

Speaker 42
Because you work for a facility, and not the other company.

Speaker 1
Experience.

Speaker 42
I know, well, I know what this other company is, and I don't care.

Speaker 1
So we want to-- I don't have answers on the technology, [coughing] or the exact road spec. And I don't have the spec on what your baseline noise levels are at your existing residences. But I'm happy to be subject to making sure [coughing] that I have a road spec that we build, that you're all happy with in your county.

Speaker 15
We're not happy with it yet.

Speaker 1
Prior to getting a building permit.

Speaker 15
You're not listening. We don't want it.
Speaker 1
And I'm also happy to have a condition to use the technology [coughing] that is proven to be the safest in the industry.

Speaker 42
But you wouldn't-

Speaker 1
Heavy metals. [coughing]

Speaker 42
You have the voting to approve it, correct?

Speaker 1
But he's voting to approve it based on these conditions, so I cannot improve without showing you one.

Speaker 43
And I'm pretty sure if they deny them, they can come back in thirty days with permission, just like the data center.

Speaker 1
Correct.

Speaker 43
So it'd be an ongoing thing where everybody's having to call and email nonstop until they give up, or we give up.

Speaker 1
I still-

Speaker 43
That's basically, that's basically what I-- my understanding is. [coughing]

Speaker 44
I still say from my original question, and the third one that's here, what, how does this benefit any of us? I, I live by it. How does it benefit anyone who lives by there? You told us random, generic things-

Speaker 1
Mm-hmm.

Speaker 44
-but nothing... You said benefits from living by this battery. [coughing] I mean, there's no benefit to it.

Speaker 42
None whatsoever.

Speaker 44
Yeah, you don't-

Speaker 42
Nothing.

Speaker 44
You don't-

Speaker 42
Intelligent.

Speaker 44
You, you don't pay sales tax if it goes to a, uh, a data center. Uh, you know, will I ever see any of the nine million dollars of tax [coughing] that you're going to pay or nineteen go to us? No, I won't. Uh, there's no benefit to any of us for this going in. No, no benefit whatsoever.

Speaker 1
The land is good now. We can't make it better. The landowner has the right to do with their land. [crosstalk]

Speaker 44
That's what I want to hear, is what, what, how does this benefit? Where do they do know the wider replication of properties? I want to see something I don't see from you. [crosstalk]

Speaker 1
The county, I think, has an interest to do that.

Speaker 45
Okay. [crosstalk]

Speaker 1
All right. Well, thank you. I think this is like a wrap. I appreciate everyone's questions and attendance. [crosstalk]

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now MICHAEL G TAYLOR, of lawful age, sound mind and upon his/her oath states as follows: (ON behalf of Accelergen Energy

1. That I am the petitioner for Petition # SP 2025-094.
2. That I conducted a neighborhood meeting on JANUARY 13, 2026
3. The notice to nearby property owners was sent on December 30, 2025
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Michael G Tay
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20th day of January, 2026.

My commission expires 8th of December, 2027.

KASANDRA WRIGHT
Notary Public, State of Kansas
My Appointment Expires
12-8-2027

Kasandra Wright
Notary Public



Westwood

Phone (913) 851-4482 | 12980 Foster St., Suite 120
Fax (913) 851-8307 | Overland Park, KS 66213
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

accelergen
ENERGY
3736 Bee Caves Road, Suite 1
Austin, TX 78746

#	DATE	COMMENT

LEGEND:

- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (MTR CLS 172)
- SIGN
- CULVERT
- HYDRANT
- GATE VALVE
- FARM HYDRANT
- STREET LIGHT
- POWER POLE
- TELEPHONE BOX
- NATURAL GAS METER
- POWER OVERHEAD
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- FENCELINE
- FENCE CORNER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- VEGETATION LINE
- WATER CENTERLINE
- MISCELLANEOUS PEDESTAL
- BUILDING LINE

EAST SIDE BESS
Wyandotte County, Kansas

EXHIBIT SHEET

ALTA/NSPS
LAND TITLE SURVEY

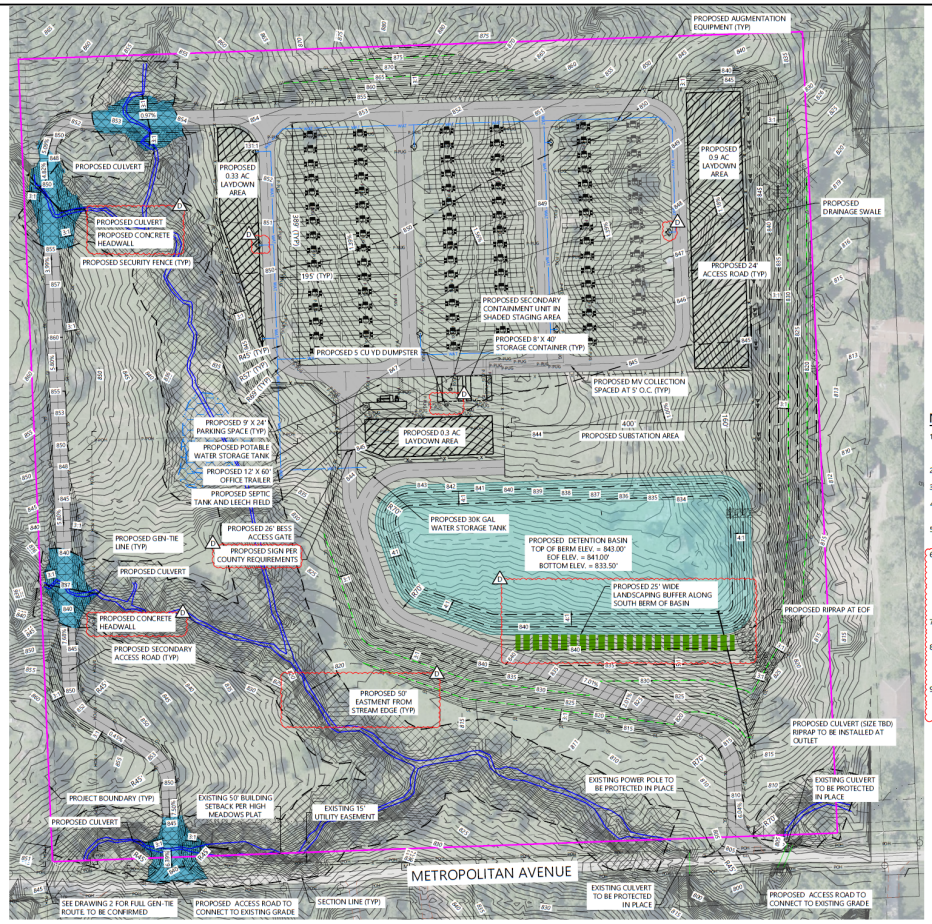
PROJECT NUMBER: 0051002.00

DATE: 08/08/2025

SHEET: 2 of 2



2 OVERALL GEN-TIE ROUTE
1" = 80'



1 OVERALL SITE AND GRADING PLAN
1" = 80'

LEGEND:

- PROJECT BOUNDARY
- PARCEL LINES
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- SETBACK LINES
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. FENCE
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. STREAM CHANNEL
- EX. WETLAND
- PROPOSED STREAM & WETLAND OPEN SPACE EASEMENT
- PROPOSED 24' ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED DRAINAGE BASIN
- PROPOSED LAYDOWN YARD
- PROPOSED UNDERGROUND MV COLLECTION
- PROPOSED GEN-TIE LINE
- PROPOSED POWER POLE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED GRADING LIMITS
- PROPOSED SLOPE PROTECTION TERRACE
- PROPOSED RIPRAP
- PROPOSED CULVERT
- PROPOSED CONCRETE HEADWALL
- PROPOSED 0.73 AC DISTURBANCE WITHIN STREAM & WETLAND EASEMENT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT

NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. ITEMS TO BE DETERMINED DURING DETAILED ENGINEERING (INCLUDING BUT NOT LIMITED TO): PARKING AREAS, O&M, SIGNAGE, GRADING, FIRE WATER CONTROLS, EROSION CONTROL MEASURES, AND STAGING AREA.
2. PLAN AND CONSTRAINTS ARE BASED ON REQUESTED SETBACKS GENERATED FROM WETLAND, FEMA, AND SURVEY DATA PROVIDED BY ACCELERGEN.
3. FURTHER SITE DESIGN DETAILS ARE SUBJECT TO COUNTY OF WYANDOTTE AND KANSAS STATE REQUIREMENTS
4. PROPOSED BATTERIES, PCS, AND SUBSTATION EQUIPMENT SHOWN ARE FOR REFERENCE ONLY. CONFIRM WITH MANUFACTURER SPECIFICATIONS AND SUBSTATION EOR.
5. QUANTITIES ARE PRELIMINARY AND FOR ESTIMATING ONLY. QUANTITIES PROVIDED ARE SUBJECT TO CHANGE BASED ON REVISED LAYOUT, UPDATED CONSTRAINTS, AND FINALIZED DESIGN.
6. 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. IF ANY OF THE GENERAL 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.
7. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. THE DRIVEWAY ENTRANCES WITHIN RIGHT OF WAY SHALL CONFORM TO THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS. SEE UG DETAILS 1.E, UG 4100-G. IF A WIDER DRIVE ENTRANCE IS REQUIRED, PLEASE SUBMIT A WAIVER REQUEST AND INDICATE REASONS FOR THE WIDER DRIVE ENTRANCE.
9. PERMITS TO BE OBTAINED PRIOR TO STARTING CONSTRUCTION INCLUDE BUT ARE NOT LIMITED TO UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, PUBLIC WORKS DEPARTMENT, RIGHT-OF-WAY, HAULING, LAND DISTURBANCE, EROSION CONTROL, ETC..

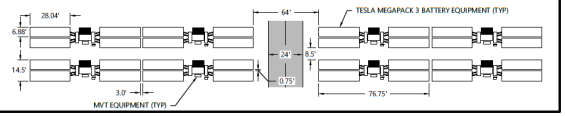
EARTHWORK QUANTITIES

LAND DISTURBANCE AREA	21.73 945,900	ACRES SF
IMPERVIOUS AREA (NET)	539,100	SF
RAW CUT	172,500	CY
RAW FILL	144,500	CY
RAW NET	28,000 (CUT)	CY

NOTE: NET IMPERVIOUS AREA CALCULATED ASSUMING ALL EXISTING GROUND IS PERVIOUS UNLESS THERE ARE EXISTING STRUCTURES OR IMPERVIOUS SURFACES WITHIN THE PROVIDED SURVEY. ALL PROPOSED GRAVEL SURFACING COUNTED AS IMPERVIOUS.

East Side BESS BESS Project Preliminary Layout:		300 MW X 4 h	
	Nominal Power Required at POI	300.0	MW
	Nominal Energy Capacity Required at POI	1200.0	MWh
Block Count (initial + augmentation) - 1 MVT/MVS per block		80 + 16	
Medium Voltage Transformer or Skid	MVT or MVS Manufacturer and Model	TBD 4.6MVA MVT	
	Transformer Rated Power (standard conditions)	4.600	MVA
	Transformer Rated Power (site conditions)	4.600	MVA
	Assumed Real Power delivered to POI at BoL	3.750	MW
BATTERY CONTAINER INCLUDES BATTERY MODULES, BMS, & LV PCS	Battery Manufacturer and Model	Tesla Megapack 3	
	Nameplate Initial Capacity at AC Bus	4.608	MWh
	LV PCS Rating at LV AC Terminals (Total per Bat.)	1.152	MW
	Battery Container Count per Block	4	
	Initial Count at Beginning of Life (BoL)	320	
	Augmentation Count	64	
	Full Buildout Count at End of Life (EoL)	384	
	Initial Nameplate Capacity Provided at AC Bus	1474.6	MWh
	Augmentation Nameplate Capacity Provided at AC Bus	294.9	MWh
	Total EoL Nameplate Capacity at AC Bus	1769.5	MWh

TYPICAL EQUIPMENT LAYOUT: (NOT TO SCALE)



Westwood
Phone (720) 531-8350
Toll Free (888) 937-5150
10170 Church Ranch Way, Suite #201
Westminster, CO 80021
westwoodps.com
Westwood Professional Services, Inc.

PREPARED FOR:
accelergen ENERGY
3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	08/15/2025	ISSUED FOR 10% REVIEW	MB	DW	MW
B	09/19/2025	ISSUED FOR 10% REVIEW	MB	DW	MW
C	11/26/2025	ISSUED FOR 10% REVIEW	MB	DW	MW
D	01/19/2026	ISSUED FOR 10% REVIEW	MB	DW	MW

0' 80' 160' 240'

East Side Energy Storage Project

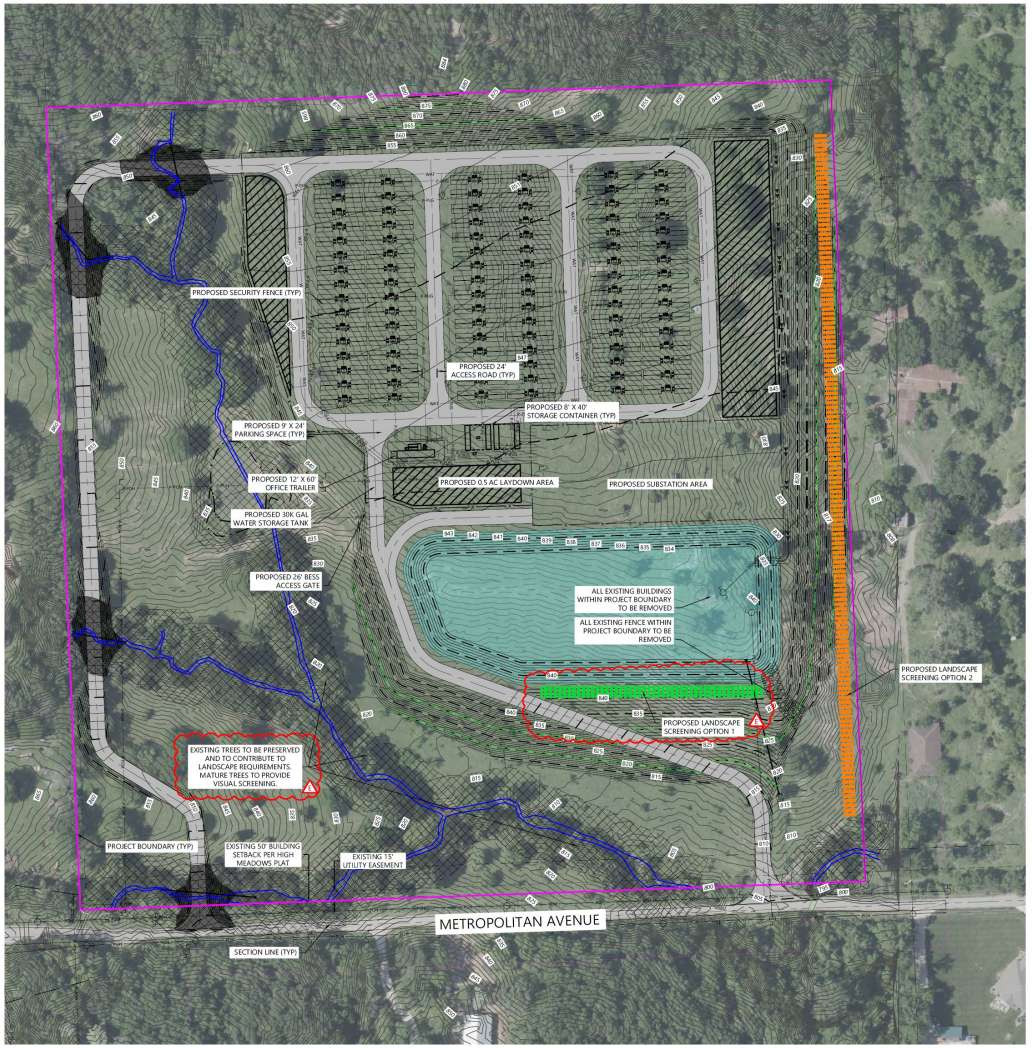
Wyandotte County, Kansas

Conceptual Site & Grading Plan

NOT FOR CONSTRUCTION

DATE: 01/19/2026

SHEET: C100 REV: D



LEGEND:

- PROJECT BOUNDARY
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- SETBACK LINES
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. FENCE
- EX. BUILDING
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. STREAM CHANNEL
- EX. WETLAND
- EX. STREAM AND WETLAND SETBACK AREA
- PROPOSED 24' ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED DRAINAGE BASIN
- PROPOSED LAYDOWN YARD
- UNDERGROUND COLLECTION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED SLOPE PROTECTION TERRACE
- PROPOSED RIPRAP
- PROPOSED CULVERT
- PROPOSED LANDSCAPE SCREENING OPTION 1
- PROPOSED LANDSCAPE SCREENING OPTION 2

NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. ITEMS TO BE DETERMINED DURING DETAILED ENGINEERING (INCLUDING BUT NOT LIMITED TO): PARKING AREAS, O&M, SIGNAGE, GRADING, FIRE WATER CONTROLS, EROSION CONTROL MEASURES, AND STAGING AREA.
2. PLAN AND CONSTRAINTS ARE BASED ON REQUESTED SETBACKS GENERATED FROM WETLAND, FEMA, AND SURVEY DATA PROVIDED BY ACCELERGEN.
3. FURTHER SITE DESIGN DETAILS ARE SUBJECT TO COUNTY OF WYANDOTTE AND KANSAS STATE REQUIREMENTS
4. PROPOSED BATTERIES, PCS, AND SUBSTATION EQUIPMENT SHOWN ARE FOR REFERENCE ONLY. CONFIRM WITH MANUFACTURER SPECIFICATIONS AND SUBSTATION EQR.
5. A TEMPORARY IN-GROUND DRIP IRRIGATION SYSTEM TO BE DESIGNED WITH FINAL CONSTRUCTION PLANS TO IRRIGATE THE TREES UNITL ESTABLISHED. THE INSTALLED IRRIGATION SYSTEM WILL LOOK TO UTILIZE A WATER REUSE PUMP FROM THE BASIN ON SITE AND HAVE A BACK-UP DOMESTIC LINE FROM THE WATER STORAGE TANK ON SITE.

Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

accelergen ENERGY

3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	08/29/2025	ISSUED FOR 10% REVIEW	RER	EAC	NTM
B	09/12/2025	CLIENT COMMENTS	RER	EAC	NTM
C	09/18/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
D	11/26/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
E	01/19/2026	COUNTY COMMENTS	EAC	EAC	NTM

0 80' 160' 240'

East Side Energy Storage Project

Wyandotte County, Kansas

Overall Landscape Plan

NOT FOR CONSTRUCTION

DATE: 01/19/2026

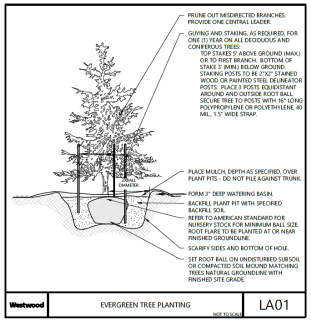
SHEET: L101 REV: E

SP2025-094 and PR2025-039

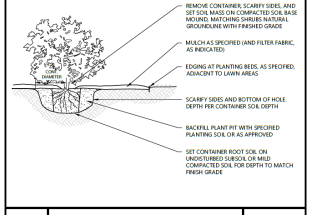
February 9, 2026

101

PLANTING DETAILS



Westwood	EVERGREEN TREE PLANTING	LA01



Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LA03

WYANDOTTE COUNTY - LANDSCAPE SCREENING REQUIREMENTS

DIVISION 10. - LANDSCAPING AND SCREENING

SEC. 27-700 - DISTRICT REQUIREMENTS

(B) THE GENERAL LANDSCAPING AND SCREENING REQUIREMENTS FOR THE OTHER DISTRICTS ARE LISTED IN EACH PARTICULAR DISTRICT, IN ADDITION:

(3) DISTRICTS M-1, M-2, AND M-3. A BUFFER AREA SHALL BE PROVIDED ALONG SIDE AND REAR PROPERTY LINES COMMON TO OR ACROSS AN ALLEY FROM RESIDENTIALLY ZONED PROPERTY AND SHALL CONSIST OF AN AREA 15 FEET IN WIDTH IMPROVED WITH A SIX-FOOT ARCHITECTURAL SCREEN ADJACENT TO THE PROPERTY LINE AND ONE ROW OF SHADE TREES SPACED NOT MORE THAN 40 FEET ON CENTER AND ONE ROW OF LARGE SHRUBS SPACED NOT MORE THAN EIGHT FEET ON CENTER.

SEC. 27-702 - PLANTING REQUIREMENTS

(1) TREES.

A. SHADE TREES. TWO-INCH CALIPER AS MEASURED 12 INCHES ABOVE GROUND.

B. ORNAMENTAL DECIDUOUS TREES. SIX TO EIGHT FEET IN HEIGHT.

C. EVERGREEN TREES. FIVE TO SIX FEET IN HEIGHT.

TREES DOWN TO 75 PERCENT OF THE MINIMUM PLANTING SIZES MAY BE PERMITTED IF A PROPORTIONATELY GREATER NUMBER OF TREES ARE PLANTED.

(5) LANDSCAPE SCREENING. PLANT MATERIAL USED FOR SCREENING SHALL PROVIDE COVERAGE OF AT LEAST 50 PERCENT OF THE REQUIRED SCREENING AREA IN THE FIRST GROWING SEASON. TOTAL COVERAGE MUST BE ACCOMPLISHED BY THE THIRD GROWING SEASON. DECIDUOUS PLANT MATERIAL USED FOR SCREENING PURPOSES SHALL HAVE A TWIG OR BRANCH STRUCTURE DENSE ENOUGH TO PROVIDE A SOLID WINTER SCREEN.

VEGETATIVE SCREENING SELECTION & INTENT

THE PROPOSED PLANS INCLUDE INSTALLING VEGETATIVE LANDSCAPE BUFFERS WHICH UTILIZE, TO THE EXTENT COMMERCIALLY PRACTICABLE, NATIVE TREES AND SHRUBS THAT GROW WELL IN THIS CLIMATE AT STRATEGIC LOCATIONS ACROSS THE PROJECT SITE TO LIMIT DIRECT VIEWS OF THE ARRAY. ONE BENEFIT TO USING NATIVE PLANTS IS THAT THEY ARE ACCLIMATED TO THE PARTICULAR CLIMATE AND ENVIRONMENTAL CONDITIONS, THUS ALLOWING FOR A QUICKER ESTABLISHMENT AND INCREASED SURVIVAL RATES. THE PROPOSED VEGETATIVE LANDSCAPE BUFFERS ARE COMPOSED OF EVERGREEN TREES THAT CAN PROVIDE LUSH GREEN YEAR ROUND SCREENING AND DECIDUOUS SHRUBS THAT CAN HELP PROVIDE ADDITIONAL SCREENING AND BE VISUALLY APPEALING ACROSS MULTIPLE SEASONS. SOME OF THE CHARACTERISTICS THAT THESE NATIVE SHRUBS HAVE BEEN SELECTED FOR INCLUDE FOLIAGE AND STEM COLOR, FLOWERS AND FRUIT PRODUCTION. THE SHRUBS PROPOSED TO BE PLANTED IN SMALL MASSES SO THAT AT ANY ONE TIME IN THE YEAR ONE SPECIES MIGHT DISPLAY SOME OF THESE AESTHETIC CHARACTERISTICS. BEYOND THE AESTHETIC VALUE, THE PROPOSED PLANTS CAN PROVIDE ADDITIONAL WILDLIFE BENEFITS THAT INCLUDE A SOURCE FOR POLLINATORS, SHELTER, FORAGE AND WINTER HABITAT. AS THE PLANTS MATURE THEY WILL GROW CLOSER TOGETHER CREATING A TYPE OF NATURAL HEDGE.

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT KANSAS DIG SAFE SYSTEM (811) or (316-687-2102) TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, KANSAS-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER KALNA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY, TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. REMOVE POT ON POTTED PLANTS, SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER FOR THE NEED OF ANY SOIL AMENDMENTS.
14. BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
15. PROVIDE MULCH FOR ALL TREE AND SHRUB PLANTINGS PER DETAIL. MULCH TO BE SHREDDED HARDWOOD AND FREE OF DELETERIOUS MATERIAL. MULCH 3' DIAMETER RING AROUND ALL TREES AND SHRUBS TO A DEPTH OF 4". KEEP MULCH OFF TRUNK.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PRELIMINARY SCREENING PLANT MATERIAL



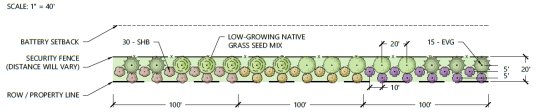
PRELIMINARY SCREENING PLANT SPECIES LIST

COMMON / BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES		
WHITE FIR / ABIES CONCOLOR	6' HT.	H 40'-65' W 15'-25'
EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT.	H 25'-40' W 20'-25'
BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT.	H 40'-65' W 15'-25'
COLORADO SPRUCE / PICEA PUNGENS	6' HT.	H 25'-40' W 20'-25'
SHRUBS		
NINEBARK / PHYSOCARPUS OPULIFOLIUS	#5 CONT.	H 6-10' W 3-6'
FRAGRANT SUMAC / RHUS AROMATICA	#5 CONT.	H 3-6' W 6-10'
PRAIRIE WILLOW / SALIX HUMILIS	#5 CONT.	H 10-15' W 6-10'
AMERICAN ELDERBERRY / SAMBUCUS CANADENSIS	#5 CONT.	H 10-15' W 10-15'
ARROWWOOD VIBURNUM / VIBURNUM DENTATUM 'ARROWWOOD'	#5 CONT.	H 6-10' W 6-10'

NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
2. B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED.
3. H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.
4. #5 CONT. TO MEET MINIMUM SIZE REQUIREMENT OF 24"H OR 30"W FOR DECIDUOUS SHRUBS UPON INSTALLATION. IF PLANT SIZE UNAVAILABLE AT #5 CONT. UPSIZE CONTAINER UNTIL MINIMUM PLANT SIZE REQUIREMENT IS MET.
5. PLANT SPECIES SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF PLANTING

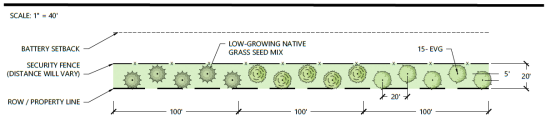
PROPOSED LANDSCAPE SCREENING OPTION 1 - ONE ROW OF EVERGREEN TREES & ONE OFFSET ROW OF SHRUBS

SCALE: 1" = 40'



PROPOSED LANDSCAPE SCREENING OPTION 2- ONE OFFSET ROW OF EVERGREEN TREES

SCALE: 1" = 40'



Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

accelergen ENERGY

3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

REVISIONS

#	DATE	COMMENT	BY	CHK	APR
A	08/29/2025	ISSUED FOR 10% REVIEW	RER	EAC	NTM
B	09/12/2025	CLIENT COMMENTS	RER	EAC	NTM
C	09/18/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
D	11/26/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
E	01/19/2026	COUNTY COMMENTS	EAC	EAC	NTM

East Side Energy Storage Project

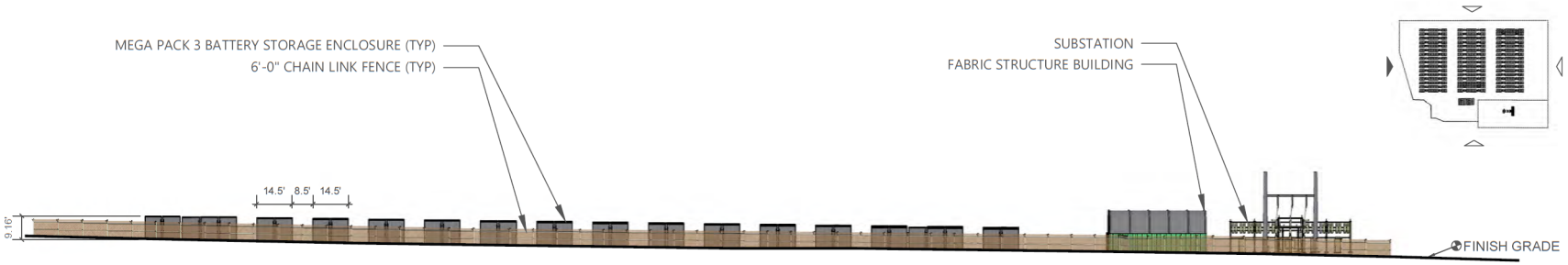
Wyandotte County, Kansas

Landscape Notes & Details

NOT FOR CONSTRUCTION

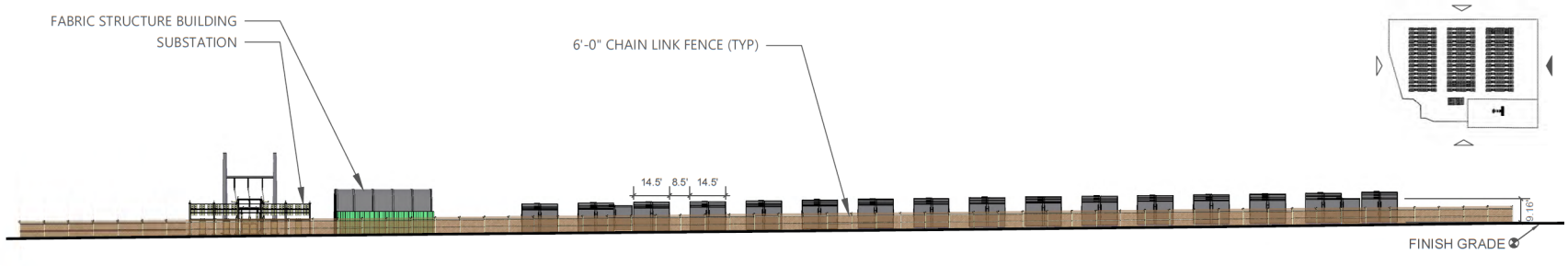
DATE: 01/19/2026

SHEET: L100 REV: E



1 ELEVATION: WEST VIEW

SCALE: 1"=40'



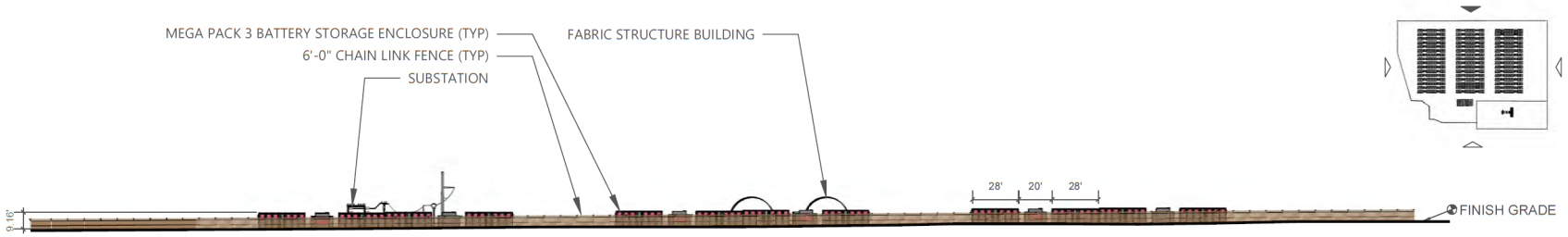
2 ELEVATION: EAST VIEW

SCALE: 1"=40'

EAST SIDE ENERGY STORAGE

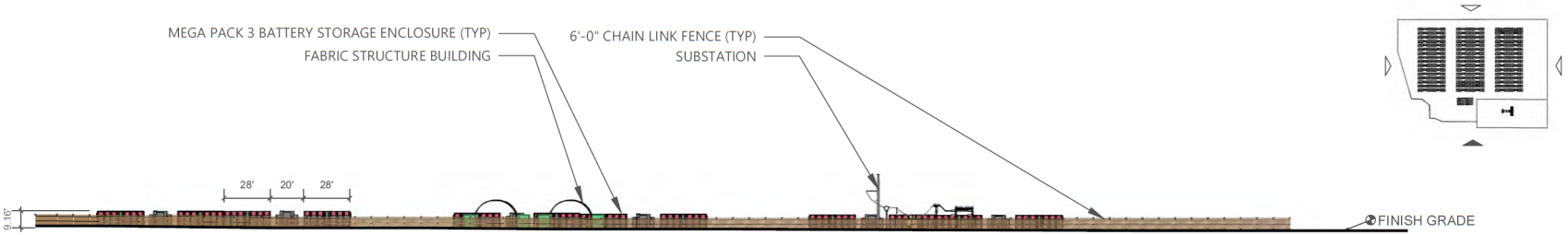
BATTERY ENERGY STORAGE SYSTEM (BESS)

SEPTEMBER 2025 accelergen ENERGY SWCA



3 ELEVATION: NORTH VIEW

SCALE: 1"=60'



4 ELEVATION: SOUTH VIEW

SCALE: 1"=60'

EAST SIDE ENERGY STORAGE

BATTERY ENERGY STORAGE SYSTEM (BESS)

SEPTEMBER 2025

Sun and Weather

Partly Cloudy

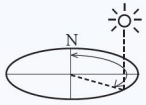
Date: 9-9-2025

Photo Time: 12:42 pm

Visibility: Good — Poor

Air Quality: Good

Sun Azimuth (degrees): 166.15



Sun Angle (degrees): 55.35

Lighting Angle on Project: Side

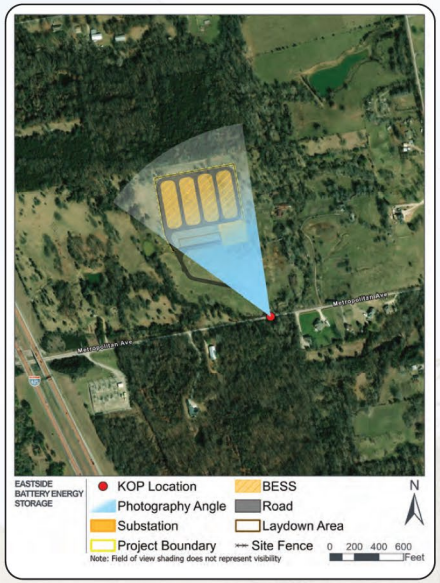
Wind: 9 mph

Cloud Cover: 40 %

Temperature (°F): 80° F

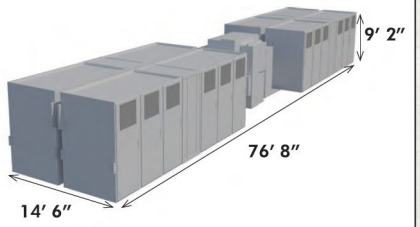
Simulation was prepared using information provided by client, "2025-9-22 East Side BESS-CAD" dated September 22, 2025. Locations, colors, and heights may vary based on final engineering and design.

East Side Energy Storage



KOP Location and Visible Elements

BESS Unit



Structure Diagram



KOP 1 - Metropolitan Ave

Base Photographic Documentation

Latitude, Longitude (degrees):
39.07277, -94.788929

Viewpoint Elevation (feet):
800

Camera Height (meters):
1.8

Camera Heading (degrees):
340

Camera Make & Model:
Canon EOS 5D Mark IV

Camera Sensor Size (mm):
36 x 24 Full Frame

Lens Make & Model:
AF-P Nikkor

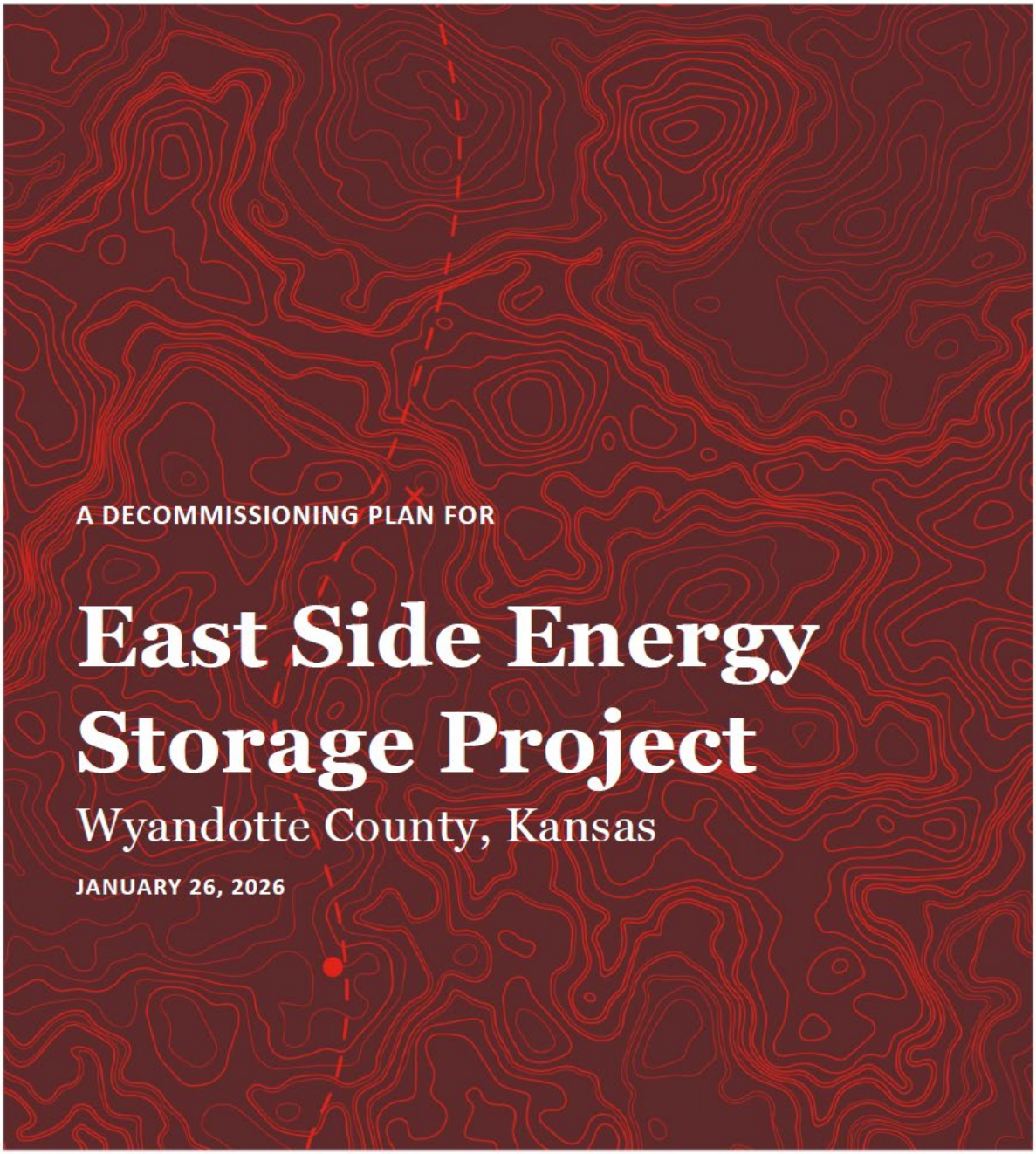
Lens Focal Length (mm):
50

Image Size (pixels):
6720 x 4480

Approximate Distance to Nearest Project Component:
700 feet

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA® ENVIRONMENTAL CONSULTANTS



A DECOMMISSIONING PLAN FOR

East Side Energy Storage Project

Wyandotte County, Kansas

JANUARY 26, 2026

PREPARED FOR:

East Side Storage LLC

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

East Side Energy Storage Project

Wyandotte County, Kansas

Prepared for:

East Side Storage LLC
3736 Bee Cave Road, Suite 1 #124
Austin, Texas 78746

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 0051002.00

Date: January 26, 2026

Multi-Disciplined Surveying & Engineering
westwoodps.com

Table of Contents

1.0 Introduction / Project Description 1
2.0 Proposed Future Land Use 1
3.0 Decommissioning Activities 1
3.1 Decommissioning of Project Components 2
3.1.1 Steel Foundation Posts 2
3.1.2 Underground Cables and Lines 2
3.1.3 Generation Tie Line System 2
3.1.4 Transformers and Ancillary Equipment 2
3.1.5 Equipment Foundations and Ancillary Foundations 2
3.1.6 Fence 2
3.1.7 Access Roads 3
3.1.8 Substation 3
3.1.9 Battery Energy Storage Systems (BESS) 3
3.2 Reclamation 4
4.0 Best Management Practices (BMPs) 5
4.1 Construction Stormwater Practices 5
4.1.1 Erosion Control 5
4.1.2 Sediment Control 5
4.1.3 Controlling Stormwater Flowing onto and Through the Project 5
4.2 Permitting 6
4.3 Health and Safety Standards 6
5.0 Timeline 6
6.0 Decommissioning Costs 6

Attachments

Attachment A: Decommissioning Cost Estimate

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the East Side Energy Storage Project. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the battery energy storage system ("BESS") to its predevelopment condition to the extent feasible.

The East Side Energy Storage Project ("Project") is a battery energy storage system (BESS) proposed by East Side Storage LLC ("Applicant") in Wyandotte County, Kansas. The Project will have a capacity of 300-megawatt (MW)/1,200-megawatt hours (MWh) with a storage duration of four (4) hours. Upon completion, the Project will comprise of battery storage containers, medium voltage power stations containing transformers, underground collection lines, a generation tie (gen-tie) line, a substation, access roads, and fencing. The Project will be built within a general Project Area of approximately eleven (11) acres.

The useful life a BESS is generally considered to be 20 years. At that time, the Project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Project has surpassed the useful lifespan of the batteries and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Project, the land use of the Project Area was primarily a mix of shrubland and grassland. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. Access roads and other areas compacted by equipment may be de-compacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and revegetation to match preconstruction conditions.

Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the Project will include removing the battery containers, transformer power stations, underground cables and lines, the gen-tie line, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, security fencing, and drainage structures. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the battery energy storage improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Project infrastructure, such as the access roads, and fencing, may be removed at the discretion of the landowner(s).

All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated. The project will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Steel Foundation Posts

Structural foundation steel posts will be pulled out to full depth, removed, processed to appropriate size, and shipped to a recycling facility. The posts can be removed using back hoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for native vegetation.

3.1.2 Underground Cables and Lines

All underground cables and conduits will be fully removed. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area.

3.1.3 Generation Tie Line System

The gen-tie will be de-strung in the opposite manner that the conductor was installed, using pull trucks, reel trucks, tensioners, and pullers, in addition to standard equipment. Insulators and insulator gangs will also be removed from each tower. It is anticipated that one crew will work on removing the conductors while another crew works on the ground conductor and SCADA. Once the wires are removed, the transmission towers will be brought to the ground for disassembly. All removed equipment will be disassembled to sizes suitable for hauling, then loaded onto standard hauling trucks for off-site recycling or disposal.

3.1.4 Transformers and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.5 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the other structural steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas compacted by equipment used in decommissioning will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Fence

Fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap,

recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-BESS conditions to the extent feasible.

3.1.7 Access Roads

Project access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the landowner(s) and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the Applicant unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. Internal service roads are assumed to be constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation. Topsoil that was stockpiled during the original construction will be distributed across the open area. Finally, the access road corridors will be revegetated with an approved seed mix.

3.1.8 Substation

Decommissioning of the collector substation will be performed with the rest of the Project. All steel, conductors, switches, transformers, and other components of the substation will be disassembled and taken off-site to be recycled or reused. Foundations and underground components will be fully removed. The rock base will be removed using bulldozers and backhoes or front loaders. The material will be hauled from the site using dump trucks to be recycled or disposed of at an off-site facility. Additionally, any permanent stormwater treatment facilities (e.g., infiltration ponds and engineered drainage swales) will be removed. Topsoil will be reapplied to match surrounding grade to preserve existing drainage patterns. Topsoil and subsoil will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for native vegetation.

3.1.9 Battery Energy Storage Systems (BESS)

Prior to commencing decommissioning of the BESS, all personnel on-site during the decommissioning process will receive a site-specific safety briefing and will be made aware of all electrical shock and arc flash risks when working within the battery containers. Hazmat training will also be conducted for all personnel handling lithium-ion batteries during the process.

The battery facility will be fully discharged to the minimum state of charge required for removal and safe transportation as per battery manufacturer specifications. The battery modules will be removed from their racks, repackaged on-site, and shipped intact to a regional recycling hub within 500 miles of the Project site. No disassembly of battery modules will be required on-site, and the battery terminals will be taped off to avoid any potential for a short to occur. In the event of any breakage or damage to individual battery modules, such modules will be placed in individual, non-metallic inner packaging that completely encloses the cell.

The United States Environmental Protection Agency ("U.S. EPA") has guidelines for responsible disposal and recycling of lithium-ion batteries that have reached end of life (Title 40 Code of Federal Regulations Part 273: Standards for Universal Waste Management). All applicable requirements related to the packaging, labeling, transportation, and disposal or recycling of the lithium-ion batteries will be followed during the decommissioning process, contained in the Code of Federal Regulations, Title 49, Subchapter C, Parts 171-180, or the applicable regulation.

The refrigerant/coolant from HVAC units will be collected into separate containers on-site as per the code and industry standard practice. The coolant can be reused after processing. The HVAC units will be sent to the metal recyclers along with other recycling material. Similarly, all fire suppression units will be cleared of the suppression fluids and sent to the suppliers for reuse following the industry standard practice. All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

Finally, aggregate ground cover will be removed and shipped from the Project site to be reused, sold, or disposed of appropriately, at the Applicant sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are assumed to be constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. All pile foundations will be pulled out completely. Underground cables and duct banks will be fully removed. Topsoil will be reapplied to the disturbed area. Soil and topsoil will be de-compacted, and the site will be restored to the pre-construction condition and re-vegetated in accordance with the Stormwater Pollution Prevention Plan (SWPPP) and/or construction stormwater permits.

In all cases, the Applicant, or their subcontractor as applicable, shall ensure all applicable OSHA, security, safety and health requirements are complied with during the removal and decommissioning of the BESS and its related equipment.

3.2 Reclamation

The Applicant will restore and reclaim the site to the pre-BESS condition consistent with the site lease agreement. The Applicant assumes that most of the site will be returned to shrubland/grassland after decommissioning through implementation of appropriate measures. If no specific use is otherwise identified, the Applicant will vegetate the site with a seed mix approved by the local soil and water conservation district or similar agency. The goal of restoration will be to restore natural hydrology and plant communities to the greatest extent practicable while minimizing new disturbance and removal of native vegetation. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be de-compacted as needed to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with Project decommissioning will be removed and properly recycled or disposed of at off-site facilities.

As part of the decommissioning process, the Applicant will complete site assessments including a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment as necessary at its expense (the "Environmental Assessments"). The Environmental Assessments will be completed by a 3rd party environmental professional with expertise in the field of Environmental Assessments and in accordance

with the American Society for Testing and Materials (ASTM) International Standard Practice for Environmental Site Assessments. If evidence of known or potential contamination is found at the property, a sampling plan will be completed to evaluate the potential presence of potential contamination including soil and groundwater testing. If testing results exceed regulatory thresholds, then a cleanup plan will be developed and executed as part of completing the decommissioning process. In no event shall the decommissioning process be complete until the Environmental Assessments determine the site does have presence of any conditions that render it a brownfield site, as confirmed by a 3rd party environmental professional.

4.0 Best Management Practices (BMPs)

4.1 Construction Stormwater Practices

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a SWPPP and obtain coverage with the Kansas Department of Health and Environment (KDHE) under the KDHE NPDES Construction Stormwater General Permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include but are not limited to those listed below.

4.1.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

4.1.2 Sediment Control

Sediment controls, such as silt fences, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.1.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the Project Area, controlling stormwater flow that enters the Project Area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control. If necessary, water may be diverted around the Project site using diversion berms.

4.2 Permitting

Prior to decommissioning of the Project, applicable plans will be prepared as required by local, state, and federal regulations at the time of decommissioning. All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the KDHE NPDES Construction Stormwater General Permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. At a minimum, a SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the USACE or KDHE. A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

4.3 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the plans. A site safety officer will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

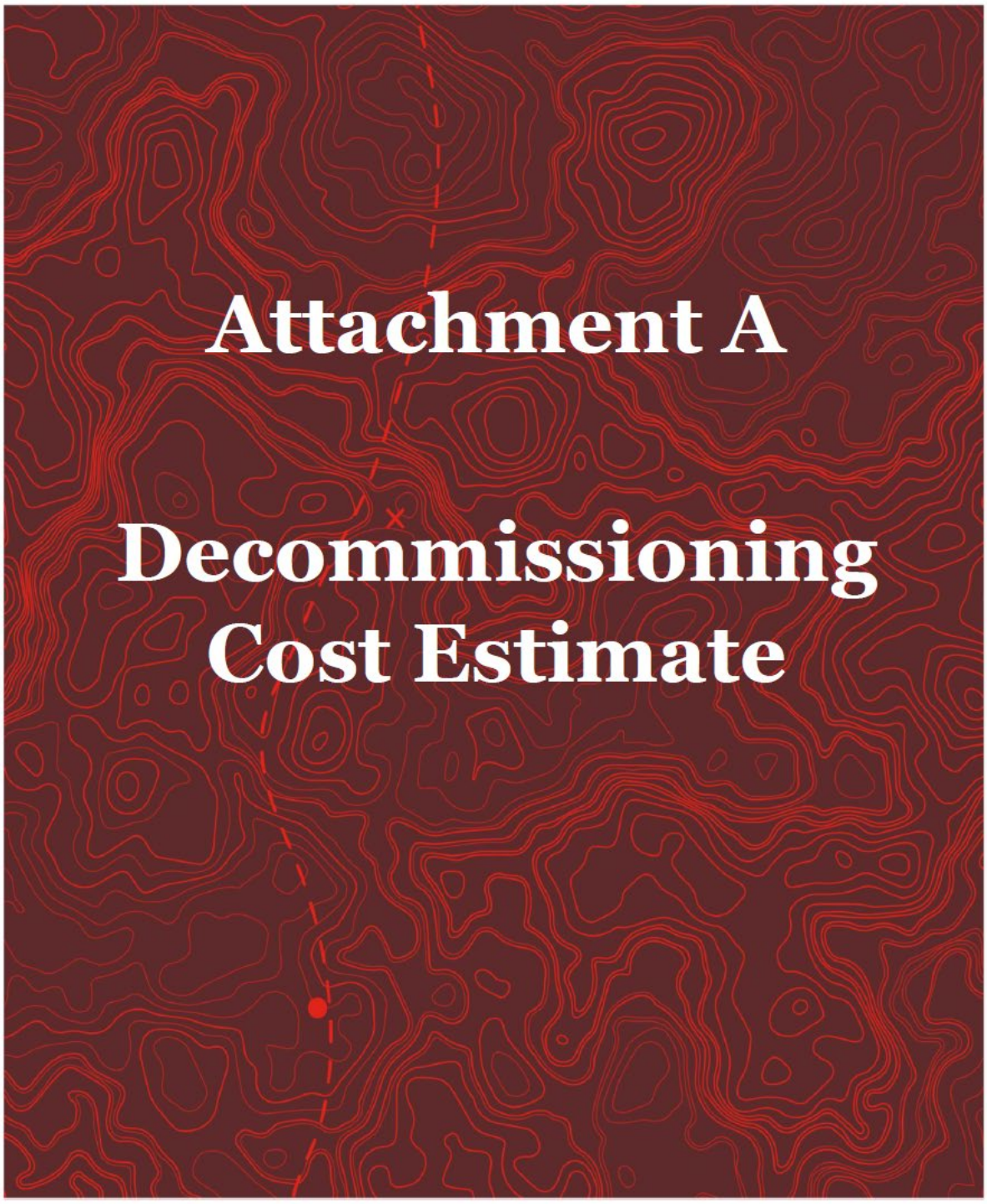
Decommissioning of the entire Project will be initiated if the Project has surpassed the useful lifespan of the batteries and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a thirty (30)-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

The decommissioning costs are calculated using current pricing. Westwood recommends that the estimate of net costs should be updated regularly throughout the Project's life to recognize price trends for decommissioning costs.

There are currently active markets for scrap steel, aluminum, and copper, and used transformers and electrical equipment. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com.

The total estimated cost of decommissioning the East Side Energy Storage Project is approximately $5,362,549 ($17,875 per MW). Estimated salvage/scrap value of the battery storage containers, inverter transformer power stations, and other materials is approximately $313,360. The net decommissioning costs after accounting for resale and salvage values is approximately $5,049,200 or $16,831 per MW.


Attachment A
Decommissioning
Cost Estimate

East Side Energy Storage

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$331,600.00	$331,600
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Battery Energy Storage System (BESS)				
Train Crew in Safety and Hazmat	1	LS	$5,000.00	$5,000
Disconnect Battery Storage Containers	320	Each	$1,571.20	$502,784
Remove and Load Tesla MegaPacks	320	Each	$1,489.67	$476,693
Haul Battery Containers for Recycling (Sparks, NV)	320	Each	$4,344.20	$1,390,143
Remove Equipment Skids	80	Each	$1,210.20	$96,816
Haul Transformers to Transformer Disposal	80	Each	$93.95	$7,516
Remove Steel Foundation Posts (Storage Containers and Skids)	3,200	Each	$16.90	$54,080
Haul Steel Posts to metal Recycler (Kansas City, KS)	288	Tons	$12.19	$3,511
Removal of Underground AC Collector Cables (aluminum)	2,719	LF	$2.26	$6,144
Load and Haul Cables for Recycling	3	Tons	$14.02	$42
Decompact BESS Site	9.4	Acres	$249.40	$2,344
Grade BESS Site	494,511	SF	$0.07	$34,616
Subtotal BESS				**$2,579,690**
Civil Infrastructure				
Remove Gravel Surfacing from Road	2,128	Cubic Yards (BV)	$2.84	$6,044
Haul Gravel Removed from Road to Landfill (Lansing, KS)	2,660	Cubic Yards (LV)	$17.46	$46,444
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	3,447	Tons	$66.00	$227,502
Remove Geotextile Fabric from Beneath Access Roads	11,492	Square Yards	$1.40	$16,089
Haul Geotech Fabric to Landfill (Lansing, KS)	3.2	Tons	$9.75	$31
Dispose of Geotech Fabric	3.2	Tons	$66.00	$211
Grade Road Corridor (Re-spread Topsoil)	4,310	Linear Feet	$1.87	$8,060
Decompact Road Area	2.4	Acres	$249.40	$599
Remove and Load Gravel Surfacing from BESS Site (Excluding Roads)	10,082	Cubic Yard (BV)	$2.84	$28,633
Haul Gravel Removed from BESS Site	12,602	Cubic Yard (LV)	$17.46	$220,031
Dispose of Gravel from BESS Site (Use as Daily Cover)	18,903	Tons	$66.00	$1,247,598
Remove Chainlink Fence	3,374	Linear Feet	$7.08	$23,888
Haul Chainlink Fence to Metal Recycling (Kansas City, KS)	18.0	Tons	$12.19	$219
Remove/Haul/Dispose Structures from Stormwater Basins	1	Each	$5,000.00	$5,000
Grade Basin Areas	1	LS	$802.62	$803
Subtotal Civil Infrastructure				**$1,831,150**
Civil removal costs are a combination of MNDOT unit costs where applicable, RSMeans cost for Kansas City, Kansas, and industry standards provided to Westwood.				
Gen-tie System				
Remove Overhead Cables	2,517	Feet	$4.23	$10,647
Loadout Overhead Cables	50.3	Tons	$5.13	$258
Haul Overhead Cables to Metals Recycling (Kansas City, KS)	50.3	Tons	$12.19	$613
Remove Insulators and Gangs	24	Each	$577.48	$13,860
Remove and Load Timber Poles	8	Each	$946.11	$7,569
Haul Timber Poles to Landfill (Lansing, KS)	8	Each	$267.53	$2,140
Backfill Pole Locations	74.5	Cubic Yards	$42.70	$3,180
Subtotal Gen-tie System				**$38,267**

	Quantity	Unit	Unit Cost	Total Cost
Substation				
Disassemble and Remove Main Power Transformer(s)	1	Each	$4,500.00	$4,500
Haul Transformer(s) Offsite	1	Each	$375.82	$376
Haul Transformer Oil Offsite	12,830	Gallons	$0.08	$964
Dispose of Transformer (Including Oil) (Salvage Value)	1	Each	$0.00	$0
Excavate Around Transformer Foundation(s)	1	Each	$1,769.17	$1,769
Remove Complete Transformer Foundation(s)	83	Cubic Yards	$136.46	$11,326
Backfill Excavation Area from Transformer Foundation Removal	168	Cubic Yards	$42.70	$7,174
Haul Concrete (Foundations Transformer, Switch Gear, etc.)	168	Tons	$11.95	$2,008
Dispose of Concrete from Transformer Foundation	168	Tons	$66.00	$11,088
Demolish Substation Site Improvements (fences, etc)	1	LS	$3,500.00	$3,500
Demolish Control Building and Foundation	1	LS	$12,000.00	$12,000
Remove Medium/High Voltage Equipment	1	LS	$3,500.00	$3,500
Remove Structural Steel Substation Frame	1	LS	$3,500.00	$3,500
Remove Copper Ground Grid	1	LS	$4,876.88	$4,877
Load Copper Wire	20,000	Feet	$0.76	$15,200
Haul Copper Wire to Recycling	6.5	Tons	$12.19	$79
Haul - Demolition Materials, Removed Equipment & Structural Steel	10	Tons	$12.19	$122
Dispose of Demolition Materials & Removed Equipment	10	Tons	$66.00	$660
Remove and Load Gravel Surfacing from Substation Site	1,576	Cubic Yards (BV)	$2.84	$4,476
Haul Gravel Removed from Substation Site	1,970	Cubic Yards (LV)	$17.46	$34,396
Dispose of Gravel from Substation Site (Use as Daily Cover)	2,553	Tons	$66.00	$168,498
Grade Substation Site	1	LS	$4,876.88	$4,877
Erosion and Sediment Control at Substation Site	560	LF	$3.84	$2,150
Decompact Substation Site (Subsoiling)	1.5	Acres	$249.40	$374
Permanent Seeding at Substation Site	1.5	Acres	$1,581.07	$2,372
Subtotal Substation				**$299,786**
Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	1,687	Linear Feet	$3.84	$6,478
Permanent Seeding on Roadway Areas	2.4	Acres	$1,581.07	$3,795
Revegetate BESS to Permanent Condition	9.0	Acres	$1,581.07	$14,154
Subtotal Site Restoration				**$26,427**
Project Management				
Project Manager	30	Weeks	$3,749.00	$112,470
Superintendent (half-time)	30	Weeks	$1,762.50	$52,875
Field Engineer (half-time)	30	Weeks	$1,634.50	$49,035
Clerk (half-time)	30	Weeks	$375.00	$11,250
Subtotal Project Management				**$225,630**
Standard industry weekly rates from RSMeans.				
Subtotal Demolition/Removals				**$5,362,549**
Salvage				
Fencing (Chain Link)	18	Tons	$251.74	$4,531
Steel Posts	288	Tons	$251.74	$72,501
Transformers and Inverters	5,500	Pounds	$0.38	$2,090
Substation Transformers (Core and Coils)	327,162	Pounds	$0.38	$124,322
Substation Transformers (Tanks and Fittings)	110	Tons	$251.74	$27,691
Transformers (Oil)	78,430	Gallons	$0.70	$54,901
Substation Ground Grid (Copper)	13,000	Pounds	$1.44	$18,720
AC Collection Lines (Aluminum)	6,797	Pounds	$0.90	$6,117
Ground Conductor Lines (Copper)	1,726	Pounds	$1.44	$2,486
Subtotal Salvage				**$313,360**
Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel				
Total Demolition Minus Salvage				**$5,049,200**

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values. See Cost Estimate Assumptions below
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of East Side Energy Storage, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Project life, the construction activity costs and the hauling/freight costs, are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. Project quantities are based on East Side Energy Storage Project Conceptual Site & Grading Plan, dated September 19, 2025.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. RS Means pricing was used for the Kansas City, Kansas region for timeframe Year 2025 Quarter 2.
4. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require.
5. Permit applications will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control, and Countermeasure (SPCC) Plan.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on-site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. The selected disposal facility (Leavenworth County Solid Waste) is located in Lansing, Kansas, approximately 17.6 miles from the Project site. Hauling costs to the landfill are estimated to be $9.75 per ton.
8. The selected metal recycling facility (Advantage Metals Recycling) is located in Kansas City, KS approximately 11.6 miles from the Project site. Hauling costs to the recycling facility are approximately $0.69 per ton mile, or $12.19 per ton.
9. Erosion and sediment control along roads reflects the cost of silt fence on the downgradient side of the proposed roads. As such, the length of controls has been estimated to be approximately 50% of the road length.
10. Topsoil is required to be stockpiled on-site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to de-compact roadway areas is estimated as $249.40 per acre, and permanent seeding is estimated as $1,581.07 per acre.
11. The intact Tesla Megapack 3 battery containers will be hauled to Tesla's Gigafactory for recycling.
12. The transformers contain copper windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
13. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size

requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.

14. The underground collector system cables are placed in trenches with a minimum of 18 inches of cover. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
15. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
16. It is assumed that the batteries will be recycled at the end of project life. Pricing for battery recycling was obtained from Battery Recyclers of America in September 2023.
17. Metal salvage prices (steel, aluminum, copper) are based on June, 2025 quotes from www.scrapmonster.com for the Midwest Region. Posted prices are three months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
18. A reduction of 25% has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
19. The salvage value for steel uses pricing from the Midwest Region United States at $370 per metric ton, or $335.66 for U.S. ton.
20. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have developed pricing assuming 25% of the weight of the equipment will be comprised of the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Midwest Region United States, at $0.50 per pound. Accounting for the 25% reduction, the estimate value is $251.74 per pound.
21. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the wire prior to recycling. The estimate uses the Midwest Region prices of #2 insulated copper wire with a 50% recovery rate ($1.92 /pound) and E.C. Aluminum Wire ($1.20 /pound). Accounting for the 25% reduction, the estimated values are $1.44 and $0.90 per pound, respectively.
22. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised.

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

IBEW Local Union 124

December 31, 2025

Dear Wyandotte County Officials,

We are writing to share our strong support for the East Side Energy Storage project. The project team has been collaborating with IBEW Local 124 on ways to involve skilled local labor in the project. We understand the project has the potential to create nearly 300 new construction jobs in the State of Kansas – 65 new local jobs in Wyandotte County. This project provides a great opportunity for our labor force to gain valuable experience in constructing new energy projects needed for area.

We are experiencing the industry growth in our region and understand the need for new affordable energy to meet the demand. This project offers safe, reliable and affordable solutions. We urge you to approve it and help secure the jobs and resources our labor force, local families and businesses need to thrive for generations to come.

Sincerely,



Joseph "Bo" Moreno
Business Manager

301 EAST 103RD TERRACE – KANSAS CITY MO 64114-4760 -816.942.7500 – FAX 816.942.8805 – www.ibew124.org

Kansas City Kansas Community College

Office of the President
7250 State Avenue : Kansas City, KS 66112
Phone 913.288.7123 : Fax 913.288.7680

January 28, 2026

Dear Wyandotte County Officials,

I'm writing to share my support for the East Side Energy Storage project. Kansas City Kansas Community College continues to serve as a major engine for workforce development in Wyandotte County and the surrounding region. The College continues to focus on creating programmatic certificates, degrees, and customized training opportunities for our students and community so they are ready and able to meet the needs of new industry entering the County, especially in high-wage, high-demand industries.

KCKCC's educational programs continue to shape and improve the socioeconomic status of individuals and families living in Wyandotte County and maintains a goal of helping to end the generational poverty of many of our residents. Having new high-tech companies and industries locating in Wyandotte County is a significant part of helping KCKCC achieve this goal. East Side Energy Storage can help us in that mission.

Accelergen has expressed a commitment to partner on a $30,000 annual contribution to Kansas City Kansas Community College Foundation through the life of the project. The donation would support students, faculty and programs that connect with priorities of the planned partnership.

Approving this project is more than supporting new energy infrastructure. It's choosing to help secure the resources for our students and programs the College needs to thrive for generations to come.

Sincerely,

Greg Mosier

Dr. Greg Mosier
President, KCKCC

"We Create Our Future"

Dear Wyandotte County Officials,

I'm writing to share my strong support for the East Side Energy Storage project. I am the owner of the property immediately east of the proposed project. This project is a forward-thinking investment for the community. We welcome this project as our neighbor. We appreciate the approach Accelergen is taking by requesting a special use permit. This ensures the land will be restored to agricultural zoning once its decommissioned. We also like that it's being designed to ensure there are no adverse impacts resulting from noise, odor, visual or air quality issues.

We see the growth in our area and understand the need for low-cost energy when it's needed most. This project offer solutions and uses infrastructure already in place – not to mention it will generate significant new tax revenue. That means more resources in classrooms, better support for teachers, and stronger outcomes for students.

I urge you to approve it and help secure the affordable energy and resources our students, local families and businesses need to thrive for generations to come.

Sincerely,

[insert signature block]

Signed by:
Mike Englhard
AC1169BACFBA4C3...

Mike Englhard

Chief Development Officer
Mikee@terawattinfrastructure.com

Outlook

Public comment in support of East Side Energy Storage

From Gustine Green <greengustine90@everyactioncustom.com>
Date Wed 1/28/2026 11:04 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from greengustine90@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Miss Gustine Green
Kansas City, KS 66104
greengustine90@gmail.com

Outlook

Public comment in support of East Side Energy Storage

From Judy Ancel <jancel@everyactioncustom.com>
Date Wed 1/28/2026 11:15 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from jancel@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Ms. Judy Ancel
Kansas City, KS 66106
jancel@igc.org

Outlook

Public comment in support of East Side Energy Storage

From Lisa Walker-Yeager <lisawalkeryeager@everyactioncustom.com>
Date Thu 1/29/2026 4:54 AM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from lisawalkeryeager@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Mrs. Lisa Walker-Yeager
Kansas City, KS 66104
lisawalkeryeager@gmail.com

Outlook

Public comment in support of East Side Energy Storage

From Teri Quinn <tquinnchc@everyactioncustom.com>
Date Thu 1/29/2026 9:28 AM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from tquinnchc@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Mx. Teri Quinn
Kansas City, KS 66101
tquinnchc@gmail.com

Outlook

Public comment in support of East Side Energy Storage

From Carol Carley <cac744@everyactioncustom.com>
Date Thu 1/29/2026 3:20 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from cac744@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Ms. Carol Carley
Kansas City, KS 66104
cac744@aol.com

Outlook

Public comment in support of East Side Energy Storage

From Hillary Myles <hillary.myles1@everyactioncustom.com>
Date Thu 1/29/2026 12:13 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from hillary.myles1@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Mrs. Hillary Myles
Kansas City, KS 66103
hillary.myles1@gmail.com

From: greengustine90@everyactioncustom.com <greengustine90@everyactioncustom.com> on behalf of Gustine Green <greengustine90@everyactioncustom.com>
Sent: Wednesday, January 28, 2026 11:04 PM
To: Morris, Rose <rmorris@wycokck.org>
Subject: Public comment in support of East Side Energy Storage

[You don't often get email from greengustine90@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Miss Gustine Green
Kansas City, KS 66104
greengustine90@gmail.com

Outlook

Battery storage facility

From Janet <spufee@yahoo.com>
Date Tue 12/16/2025 9:29 PM
To PlanningInfo <Planninginfo@wycokck.org>

[You don't often get email from spufee@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I would like to protest a battery storage facility at 8900 Metropolitan. I don't understand why every neighborhood in the city has to be turned into an industrial area. Let me know if this email is sufficient to register my disapproval of this facility in this neighborhood. Thank you, Janet Ruby.

Sent from my iPhone

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Special Use Permit Petition SP2025-099**

GENERAL INFORMATION

Applicant Information:
Tyler Shirk with BearBNB, LLC
6103 Arlington Avenue
Raytown, Missouri 64133

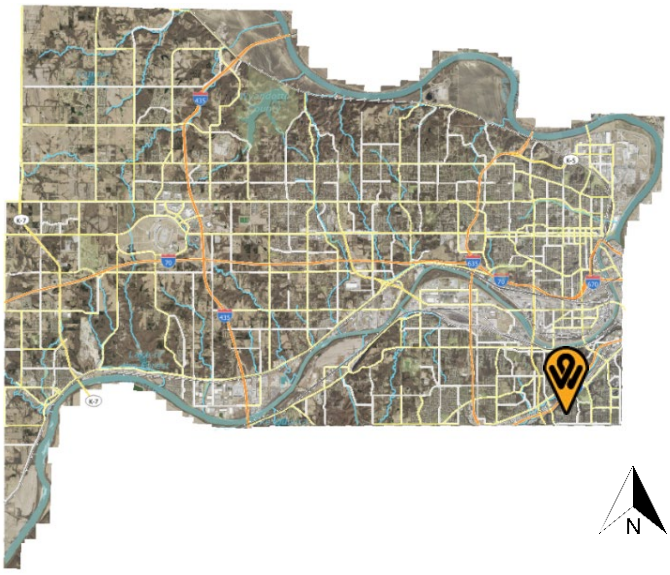
Subject Property:
4125 Thompson Street
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Special Use Permit to operate Non-Owner-Occupied for Short-Term Rental for 7 apartment units.

Commission Districts:
At-Large Commissioner, District #2: Andrew Kump
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
Rosedale Area Plan





	Adjacent Zoning	Adjacent Uses
North	R-2 (B) Two Family District	Two-family residence
South	R-1(B) Single Family District RP-5 Planned Apartment District	Single-family residence and Apartment building
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 3.67 Acres

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 Thompson Street as a Local Street.

Parking Requirement: Section 27-460 (d) states that one and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two bedrooms or more. The subject property would require a total of 177.5 parking spaces; 160 parking spaces are being provided. The subject property was built between 1962 to 1970, thereby the property is legal, non-conforming, which would not require the applicant to request a Variance for the parking spaces.

Landscaping Requirement: Section 27-460 (f) states that trees are required at not less than one (1) per 4,500 square feet of site area. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026

Public Hearing(s): February 9, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tyler Shirk with BearBNB, LLC, is requesting a Special Use Permit to operate 7-two (2) bedroom, Non-Owner-Occupied apartment units for Short-Term Rental, 4124 – Unit 8, 4124 – Unit 9, 2912 – Unit 12, 4127 – Unit 14, 4125 – Unit 19, 4122 – Unit 22, 4127 – Unit 22. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4125 South Thompson 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. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 16216-00004 – Zoning – July 26, 2016 – Completed – Sign on a unit. Tenant placed it.
2. 16205-00320 – Code-Environment – June 28, 2016 – Completed – Trash overflowing.
3. 16208-00979 – Code-Environment – May 06, 2016 – Completed – Honda Accord with expired plates.
4. 16200-00395 – Code-Environment – January 28, 2016 – Completed – Trash and debris on the property.
5. 09202-00121 – Fire Damage – July 14, 2007 – Completed – Fire on the property.
6. 08202-00306 – Fire Damage – October 06, 2006 – Completed – Fire on property.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 15430-00117 – Sign Permit – July 10, 2015 – Completed – A monument sign to the southwest of the property.
2. 11430-00051 – Sign Permit – April 11, 2011 – Completed – Temporary banner sign.
3. 06405-00000-00010 – Plan Review – February 23, 2006 – Application withdrawn.

FACTORS TO BE CONSIDERED

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

   The subject property is located within the Rosedale Statistical Neighborhood, Rosedale Development Association (RDA) Neighborhood Business Group, Hilltop Neighborhood Group, and Census Block Group 0451002. The neighborhood consists of single-family residences to the east, south, and west of the property. To the north, two-family residences are located. Mission Road is located to the west of the property and Rainbow Boulevard is located to the east of the property.

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

   The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family District to the east, south, and west. To the north, R-2(B) Two Family District is located. One can also find RP-5 Planned Apartment District to the south of the subject property. 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. Section 27-623(c)(1)(a)(1)(iii) states that for a building with 12 dwelling units or greater, no more than 25 percent of all total units are allowed to be short-term rental units. The property owner has a total of 96 units and requests 7 of those units are used for a short-term rental.

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the 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 Rosedale 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, which should not exceed the capacity of Thompson 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 24 with all units being occupied, a maximum of four (4) guests per unit. The maximum number of vehicles off-street is 12 with all units being occupied at once, a maximum of two (2) vehicles per unit. 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 January 26, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have any items from the Home Inspection Reports been addressed?

   Applicant's Response: Yes, all of the items on the inspection report have been remediated as of December 17, 2025 at 10:30am.

2. Provide a description of the areas rented for short-term rental. What is the maximum number of vehicles allowed and where will they park Indicate guest parking on the site plan.

   Applicant Response: Each guest will be renting a two (2) bedroom, one (1) bathroom apartment with a kitchen, dining and living room. There will be two (2) designated parking spots per unit (14 total). There are approximately 160 parking spaces total in the parking lots. I have updated the site plan to indicate where STR guests will park.

3. What is the maximum number of people that will be staying at any one time?

   Applicant Response: Four (4) adults.

4. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.

   Applicant Response: BearBNB LLC will be the point of contact for guests and neighbors. Contact information is Clientcare@bearbnbkc.com and phone number 816-465-1252. We have mailed our contact information to all the neighbors on the notice list. We have three (3) full-time maintenance technicians available, two (2) customer service representatives, two (2) operations managers and a cleaning manager.

5. How will you communicate with the neighbors if there are any issues?

   Applicant Response: Neighbors are able to call, email or contact us through booking websites for questions or complaints.

6. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?

   Applicant Response: In the event of an issue, the manager can be on-site within 45 minutes.

7. What is the projected annual occupancy rate for this listing?

   Applicant Response: The annual occupancy rate for these listings is projected to be around 50%

8. Indicate how you will maintain the property in a safe and sanitary manner, including:
   a. Working smoke detectors in each bedroom plus each level of the unit/house;
   b. GFCI outlets required in bathrooms;

c. Double keyed locks are not allowed;
d. Copper cannot be used for gas supply lines;
e. Windows must be operable, not blocked or boarded;
f. Handrails are required at sets of 4 or more stairs/ risers;
g. Hot water tank and furnace must be vented properly and operational
h. Electric panel and circuits must be safe; and
i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: There are currently working smoke detectors, in each bedroom and each level of the apt. building. Smoke detectors will have their batteries replaced when needed.

b. GFCI outlets are installed in all bathrooms and kitchens
c. There are no double keyed locks; the front door of each apartment has had a smartlock installed.
d. There is no copper supplying gas lines. Iron gas supply lines are installed.
e. All windows are operable and will remain so. IF one breaks, it will be replaced with a new window immediately.
f. Handrails are already installed at every set of stairs with more than 4 risers.
g. Hot water tank and furnace are vented properly.
h. Electric panels and circuits have been inspected and deemed safe
i. Each apartment will be fully cleaned and sanitized between guests.

9. How will you pay appropriate Kansas State Lodging Taxes? Does Airbnb or other short-term rental platform deduct and pay these taxes?

   Applicant Response: Airbnb and other rental platforms collect and remit Kansas State Lodging taxes.

10. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

    Applicant Response: Yes, we provide a welcome manual. I have updated it to include no parties - page 4 of the guest manual. This is listed in the description of the STR online, along with a $500 fine and notice that they will be evicted if they violate the no party rule. House Rules include: no parties and no smoking in the unit. This is also discussed through messaging whenever a guest books.

11. Will guests be allowed to bring pets to the property?

    Applicant Response: No pets allowed. ADA requires us to allow service animals.

12. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all

guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips.

Applicant Response: Noted and I added to the welcome packet on page 12. Thank you.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-099** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be 28 with all 7 apartment units being occupied, a maximum of four (4) guests per apartment unit;**
2. **All parking must be off-street, maximum number of vehicles is 12 with all units being occupied at once and a maximum of two (2) vehicles per unit. 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 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;**
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
Neighborhood Meeting Documents
Site Plan
Floor Plan
Home Inspection Report
Insurance Policy
Proposed Management Plan
Proposed Guestbook
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026	February 26, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-099** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-099,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

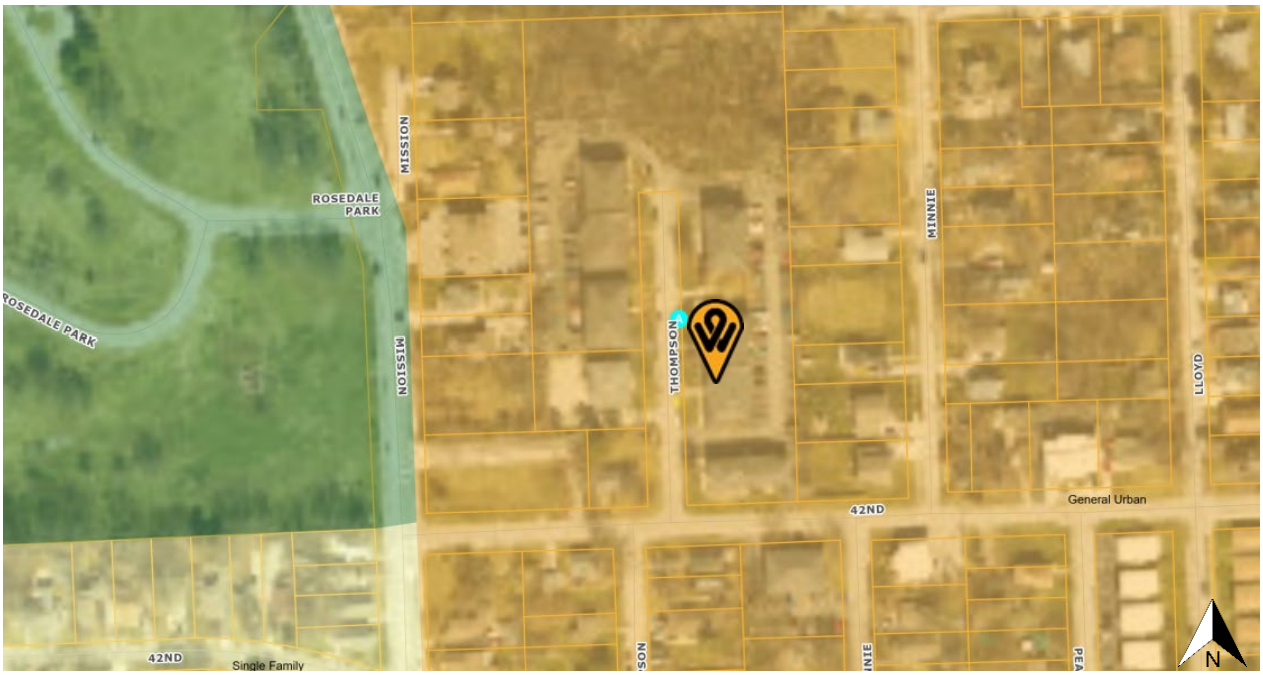
AERIAL IMAGERY



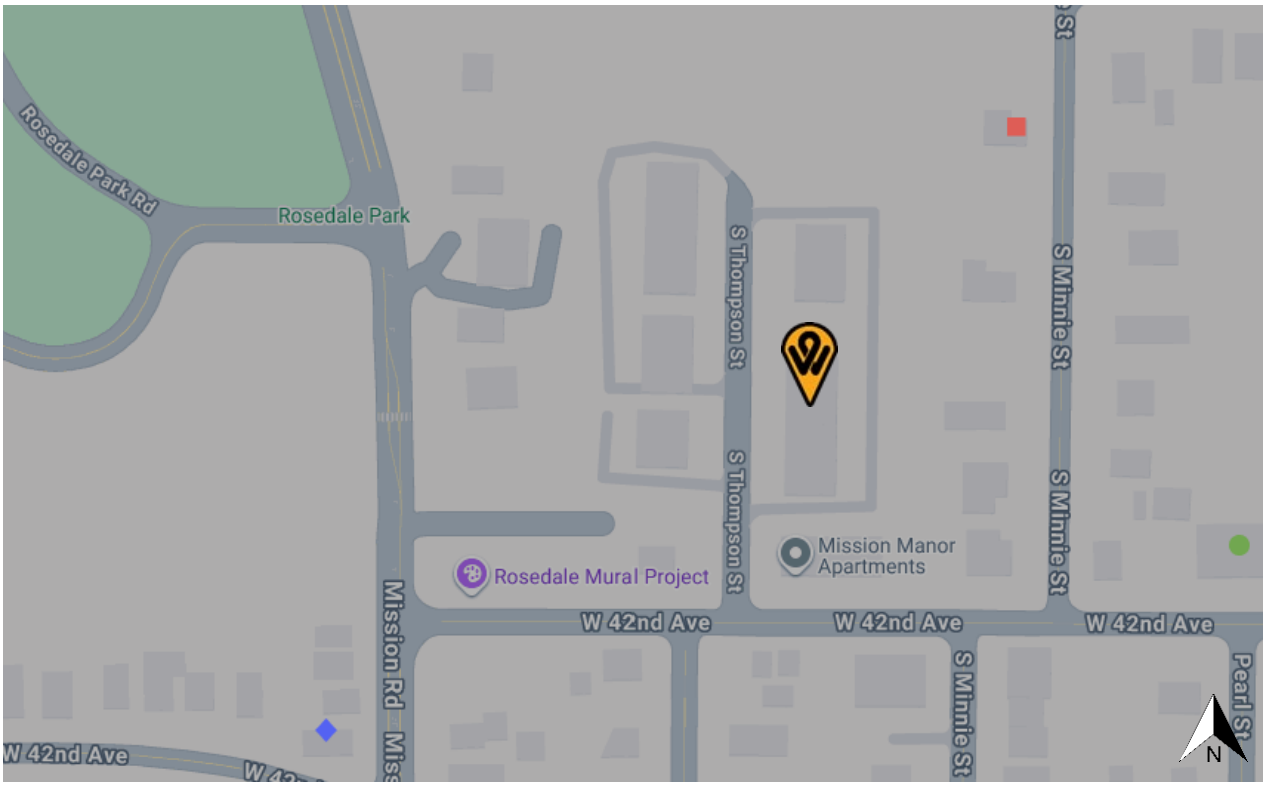
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Tyler Shirk with BearBNB LLC
ClientCare@bearbnbkc.com
816-465-1252

Application Number: SP2025 - 099
Date and Location: 1/26/2026 via Zoom meeting

Meeting called to order at 4pm

Names of people in attendance: Tyler Shirk

Introductions: N/A

Presentation: N/A no neighbors joined the meeting

Questions and Answers: N/A

Meeting adjourned at: 4:30pm

Minutes taken by: Alicia Gibson with BearBNB

1/12/2026

BEARBNB LLC

6103 Arlington Ave,

Raytown MO 64133

Neighborhood Meeting

Hello neighbor! We have filed an application with the Planning + Urban Design Department for a special use permit.

The purpose of this special use permit, SP2025-099, is for a non-owner occupied short term rental at 4125 S Thompson ST Kansas City KS 66103. This is the apartment complex known as Mission Manor Apartments - our application is to turn 7 of the 96 apartments into short term rental units.

We are having a Neighborhood Meeting online via Zoom on Monday, January 26, 2026 at 4 P.M. Use meeting ID 766 9875 8316 with passcode manor or this link to join the meeting:

https://us04web.zoom.us/j/76698758316?pwd=ETaJugl5uQJnbdzkkpjwacp65nXWzB.1

The purpose of the meeting is to explain the permit and answer any questions and concerns you may have. I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the phone number/email listed below.

Sincerely,

Tyler Shirk

Tyler Shirk
Owner of BEARBNB LLC

Clientcare@bearbnbKC.com • 816-465-1252



BearBnB
Short term rental management

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Jackson)

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

1. That I am the petitioner for Petition # SP 2025-099.
2. That I conducted a neighborhood meeting on 1/26/2026 @ 4pm
3. The notice to nearby property owners was sent on 1/12/2026.
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.

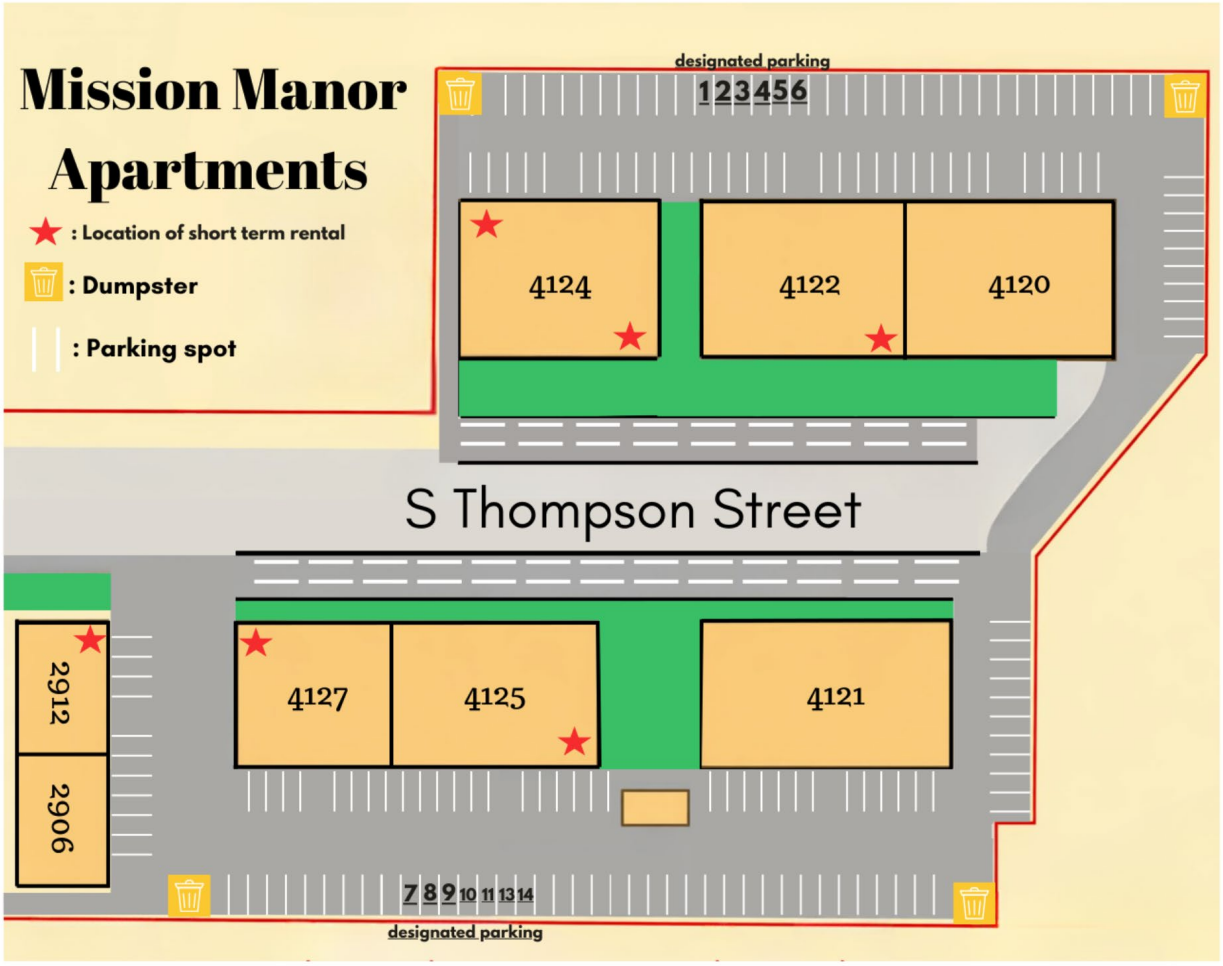
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of January 2026

My commission expires 18 of June, 2026

Notary Public

MICHELLE GEIB
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 09803546
My Commission Expires 06-18-2026


Mission Manor Apartments
: Location of short term rental
: Dumpster
: Parking spot
designated parking
1 2 3 4 5 6
4124
4122
4120
S Thompson Street
2912
2906
4127
4125
4121
7 8 9 10 11 13 14
designated parking

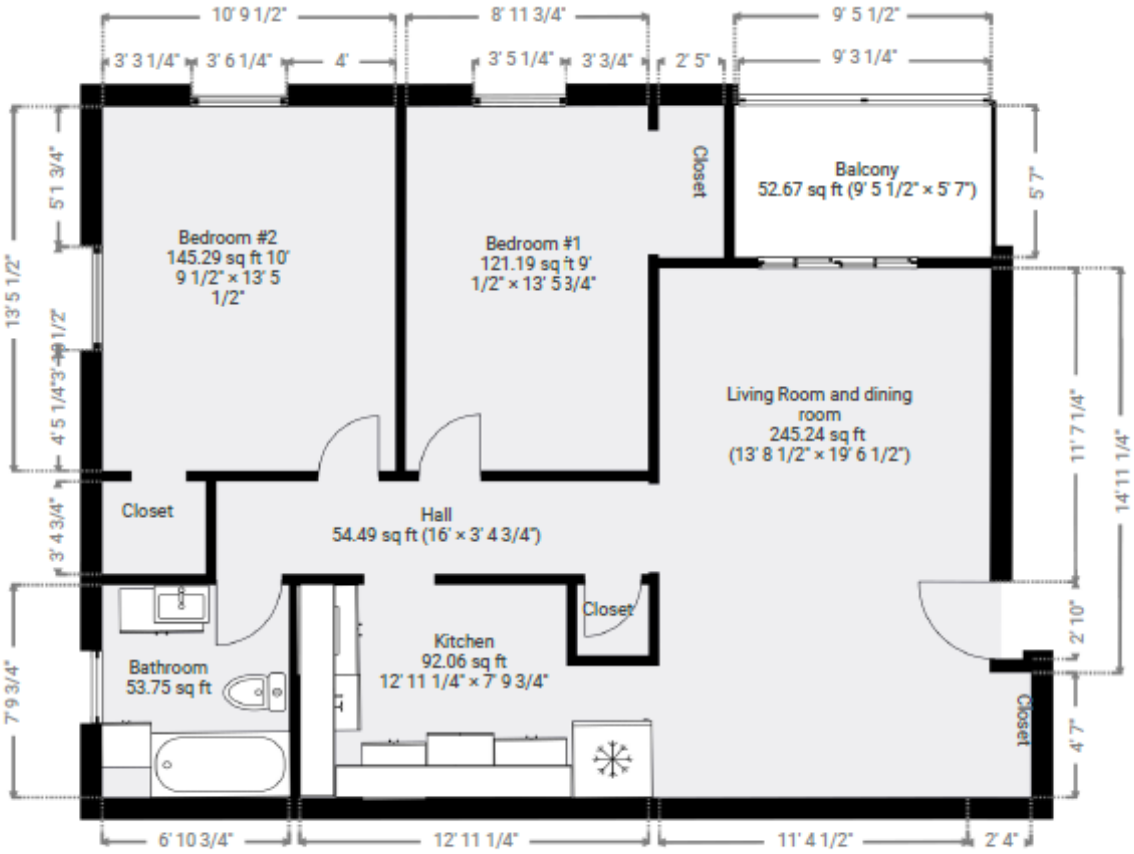
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

▼ 4124 - unit 8

TOTAL AREA:931.23 sq ft•LIVING AREA:884.73 sq ft•ROOMS:9



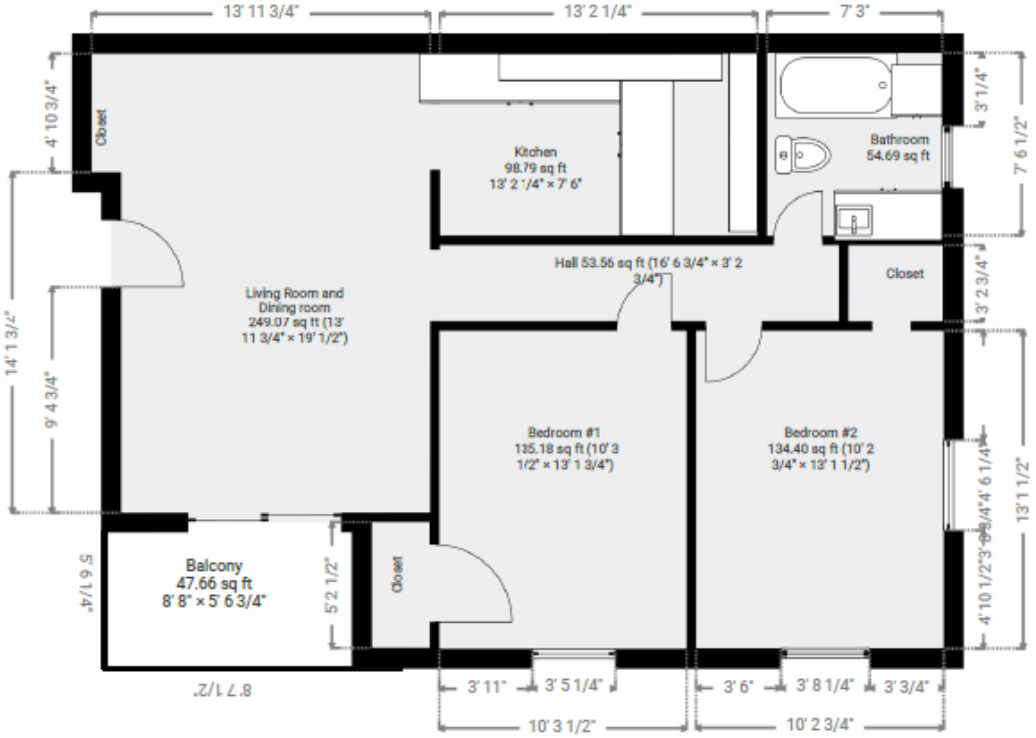
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

▼ 4124 - unit 9

TOTAL AREA:888.18 sq ft•LIVING AREA:888.18 sq ft•ROOMS:9



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4'

February 9, 2026

SP2025-099

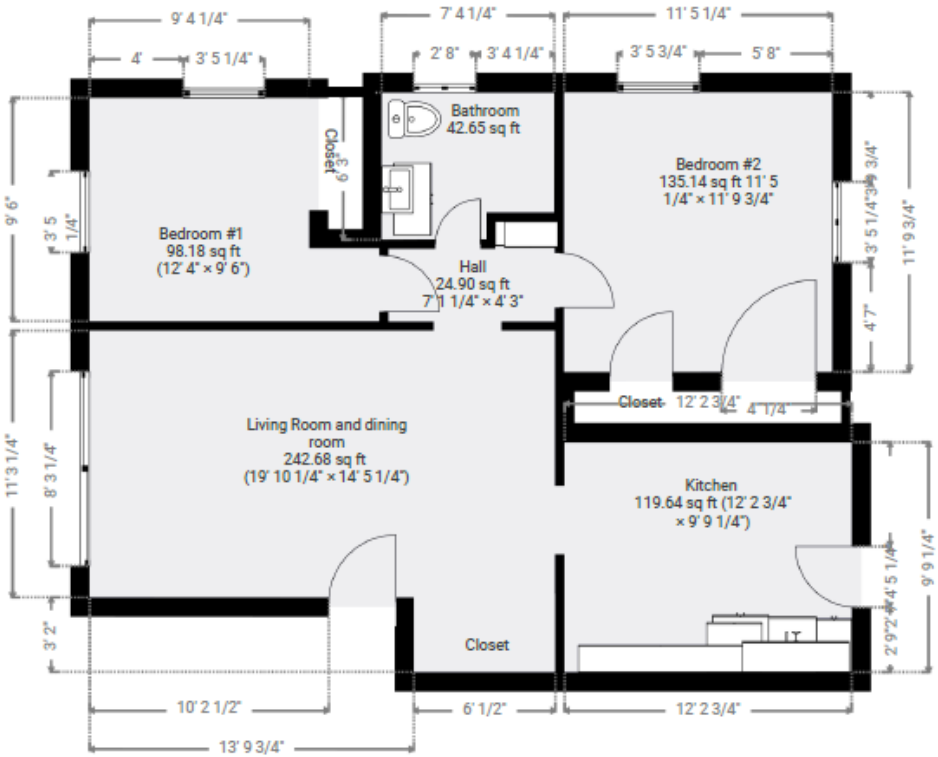
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

▼ 2912- unit 12

TOTAL AREA:810.11 sq ft•LIVING AREA:810.11 sq ft•ROOMS:7



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'

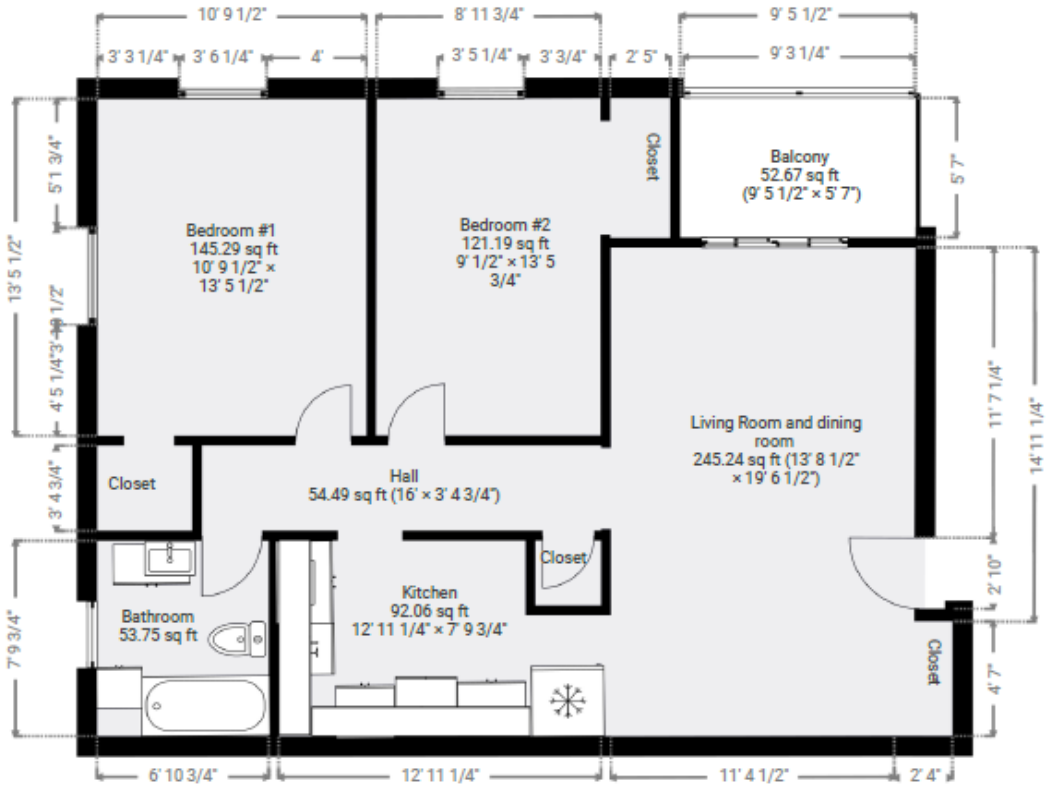
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

▼ 4127 - unit 14

TOTAL AREA:931.23 sq ft•LIVING AREA:884.73 sq ft•ROOMS:9



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'

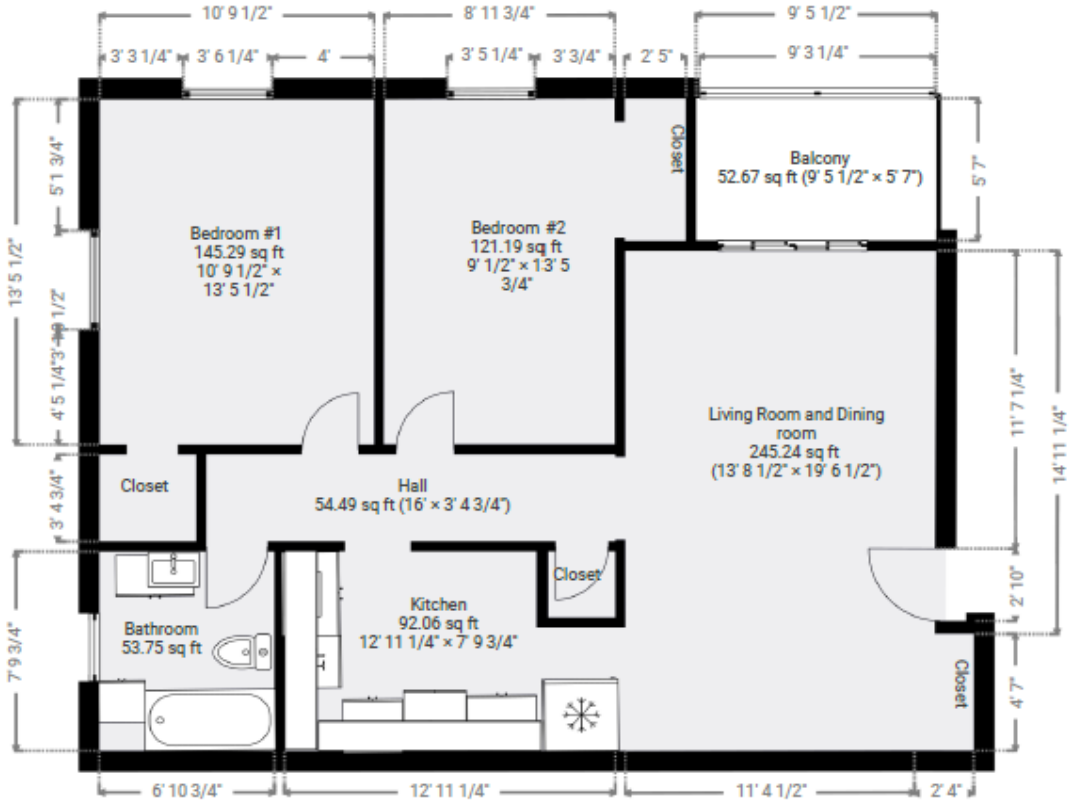
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

4125 - unit 19

TOTAL AREA:931.23 sq ft•LIVING AREA:884.73 sq ft•ROOMS:9



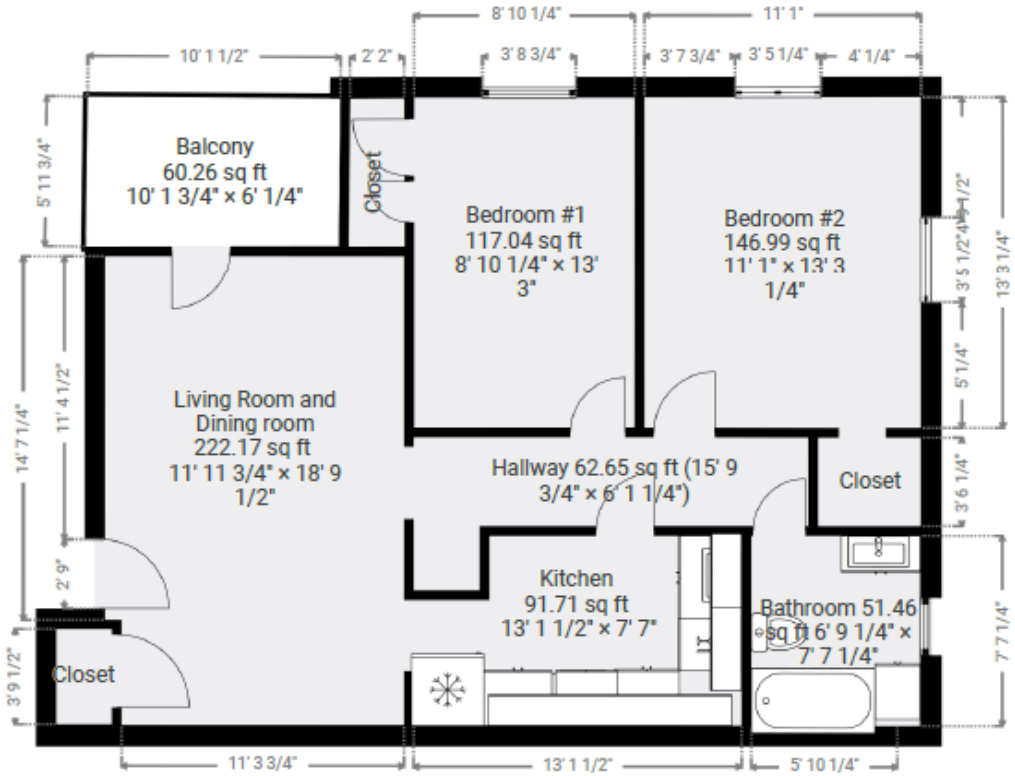
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

▼ 4122 - unit 22

TOTAL AREA:921.12 sq ft•LIVING AREA:867.56 sq ft•ROOMS:9



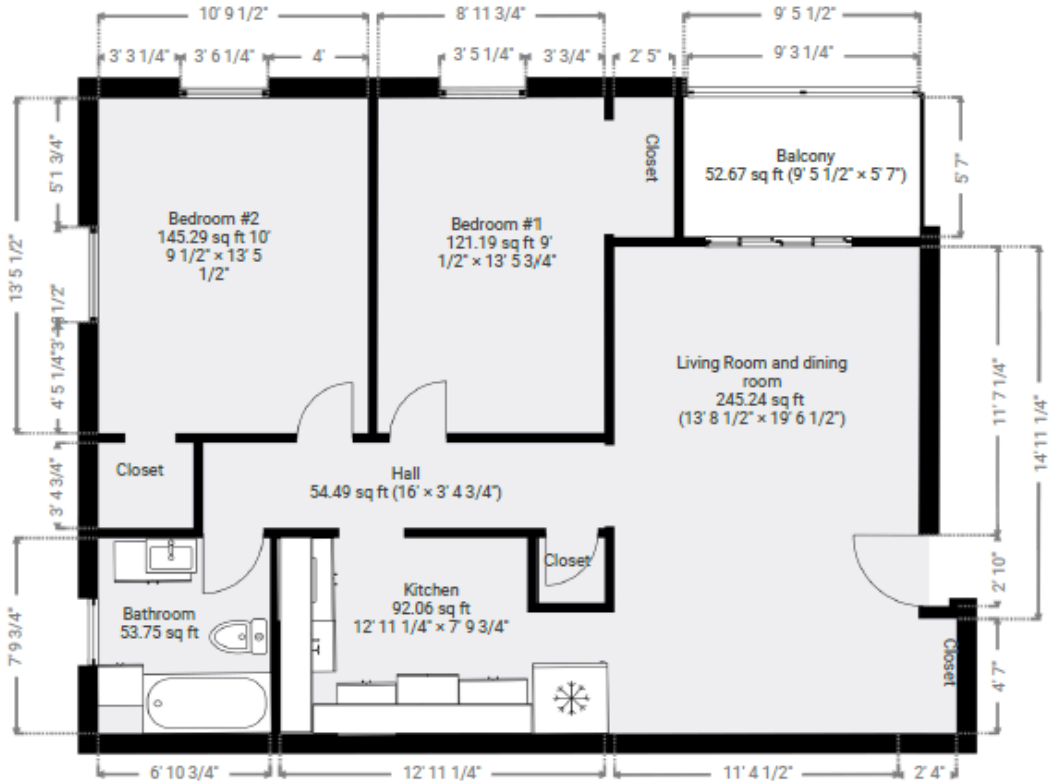
Mission Manor Apartments

4125 South Thompson Street,66103 Kansas City, Kansas, US

magicplan

▼ 4127 - unit 22

TOTAL AREA:931.23 sq ft•LIVING AREA:884.73 sq ft•ROOMS:9



February 9, 2026

SP2025-099

Information

Exterior: Exterior Wall Covering Material
Wood (Wood and/or Wood Shake)

Exterior: Inspected From Ground Level
exterior wall-covering materials & flashing & trim, porches & patios & decks & balconies & carports, railings & guards & handrails, representative number of windows

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE SECTION

		IN	NI	NP	O
4.1	General StructureBasement, Foundation, Crawlspace & Structure		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

5: HEATING & COOLING SECTION

		IN	NI	NP	O
5.1	Thermostat	X			
5.2	Heating	X			
5.3	Cooling	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Thermostat: Thermostat Location
Hallway

Heating: Heating System Operated
Yes

Heating: Energy Source
Gas

Heating: Gas Shut Off Valve(s)
Yes

Heating: Heating Method
Forced Air

6: PLUMBING SECTION

		IN	NI	NP	O
6.1	Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Plumbing: Water Supply
Public

Plumbing: Location of Main Water Supply Shut-off Valve
Not Visible

Plumbing: Location of Main Fuel Supply Shut-off Valve
Gas Meter

Plumbing: Location of Observed Fuel Storage System
No Fuel Storage System Observed

Plumbing: Capacity of Water Heating Equipment (if labeled)
Shared System

Plumbing: Hot Water Temperature
120

Plumbing: Visually Inspected
Toilets for Proper Operation by Flushing, All Sinks & Tubs & Showers for Functional Drainage, Drain & Waste & Vent System

SUMMARY

7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

Observations

7.1.1 General Electrical

TESTED RECEPTACLE (POWER NOT PRESENT, POLARITY INCORRECT, COVER NOT IN PLACE, GFCI NOT PROPERLY INSTALLED OR DID NOT OPERATE PROPERLY, EVIDENCE OF ARCING OR EXCESSIVE HEAT, NOT GROUNDED, NOT SECURED TO WALL)

A re-inspection was performed on December 17 at approximately 10:30 a.m., and all previously identified issue(s) were confirmed resolved with no further action required.

Recommendation

Contact a qualified professional.



Missing GFCI Throughout Kitchen

SUMMARY

7.1.1 Electrical Section - General Electrical: Unused Circuit-Breaker Opening Not Filled

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Electrical: Main Service Disconnect's Amperage Rating (if labeled)
100

General Electrical: Type of Wiring Observed
Not Visible

General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel
Yes

General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel
Not Applicable - No Gas

General Electrical: Visually Inspected
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

SUMMARY

7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

7: ELECTRICAL SECTION

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Electrical: Main Service Disconnect's Amperage Rating (if labeled)
100

General Electrical: Type of Wiring Observed
Not Visible

General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel
Yes

General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel
Yes

General Electrical: Visually Inspected
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

SUMMARY

7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

7: ELECTRICAL SECTION

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Electrical: Main Service Disconnect's Amperage Rating (if labeled)
100

General Electrical: Type of Wiring Observed
Not Visible

General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel
Yes

General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel
Yes

General Electrical: Visually Inspected
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

SUMMARY

7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

7: ELECTRICAL SECTION

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Electrical: Main Service Disconnect's Amperage Rating (if labeled)
100

General Electrical: Type of Wiring Observed
Not Visible

General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel
Yes

General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel
Yes

General Electrical: Visually Inspected
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

SUMMARY

7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Electrical: Main Service Disconnect's Amperage Rating (if labeled)
100

General Electrical: Type of Wiring Observed
Not Visible

General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel
Yes

General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel
Yes

General Electrical: Visually Inspected
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

SASHKENAZI

ACORD

EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY): 1/12/2026

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS	PHONE (A/C, No, Ext): (914) 828-0000	COMPANY NAME AND ADDRESS	NAIC NO: 19437
Bluestone Brokerage, LLC 84 Business Park Dr, Suite 111 Armonk, NY 10504 Contact name:		Lexington Insurance Company 100 Summer Street Boston, MA 02110	
FAX (A/C, No): (914) 828-0030	E-MAIL ADDRESS: info@bluestonebrokerage.com	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:	SUB CODE:	POLICY TYPE: Property	
AGENCY CUSTOMER ID #: MISSMAN-01			
NAMED INSURED AND ADDRESS: Mission Manor Holdings LLC 7205 W 55th Ter Mission, KS 66202--1221		LOAN NUMBER: [redacted]	POLICY NUMBER
		EFFECTIVE DATE: 6/1/2025	EXPIRATION DATE: 6/1/2026 — ☐ CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☐ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION: Loc # 1, Bldg # 1, 4120-4122 Thompson St, Kansas City, KS 66103, A

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION PERILS INSURED: ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: $ 11,223,000 — DED: 10,000

	YES	NO	N/A				
☒ BUSINESS INCOME ☐ RENTAL VALUE	X			If YES, LIMIT:	1,186,176	☒ Actual Loss Sustained; # of months:	
BLANKET COVERAGE		X		If YES, indicate value(s) reported on property identified above: $			
TERRORISM COVERAGE		X		Attach Disclosure Notice / DEC			
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	X						
IS DOMESTIC TERRORISM EXCLUDED?			X				
LIMITED FUNGUS COVERAGE		X		If YES, LIMIT:		DED:	
FUNGUS EXCLUSION (If "YES", specify organization's form used)	X						
REPLACEMENT COST	X						
AGREED VALUE	X						
COINSURANCE		X		If YES, %			
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT:	11,223,000	DED:	10,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT:	11,223,000	DED:	10,000
- Demolition Costs	X			If YES, LIMIT:	1,122,300	DED:	10,000
- Incr. Cost of Construction	X			If YES, LIMIT:	1,122,300	DED:	10,000
EARTH MOVEMENT (If Applicable)		X		If YES, LIMIT:		DED:	
FLOOD (If Applicable)		X		If YES, LIMIT:		DED:	
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:	X			If YES, LIMIT:		DED:	1
NAMED STORM INCL ☒ YES ☐ NO Subject to Different Provisions:	X			If YES, LIMIT:		DED:	1
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X						

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

☐ CONTRACT OF SALE ☐ LENDER'S LOSS PAYABLE ☒ LOSS PAYEE
☒ MORTGAGEE ☐

NAME AND ADDRESS:
OakStar Bank ISAOA
PO Box 14766
Springfield, MO 65814

LENDER SERVICING AGENT NAME AND ADDRESS:

AUTHORIZED REPRESENTATIVE:

ACORD 28 (2016/03) © 2003-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: MISSMAN-01 SASHKENAZI

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Bluestone Brokerage, LLC	Mission Manor Holdings LLC 7205 W 55th Ter Mission, KS 66202--1221 Johnson
POLICY NUMBER [redacted]	
CARRIER: Lexington Insurance Company / NAIC CODE: 19437	EFFECTIVE DATE: 06/01/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Special Conditions:
30 days notice of cancellation with 10 days notice for non-payment of premium will be provided to the lender.

Lexington Insurance Company - Primary Property $5,000,000
Kinsale Insurance Company - XS Property $7,409,176

Locations:

4120-4122 Thompson St, Kansas City, KS 66103
4125-4127 Thompson St, Kansas City, KS 66103
2906-2912 W 42nd Ave, Kansas City, KS 66103
4124 Thompson St, Kansas City, KS 66103
4121 Thompson St, Kansas City, KS 66103
2903 W 42nd Ave, Kansas City, KS 66103

Mission Manor Apartments on Thompson Street
Management Plan

The property at 4125 S Thompson street will have 7 apartments that will be rented out as a short term rentals. **This is a commercial apartment building with 96 total units. Each of the 7 apartments** have 2 bedrooms and 1 bathroom with the interior being freshly renovated. Each apartment will have internet and games, a kitchen with a full array of utensils and appliances, and a comfortable living space. Each apartment will have 1 designated parking spot as well as additional parking available on a first come, first serve basis. There are **approximately 160 spots available.**
Considering the area, marketing will be geared towards single family stays and patients, students, and staff connected to KU Med.

The leasing, advertising, customer service, screening and scheduling, maintenance, and cleaning for short term rental guests will be handled through the co-host, BearBnB. The home will be advertised on AirBnB, VRBO, and BearBnB's local booking website. All potential tenants/guests are screened by a customer service representative and they must present identification and collateral to confirm a booking. In the lease and booking confirmation are clauses for no parties or neighborhood disturbances, which if violated will result in expulsion from the property. There are quiet hours of 10pm to 8am posted in all advertising.

BearBnB has 24/7 customer service using local representatives, in-house maintenance and cleaning staff to service the property and take care of guest or property issues that may arise.

Check-in is done through the booking site and via email, where the guest/tenant will receive the property address, time of check-in, and their own code to a smart-lock, which uses rolling codes so that each guest has their own entry code for the duration of their stay. Upon check out, the property is cleaned before the next guest or within 48 hours, whichever is sooner. The property is maintained through guest and cleaner reporting, as well as a quarterly inspection by staff, so that the property is kept in good condition.



BearBnB

Short term rental management

Welcome Guide

Welcome to our home!

Hello! We are a small family-owned business with a passion for traveling. Thank you so much for choosing to book with us!

We have prepared this guide to assist you with some commonly asked and important questions.

Book Direct and Save!

Great news! We have properties located all across the country, and we would be absolutely delighted to host you in one of our homes again! For your next visit, we encourage you to book directly with us and save on expensive platform fees.

To book directly, simply use any of the following contact methods:

Email: info@bearbnbkc.com
Website: bearbnbkc.com
Phone number: 816-465-1252

Feel free to reach out to us through any of these channels, and we'll be more than happy to assist you with your next reservation!

Hours of operation

For your convenience, we have several team members available to assist you during specific hours:

Maintenance:
- Monday-Friday, 9am-5pm
- Available after hours and on weekends for emergency situations.

Customer Service Representative:
- Monday-Friday, 9am-5pm
- We do have an emergency phone line if the need arises. Emergency phone line 816-465-1252

We do ask that all communications be kept within the app if possible, as your booking platform requires we do so. If there is some sort of an emergency situation, you may contact us by phone at the number above.

If you have a question or a need that is not an emergency after hours, we will respond ASAP during business hours.

Additional Emergency information

Important numbers:
- Emergency maintenance phone line 816-465-1252
- Non-emergency police or fire 913-596-3000

What constitutes a maintenance emergency?
- Leak in your apartment
- No heat or if your apartment is registering at 65 degrees or lower
-No air conditioning or if your apartment is registering at 80 degrees or higher
-The toilet is clogged
-If your smoke detector is chirping
- No hot water

In case of these emergencies:
TORNADO: If possible, get to the lowest point in the building, the ground floor, the hallways or innermost point of the apartment. Stay away from windows.
FIRE: There is a fire extinguisher under the kitchen sink and located in the common area hallways. P - Pull out the Pin / A - Aim / S - Squeeze / S - Sweep. If there is smoke in the hallway, remain in your apartment and call 911.
POWER : Contact the emergency line at 816-465-1252. All exits are freely available during a power outage. Keep your refrigerator closed to preserve food temperature. Emergency shut off for power is located in the kitchen breaker box.
GAS: Shut off is located in the hall closet of the apartment.
WATER: Shut off located beneath the sinks - whole building shut off located in the laundry room on the 1st floor.



Heating and Cooling

Welcome to our home! We have central air and heat to keep you comfortable throughout your stay. Take a moment to familiarize yourself with the thermostat on the wall. If it's new to you, don't worry - we suggest doing a quick search on YouTube or Google to learn how to operate it easily.

To ensure the best performance of the AC, please avoid setting the temperature below 68 degrees. Lower temperatures may cause the unit to freeze and become non-operational.

If you've followed the tips above and are still facing any issues, feel free to reach out to us through the app. We're here to assist you in any way we can.

Sometimes, our area experiences excessive heat. If you're staying with us during such times, we recommend keeping all doors, windows, and curtains closed to help the AC work efficiently and keep you cool. Your comfort is our priority!



Cleanliness/Linens/Supplies

We take pride in providing a professional cleaning service for our home, ensuring it's sparkling clean after each guest's stay. With a 90%+ 5-star rating, they consistently do an excellent job, but on rare occasions, they may miss something. If you come across anything unsatisfactory, please let us know right away through the app so we can promptly resolve it for you.

As our home is lived-in, you may occasionally find small, common household items like a dust bunny under a bed. Rest assured, we strive to maintain a comfortable and tidy environment for all our guests.



Having issues?

Our primary goal is to ensure you have a fantastic stay in our home. If you encounter any issues after checking in, you have two options to address them:

1. Reach out to us directly, and we will make every effort to promptly resolve any concerns you may have. Your satisfaction is our top priority, and we'll do our best to fix anything that is unsatisfactory ASAP.

OR

2. If the issue is severe and you prefer not to continue your stay, you can immediately notify both us and the booking platform. In such cases, you can choose to vacate the premises, and we will fully refund the remaining unused days of your booking.

Please note that if you decide to stay rather than cancel and vacate, we won't be able to provide a refund for the used days. We want you to feel comfortable with your decision, and our team is here to assist you in any way possible.



Thank you!

Thank you for choosing to stay with us! It was our pleasure to host you during your visit. Your feedback means the world to us as it forms the heart of our business. If you had a fantastic experience, we would be incredibly grateful if you could leave us a 5-star review.

We take pride in offering a wide range of properties across the country. For your future trips, consider booking directly with us to save on platform fees. You can reach us through various means:

Email: info@bearbnbkc.com
Website: bearbnbkc.com
Phone number: 816-465-1252

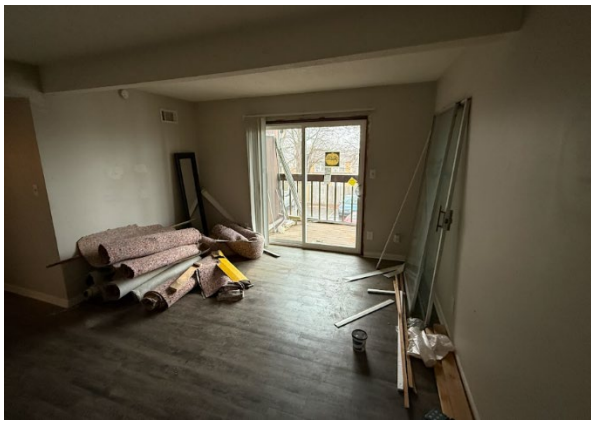
The entire BearBnB team wishes you safe travels as you return home, and we hope to have the pleasure of hosting you again for your future travel needs. Feel free to reach out to us anytime! Take care!

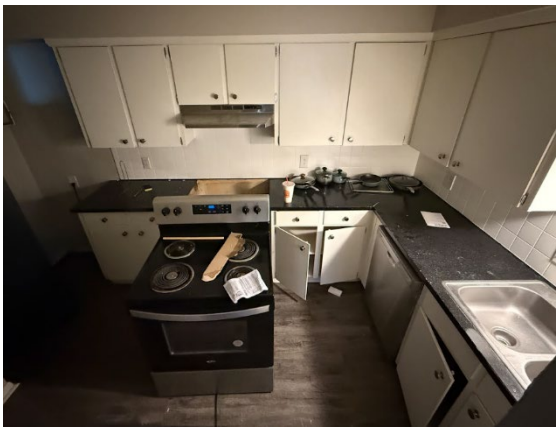






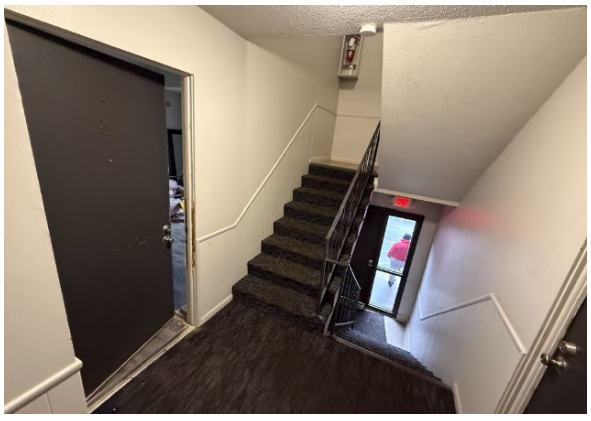


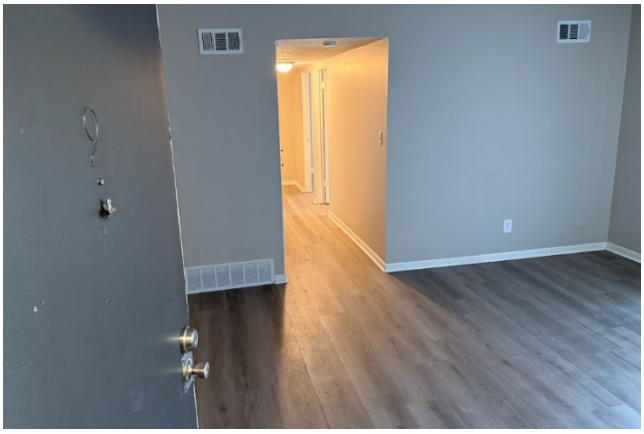






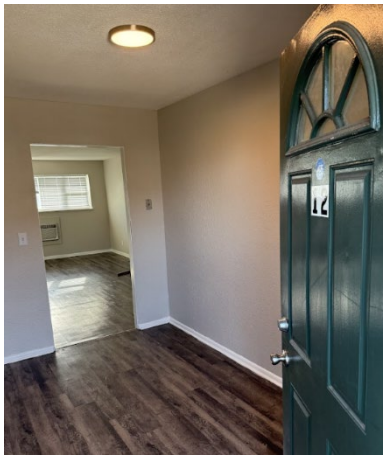












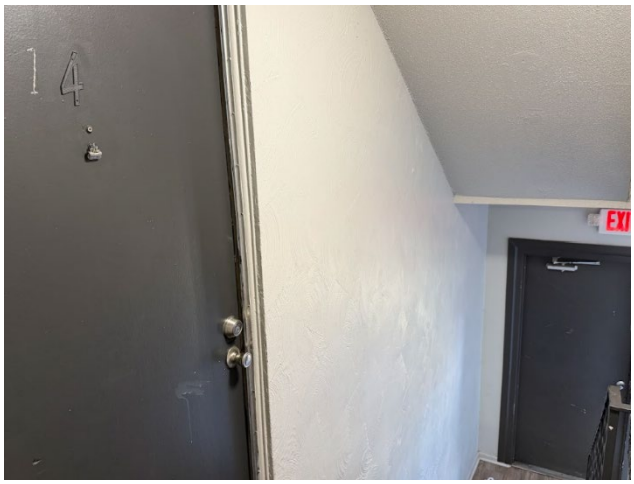









4127

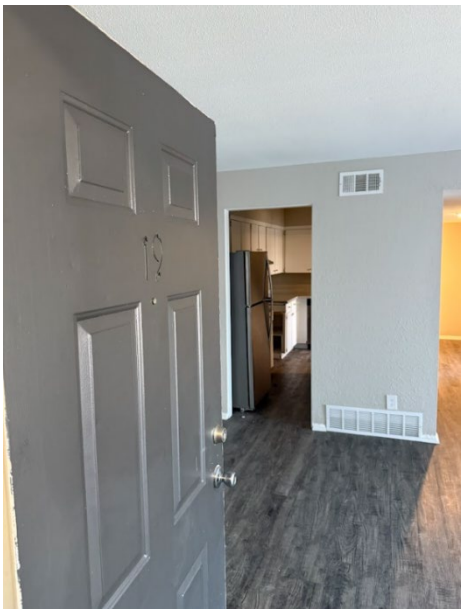

14



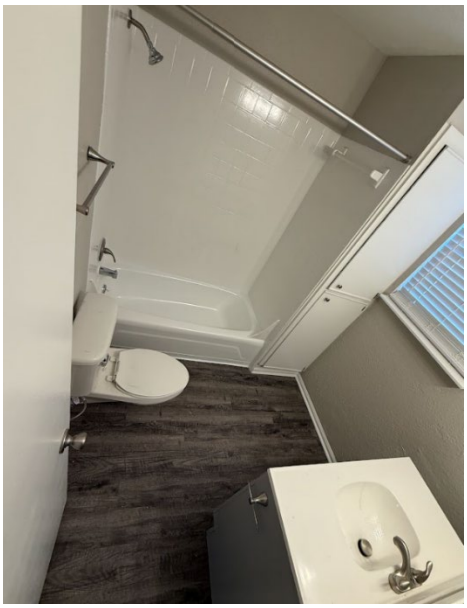












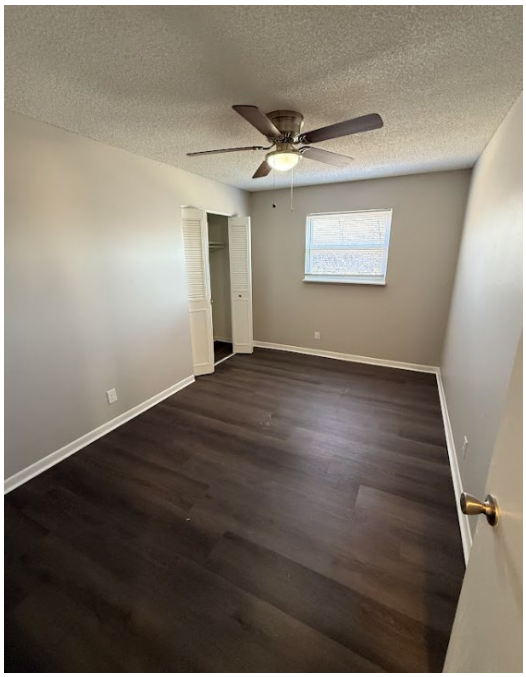


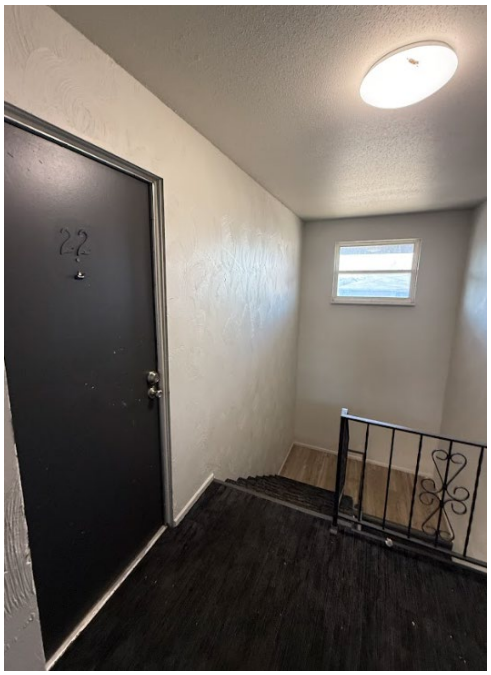




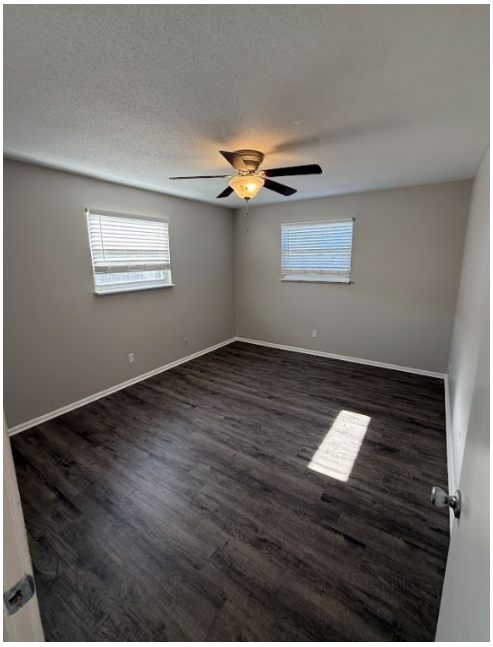














Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Change of Zone Petition COZ2025-031 and PLAT2025-041 (Mackeprang Preliminary Plat)**

GENERAL INFORMATION

Applicant Information:
Jason Mackeprang
2420 North 131st Street
Kansas City, Kansas 66109

Subject Property:
2406 North 131st Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture (WYCO) District to R Rural Residential and R-1 Single Family Districts for construction of single-family homes.



Preliminary Plat for five (5) residential lots.



Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Carlos Pacheco III

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

Proposed Zoning District(s): R Rural Residential and R-1 Single Family Districts

	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture District (WYCO)	Single family homes
South	A-G Agriculture (WYCO) and A-G Agriculture Districts	Single family homes
East	A-G (WYCO) Agriculture District	Single family homes
West	A-G Agriculture (WYCO) and R-1A Suburban Residential (WYCO) Districts	Single family home

Total Tract Size: 35.43 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential District, which allows, a variety of residential densities and unit types. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 131st Street as a Local Street.

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.

Section 27-453(e) 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) 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. At least one (1) tree shall be planted on each lot.

Advertisement:	The Wyandotte Echo – January 15, 2026 Letters to Property Owners – January 16, 2026
Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jason Mackeprang, is requesting approval of a Change of Zone from A-G Agriculture District (WYCO) to R Rural Residential and R-1 Single Family Districts and a Preliminary Plat for five (5) residential lots to build five (5) single family homes at 2406 North 131st Street on 35.43 acres.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

   The subject property is located within the Prairie-Piper Statistical Neighborhood and Census Block Group 0448032. The neighborhood consists of large lot single-family homes with some smaller single-family lots along North 131st Street. North 131st Street is accessed by Parallel Parkway located to the south of the property and Leavenworth Road to the north of the subject property.

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 North 131st Street.

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

   The property is suitable for uses to which it has been restricted as A-G Agriculture (WYCO) District allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R-1 Single Family District and R Rural Residential District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than A-G Agriculture (WYCO) 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 five (5) single-family homes will not increase traffic along North 131 Street to a degree that will adversely affect the road capacity, safety, or create parking problems.

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

The proposed use does conform to the Prairie Delaware Piper Area Plan from the standpoint of its land use designation, Planned Mixed Residential District, which allows, a variety of residential densities and unit types. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

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 not available. The property must be served by septic service, which must be approved by the Wyandotte County Health Department.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #14, located at North 123rd Street and Leavenworth Road.

f. Transit

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

g. Schools

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

h. Streets

See item #6 above.

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

The proposed use will have a 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.

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 Planned Mixed Residential District, which allows a variety of residential densities and unit types.

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 in compliance with the standards and requirements of the zoning ordinance and subdivision regulations. In order to stay in compliance, Lot

3 and Lot 4 must have the single-family home-oriented north and south, otherwise, the applicants will have to request a Variance due to 3:1 ratio of the lots.

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, and south of the subject property. Staff has not received the proposed square footage 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.***

    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 Developer is responsible for installing all of the associated infrastructure related to this subdivision.

    BPU is 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 North 131st Street, 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 in-person at 13849 Hollingsworth Road on January 23, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant

KEY ISSUES

Lot size ratio

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Lots 3 and 4 shall have single family homes oriented in a north-south direction. Any alternative orientation will require the applicant to request a Variance due to the noncompliance with the 3:1 lot width-to-depth ratio.

   Applicant's Response: Acknowledge.

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

   Applicant's Response: Acknowledge.

3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.

   Applicant's Response: Acknowledge.

4. Utility easements shall connect with easements established in adjoining properties.

   Applicant's Response: Acknowledge.

5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

   Applicant's Response: Acknowledge.

6. 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.

   Applicant's Response: Acknowledge.

7. Per the Prairie Delaware Piper Area Plan, the floor area must be a minimum of 1,600 square feet.

   Applicant's Response: Acknowledge.

8. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.

   Applicant's Response: Acknowledge.

9. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
   a. 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.

   Applicant's Response: Acknowledge.

10. Per the goDotte Countywide Strategic Mobility Plan, build a four (4) foot sidewalk along one (1) side of the private road leading to North 131st Street.

    Applicant's Response: Acknowledge.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petitions **COZ2025-031** and **PLAT2025-041** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Lots 3 and 4 shall have single family homes oriented in a north-south direction. Any alternative orientation will require the applicant to request a Variance due to the noncompliance with the 3:1 lot width-to-depth ratio;**
2. **Per the goDotte Countywide Strategic Mobility Plan, build a four (4) foot sidewalk along one (1) side of the private road leading to North 131st Street;**
3. **For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
4. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
5. **Utility easements shall connect with easements established in adjoining properties;**
6. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
7. **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;**
8. **Per the Prairie Delaware Piper Area Plan, the floor area must be a minimum of 1,600 square feet;**
9. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
10. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
    a. **Incorporate upper-level dormers above the garage, or,**
    b. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
    c. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
11. **Adhere to the Conservation District comments;**

12. **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);**
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. **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;**
16. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
17. **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 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;**
23. **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,**
24. **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
County Surveyor Comments
Neighborhood Meeting Documents
Preliminary Plat
Preliminary Road Plan

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	February 9, 2026	February 26, 2026
Preliminary Plat	February 9, 2026	Not Required

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-031** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-031,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PLAT2025-041** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

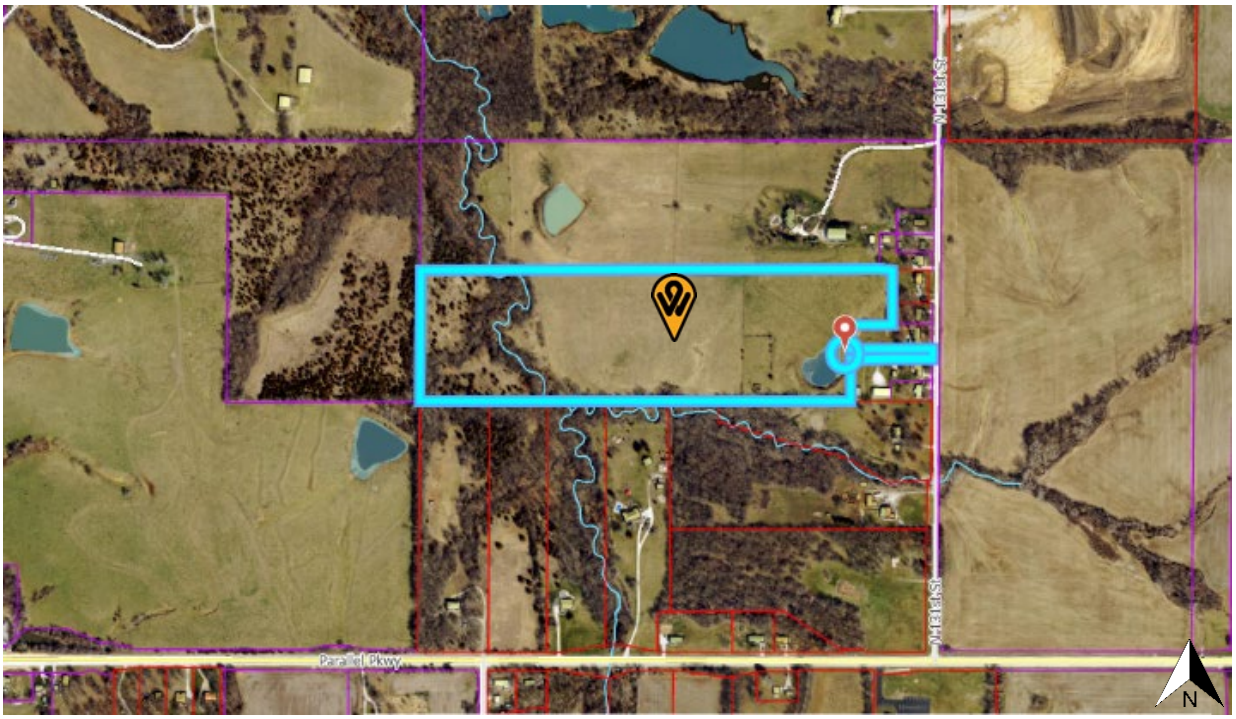
3. _____.

OR

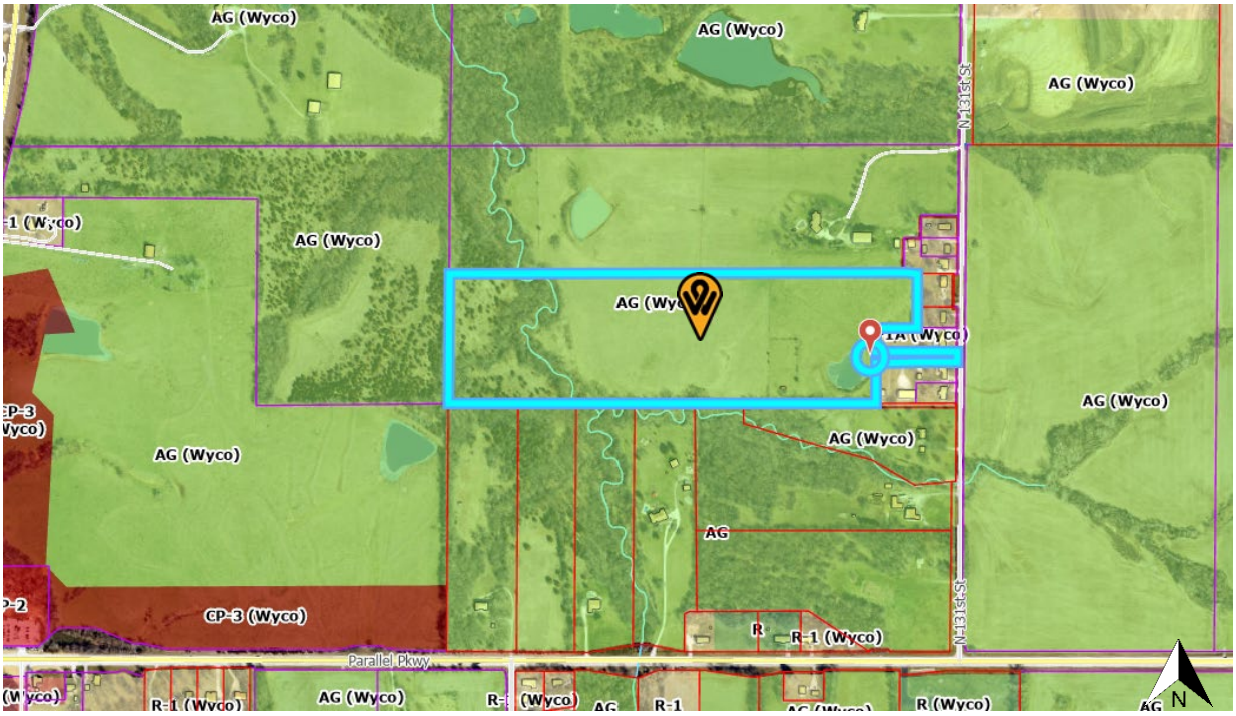
I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-041** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



COZ2025-031 – 2406 N 131st Street Neighborhood Meeting

Friday, January 23, 2026 (4:57 – 6:12 pm)
St. Martin's Lutheran Church
13849 Hollingsworth Road
Kansas City, KS 661009

- Meeting conducted by Jason Mackeprang, Matt Mackeprang, Michelle Mackeprang, and Bradley Bice. Copies of the engineering plans were made available to the attendees.
- Minutes taken by Bradley Bice
- Attendees: Joan Gustin, Kyle and Jenna Rodenhouse, Jake Wolf, Dan Trent

Presentation
Layout will have 5 parcels, two zoned R1 and three zoned R.

Fire Department has the most restrictions, requiring an upgrade of the 4" water main to a 12" line along 131st Street from Parallel Parkway to the property. From 131st Street a new 6" line would extend back to the new properties/parcels. The 6" line is the minimum size for a new fire hydrant.

A paved private road would be constructed from 131st Street approximately 1,100' to the West. The plan, currently, is to construct a private asphalt road 20' wide and being able to support an 84,000 pound vehicle, per the fire department's requirements.

Questions
- Jenna - Why different zoning?
  - Jason - Wanted to keep road as short as possible
  - Jason - Different zoning because of lot sizes
- Joan - So you're going to be building behind me?
  - Jason/Matt -Yes, there will be a parcel behind your property
  - Jason and Matt showed possible locations for the homes.
- Kyle /Jenna - While construction is going to be ongoing, it will be a problem for us
- Kyle/Jenna - When would houses start being built
  - Jason - After water and road was installed/built
- Kyle/Jenna - What happens when someone wants to move?
  - Matt - We would just sell it as anyone sells houses
- Kyle/Jenna - Did you ever ask or think about getting approval beforehand?
  - Jason/Matt/Bradley - We discussed with UG and Gunnar Hand
  - Jenna "Do you have that in writing?"
    - Jason/Bradley - Answered with no, not in writing, but we have documented meetings
- Joan – Will you have a perk test completed for your septic systems
  - Jason - Yes, we will follow the UG requirements.
- Kyle - What about utilities?
  - Jason/Matt - They will be underground per the UG requirements
- Jenna - Do you think each parcel will have their own outbuilding(s)?
  - Jason - May have one or none - Zoning dictates that
  - Matt/Michelle - May have small sheds/garages
  - Matt - No plans to have multiple large buildings or barns at this time
- Jenna - During construction, would access be kept for us?

- Jason/Matt - Yes, page 4 #10 on the engineering plan states this
- Kyle - Who is going to enforce this?
  - Matt - We and contractor will enforce

- Kyle - Where will mailboxes and trash be located?
  - Matt - We aren't sure about this yet. We will have to work with postmaster
- Jenna - Do you think you would have any livestock or anything?
  - Matt/Michelle - Possible, but as of now we don't plan on it
- Kyle - Will there be any fences?
  - Matt/Bradley - Possible small area fences for dogs/animals
- Kyle - Home sizes (What are you thinking) and home types?
  - Jason/Matt/Bradley - Answered by saying we aren't 100% sure, but most of us are thinking ranches?
- Joan - What type (Wood, stone, brick...)
  - Jason/Matt/Bradley - Answered by saying we aren't 100% sure, we wanted to ensure we would be able to build homes before looking into specifics of homes
- Jenna - Did you look at other properties?
  - Jason - Yes, we did, but price, size and location were right for this property
- Jenna - Construction traffic is a concern because of the kids running around
  - Matt - We understand
- Kyle - Who were you working with at the fire department?
  - Matt - Harvey Fields
- Kyle/Jenna - Is the pond staying?
  - Matt - The plan is to stay now
- Kyle - Walk us through the timeline
  - Jason - Water starts mid 2027
  - Jason -Road starts mid 2028
  - Jason - Houses - right after
- Kyle - Calculations for storm water runoff?
  - Matt - Answered by showing the calculation on cover page of engineering plans
- Kyle - Can you bring by a couple 11x17 sheets or larger?
  - Bradley - Yes, we'll get some printed off and brought over
- Kyle - Do you have a general contractor for the road or anything yet?
  - Matt - Nothing planned but have talked to a few people before
  - Jason - Nothing for houses because we didn't want to put the cart before the horse
- Jenna – What are you planning to do if the rezoning is not approved?
  - Matt – Depends on the reason why it was not approved. If it is something like missing paperwork, then we will resubmit the application.
- Kyle - Why change of plan now Matt? You said you wanted to not disturb/disrupt the neighborhood/area after we talked?
  - Matt/Jason - Answered by saying we believe that was a miscommunication. What was intended by that answer was that we wanted to work with the land that was there. No mass grading - wanted to keep the property as close to its original characteristics as possible. Not meaning that we didn't want to do anything with the land/property. This has been the plan/hope since before purchasing property and that was shared with anyone/all before and all throughout the process.
- Kyle – Who will conduct the development inspections?
  - Bradley/Matt - We will follow the UG requirements from their inspectors
- Joan, Kyle, and Jenna expressed their concerns by altering their views from their properties.

- Jake Wolf said he had no issues with our development plans and attended the meeting to just see what everything was all about.
- Dan Trent said he attended the meeting to listen to the discussion on behalf of Neal Palmer, who was unable to attend the meeting.

Email/Phone Calls from Neighbors

- No email correspondence
- Rhonda Levinson called on Saturday, January 24th
  - She wanted to welcome us to the neighborhood and is looking forward to getting to know us.
  - She wondered if we were planning on leaving the trees along the property line between her property and ours. I (Jason) responded that we are planning to leave those trees.
  - She stated that she did not have any issues with our development plans.

Event Title: COZ2025-031 Neighborhood Meeting

Date: January 23, 2026 Location: 13849 Hollingsworth Rd.

#	Name (Printed)	Address	Signature
1	Kyle Rodenhouse	2400 N. 131st Street KCK 66109	
2	Jenna Rodenhouse	2400 N 131st St KC KS 66109	
3	Joan Gustin	2430 N. 131st St. KC KS 66109	
4	Dan Trent	132 Oakley Bonner Springs, KS 66012	
5	Jake Wolf	13322 Parallel KCKS 66109	
6	Jason Mackeprang	6634 Co. Rd 9 Arlington, NE 68002	
7	Matt Mackeprang	2420 N 131st St. Kansas City, Kansas 66109	
8	Michelle Mackeprang	2420 N. 131st St. Kansas City, KS 66109	
9	Bradley Bice	2723 N 101st Ter. Kansas City, KS 66109	

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Nebraska)
) SS:
COUNTY OF Douglas)

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

1. That I am the petitioner for Petition # COZ2025-031.
2. That I conducted a neighborhood meeting on January 23, 2026.
3. The notice to nearby property owners was sent on January 6, 2026.
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 26 day of January, 2026.

My commission expires 3rd of December, 2027.

GENERAL NOTARY - State of Nebraska
LUKE ANTHONY SOJKA
My Comm. Exp. December 3, 2027

Luke Anthony Sojka
Notary Public

MACKEPRANG

A Private Road Development in the Southeast Quarter of Section 31, Township 10 South, Range 23 East of the 6th P.M., Kansas City, Wyandotte County, Kansas.

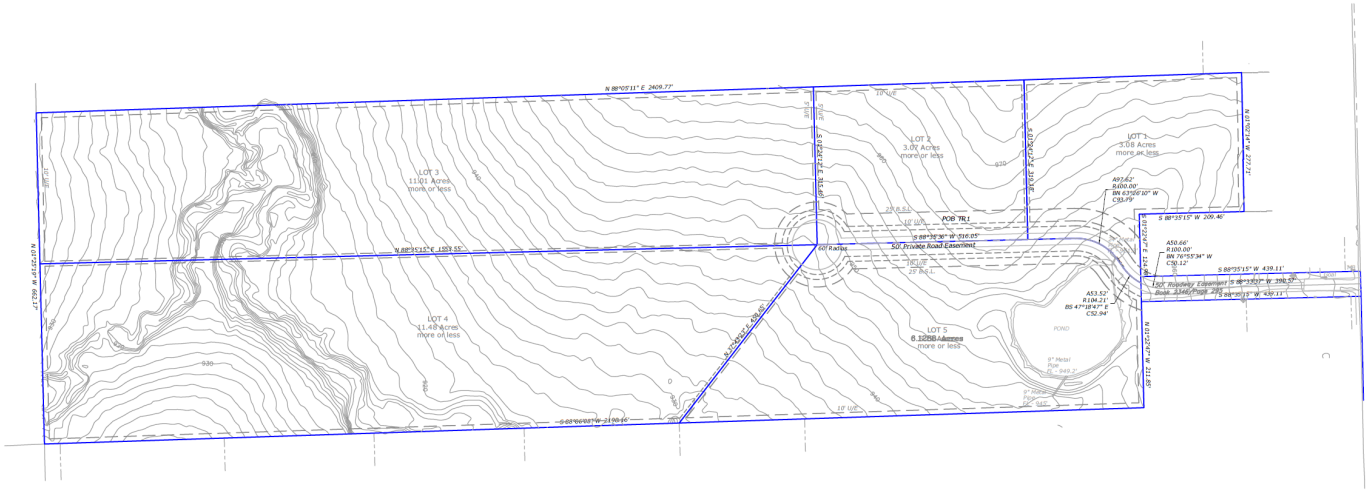
PRELIMINARY CONCEPT

PREPARED FOR:
MACKEPRANG, MATTHIAS N
2406 N 131ST ST
KANSAS CITY, KS 66109
PID NO. 039-31-0-40-01-002

Description (Per Provided Title Commitment)

The South One-Half of the North One-Half of the Southeast Quarter of Section 31, Township 10, Range 23, in Wyandotte County, Kansas, less the following: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 31, Township 10, Range 23; thence West along the South line of the North One-Half of the Southeast Quarter, 438.84 feet; thence North 208.0 feet; thence East 438.84 feet, to a point on the East line of said Section 31 Township 10 Range 23; thence South along said East line 208.0 feet, to the beginning. And less: Beginning at a point on the East line of Section 31 Township 10 Range 23, said point being 258.0 feet North of the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 31; thence West 438.84 feet; thence North 125.0 feet; thence East 438.84 feet, to the East line of Section 31; thence South along said East line 125.0 feet, to the beginning, except any part in street or road.
Also less:
Beginning at a point 20 feet West and 383 feet North of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 10, Range 23, Wyandotte County, Kansas; thence North 104 feet; thence West 208.42 feet; thence South 104 feet; thence East 208.42 feet to the point of beginning.
Also less:
Lot 1, FARMER'S ADDITION, a subdivision in Wyandotte County, Kansas.

LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ℄ - Centerline
- § - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Power Pole
- X—— - Fence Line
- OHP—— - Overhead Power Lines
- T —— - Underground Telephone/Fiber Optic Line
- - Gas Valve
- - Water Meter/Valve
- - Telephone Pedestal
- W—— - 6" Water Line - location as per district
- ~~~ - Tree/Brush Line



Scale 1" = 100'

Job # K-25-1956
November 21, 2025

HERRING SURVEYING COMPANY
315 North 5th Street, Lear., KS 66048
Ph. 913.864.3858 Fax 913.674.5361
Email — surveyor@hotmail.com

100 0 100 200 300
1" = 100'

GENERAL NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE THE UNIFIED GOVERNMENT WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND NOI BEFORE CONSTRUCTION. THE SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE UNIFIED GOVERNMENT'S ROAD CONSTRUCTION AND STORM WATER DRAINAGE STANDARDS.
3. UTILITIES SHOWN ARE BASED UPON INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING.
4. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL SIGNAGE PER THE LATEST EDITION paOF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
6. ALL EXCAVATION IS UNCLASSIFIED.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH NPDES REGULATIONS.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL AGENCIES WITH JURISDICTION OVER THE PROJECT.
9. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE ENGINEER OR RECORD FOR THE DESIGN.
10. ACCESS TO EXISTING HOMES AND PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
11. ALL AREAS DISTURBED BY THE CONSTRUCTION OF SAID IMPROVEMENTS SHALL BE FERTILIZED, SEEDED, AND MULCHED.
12. Adherence to standards: Follow all specifications, including those for materials, as outlined in documents like the 2015 Standard Specification Book for State Road and Bridge Construction and the latest version of the Manual on Uniform Traffic Control Devices (MUTCD).
13. Utility and site restoration: Be responsible for repairing any damage to utilities caused by construction. Also, restore staging, stockpile, and haul routes to their pre-construction condition, including all pavement, curbs, and turf.
14. Compaction and grading: Grade all low spots to drain and ensure all slopes are (3:1) or flatter unless otherwise specified. The contractor is responsible for providing compaction test results, with at least one test required per (1,000) cubic yards of excavated material unless noted differently in the technical specifications.
15. Final approval: Notify the owner and engineer for a final walk-through before moving off the job to ensure all work is complete and properly finished.
16. Permits: Obtain all necessary permits and complete all required inspections before beginning construction. A hauling permit may also be required for any excavated material transported off-site.
17. Dimension and field questions: Do not scale drawings for dimensions. Any questions regarding dimensions or clearances must be directed to the engineer in the field.
18. 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. If any of the general 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
19. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Designed By	NO.	DATE	REVISIONS	BY	APP'D
Drawn By					
Checked By					
Issue Date					
Job No.					

ROBY'S RUN
UNIFIED GOVERNMENT

TYPICAL SECTION AND GENERAL NOTES

SHEET NO. 3

ROBY'S RUN
UNIFIED GOVERNMENT
PLAN & PROFILE
SHEET NO.
5
STAKING
COORDINATES
E:2195945.83
A N:306503.26
E:2195921.37
B N:306471.61
N. 131st Street
2420 N 131st Street
2330 N 131st Street
MACKEPRANG LANE
25' EASEMENT
LOT 1
3.0809 Acres
LOT 2
3.0669 Acres
LOT 3
11.0089 Acres
LOT 4
11.4616 Acres
LOT 5
6.1288 Acres
10' U/E
25' B.S.L.
Proposed Grade
Existing Ground

ROBY'S RUN
UNIFIED GOVERNMENT
CUL-DE-SAC & INTERSECTION PLAN
SHEET NO.
6
981.90
978.92
A31.41'
R20'
12+00
A31.18'
R20'
980.35
980.35
950.78
+61.02
950.78
+61.02
949.50
949.75
A22.28'
R20'
1+00
948.10
946.20
R48.00'
945.80

GRADING & EROSION CONTROL PLAN
ROBY'S RUN
UNIFIED GOVERNMENT
SHEET NO.
8
N. 131st Street
2420 N 131st Street
2330 N 131st Street
MACKEPRANG LANE
25' EASEMENT
LOT 1
3.0829 Acres
LOT 2
3.0669 Acres
LOT 3
11.0089 Acres
LOT 4
4.016 Acres
T 5
6.1288 Acres
10' U/E
25' B.S.L.
Install Straw Wattle Every Drop Elevation
Install 15' Silt Fence Typ
Install 320' Silt Fence
Install 150' Silt Fence
970
960
950

Culvert	Drainage Area	Drainage Area (acres)	C Value	Tc	Intensity		Diameter (in)	Length (ft)	Material	n value	Flow Rate (cfs)		Velocity (ft/sec)		25-yr HGL (ft)		100-yr HGL (ft)		Headwater (ft)		IC/OC
					25-yr	100-yr					25-yr	100-yr	25-yr	100-yr	Down	Up	Down	Up	25-yr	100-yr	
7+12	1	9.20	0.35	15.30	5.94	7.31	30	40	RC	0.012	20.61	24.83	8.20	8.60	952.87	953.55	953.02	953.70	954.41	954.72	IC

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Preliminary Plan Petition PR2025-045 and PLAT2026-001 (Bhatia Acres Preliminary Plat)**

GENERAL INFORMATION

Applicant Information:
Raj Bhatia with Vastu Capital LLC
26271 West 110th Street
Olathe, Kansas 66061

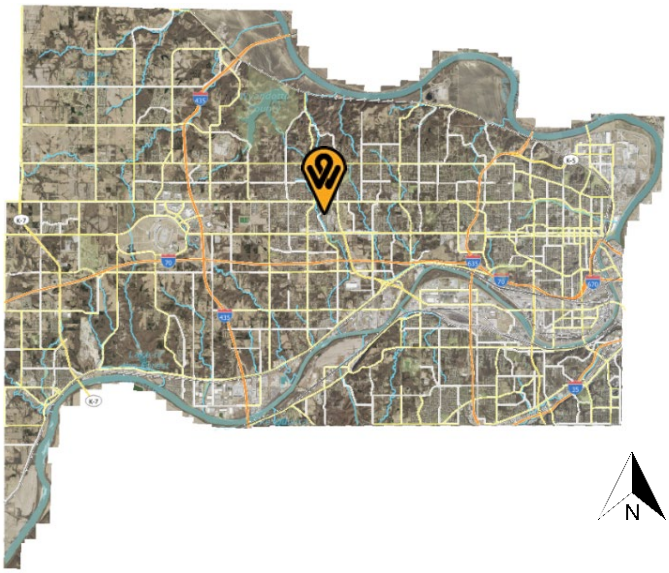
Subject Property:
700 North 75th Street
Kansas City, Kansas 66112

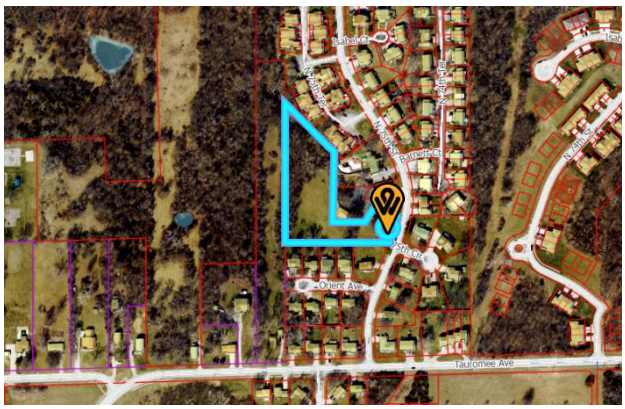
Requested Action and Purpose:
Approval of a Preliminary Development Plan and Preliminary Plat to build 24-unit townhomes development.

Commission Districts:
At-Large Commissioner, District #2: Andrew Tyler Kump
District #7 Commissioner: Chuck Stites

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
PlanKCK Comprehensive Plan







	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Attached single-family homes (townhomes)
South	RP-5 Planned Apartment District	Single family residences
East	RP-5 Planned Apartment District	Church and attached single-family homes (townhomes)
West	R-1 Single Family District	Large lot single-family home

Total Tract Size: 2.37 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Medium Density Residential, which allows garden-style apartments, townhouses, duplexes, and fourplexes.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 75th Street 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. 48 parking spaces are required. 48 parking spaces are provided; each unit has one (1) covered parking space and one (1) uncovered parking space located in the driveway.

Landscaping Requirement: Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 23 trees are required to be planted.

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. Three (3) shade trees and 24 shrubs are required.

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026

Public Hearing:	February 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Raj Bhatia with Vastu Capital LLC, has filed a Preliminary Development Plan and Preliminary Plat to plat one (1) multi-family lot to 24-unit townhomes on 2.37 acres. The complex consists of 7 buildings, including garages in each unit and a new street connecting to North 75th Street at 700 North 75th Street, Kansas City, Kansas 66112.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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. 17225-05358 – Abetment – October 24, 2017 – Completed – Delinquent property criteria-V-lot weeds.
2. 17225-02844 – Abatement – July 21, 2017 – Completed – Tall grass.
3. 17225-01518 – Abatement – May 30, 2017 – Completed – Weeds.
4. 06212-00000-01471 – Code-Environment – August 31, 2006 – Completed – Tall grass.
5. 03212-00000-00376 – Code-Environment – May 29, 2003 – Completed – Tall grass.
6. 00212-00000-01103 – Code-Environment – August 14, 2000 – Completed – Tall grass.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 2.37 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, required setbacks, and required landscaping and buffers as per the Code of Ordinances. Based on the preliminary plans, the road would only allow on-street parking on one (1) side of the road.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to North 75th Street.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, however, the plan does not provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and nor enough space for street parking.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments at north, east, and south of the subject property, although North 75th Street, which is similar in nature as the proposed development.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Plan KCK Comprehensive Plan Medium Density Residential land use designation, which allows attached residential development intended to promote infill development.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 75th Street.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

The property is accessed from North 75th Street. Additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district. The developer provides parking specifically for residents. The developer is not providing any amenities.

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.

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

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

      Electrical and Water Service is provided by BPU.

   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 #221.

   e. ***Fire***

      Fire service is provided by Station #19, located at North 80th Ter and State Avenue.

   f. ***Transit***

      There is no public transportation to the subject property.

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 capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements with revisions.

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

The Preliminary Plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to the external neighborhoods in addition to the private road only allowing on-street parking on one (1) side of the road.

12. 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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive, and noise. Access through the development for EMS does not necessarily have the best access since the proposed road would only allow on-street parking on one side of the road, not both. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to the North 75th Street sidewalk.

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

    The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developing an undeveloped lot.

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

    The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Central Area.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on January 26, 2026. 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
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Address KCKFD Comment Letter.

   Applicant's Response: The KCKFD Letter is referencing building permit level plans. The requested items will be provided with Final Development plans. We acknowledge that the items listed in the letter will be needed at that time. The proposed development has less than 75 units (24 total) and will have on-street parking only on one side since the drive is 28' wide. One fire hydrant is proposed on the plan and all units are within 600' of the hydrant.

2. Address Planning Engineering / Public Works Comments.

   Applicant's Response: See separate response letter.

3. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials.

   Applicant's Response: Depth added to front elevation. Additional material layout variation added. Currently proposed are two variations of the front elevation, each with a different material layout. The rear elevation remains unchanged.

4. Section 247-699(a)(1-6) Landscaping
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
   c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.
   e. The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers.
   f. Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

      Applicant's Response: Acknowledged.

5. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the planning commission.
   a. The sidewalk that is currently under development process should connect to North 75th Street.

      Applicant's Response: A four (4) foot sidewalk provided within cross-access easement and connects to 75th.

6. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the Unified Treasurer.

    Applicant's Response: Acknowledged.

7. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.

    Applicant's Response: 10' perimeter easement added.

8. Utility easements shall connect with easements established in adjoining properties.

    Applicant's Response: Acknowledged.

9. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

    Applicant's Response: Acknowledged.

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 reviews of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
    2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVAL** Petitions **PR2025-045** and **PLAT2026-001** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval of the Preliminary Development Plan and Preliminary Plat, a Final Development Plan and Final Plat shall be submitted for review and approval;**
2. **For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
3. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
4. **Utility easements shall connect with easements established in adjoining properties;**
5. **The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;**
6. **Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;**
7. **The sidewalk that is currently under development process shall connect to North 75th Street;**
8. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
9. **Section 247-699(a)(1-6) Landscaping:**
    a. **The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.**
    b. **All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.**
    c. **No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.**
    d. **At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.**
    e. **The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers.**

f. **Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**

10. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
11. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
14. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building**
15. **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.**
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 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;**
23. **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,

24. **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
KCKFD Comment Letter
Neighborhood Meeting Documents
Preliminary Plat
Preliminary Plan Development
Drainage Study
Image of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	February 9, 2026	February 26, 2026
Preliminary Plat	February 9, 2026	Not Required

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

Preliminary Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2025-045** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-045,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Preliminary Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2026-001**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

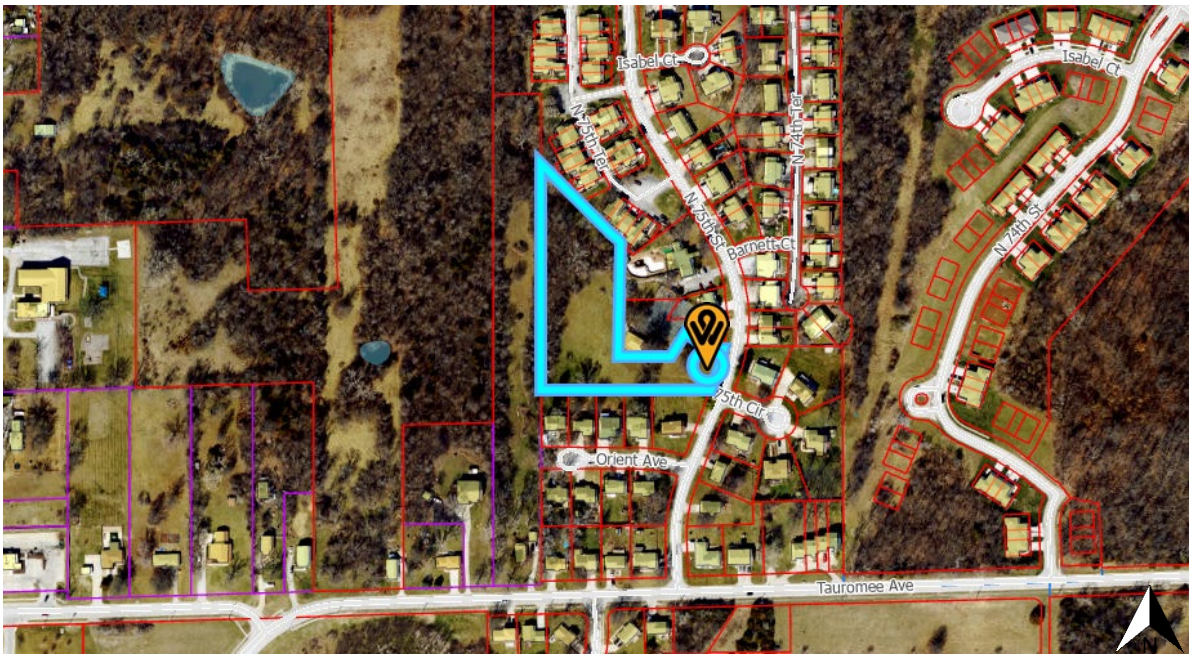
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2026-001**, Homefield Apartments Final Plat, 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

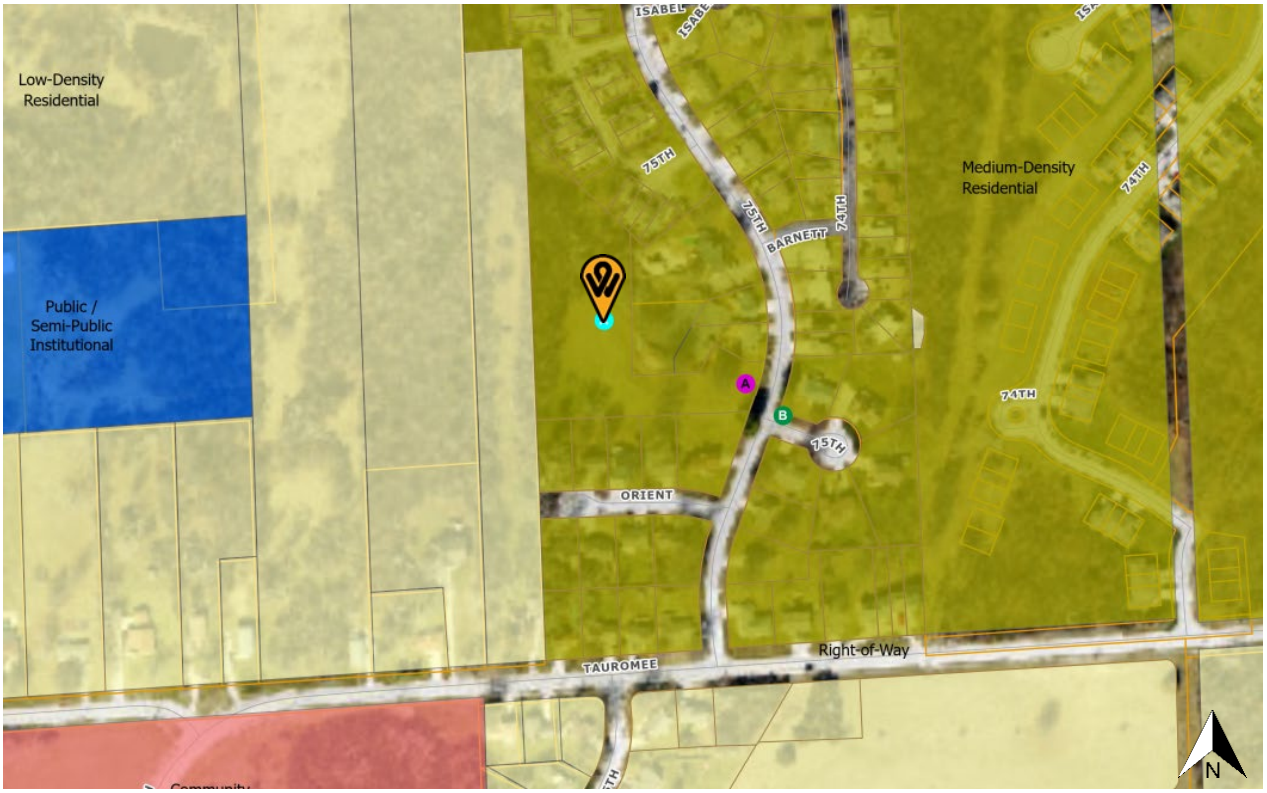
AERIAL IMAGERY



ZONING MAP



LAND USE MAP


Low-Density Residential
Public / Semi-Public Institutional
Medium-Density Residential
75TH
74TH
BARNETT
ORIENT
TAUROMEE
Right-of-Way
A
B
N

ADDITIONAL ATTACHMENTS

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. Housing Developments-Streets Address:

Development Name: One-two family residential Description:

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.

Any open burning of cleared vegetation must be permitted by the Fire Marshal and Air Quality offices
Use of explosives requires application and approval from the City Fire Marshal.
*Submit hydrant locations for review per Sec.507, 2012 IFC. All houses should be within 600' of a hydrant. All bldgs to be within 150' of code compliant access road(s) per Sec.503, 2012 IFC
*Signs for "NO PARKING" shall be posted per Sec.D103.6, 2012 IFC
-Roads 20 to 26 feet wide (curb face to curb face) - NO on street parking either side
-Roads over 26 to 32 feet wide (curb face to curb face) - Parking on one side
-Roads over 32 feet wide (curb face to curb face) - on street parking allowed both sides
-Dead end access roads 150'+, SHALL comply with Sec. D103.4 and table D103.4, 2012 IFC for min. road width 26'(curb face to curb face) and min. cul-de-sac diameter of 96'.
*For subdivisions with more than 75 units, fire access entrance roads must comply with Sec.D107.2.2018 IFC, and be separated by min. 1/2 the diagonal of the area served, with a minimum of (2)entrances per City Ordinance Chapter 15, Article III-Sec.15.54, D107.1

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

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

MEETING MINUTES:

Application Number: PR2025-045 & PLAT2020-001

Date and Location: 1/26/26 online Video Meeting – Google Meet.

Meeting called to order at: 5:32 PM

Names of people in attendance:

Raj Bhatia
Alex Elliott
James Crockett
Nick Schmalz
Charles Pennywell

Introductions:

Raj Bhatia led a neighborhood meeting to discuss a proposed 24-unit townhome development at 700 North 75th Street. The project includes a private street and sidewalks, with each unit having a garage and driveway. Parking will be allowed on the street, and a stormwater management system will be implemented to prevent runoff issues. Concerns were raised about privacy, light spillover, and construction hours. The development will include landscaping to meet city requirements and address aesthetic concerns. The project is still in the preliminary stages and will be discussed further at a city meeting on February 9.

Questions and answers:

Parking and Street Access

Q. **Nick Schmalz** asks about parking along the private street and the possibility of overflow parking on 75th Street.

A. Raj Bhatia explains that each building will have a garage and a driveway for the second car, with additional parking on the street.

A. Alex Elliott adds that the three-bedroom units will have adequate parking for two cars, and any additional parking will be on the street.

Q. **James Crockett** inquiries about parking on the main driveway running north and south.

A. Raj Bhatia confirms it can accommodate parking on one side.

Drainage and Runoff Concerns

Q. **James Crockett** raises concerns about water runoff and drainage, particularly with the addition of concrete and asphalt.

A. Alex Elliott explains that the development will comply with city requirements to avoid creating new stormwater problems.

- A basin will is planned at the north end of the turnaround to tie into an existing ditch, and the road will have a storm system to manage runoff.

Q. **James Crockett** asks about specific measures to address runoff issues, and

A. Alex Elliott details the plans for stormwater management.

Property Lines and Construction Hours

Q. **Nick Schmalz** asks about the exact location of the proposed buildings in relation to his property.

A. Raj Bhatia and Alex Elliott discuss the grading sheet to identify the property lines and the location of the buildings.

Q. A question is raised about the hours of construction and weekend work.

A. Alex Elliott mentions that the city has limits on construction hours, typically from 7 AM to 5 PM, and that the project will go through a final development plan stage.

Privacy and Lighting Concerns

Q. **James Crockett** raises concerns about privacy for existing homes due to light spillover and vehicle access.

A. Raj Bhatia explains that the final plan will include landscaping to address privacy issues, with trees and bushes to buffer light and noise.

A. Alex Elliott adds that there will be a landscape buffer every 30 feet, meeting city requirements for height and size.
A. The significant elevation change in the development will also help hide the new buildings from existing homes.

Meeting adjourned at: 6:13 PM

Minutes taken by: Raj Bhatia

Preliminary Plan Petition

Preliminary Plat ()

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
Johnson) SS:
COUNTY OF ~~WYANDOTTE~~)

Comes now Rajan Bhatia of lawful age, sound mind and upon his oath states as follows:

1. That I am the petitioner for Petition #_ PR 2025-045 and PLAT2020-001.
2. That I conducted a neighborhood meeting on 1/26/26.
3. The notice to nearby property owners was sent on 1/12/26.
4. Attached are the
   a. minutes/summary of the meeting and
   b. a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Raj Bhatia
Affiant

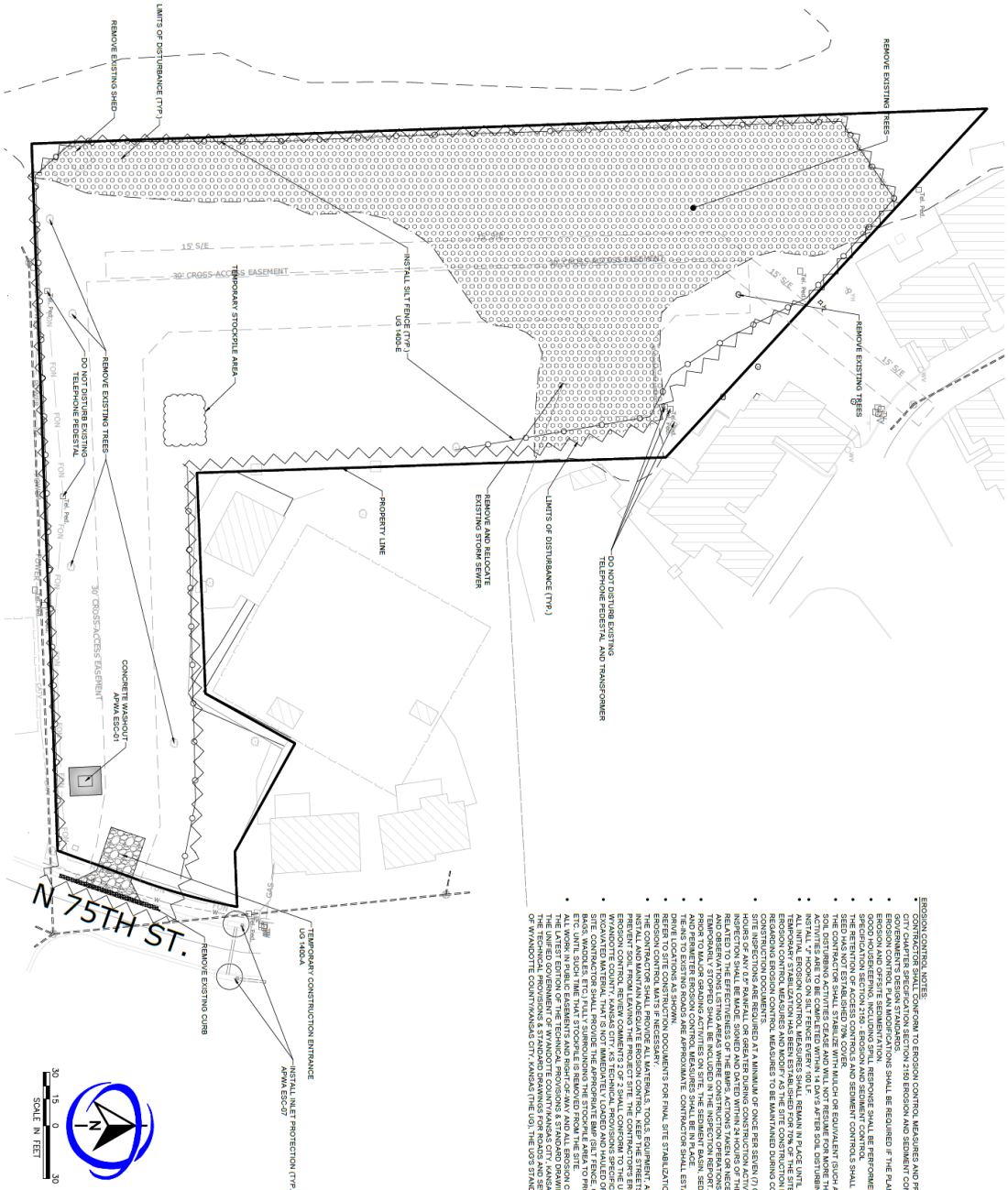
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of January, 2026.

My commission expires 24 of April, 2027.

Notary Public

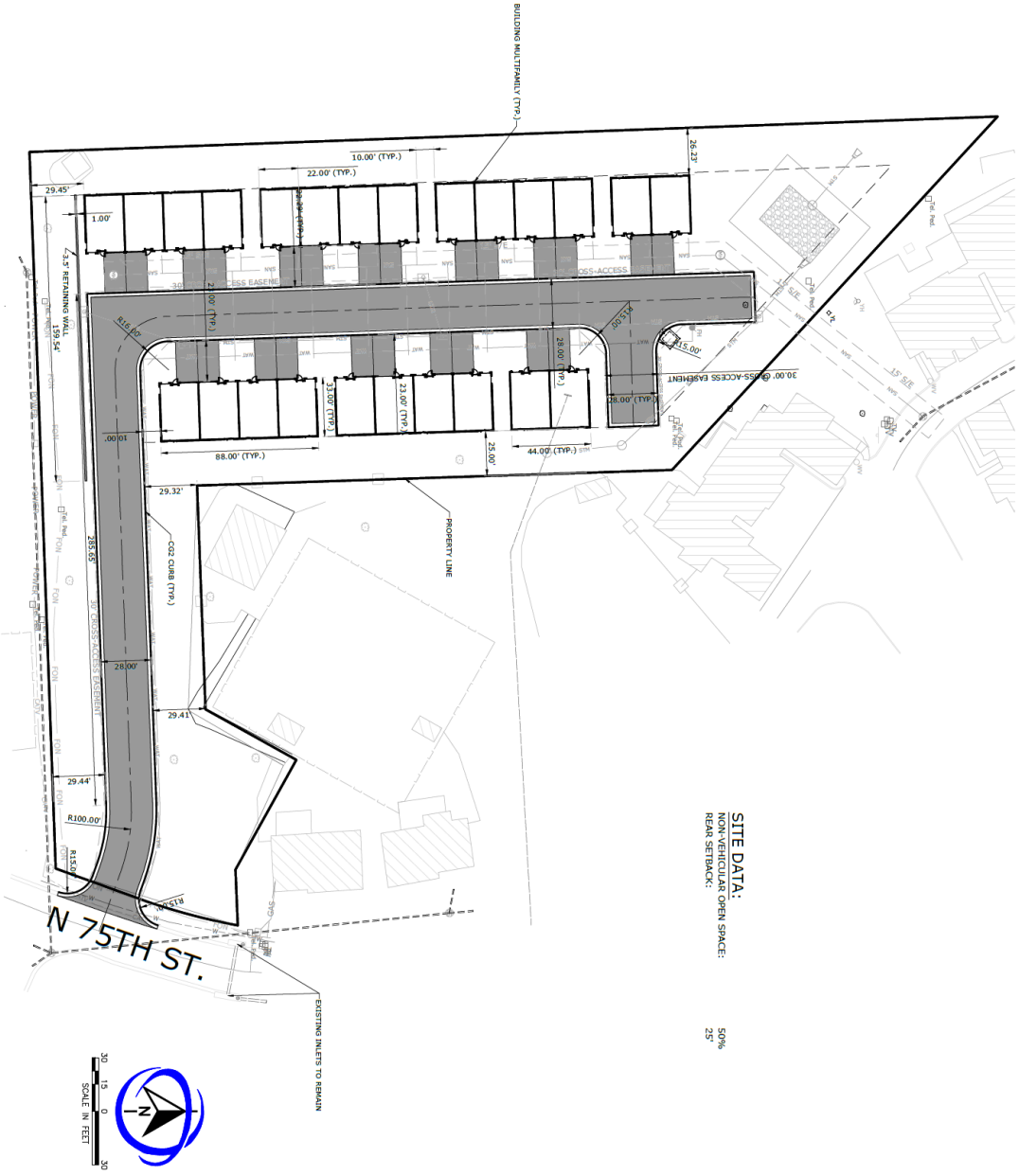
MEAGAN FLEMING
Notary Public-State of Kansas
My Appt. Expires 04/24/2027

BHATIA ACRES
A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY,
WYANDOTTE COUNTY, KANSAS
DESCRIPTION PER DEED: 202446-00288
PRIVATE DRIVE
BLOCK 1
0.44 AC
BLOCK 2
0.32 AC
TRACT A
1.71 AC
N 75TH ST.
15.00' SANITARY SEWER EASEMENT
30' CROSS-ACCESS EASEMENT
25' STBK.
15' S/E.
LOT NOTE:
ZONING: R4
MINIMUM LOT AREA: 1,500 SF PER DWELLING UNIT
MINIMUM HORIZONTAL OPEN SPACE: 40%
MINIMUM DWELLING SIZE: 380 SQFT PER DWELLING UNIT
ZONING SETBACKS
FRONT: 25'
REAR: 25'
SIDE: 10'
TRACT NOTE:
- TRACT A - DEDICATED FOR STORM WATER DETENTION, PRIVATE OPEN SPACE AND UTILITY USE AND WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
GENERAL NOTES
LEGEND
SCALE IN FEET
PRELIMINARY PLAT
BHATIA ACRES
700 N 75TH ST
KANSAS CITY, KANSAS 66112
FOR PERMIT
PREPARED FOR:
RAJ BHATIA
PROJECT #: 25-057E
ISSUE DATE: 12/22/2025
PRELIMINARY PLAT
1 OF 1
ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
14500 Parallel Road, Unit R, Basehor KS 66007

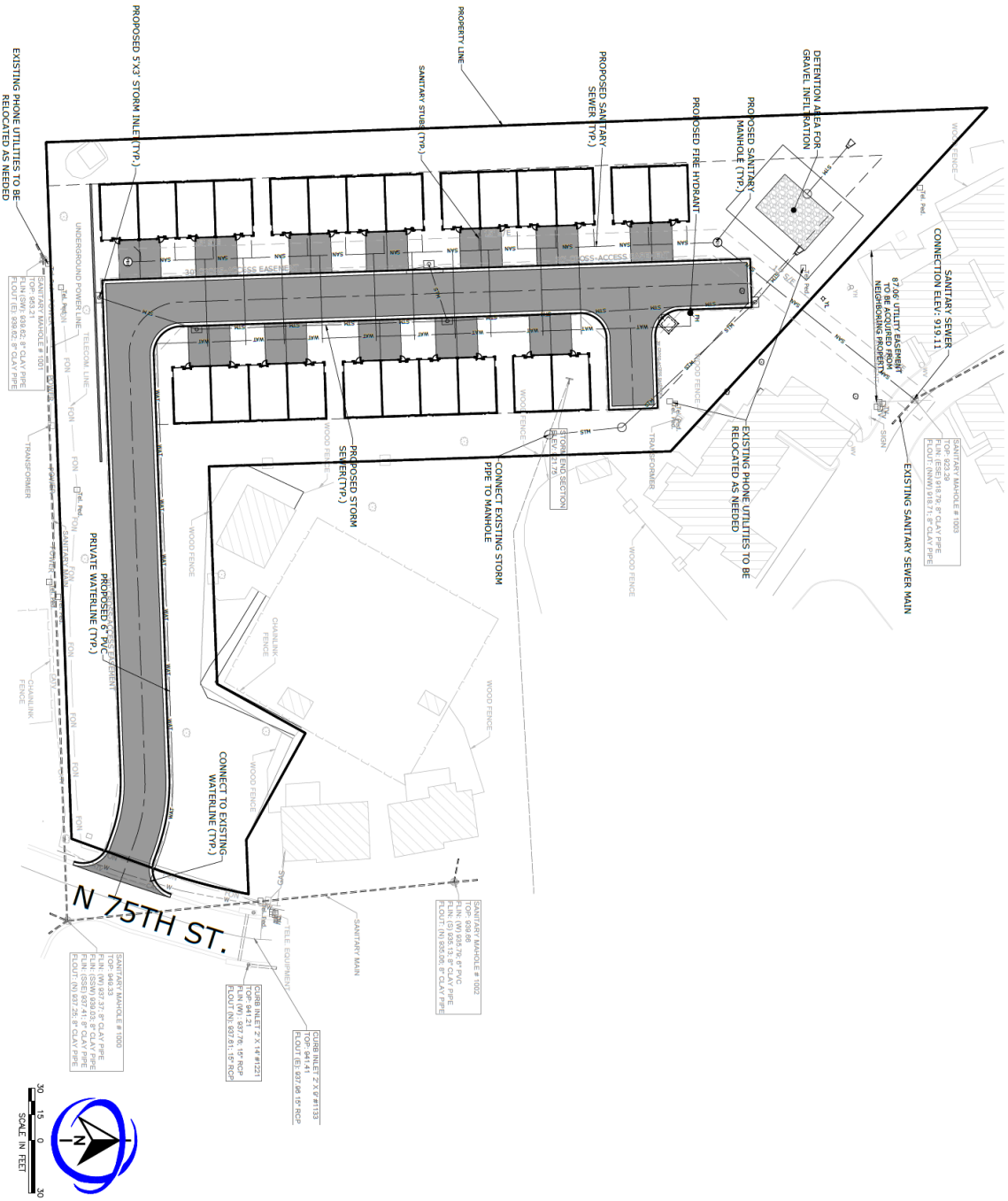


- EROSION CONTROL NOTES:
- CONTRACTOR SHALL CONFORM TO EROSION CONTROL MEASURES AND PRACTICES OUTLINED IN APWA KANSAS CITY CHAPTER SPECIFICATION SECTION 2190 EROSION AND SEDIMENT CONTROLS AND THE UNIFIED EROSION AND SEDIMENT CONTROL PLAN MODIFICATIONS SHALL BE REQUIRED IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION AND OFFSITE SEDIMENTATION.
- SPECIFICATION SECTION 2190 - EROSION AND SEDIMENT CONTROL RESPONSE SHALL BE PERFORMED IN ACCORDANCE WITH UG
- THE RETENTION OF ACCESS CONTROLS AND SEDIMENT CONTROLS SHALL BE REQUIRED FOR ARES WHERE
- SOIL DISTURBING ACTIVITIES CEASE AND WILL NOT RESUME FOR MORE THAN 14 DAYS. STABILIZATION
- ACTIVITIES ARE TO BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL INITIAL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERENNIAL VEGETATION OR
- TEMPORARY STABILIZATION HAS BEEN ESTABLISHED FOR 70% OF THE SITE. CONTRACTOR TO MAINTAIN INITIAL
- REGARDING EROSION CONTROL MEASURES TO BE MAINTAINED DURING CONSTRUCTION. REFER TO
- CONSTRUCTION DOCUMENTS.
- INSPECTION SHALL BE MADE, SIGNED AND DATED WITHIN 24 HOURS OF THE INSPECTION OBSERVATIONS
- HOURS OF ANY 0.5" RAINFALL OR GREATER DURING CONSTRUCTION ACTIVITIES. A REPORT OF EACH
- RELATED TO THE EFFECTIVENESS OF THE BMPS. ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES.
- TEMPORARILY STOPPED SHALL BE INCLUDED IN THE INSPECTION REPORT.
- PRIOR TO MAJOR GRADING ACTIVITIES ON SITE, THE SEDIMENT BASIN, SEDIMENT TRAPS, PERIMETER SWALES,
- TIE-INS TO EXISTING ROADS ARE APPROXIMATE. CONTRACTOR SHALL ESTABLISH CONSTRUCTION ACCESS AT
- DRIVE LOCATIONS AS SHOWN.
- EROSION CONTROL MATS IF NECESSARY.
- REFER TO CONSTRUCTION DOCUMENTS FOR FINAL SITE STABILIZATION PLAN. CONTRACTOR TO USE
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO
- PREVENT AND REMOVE ANY SEDIMENT OR DEBRIS TRACKED ONTO PUBLIC STREETS. CLEAN OF MUD AND DEBRIS, AND
- EROSION CONTROL REVIEW COMMENTS 2 OF 2 SHALL CONFORM TO THE UNIFIED GOVERNMENT OF
- WYANDOTTE COUNTY/ KANSAS CITY, KS TECHNICAL PROVISIONS SPECIFICATIONS.
- ALL EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE THE APPROPRIATE BMP (SILT FENCE, COMPOST SOCK, GRAVEL FILTER BAGS, WADDLES, ETC.) FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS.
- 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. IN CASE OF CONFLICT WITH THE LATEST EDITION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS, THE UGS STANDARDS SHALL OVERRIDE

2 OF 5	EC AND DEMOLITION PLAN	PROJECT #: 25-067E ISSUE DATE: 12/22/2025	PREPARED FOR: RAJ BHATIA	NO. BY QD DATE REVISION FOR PERMIT	PRELIMINARY DEVELOPMENT PLAN 700 N 75TH TOWNHOMES 700 N 75TH ST KANSAS CITY, KANSAS 66112	TIMOTHY A. ELLIOTT, PE PROFESSIONAL ENGINEER TIMOTHY A. ELLIOTT 20036 KANSAS	ALC ATLAS LAND CONSULTING SURVEYING | CIVIL ENGINEERING | ONSHORE | CAD atlaslandconsulting.com 14500 Parallel Road, Unit K, Basehor KS 66007

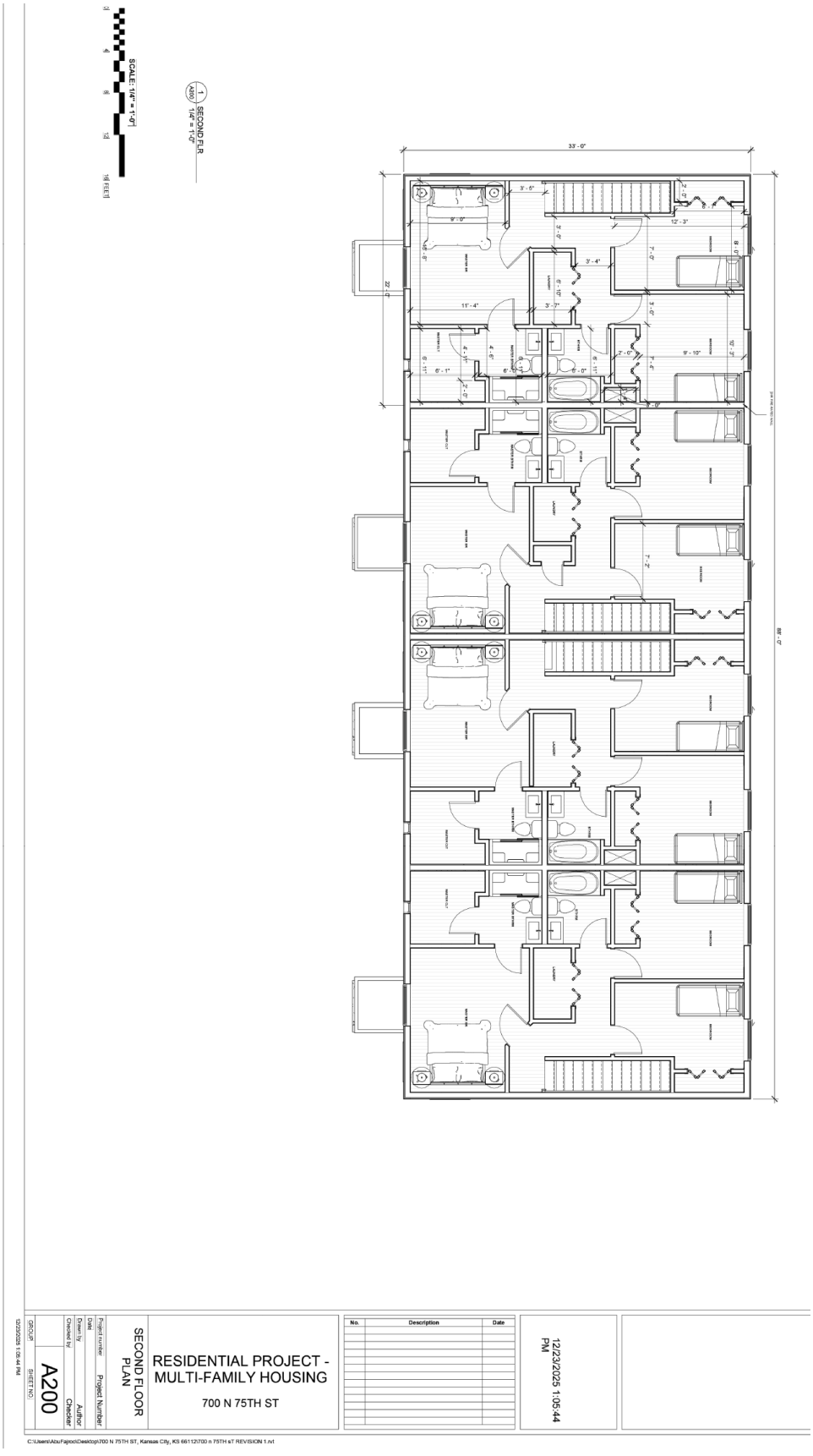


3 OF 5	DIMENSION PLAN	PROJECT #: 25-057E ISSUE DATE: 12/17/2025	PREPARED FOR:	NO. BY QD DATE REVISION FOR PERMIT	PRELIMINARY PLAT 700 N 75TH TOWNHOMES 700 N 75TH ST KANSAS CITY, KANSAS 66112	TIMOTHY A. ELLIOTT, PE	ALC ATLAS LAND CONSULTING SURVEYING | CIVIL ENGINEERING | ONLINE | CAD atlaslandconsulting.com 14500 Parallel Road, Unit R, Basehor KS 66007



5 OF 5	UTILITY PLAN	PROJECT #: 25-057E ISSUE DATE: 12/22/2025	PREPARED FOR: RAJ BHATIA	NO. BY QD DATE REVISION FOR PERMIT	PRELIMINARY DEVELOPMENT PLAN 700 N 75TH TOWNHOMES 700 N 75TH ST KANSAS CITY, KANSAS 66112	TIMOTHY A. ELLIOTT, PE	ALC ATLAS LAND CONSULTING SURVEYING | CIVIL ENGINEERING | DRONE | CAD 14500 Parallel Road, Unit R, Basehor KS 66007


SCALE: 1/4" = 1'-0"
0
4
8
12
16 FEET
N
A100
1
FIRST FLOOR
1/4" = 1'-0"
33' - 0"
3' - 4"
11' - 4"
11' - 7"
7' - 11"
54' - 0"
RESIDENTIAL PROJECT - MULTI-FAMILY HOUSING
700 N 75TH ST
FIRST FLOOR PLAN
A100
SHEET NO
GROUP
Project number
Project Number
Drawn by
Author
Checked by
Checker
No.
Description
Date
12/23/2025 1:05:36 PM
C:\Users\AbuFayoo\Desktop\700 N 75TH ST, Kansas City, KS 66112\700 n 75TH sT REVISION 1.rvt



SECOND FLOOR PLAN	RESIDENTIAL PROJECT - MULTI-FAMILY HOUSING
	700 N 75TH ST
Project number	Project Number
Date	
Drawn by	Author
Checked by	Checker
GROUP	
SHEET NO.	A200

No.	Description	Date

12/23/2025 1:05:44 PM

12/23/2025 1:05:44 PM

C:\Users\AbuFajrodi\Desktop\700 N 75TH ST, Kansas City, KS 66112\700 n 75TH sT REVISION 1.rvt


1 A300 REAR ELEVATION 1/4" = 1'-0"
2 A300 FRONT ELEVATION 1/4" = 1'-0"
FIRST FLOOR 0' - 0"
SECOND FLR 11' - 0"
TOP OF ROOF 32' - 3 1/2"
STUCCO FINISH - GRAY, TYP.
ASPHALT SHINGLES - CHARCOAL GRAY
STONE MASONRY VENEER
EXTERIOR WOOD-LOOK CLADDING - STONE EFFECT GRAY
FIBER-CEMENT CLADDING - LIGHT GRAY
SCALE: 1" = 4'-0"
0 4 8 12 16 FEET
RESIDENTIAL PROJECT - MULTI-FAMILY HOUSING
700 N 75TH ST
ELEVATIONS
A300
No. Description Date
12/23/2025 1:05:50 PM
C:\Users\AbuFajrod\Desktop\700 N 75TH ST, Kansas City, KS 66112\700 n 75TH sT REVISION 1.rvt


1
A400
PERSPECTIVE

| | | |

METHODOLOGY

Hydrologic Calculations

Calculations were performed utilizing HydroCAD 10.10 (http://www.hydrocad.net).

Runoff

HydroCAD was configured to utilize the SCS TR-20 runoff method (SCS Unit Hydrograph Method).

Time of Concentration

The Time of Concentration methods outlined in APWA 5602.7 were used to calculate the Time of Concentration. When flow lengths were very short, the APWA 5600 minimum Time of Concentration of 5 minutes was utilized.

Rainfall Data

24 hour rainfall amounts for the following events were utilized (Wyandotte County, KS):

Table B. Rainfall Data

Event	Depth (in.)
2-Year (50% annual chance)	3.62
10-Year (10% annual chance)	5.41
100-Year (1% annual chance)	8.62

BMP Analysis

Calculations were performed per the Mid-America Regional Council, Manual of Best Management Practices for Stormwater Quality, October 2012.

EXISTING CONDITION ANALYSIS

On-site Drainage Area

The existing undeveloped area currently drains overland to a ditch on the northwest corner of the site. There are no existing detention or water treatment facilities onsite.

Off-Site Drainage Area

There is a large area to the north that drains through the site.

See the attached Figure1, Existing Drainage Area Map for the on-site existing conditions.

Land Use and Curve Number

The current property exists as an undeveloped area partially composed of woods and lawn with Hydrologic Soil Group (HSG) classifications of B and C with a composite "CN" value of 61.

Table C.1 Existing Drainage Area Ground Cover

Area (sf)	CN	Description
40,114	60.0	Woods, Fair, HSG B
66,698	61.0	>75% Grass cover, Good, HSG B
633	74.0	>75% Grass cover, Good, HSG C
138	98.0	Roofs, HSG C
107,583	60.8	Weighted Average
107,445		99.87% Pervious Area
138		0.13% Impervious Area

Time of Concentration

The time of concentration was calculated to be 14.1 minutes for the existing onsite drainage area (E1).

Runoff

The following is a summary of the existing Drainage Area's runoff:

Table D. Existing Drainage Area Runoff (cfs)

	Storm Event		
	2-yr	10-yr	100-yr
E1	1.43	4.43	11.28

See the attached HydroCAD report.

PROPOSED CONDITION ANALYSIS

On-site Drainage Area

The proposed development area will primarily drain to an on-site detention basin with gravel infiltration trench that will discharge to the existing ditch at the corner of the site to the northwest. Some fringe parts of the proposed development lot are unable to be collected and thus will discharge directly offsite.

See attached Figure 2

Land Use and Curve Number

The proposed development will have an impervious area increase of 44,520 square feet. The disturbed areas that previously had an HSG classification of B are changed to C after development. The undisturbed areas on the northwest side of the site will retain their tree coverage and HSG B classification. The proposed site will have a composite "CN" value of 84.

Table E1 Proposed West Drainage Area Ground Cover

Area (sf)	CN	Description
2,236	60.0	Woods, Fair, HSG B
60,707	74.0	>75% Grass cover, Good, HSG C
44,659	98.0	Paved parking, HSG C
107,602	83.7	Weighted Average
62,943		58.50% Pervious Area
44,659		41.50% Impervious Area

Time of Concentration

The Time of Concentration was calculated to be 2.0 minutes for the Proposed drainage area (P1) so the 5-minute minimum was used.

Runoff

Table E shows the comparison of the proposed site's runoff and the site's existing runoff rate. Stormwater discharge will be handled by an on-site basin which will reduce the runoff to or below the pre-development runoff rates. Detail for this basin and its performance will be outlined with the final drainage study.

Table E. Proposed Drainage Area Runoff (cfs)

	Storm Event		
	2-yr	10-yr	100-yr
P1	8.07	14.13	25.07

See attached HyrdoCAD report

WATER QUALITY ANALYSIS

Level of Service/Value Rating

Because the site was undeveloped, the level of service required will be calculated using worksheet 1.

Table H. Level of Service Summary

Predevelopment CN	61.0
Postdevelopment CN	84.0
Difference	23.0
LS Required	**6.4**

Proposed BMP Package

The proposed detention basin will have a gravel infiltration trench within it that has been sized to hold and treat the required water quality volume.

Table I. Total Value Rating

Cover/BMP Description	Area	VR	VR x Area
Untreated Area	0.71	0	0.00
Infiltration Trench	1.76	9	15.84
Total:	**2.47**	**Total:**	**15.84**
		***Weighted VR:**	**6.41**

See the attached BMP Worksheets.

SUMMARY

The proposed development for the 700 N 75th Townhomes is a 24-unit townhome development with accompanying utilities, drives, and parking. The development has an on-site detention basin with an infiltration trench that is designed to meet the requirements of the proposed development. These stormwater treatment facilities will help to improve water runoff quality and reduce the peak flow so that downstream storm water systems are not negatively affected by the development. Final design details of the stormwater treatment system will be detailed in the final drainage study to be prepared with the final development plan. Because the project will not negatively affect the downstream system and adequately treats the onsite stormwater, we recommend that the project be developed as designed.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: February 9, 2026

Re: **Special Use Permit Petition SP2025-094 and Preliminary Plan Petition PR2025-039**

GENERAL INFORMATION

Applicant Information:
East Side Storage LLC
Applicant/Representative
Lauren Kaapcke with Accelergen Energy LLC
3736 Bee Caves Road, Suite 1, Unit 124
Austin, Texas 78746

Subject Property:
8900 Metropolitan Avenue
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of a Special Use Permit and Preliminary Development Plan for a battery storage facility.

Commission Districts:
At-Large Commissioner, District #2: Andrew Kump
District #6 Commissioner: Philip Lopez

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

Plan Area:
PlanKCK Comprehensive Plan





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

Total Tract Size: 37.00 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Rural Residential, which allows single-family detached, residential, but without agricultural uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies South 89th Street and Metropolitan Avenue as Local Streets.

Parking Requirement: Section 27-452(e) Two (2) off street parking spaces shall be provided on the premises for each single-family dwelling.

Section 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission.

Landscaping Requirement: Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted.

Advertisement: The Wyandotte Echo – December 18, 2025
Letters to Property Owners – December 19, 2025 and January 5, 2026

Public Hearing: February 9, 2026

Public Support:	Staff received a phone call from Jim Surber, property owner at 1434 South 88th Street who is not opposed to the battery energy storage facility after the Applicant acquired the additional acreage east of Timmons Creek to remain as open space. Staff also received letters of support from organizations and property owners, which are included in the Attachments.
Public Opposition:	Planning Staff has received a letter opposing the battery storage facility because of industrial creep into a rural residential neighborhood.

PROPOSAL

Detailed Outline of Requested Action: The applicant, East Side Storage LLC, a subsidiary, and representative, Lauren Kaapcke, with Accelergen Energy LLC, is requesting a Special Use Permit and Preliminary Development Plan for a battery storage facility on 37.00 acres at 8900 Metropolitan Avenue.

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. Between 1999 – 2025, there have been six (6) notice of violations ranging from junk vehicles, trash and debris, weeds, tall grass, and tires.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit or cases.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

Special Use Permit:

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

   The subject property is located within the Morris Statistical Group and Block Group #0438022. The character of the neighborhood is comprised of single-family homes on larger acreages. The area is relatively rural in nature along Metropolitan Avenue to the south and South 89th Street to the east. The site is within the vicinity of a BPU 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 of properties nearby are set out above. The proposed use, a large battery storage facility is not compatible with the adjacent uses as there are single-family homes along the South 89th Street and Metropolitan Avenue and the rural southwestern edge of the I-435 corridor.

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

   The property is suitable for uses to which it has been restricted as A-G Agriculture District, which allows large agricultural, farming activities and single-family homes. Removal of these restrictions for a Special Use Permit may detrimentally affect nearby property as the life cycle of battery storage facility will be more intense than agricultural related uses.

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

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

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 PlanKCK Comprehensive Plan designates this property as Rural Residential, which allows single-family detached, residential, but without agricultural uses.

   The battery storage facility, which is more of a "utility" use does not conform to the PlanKCK Comprehensive Plan. At the end of the project's lifecycle and the facility is decommissioned, the land use designation should remain Rural

Residential rather than designated as Utilities, which would require an amendment to the PlanKCK Comprehensive 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 is not a highly trafficked use, so while there will be an increase in traffic due to the undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large lot single-family subdivision as planned within the Rural Residential land use category. A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. ***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 considering these benefits are solely for the applicant. While only one-half of the parcel is to be developed, having such a facility around single-family homes could affect the visual quality and 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 normally associated with a battery storage facility should not be of such duration and intensity as not to create problems for near-by property.

   The subject property is surrounded by large lots – a mixture of single-family residential and wooded, undeveloped lots.

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

   The proposed use will not pollute the air, land or water, initially, but Staff has concerns about the long-term effects the use will impact the land. When the site is decommissioned, this site could be a classified as a brownfield.

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 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.

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 is not expected to result in the overcrowding of land or undue concentrations of population because the site grading is on a 37-acre site.

Preliminary Development Plan:

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 37.00 acres, which affords enough space for the proposed development to provide adequate space for buildings and open space. Parking will be available on-site, so employees will be able to circulate the site, and perform routine maintenance without affecting Metropolitan Avenue.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The plan provides adequate site access, directly to Metropolitan Avenue.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for employees and public safety to navigate the site safely.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The proposed plan is consistent with Unified Government regulations for sitting the storage facility in a bowl which will be screened from public view from Metropolitan Avenue and abutting properties.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates this property as Rural Residential, which allows single-family detached, residential, but without agricultural uses.

   The battery storage facility, which is more of a "utility" use does not conform to the PlanKCK Comprehensive Plan. At the end of the project's lifecycle and the facility is decommissioned, the land use designation should remain Rural Residential rather than designated as Utilities, which would require an amendment to the PlanKCK Comprehensive Plan.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The proposed use accesses the existing Metropolitan Avenue 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.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1000 North 82nd Street (Legacy Events) on January 13, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Noise
Open Space Easements and Wetland Preservation

On-site security

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Hazardous material storage is not permitted in the A-G Agriculture District, even with a Special Use Permit. Hazardous waste storage, albeit temporarily requires M-3/MP-3 Planned Heavy Industrial District zoning.

   Applicant Response: The project will not store hazardous waste. Hazardous waste storage has been removed from the plan.

2. After the decommissioning of this site, this property will become a brownfield site, which will make redeveloping/repurposing this site difficult and possibly cost prohibitive.

   Applicant Response: As stated in the Decommissioning Plan provided as part of the Applicant's initial application submittal, the Applicant will restore and reclaim the property to the pre-BESS condition. The property will not become a brownfield site after the decommissioning is complete. To better clarify this point, the reclamation section of the Decommissioning Plan has been updated to provide additional details on the environmental assessments to be completed as part of the decommissioning process. Please refer to Section 3.2 of the updated Decommissioning Plan submitted as part of this response for additional details.

3. Provide proof of funds/bonds as part of the Decommissioning Plan.

   Applicant Response: The Applicant will provide proof of funds and a draft of the bond to the satisfaction of the Unified Government of Wyandotte County as part of the Final Development Plan submittal. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to the decommissioning bond including updating the bond amount on a recurring basis during operations to provide additional assurances. As part of the recurring updates to the bond amount during operations, the Applicant will provide recurring proof of funds to carry out the activities detailed in the Decommissioning Plan. For the avoidance of doubt, the bond is meant provide a safeguard for the community and the UG of Wyandotte County against the abandonment of facilities without proper land reclamation and IS NOT the planned source of funds to complete activities detailed in the Decommissioning Plan. The Applicant will complete the activities detailed in the Decommissioning Plan at its expense.

4. The initial Special Use Permit request is for 20 years, but what is the lifecycle of the battery storage facility operation?

Applicant Response: The lifecycle of the battery storage equipment is 20 years. As the 20-yr term approaches, the Applicant will evaluate its options including a re-powering of the equipment or decommissioning the site.

5. How are you mitigating noise for the abutting property owners?

   Applicant Response: In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to noise mitigation. As stated in the proposed condition of approval, the Applicant is committed to ensuring the Facility shall not be operated as to emit noise at a neighboring residential structures existing as of the effective date of the Special Use Permit that is of higher sound pressure level (dB(A)) than the ambient day-night average (Ldn) existing prior to commencement of Facility operations. As part of the Final Development Plan submittal, the Applicant will submit acoustics modeling reports using prudent industry standards completed by a 3rd party with expertise in the field of acoustics to determine day-night average sound level conditions before and after Facility operations.

   Noise mitigation is managed with technology selection, throttling of the system fans and acoustic sound barriers as deemed necessary to ensure compliance with the thresholds detailed above. As proposed in the Applicant's condition of approval to the Special Use Permit, any acoustic sound barriers would be colored an earthen tone.

6. How are you mitigating the existing wetlands on the property?

   Applicant Response: The primary site access and BESS facility have been sited outside a 50' setback from the existing wetlands on the property, minimizing impacts to the maximum extent possible. The secondary access road includes 0.73 AC of disturbance within the 50' wetland setback around existing streams and wetlands - actual wetland and stream disturbance will be lower. Any disturbance within the 50' setback will implement best management practices in accordance with all local, state and federal standards and requirements.

7. What is your emergency plan if there is a battery leak or spill on site? How will you manage site contamination given its proximity to the creek?

   Applicant Response: An effective control plan requires an integrated system where each component has its place and functions to provide layered protection. With any type of incident where mitigation is possible, it always best to intervene at the earliest possible stage. The Applicant has designed the system with the following multi-layered protections:

   - *Secondary Containment. The facility equipment and ancillary equipment will have secondary containment for any internal liquids in case of leak or spill.*
   - *Emergency Response Plan. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of*

approval to the Special Use Permit related to emergency response and hazard mitigation. As stated in the proposed conditions of approval, the Applicant will coordinate with local emergency responders to develop and provide an Emergency Response Guide and Hazard Mitigation Analysis as part of the Final Development Plan application. The Applicant has already provided a draft of the Emergency Response Guide to the Kansas City Kansas Fire Department to initiate the coordination. In the unlikely event of an emergency that includes a leak or spill, the Emergency Response Guide sets forth the response protocols including notifying applicable agencies, implementing response protocols, completing post-incident monitoring/testing and incident close-out.

- *Runoff Detention. In the unlikely event of an emergency that includes a leak or spill and the secondary containment fails, spilled fluids will remain on site. The grading plan has been designed to prevent offsite runoff without first being captured within a detention basin with a volume totaling 10.2 acre-feet (3.3 million gallons). However, the BESS equipment does not have large amounts of liquid and it's unlikely that a leak or spill will reach the detention basin unless conveyed there with firefighting water or rainwater. If firefighting is applied, then the detention basin outlets will be blocked prior to using water to prevent contaminated runoff from leaving the Project site.*

  If the use of firefighting water is not employed, or if the quantity used is minimal, such that no runoff reached the drainage facilities, soil testing shall be conducted in the area of the spill or leak immediately following the incident. Testing of any impounded firefighting water runoff will be conducted before unblocking the detention basis outlets and releasing it to the environment.

  If post-incident testing reveals the presence of contaminants, then the contaminated soils or impounded water within the detention basin would be removed and handled offsite in accordance with local, state and federal regulations. These protocols and procedures will be detailed in the final Emergency Response Guide submitted as part of the Applicant's Final Development Plan application.

  It's important to note that the risk of groundwater contamination is extremely low. Preliminary onsite geotechnical investigations revealed that the existing soils comprising a majority of the site infiltrate at 0.03 feet per hour. Based on publicly available water well logs near the site, it would take approximately 52 days for impounded water or leaks to reach the groundwater, presenting a low risk for groundwater contamination with implementation of the emergency response and post-incident remediation protocols detailed above.

Landscaping and Screening:

1. Tree preservation is of the upmost importance to assist in provide existing screening for the proposed development. Maintain existing tree stands.

   Applicant Response: The proposed facilities have been sited in locations to optimize the use of already cleared areas – minimizing the need to remove existing tree stands. Existing trees are being preserved as much as possible for screening and to minimize site impacts.

2. Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted. The site is 37.00 acres, which requires 230 trees to be planted. Existing mature trees can count towards that total.

   Given the proposed location of the battery storage, and what is visible from Metropolitan, no adjacent property owner should see this facility or substation from their rear yards (to the north and east) or from Metropolitan Avenue to the south or South 89th Street.

   Revise the landscape plan to incorporate more berming, vegetation around the perimeter of the property to fully encircle the facility, so residents and passersby do not know if its existence.

   Applicant Response: As part of the Final Development Plan application, the Applicant will provide an official tree survey documenting the quantity of existing mature trees. The landscape plan submitted as part of the Applicant's Final Development Plan application will be updated as necessary to ensure a minimum of 230 trees are located within the 37 acres site. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

   The Applicant retained a 3rd party expert to model the potential visual impacts resulting from the project. Based on the visual modeling, it was determined that the proposed facilities will be screened with a combination of existing vegetation and topography. To further ensure the site is visually screened, a proposed 25' landscaping buffer has been added to south berm of the proposed basin to increase the screening from the south.

   In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to screening. The Applicant is proposing that it shall be permitted to install a barrier around all or a portion of the Facility for noise mitigation, visual screening and/or security (e.g., wall, screened fencing, etc.). Any barrier shall be colored an earthen tone representative of the surrounding area. If no barrier is installed, then the exterior Facility enclosures shall be colored an earthen tone representative of the surrounding area.

3. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C100) in the

southwest corner of the site.

Applicant Response: A 50' stream and wetland easement has been added to the plan. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

4. The protected wetland throughout the property, preserving as an open space easement.

   Applicant Response: A 50' stream and wetland easement has been added to the plan to protect the wetlands and streams. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

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

   Applicant Response: The intent is to install a culvert under the proposed access road and grading per the callout in civil plan.

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

   Applicant Response: The landscaping plans submitted as part of the Applicant's Final Development Plan application will include an in-ground irrigation system. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

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.

   Applicant Response: The plan has been updated with a callout stating that no signs shall be erected without obtaining the appropriate UG sign permit.

Planning Engineering Comments:

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

1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petitions **SP2025-094** and **PR2025-039** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval of the Special Use Permit and Preliminary Development Plan, a Final Development Plan is required to be submitted to finalize landscaping and screening, site engineering and roadway improvements and approved by the City Planning Commission prior to the issuance of a building permit from the Development Review Committee (DRC);**
2. **Because the eastern half of the parcel has been acquired, east of Timmons Creek by the Applicant, this area shall remain as open space. A deed restriction designating this area as open space for the duration (lifecycle) of this Special Use Permit shall be recorded with the Register of Deeds;**
3. **Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted. The site is 37.00 acres, which requires 230 trees to be planted. Existing mature trees can count towards that total.**

   Given the proposed location of the battery storage, and what is visible from Metropolitan, no adjacent property owner should see this facility or substation from their rear yards (to the north and east) or from Metropolitan Avenue to the south or South 88th Street;
4. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C100) in the southwest corner of the site;**
5. **The protected wetland throughout the property, preserving as an open space easement;**
6. **All landscaping shall be irrigated with an in-ground irrigation system;**
7. **The Facility shall not be operated as to emit noise at a neighboring residential structures existing as of the effective date of this special use permit that is of higher sound pressure level (dB(A)) than the ambient day-night average (Ldn) existing prior to commencement of Facility operations. Applicant shall submit acoustics modeling reports using prudent industry standards completed by a 3rd party with expertise in the field of acoustics to determine day-night average sound level conditions before and after Facility operations;**
8. **Applicant shall be permitted to install a barrier around all or a portion of the Facility for noise mitigation, visual screening and/or security (e.g., wall, screened fencing, etc.). Any barrier shall be colored an earthen tone representative of the surrounding area. If no barrier is installed, then the**

exterior Facility enclosures shall be colored an earthen tone representative of the surrounding area;

9. **The Facility shall not be permitted or so operated within a fully enclosed building. For the purposes of satisfying this requirement, the individual Facility enclosures shall not be considered fully enclosed buildings;**
10. **The battery enclosures shall be integrated and UL certified offsite to ensure the highest level of quality related to assembly and installation;**
11. **The Facility shall not involve the storage, handling or use of heavy metals in the batteries or otherwise;**
12. **The Facility shall not be permitted to stack individual enclosures;**
13. **The Facility shall maintain ongoing compliance with National Fire Protection Association (NFPA) and International Fire Code (IFC) fire and electrical codes applicable to the Facility. To verify compliance, Applicant shall submit a code analysis report to the Unified Government of Wyandotte County on an annual basis;**
14. **The Facility shall be operated by the Applicant using a state-of-the-art battery management system capable of remote management of overall system health including temperature, state-of-charge and voltage;**
15. **Prior to commencement of construction of the Facility, Applicant shall improve the following roadways: (i) South 88th Street from Kaw Drive up to Metropolitan Avenue, and (ii) Metropolitan Avenue from South 88th Street to the most western Facility entrance. Applicant shall not be responsible for any improvements beyond a rural residential cross section in accordance with the specifications of the Unified Government of Wyandotte County. Applicant shall restore any public roadways damaged solely due to Applicant or its subcontractor's negligence during its construction activities;**
16. **The Applicant, at its expense, shall demonstrate to the satisfaction of the Unified Government of Wyandotte County that commercially reasonable efforts have been made to extend existing internet service to all properties within 1,000 feet of the Facility Property;**
17. **The Applicant shall coordinate with local emergency responders including the KCK Fire Department on an emergency response guide (the "ERG"). At a minimum, the ERG will be developed per NFPA standards and guidance. The plan should include the following key elements: Roles and Responsibilities: Clearly define the roles and responsibilities of the key stakeholders including the Applicant, Facility operator, equipment supplier and local emergency response teams;**
18. **Establish well-defined emergency response protocols that are easily accessible, regularly reviewed, and communicated to all relevant personnel. These protocols should include (at a minimum) procedures for emergency identification and response, evaluating emergency situations, and notifying first responders;**
19. **Plans shall be in accordance with the NFPA and include necessary submittals to the applicable authorities having jurisdiction;**

20. **Ensure that personnel are properly trained and prepared for emergency situations. Applicant, at its expense, shall provide training to local emergency responders including the KCK Fire Department prior to commencement of operations and annually during operations;**
21. **The Applicant shall report on the potential emissions resulting from a Facility fire by providing a plume modeling and dispersion study report using prudent industry standards completed by a 3rd party with expertise in the field of plume modeling and dispersion. The modeling shall take into account the Facility design, equipment technology, meteorology, topography, nearby structures and suppression techniques;**
22. **Prior to construction, Applicant shall provide a Hazard Mitigation Analysis (the "HMA") by evaluating potential energy storage system failure modes and the safety-related consequences contributed to the failure modes. At a minimum, the HMA will assess the implications of the failure modes required per NFPA and IFC. The Facility design will be evaluated against these failure modes to verify the appropriate mitigation has been incorporated to address the potential safety-related consequences;**
23. **The Facility will be decommissioned by Applicant at its expense if it ceases operations for up to two (2) years or reaches the end of its lifespan. All project components will be removed, and the land will be restored to its pre-existing condition. Applicant shall provide financial assurance in the form of a bond or letter of credit for the benefit of the Unified Government of Wyandotte County in an amount equal to 100% of the estimated cost of decommissioning the Facility, after deducting salvage or recycling value (the "Net Removal Cost"). The Net Removal Cost shall be estimated by a third-party engineer licensed in the state of Kansas with expertise in decommissioning plans (the "Decommissioning Plan"). The first posting date of the financial assurance shall be on the fifth (5th) anniversary of the commercial operations date of the Facility, with additional posting dates occurring not less frequently than every five (5) years following the first payment. Applicant shall update the Decommissioning Plan with the initial posting and each subsequent posting thereafter;**
24. **The Applicant will establish a 24-hour hotline for Unified Government of Wyandotte County staff and residents to call in the event of complaints during construction. Owner and Contractor will maintain a log to track all complaints and ensure adequate responses;**
25. **Applicant shall establish a cost recovery account with the Unified Government of Wyandotte County for recovery of direct and reasonable inspection and review fees associated with the development, construction, commissioning and operations of the Facility not to exceed $150,000;**
26. **While the Applicant indicated that no signage is proposed, 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;

27. **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;**
28. **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;**
29. **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;**
30. **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;**
31. **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;**
32. **Due to the capital and infrastructure costs needed to construct this facility and the length of the construction timeline, the Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**

33. **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,**
34. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Survey
Site Plan
Grading Plan
Landscape Plan
Building Elevations
Decommissioning Plan
Letters of Support
Letter of Opposition

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026	February 26, 2026
Preliminary Plan Review	February 9, 2026	February 26, 2026

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

MOTIONS

SPECIAL USE PERMIT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-094** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-094,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAN REVIEW

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PR2025-039** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

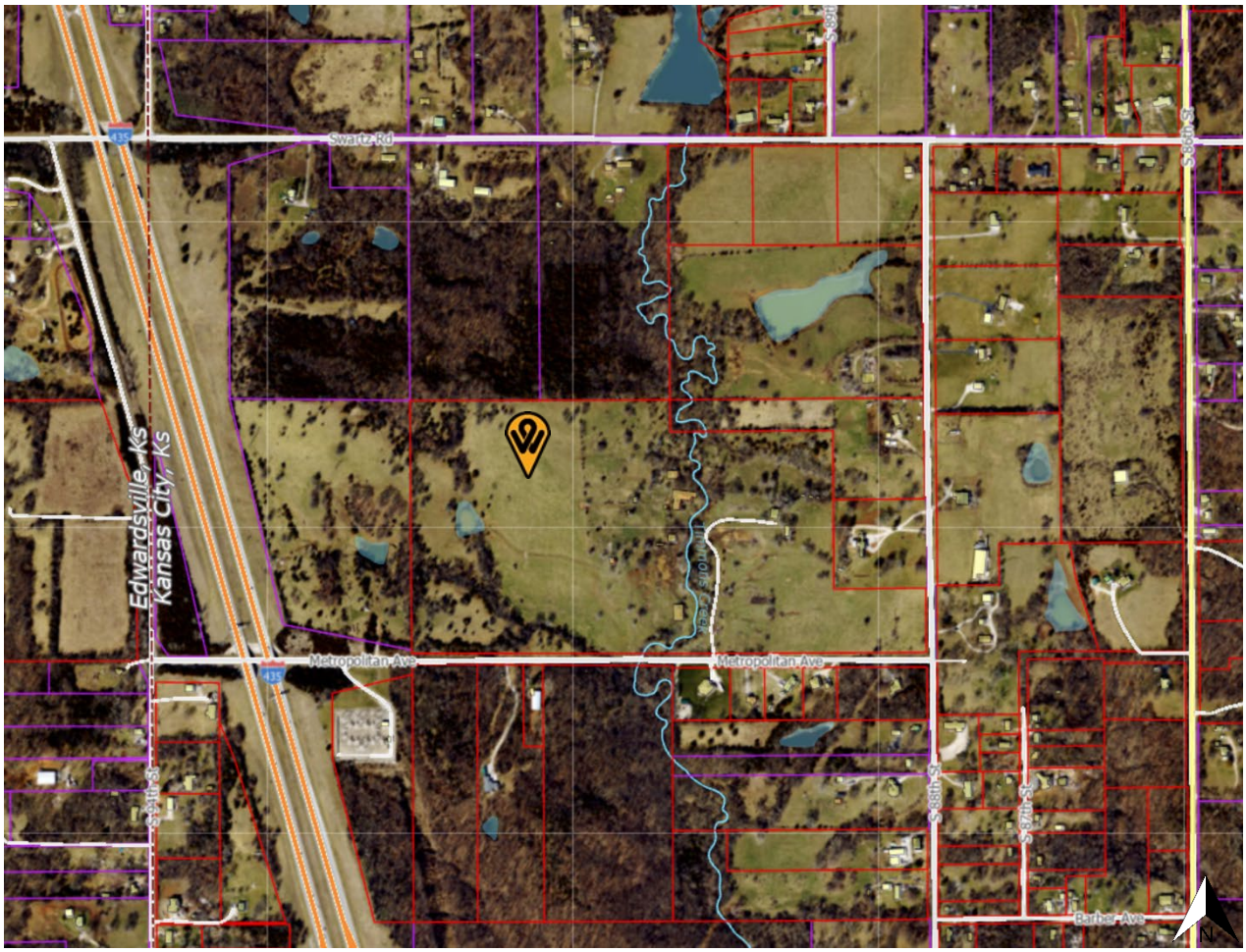
3. _____.

OR

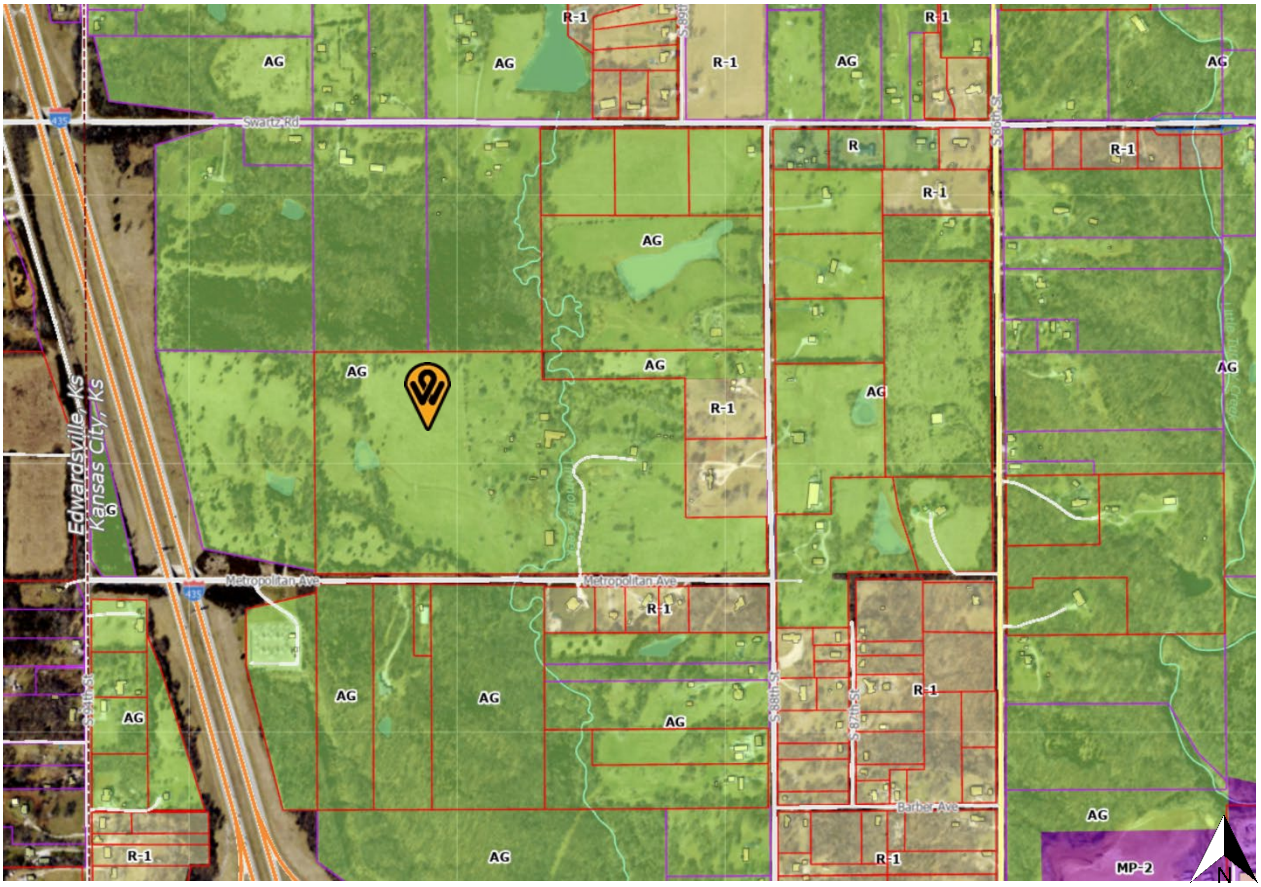
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PR2025-039,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


AG
R-1
R
Swartz Rd
Edwardsville, Ks
Kansas City, Ks
Metropolitan Ave
Barber Ave
MP-2
N

LAND USE MAP


OSAGE
89TH
86TH
SWARTZ
94TH
Low-Density Residential
I-435
METROPOLITAN
87TH
BARBER
Business Park
RUBY
KAW
Rural Residential
KAW DR TO NB I-435 HWY
NB I-435 HWY TO KAW DR
SB I-435 HWY TO KAW DR
KAW DR TO SB I-435 HWY
Public / Semi-Public Institutional
ORCHARD
Right-of-Way
KAW DR TO NB I-435 HWY
88TH
Industrial
GIBBS
N

Memorandum

To: Wyandotte County Kansas

From: Accelergen Energy

Planning and Urban Design Comments:

General Planning:

1. Hazardous material storage is not permitted in the A-G Agriculture District, even with a Special Use Permit. Hazardous waste storage, albeit temporarily requires M-3/MP-3 Planned Heavy Industrial District zoning.

Accelergen Response: The Project will not store hazardous waste. Hazardous material storage has been removed from plan.

2. After the decommissioning of this site, this property will become a brownfield site, which will make redeveloping/repurposing this site difficult and possibly cost prohibitive.

Accelergen Response: As stated in the Decommissioning Plan provided as part of t he Applicant's initial application submittal, the Applicant will restore and reclaim the property to the pre-BESS condition. The property will not become a brownfield site after the decommissioning is complete. To better clarify this point, the reclamation section of the Decommissioning Plan has been updated to provide additional details on the environmental assessments to be completed as part of the decommissioning process. Please refer to Section 3.2 of the updated Decommissioning Plan submitted as part of this response for additional details.

3. Provide proof of funds/bonds as part of the Decommissioning Plan.

Accelergen Response: The Applicant will provide proof of funds and a draft of the bond to the satisfaction of the Unified Government of Wyandotte County as part of the Final Development Plan submittal. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to the decommissioning bond including updating the bond amount on a recurring basis during operations to provide additional assurances. As part of the recurring updates to the bond amount during operations, the Applicant will provide recurring proof of funds to carry out the activities detailed in the Decommissioning Plan. For the avoidance of doubt, the bond is meant provide a safeguard for the community and the UG of Wyandotte County against the abandonment of facilities without proper land reclamation and IS NOT

the planned source of funds to complete activities detailed in the Decommissioning Plan. The Applicant will complete the activities detailed in the Decommissioning Plan at its expense.

4. The initial Special Use Permit request is for 20 years, but what is the lifecycle of the battery storage facility operation?

Accelergen Response: The lifecycle of the battery storage equipment is 20 years. As the 20-yr term approaches, the Applicant will evaluate its options including a re-powering of the equipment or decommissioning the site.

5. How are you mitigating noise for the abutting property owners?

Accelergen Response: In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to noise mitigation. As stated in the proposed condition of approval, the Applicant is committed to ensuring the Facility shall not be operated as to emit noise at a neighboring residential structures existing as of the effective date of the special use permit that is of higher sound pressure level (dB(A)) than the ambient day-night average (L_{dn}) existing prior to commencement of Facility operations. As part of the Final Development Plan submittal, the Applicant will submit acoustics modeling reports using prudent industry standards completed by a 3rd party with expertise in the field of acoustics to determine day-night average sound level conditions before and after Facility operations.

Noise mitigation is managed with technology selection, throttling of the system fans and acoustic sound barriers as deemed necessary to ensure compliance with the thresholds detailed above. As proposed in the Applicants condition of approval to the Special Use Permit, any acoustic sound barriers would be colored an earthen tone.

6. How are you mitigating the existing wetlands on the property?

Accelergen Response: The primary site access and BESS facility have been sited outside a 50' setback from the existing wetlands on the property, minimizing impacts to the maximum extent possible. The secondary access road includes 0.73 AC of disturbance within the 50' wetland setback around existing streams and wetlands - actual wetland and stream disturbance will be lower. Any disturbance within the 50' setback will implement best management practices in accordance with all local, state and federal standards and requirements.

7. What is your emergency plan if there is a battery leak or spill on site? How will you manage site contamination given its proximity to the creek?

An effective control plan requires an integrated system where each component has its place and functions to provide layered protection. With any type of incident where mitigation is possible,

it always best to intervene at the earliest possible stage. The Applicant has designed the system with the following multi-layered protections:

- **Secondary Containment**. The facility equipment and ancillary equipment will have secondary containment for any internal liquids in case of leak or spill.
- **Emergency Response Plan**. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to emergency response and hazard mitigation. As stated in the proposed conditions of approval, the Applicant will coordinate with local emergency responders to develop and provide an Emergency Response Guide and Hazard Mitigation Analysis as part of the Final Development Plan application. The Applicant has already provided a draft of the Emergency Response Guide to the Kansas City Kansas Fire Department to initiate the coordination. In the unlikely event of an emergency that includes a leak or spill, the Emergency Response Guide sets forth the response protocols including notifying applicable agencies, implementing response protocols, completing post-incident monitoring/testing and incident close-out.
- **Runoff Detention**. In the unlikely event of an emergency that includes a leak or spill and the secondary containment fails, spilled fluids will remain on site. The grading plan has been designed to prevent offsite runoff without first being captured within a detention basin with a volume totaling 10.2 acre-feet (3.3 million gallons). However, the BESS equipment does not have large amounts of liquid and it's unlikely that a leak or spill will reach the detention basin unless conveyed there with firefighting water or rainwater. If firefighting is applied, then the detention basin outlets will be blocked prior to using water to prevent contaminated runoff from leaving the Project site.

  If the use of firefighting water is not employed, or if the quantity used is minimal, such that no runoff reached the drainage facilities, soil testing shall be conducted in the area of the spill or leak immediately following the incident. Testing of any impounded firefighting water runoff will be conducted before unblocking the detention basis outlets and releasing it to the environment.

  If post-incident testing reveals the presence of contaminants, then the contaminated soils or impounded water within the detention basin would be removed and handled offsite in accordance with local, state and federal regulations. These protocols and procedures will be detailed in the final Emergency Response Guide submitted as part of the Applicant's Final Development Plan application.

  It's important to note that the risk of groundwater contamination is extremely low. Preliminary onsite geotechnical investigations revealed that the existing soils comprising a majority of the site infiltrate at 0.03 feet per hour. Based on publicly available water well logs near the site, it would take approximately 52 days for impounded water or leaks to reach the groundwater, presenting a low risk for groundwater contamination with implementation of the emergency response and post-incident remediation protocols detailed above.

Landscaping and Screening:

1. Tree preservation is of the upmost importance to assist in provide existing screening for the proposed development. Maintain existing tree stands.

Accelergen Response: The proposed facilities have been sited in locations to optimize the use of already cleared areas – minimizing the need to remove existing tree stands. Existing trees are being preserved as much as possible for screening and to minimize site impacts.

2. Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, 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. 230 trees are required to be planted. The site is 37.00 acres, which requires 230 trees to be planted. Existing mature trees can count towards that total. Given the proposed location of the battery storage, and what is visible from Metropolitan, no adjacent property owner should see this facility or substation from their rear yards (to the north and east) or from Metropolitan Avenue to the south or South 89th Street. Revise the landscape plan to incorporate more berming, vegetation around the perimeter of the property to fully encircle the facility, so residents and passersby do not know if its existence.

Accelergen Response: As part of the Final Development Plan application, the Applicant will provide an official tree survey documenting the quantity of existing mature trees. The landscape plan submitted as part of the Applicant's Final Development Plan application will be updated as necessary to ensure a minimum of 230 trees are located within the 37 acres site. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

The Applicant retained a 3rd party expert to model the potential visual impacts resulting from the project. Based on the visual modeling, it was determined that the proposed facilities will be screened with a combination of existing vegetation and topography. To further ensure the site is visually screened, a proposed 25' landscaping buffer has been added to south berm of the proposed basin to increase the screening from the south.

In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing a condition of approval to the Special Use Permit related to screening. **The** Applicant is proposing that is shall be permitted to install a barrier around all or a portion of the Facility for noise mitigation, visual screening and/or security (eg, wall, screened fencing, etc). Any barrier shall be colored an earthen tone representative of the surrounding area. If no barrier is installed, then the exterior Facility enclosures shall be colored an earthen tone representative of the surrounding area.

3. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C100) in the southwest corner of the site.

Accelergen Response: A 50' stream and wetland easement has been added to the plan. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

4. The protected wetland throughout the property, preserving as an open space easement.

Accelergen Response: A 50' stream and wetland easement has been added to the plan to protect the wetlands and streams. The site plan incorporates more than 11 acres of undisturbed open space around the wetlands and streams on site.

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

Accelergen Response: The intent is to install a culvert under the proposed access road and grading per the callout in civil plan.

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

Accelergen Response: The landscaping plans submitted as part of the Applicant's Final Development Plan application will include and in-ground irrigation system. The Applicant is agreeable to making this a condition of approval to the Special Use Permit, as necessary.

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.

Accelergen Response. The plan has been updated with a callout stating that no signs shall be erected without obtaining the appropriate UG sign permit.

Standard Comments:

1. 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.

Accelergen Response: Noted. The Applicant will obtain all applicable licenses or permits required for safe and proper operation. In a separate submittal to the Department of Planning + Urban Design, the Applicant is proposing conditions of approval to the Special Use Permit related to safe and proper operation including the following:

a. Development of an emergency response plan and hazard mitigation analysis in coordination with local emergency responders and the KCK Fire Department;
b. The Facility shall not be permitted or so operated within a fully enclosed building;
c. The Facility shall not involve the storage, handling or use of heavy metals in the batteries or otherwise;
d. The battery enclosures shall be integrated and UL certified offsite to ensure the highest level of quality related to assembly and installation;
e. The Facility shall not be permitted to stack individual enclosures;
f. The Facility shall maintain ongoing compliance with NFPA and IFC fire and electrical codes applicable to the Facility; and
g. The Facility shall be operated by the Applicant using a state-of-the-art battery management system capable of remote management of overall system health including temperature, state-of-charge and voltage;

2. 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.

Accelergen Response: Noted.

3. 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.

Accelergen Response: Noted.

4. 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.

Accelergen Response: Noted. Proposed parking spaces will conform with UG requirements.

5. 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.

Accelergen Response: Noted.

6. 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.

Accelergen Response: Noted.

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

Accelergen Response: Noted.

8. 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.

Accelergen Response: In an effort to address certain community concerns and provide certain safeguards, the Applicant is proposing additional conditions of approval that require final engineering to be complete. Final engineering and design is not currently scheduled to be complete until Q1 2028. In order to maintain compliance with the deadlines listed above, the Applicant will either require (i) an extension of the timeline required to fulfill all the conditions of approval, or (ii) revisions to the deadlines required to meet certain conditions of approval. The Applicant would like to discuss this with Urban Planning and Zoning to decide on the best path forward.

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.

Accelergen Response: Revised plans and response memorandums have been provided as part of a resubmittal on January 26, 2026

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

1) None

Factors to be Considered:

The Applicant noted the following comments within the section titled "Factors to be Considered" and offers responses for the Planning and Urban Design Staff to consider below.

2. The proposed use, a large battery storage facility is not compatible with the adjacent uses as there are single-family homes along the South 89th Street and Metropolitan Avenue and the rural southwestern edge of the I-435 corridor.

   Accelergen Response: The proposed use is located on previously cleared property and adjacent to an existing utility substation and Interstate 435. The proposed use is located in a low residential density area with abundance of natural screening to mitigate visual impacts to the surrounding uses. The proposed use will not increase noise, traffic, odors or visual impacts and is being designed to co-exist safely with nearby land uses. In alignment with PlanKCK, the proposed use supports new energy generation and sustainability strategies for rural land in Wyandotte County.

3. The property is suitable for uses to which it has been restricted as A-G Agriculture District, which allows large agricultural, farming activities and single-family homes. Removal of these

restrictions for a Special Use Permit may detrimentally affect nearby property as the life cycle of battery storage facility will be more intense than agricultural related uses

Accelergen Response: In alignment with PlanKCK, the proposed use supports new energy generation and sustainability strategies for rural land in Wyandotte County. The proposed use will not increase noise, traffic, odors or visual impacts and is being designed to co-exist safely with nearby land uses. The Applicant is also coordinating to continue grazing the site during operations, which is intended to maintain the rural landscape of the site.

5. Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The battery storage facility, which is more of an industrial use does not conform to the PlanKCK Comprehensive Plan.

Accelergen Response: The proposed use **is not** a traditional industrial use, but rather a technological and sustainability-focused businesses. Unlike traditional industrial uses, the proposed use will not increase noise, traffic, odors or visual impacts on surrounding properties. In addition, the Applicant disagrees that the proposed use does not conform to the PlanKCK Comprehensive Plan. The proposes use is in **direct alignment with many of the goals and strategies detailed within PlanKCK** including the following:

- PlanKCK "*prioritizes infill development that incentives growth in established, infrastructure-ready parcels where services and utility connections already exist.*" The proposed Project is located on previously cleared land in a low residential density area with abundance of natural screening and adjacent to existing substation and interstate highway corridor.
- PlanKCK "*supports new energy generation and sustainability strategies for our rural land.*" The proposed Project is in direct alignment with this goal.
- PlanKCK aims to "*attract future industries that can co-exist safely with other land uses.*" The proposed project is not a traditional industrial use and will not increase noise, air pollution, or visual impacts on neighboring properties. The proposed Project is utilizing a multi-layered protection system to co-exist safety with nearby land uses including: (i) **24/7 monitoring** - System health, temperature and charge levels will be managed automatically and the system will be monitored by trained personnel for any signs of abnormal conditions, (ii) **Automate fire mitigation -** Isolation, shutdown and ventilation systems activate quickly to prevent fire spread and protect the site, (iii) **Environmental management plan** - Predictive Analysis, testing and controls will be implemented to prevent any potential impacts resulting from an unlikely event, (iv) **Emergency Response Plans** - Coordinating with local emergency responders to develop proactive plans to manage emergency events, including ongoing training, (v) **Assembly & Construction** - Using the most highly trained and skilled electrical workforce available (e.g. IBEW) to ensure the safest and highest quality system integration, and (vi) **Safe Technology** – the Project will not utilize batteries that contain toxic heavy metals.
- PlanKCK "*leverages federal Justice40 initiatives to attract and grow clean energy generation.*" The proposed Project is in direct alignment with this goal.
- PlanKCK aims to "*invest in renewable energy and decrease fossil fuel use.*" The proposed Project is in direct alignment with this goal.

- PlanKCK aims to "*establish a green bank that accelerates the deployment of clean energy to attract private capital investment in clean energy projects.*" The proposed Project is in direct alignment with this goal.
- PlanKCK aims to "*...encourage non-nuisance industrial uses in non-traditional industrial areas...*" The proposed use is a modern technology-focused business that, unlike traditional industrial uses, will not increase noise, traffic, odors or visual impacts on surrounding properties.

7. The proposed use is not reasonably necessary for the convenience and welfare of the public considering these benefits are solely for applicant. While only one-half of the parcel is to be developed, having such a facility around single-family homes could affect the visual quality and marketability of adjoining property.

Accelergen Response: The Applicant strongly disagrees that the proposed use is not reasonably necessary for the convenience and welfare of the public. Local and regional utilities are forecasting significant new load growth while also considering the retirement of older thermal generation assets in their fleets - creating a need to both optimize the use of its existing assets and add new affordable capacity. Local families and business are facing rising energy prices and need affordable solutions that can be implemented in the near term. The proposed use provides an affordable solution to these problems by optimizing the use of otherwise unused energy generation during periods of low demand (e.g., wind energy). This otherwise unuse energy is stored for use when residents and business need it most. The proposed use is responsibly sited adjacent to a substation that has been determined to be one of the most transmission constrained in the entire region. The proposed use will alleviate the congestion and mitigate the need for costly investments in new transmission.

The Applicant also strongly disagrees that the benefits of the proposed use are solely for the applicant. Below are some of the benefits to the public resulting from the proposed use:

- **Taxes**. The proposed Project will make meaningful contributions to local tax revenues and help fund public services that benefit vulnerable populations.
- **Community Benefits**. In addition to annual property taxes, the Applicant is currently coordinating with Wyandotte Economic Development Council on a Community Benefit program to help support local schools, infrastructure, and community services. This new source of revenue will have a far-reaching impact to improve the quality of life for all community members within Wyandotte County.
- **Jobs**. The proposed Project will create 65 local jobs in Wyandotte County during construction and 7 during operations, supporting an estimated $8 million in local earnings
- **Affordability**. During periods of peak demand, the Eastside BESS reduces reliance on high-cost generation resources, alleviates system congestion, and mitigates price volatility, resulting in more than an estimated $5.1 million in annual demand charge savings for KCBPU customers.
- **Supporting Critical Infrastructure**. The proposed Project will increase the ability for critical infrastructure, such as hospitals, emergency response centers, and community shelter to remains operational during power outages.

- **Workforce Development**. The proposed Project is working to establish a scholarship program to provide $30,000 in annual scholarships throughout the life of the project, preparing students for the jobs of tomorrow
- **Improved Air Quality**. By enabling greater use of clean energy and displacing higher-emission resources, Eastside reduces system-wide emissions by over +114,000 tons of NOx annually, creating meaningful environmental impact within KCBPU's system

11. 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

Accelergen Response: The proposed use has significant improvements to the public health, safety and welfare **without placing undue burdens** on the surrounding community. Examples of how the proposed use has been responsibly sited to avoid impacts to the neighboring properties include:

- The Project is proposing multiple conditions of approval to ensure it safely co-exists with the surrounding community with minimal impacts.
- The proposed use is located on previously cleared property adjacent to an existing utility substation and Interstate 435, minimizing the need for tree clearing and infrastructure improvements.
- The proposed use is located in a low residential density area with abundance of natural screening to mitigate visual impacts to the surrounding uses.
- The proposed use **will not** increase noise, traffic, odors or visual impacts on surrounding properties.
- The proposed use will allow cattle grazing to continue on the property and neighboring properties, minimizing disruption to the existing use.

Regarding the gains to the public health, safety, and welfare, the proposed use provides improved community outcomes across multiple fronts including those listed below.

- **Improved Air Quality.** By enabling greater use of clean energy and displacing higher-emission resources, Eastside reduces system-wide emissions by over +114,000 tons of NOx annually, creating meaningful environmental impact within KCBPU's system.
- **Supporting Critical Infrastructure:** The Project will increase the ability for critical infrastructure, such as hospitals, emergency response centers, and community shelter to remains operational during power outages.
- **Taxes**. The proposed Project will make meaningful contributions to local tax revenues and help fund public services that benefit vulnerable populations.
- **Community Benefits**. In addition to annual property taxes, the Applicant is currently coordinating with Wyandotte Economic Development Council on a Community Benefit program to help support local schools, infrastructure, and community services. This new source of revenue will have a far-reaching impact to improve the quality of life for all community members within Wyandotte County.
- **Jobs**. The proposed Project will create 65 local jobs in Wyandotte County during construction and 7 during operations, supporting an estimated $8 million in local earnings
- **Affordability**. During periods of peak demand, the Eastside BESS reduces reliance on high-cost generation resources, alleviates system congestion, and mitigates price volatility,

resulting in more than an estimated $5.1 million in annual demand charge savings for KCBPU customers.

- **Supporting Critical Infrastructure**. The proposed Project will increase the ability for critical infrastructure, such as hospitals, emergency response centers, and community shelter to remains operational during power outages.
- **Workforce Development**. The proposed Project is working to establish a scholarship program to provide $30,000 in annual scholarships throughout the life of the project, preparing students for the jobs of tomorrow



NAME	EMAIL	PHONE	INTEREST
Nick Privitera	Nickprivitera@mailaccess	913-948-0236	Contractor
David Fromm	davidjfromm@gmail	913-961-0628	neighbor - Darby Farm LLC
Jerry + Sandy Cigich	scigich[illegible]@att.net	913-302-5578	Neighbor
Kellie Abet Hogan			
Charles Stephens		913-441-0363	Neighbor
Gordon Criswell	Airwolfe2@kc.rr.com	(913)573-5040	MAYOR'S OFFICE
Gina Gschnauer	bloodnguterus@yahoo.com	(417) 388-5888	neighbor
Teressa K. Fogarty	fogartytks86@gmail.com	913-206-0438	neighbor
Miles Calonga	MilesC66@Mail.com	910 640 7776	
Jim Surber	jmsurber@yahoo.com	913 972 0214	Neighbor
Duane Beth	dnbeth@icloud.com	913 484 4077	
James + Jeanie Tillison	jeanie9216@gmail.com	9135826419	
Ben Gorack	screamingohms@gmail.com	505-681-5802	Neighbor
Karen Schiltz	[illegible]@gmail		



NAME	EMAIL	PHONE	INTEREST
Denis Bailes		9135309928	
Elsa T.		913-963-2317	
Elias R T.		913-998-4741	
Janeth B		913-293-4883	
Dan Ross		913-226-0145t	
Nicole Crosson		913-526-8541	
Kellan Widner		816-315-6668	
Paige Kincaid		913 210 1024	
Elijah Hubbell		816-602-8035	
Greg Kindle		913-748-2272	
Greg Masier	KCKCC President		

www.eastsideBESS.com



NAME	EMAIL	PHONE	INTEREST
Shirley Carter Ford		—	—
CARLOS/DENA WILLIAMS		816 560-4193	
Jim/Terri White		913 302 5761	
STEVE BUCHEL		913-951-9181	
Eva Garcia Meza		913.980.8328	
Jason Widner		816-550-8615	
Sabriya Sami		(816)305-4933	
Silas Samo		316-214-1936	
Stephanie Burch		913-575-5282	
Bo Moreno		816 492-9332	
Steve Sessions		913-220-5546	
Wade Kieker		816-585-7906	
Tracy Ramsey			
Tracey Bailey		9135304946	

www.eastsideBESS.com



NAME	EMAIL	PHONE	INTEREST
Nicole Crossen	lilj.oe913@gmail	913-526-8541	
Justine Bogart	jbogart33@gmail	913 547 6244	
Stephanie Burch	slpupolka@sbcglobal.net	913/579-5232	
Thomas Chafton	CHAFTONTOM@AOL.com	913-707-8664	
Paige Kincaid	Kincaid@climateandenergy.org		Climate + Energy Project
Allison Thomas	Athomas@Climateandenergy.org		Climate + ~~Energy~~ Energy Proje
Dana Beth	dbeth@ikc.rr.com	913 334-9670	
Sheila Bunnell	bbynki@yahoo.com	913-544-9072	
Gloria Burt	gloremipsum070@gmail.com		
Janet Boose	boose@climateandenergy.org		Climate + Energy Project
Karen Schibi	karenschibi@gmail.com		Morris Watch
Zack Pistora	zack.pistora@sierraclub.org	785-865-6503	environment
Neal Palmer	haskellfarms@outlook.com	913-300-0701	all



NAME	EMAIL	PHONE	INTEREST
Donna O'Hare	Khromegal@gmail.com	913-669-3356	In my neighborhood
Dorothy Estis	dlestis24@gmail.com	913-6020502	Res. Wy.
Paul Boettcher	Tallsuy KC@Gmail.com	913 6054912	Neighborhood
Todd C Taylor	Taylormadejudy Equil.com	816-820-4003	Neighborhood
Marlin Burt	MBurt99@gmail	913 940 2867	Neighborhood

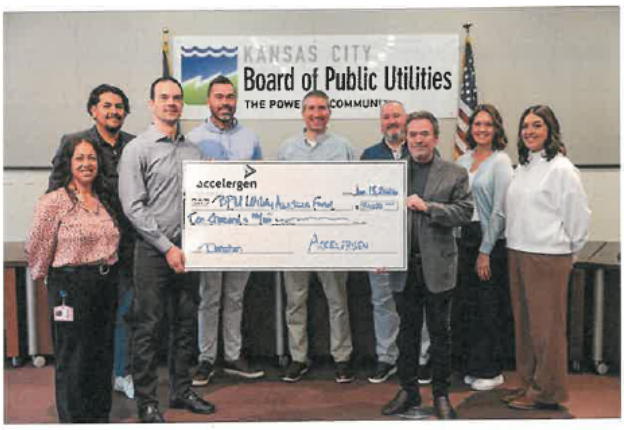
accelergen
ENERGY

SP2025-094

Neighborhood and Community Meetings
January 13, 2026

Accelergen Energy is proposing a Battery Energy Storage System at 8900 Metropolitan. The company has held two neighborhood meetings, one in October and the required meeting on January 13.

While company officials were in Wyandotte County, they demonstrated their commitment to providing community benefits by donating $10,000 to the Board of Public Utilities Utility Assistance Fund which will be used to help at least 25 Wyandotte County customers who are having difficulty paying their electric bill.



Accelergen Energy also donated $10,000 to Edwardsville Elementary school after working with the Bonner Springs Edwardsville Area Chamber of Commerce to decide where the contribution could meet the biggest need.



Bonner Springs Edwardsville Area Chamber of Commerce
🧡🖤BETTER TOGETHER🖤🧡
Thank you to Accelergen for giving the Chamber an opportunity to nominate Edwardsville Elementary for a grant! Businesses often reach out, asking where assistance is needed in our community. They awarded a grant of $10,000 to Edwardsville Elementary! It's impactful when new businesses give back upon joining our cities or county. A special thank you to Chamber Board Members, Jena Woodbury and Councilman Garrett Mellott for being passionate Edwardsville residents and advocates. Jena had the honor of filling out the check!
Without a doubt, Accelergen Energy hit a bull's-eye with its recipient choice.

Accelergen Energy has a corporate policy of making quarterly donations in the communities they serve as well as creating a workforce scholarship program. Conversations are already underway with Kansas City Kansas Community College.

Community/Neighborhood Meeting

Accelergen Energy invited the required members from the neighborhood around 8900 Metropolitan as provided by the KCK Planning Department. We also invited a number of other community members including the Mayor's Office, UG Commissioners, Wyandotte Economic Development Council, Unified Government Economic Development, KCK Chamber of Commerce, Kansas City Kansas Community College, Sierra Club, social media influencers with We The People and other community advocates.

The meeting was held from 5:30pm-7:30pm so we provided dinner catered by Wyandot BBQ.

The meeting was recorded and posted to YouTube by a citizen and can be viewed at https://youtu.be/bWiy-GJnevY?si=_ceMsB0l6IRqgoHj.

We also recorded the entire meeting. A complete written transcript of the meeting follows along with the required sign-in sheets and letter inviting neighborhood residents. A handout explaining details of the proposed project was provided which meeting participants could take with them. That hand-out has been provided to Byron Toy of the Planning Department.



Transcript of Neighborhood Meeting
January 13, 2026
5:30pm-7:30pm
Legacy Events Center 1000 N 82nd KCK

Josh Skogen
... Um, we are an independent power producer. Uh, here in our country, anybody, uh, can put power onto the grid and sell it out on the wholesale market. Um, one of the great things about it, and so what we do is sell power to utilities and other, other industrial customers, um, at levelized rates and make our return for our investors, and then the utility has a guaranteed rate, uh, as a hedge against volatility associated with other sources of fuel.

I also want to do the battery energy storage. It's relatively new in this part of the country. It's... A lot of installations have been going, uh, in the Southwest, primarily Texas, Arizona, Nevada, California, up in New York, but they're moving-- and, and in Virginia, but they're moving, uh, into this part of the country due to the tremendous amount of energy growth that we're seeing. Um, so these projects take energy from the grid at, at, when it's at a low cost, during low demand hours, store that energy and discharge it during hours when it's needed most at an affordable price. That's the intent. These systems are really optimizing the use of the energy that's already being created.

Uh, over seventy percent of the nameplate capacity of your energy sources come from wind in this part of the country. It's staggering. Uh, and all that wind, a lot of it is generated at night, and it's not being used. These projects allow, uh, us to capture that energy at a low cost and deliver it later in the evenings and afternoons when it's needed most at an affordable price. Uh, they also... These projects help avoid costly transmission upgrades when sited, um, in the right locations. Uh, they help avoid all the congestion. Think of transmission lines like roadways. During peak demand, you get a lot of traffic jams on those transmission lines, and these projects, when they're sited near the load, are able to deliver right at that location without having to rely on the transmission lines during peak hours. Why do we need energy storage? I've gone a little bit about this, but what we're experiencing for the first time really since post-War II is demand growth. Uh, local energy providers are projecting to double their energy load over the next five years. It's unbelievable. It's... We've never seen anything like this, uh, in my lifetime, and like I said, since post-World War II. Uh, but at the same time, we have a lot of old infrastructure. We have old transmission lines, we have old oil and gas plants that are very inefficient and costly to run. Those are being shut down. So in one direction, we have more demand for power, in the other, we're trying to take older power plants offline. So there's this increasing gap of a need, and these projects, like I said, are part of a solution. They're not the only solution, but they're part of a solution to capture the energy we're already generating and deliver it later in the day. Why this location? We start siting our projects by looking at all the transmission models that are developed by your local energy providers and evaluate where on their system are they experiencing the highest price variances or the highest price differentials. Meaning, where... That's a sign of where there's the most traffic on those lines and very hard to get power to. This location is one of the most volatile price locations in all of the twelve-state area. Kansas City has a very congested transmission system. I was at your local energy provider's office today. We easily agreed on that fact. This area, while having a, a need for affordable power when it's needed most, is also infrastructure-ready. There's a substation already at this location. We also saw that there was already cleared land adjacent to that substation, so no need to deforest a lot of areas. There was also interstate highway, uh, providing access near the site, so easy to get to. And then we looked at the priorities of the local government. Your local government recently published Plan KCK, which had a comprehensive plan of what their priorities are moving forward, and this project had a lot of alignment with those values and strategies laid out in Plan KCK. This is a snapshot of the proposed site plan. What you're seeing on the screen in green is thirty-seven acres of property that we're buying from a landowner who currently owns about sixty acres. We've split this

thirty-seven acres off from that. So this, uh, project participant is just a tenant farmer, really, but they'll continue to own about twenty-three acres to the east of the site that will not be developed. Um-...The layout on the screen is for a three hundred megawatt project. Our first phase will be two hundred megawatts. So what you're seeing on the screen is larger than what we're planning to build over the next few years. Um, this project is not planned to be constructed for a few more, few more years. Probably twenty twenty-nine is when it will go operational, twenty twenty-eight or twenty twenty-nine. So we're still a ways off from that phase here. When we developed this layout as part of our permit application to the county, um, the county had a, has a very good process, a very rigorous process, to help us develop a site layout that, um, complies with all their requirements. Um, the site layout, the fence of the layout will be more than a thousand feet from any existing neighboring residents, creating a large buffer area around. We also see a lot of natural vegetative screening that's existing. And we said, "Well, what is this project gonna look like from nearby roads?" So we did... Had a consultant who does three D modeling for all sorts of industries in the United States, develop three D models for us based upon on-site topography and the layout of the project. And here's what we're seeing. The only location from roadways that we potentially could see the site is from the entrance along Metropolitan Avenue. So what you're seeing on the left side of the screen is an existing condition from the entrance, looking to the northwest. What you're seeing on the right is what the project will look like when it's done. So as you can see from Metropolitan Avenue, the project will not be visible. If it was, what you would see is probably some landscaping with an aesthetic wall. Um, there's gonna be likely an aesthetic wall, uh, to abate sound. We don't want to increase sound levels on any nearby residences, and we'll work, um, on a baseline to establish that. I'll go into that a little bit further on in the presentation. [coughs] A lot of benefits that this project brings, uh, in terms of boosting local workforce, just locally, uh, not even statewide, but just locally, we're estimating sixty-five local construction jobs. Um, we're talking with local contractors and the IBEW Local one twenty-four. We want to hire the most skilled local labor that has the highest safety record possible. That's paramount to us. Increasing tax revenue, uh, over the life of the project for twenty years, this project will generate about nineteen million in tax revenue. Uh, we are modeling it to reduce annual production costs, nine million dollars annually. So taking that cheap power at night and shifting it to later in the day is estimated to save about nine million dollars annually just for this one project. Uh, it will deliver clean energy. These projects do not em-emit, uh, greenhouse gases. Um, community-based partnerships, we're looking at doing scholarships with the local community college, uh, providing at least one, you know, full-ride scholarship annually to an applicant. We're doing other programs for workforce development. Uh, we're also doing, uh, currently community-based partnerships. We're doing a five thousand dollar quarterly donation or more to local community-based partnerships, um, like Energy Relief and Human Services. For design best practices, I went into a little bit about noise. Uh, we want to establish what the baseline is. What is your current noise level at nearby residences? And our commitment is to not increase that with this project, and that can be done with, uh, acoustics modeling. There... Acoustics modeling is a well-known technique. There's, there's software based upon specification of the equipment in order to do that, and that's our commitment. Uh, lighting is minimal. It really isn't needed at the substation. Um, at the site, there will be minimal lighting that will be turned on with a switch as necessary, uh, but this system is largely unmanned, so that light will likely very little ever be on. If it is on, it will be shielded and faced downward to avoid light pollution. Uh, we've done all sorts of environmental studies, um, species, habitat, waterways, hazardous materials, you name it. We've done all the studies. We've submitted those studies to the local applicable agencies, including US Fish and Wildlife Service, US Army Corps of Engineers, Kansas Department of Fish and Game, and they've all provided written correspondence back that this project is not having negative impacts to species, habitat, or waterways. Off-site drainage, all the water, uh, on-site will be captured prior to being released off-site, so there will be no increase in off-site water flows. Uh, groundwater, the-- we estimate with, uh, our early geotechnical studies, not the aquifer, but just to hit groundwater, it's about thirty feet plus down at this site. Uh, and with the infiltration rates of this soil type, it will take about three and a half years for water droplets to get down that far. Um, public services, the project is an unmanned project. It, it does not require, uh, sewer, um, it does not require a continuous amount of water flow. Uh, it will not increase traffic during operations. This project will actually have-... than an average

residential home throughout its life. It will not generate solid waste through its operations, um, so low demand on public services. I want to go a little bit into project safety. Uh, I do have a consultant here, an energy expert from Gensym, the largest [coughs] fire protection engineering company globally. Um, I brought my Stanley here off to my right, and he'll come in here in just a moment, but I'll kick this off. And I want to talk about safety because this, um, there's a lot of misinformation out there about safety with battery energy storage systems. [coughs] Excuse me, one second. Uh, battery energy storage systems, um, have made a lot of improvements over the years. Just like any first version of a technology, you learn a lot. And with this technology, because [coughs] it's connected to the grid, you had to learn a lot fast. In the beginning, the industry basically was taking cars from electric-- batteries from electric vehicles, putting them in containers, assembling them on-site, and putting energy on the grid. Well, that didn't work. As you can see with the red bar, the red bars, uh, uh, on the bottom here, we have a time frame from twenty sixteen to basically today. So the last ten years, we've seen improvement here. The red bar is the number of incidents reported globally on utility scale energy systems. The blue bar is the amount of systems installed. [coughs] So you see in the beginning, [coughs] there was a very high incident rate per installation. Since that time, the evolution of codes, standards, installation techniques, technology, operation, [coughs] battery management systems, that has all changed the game. As you can see off to the right here, [coughs] the number of installations has grown exponentially, and the number of reported incidents has come to the point where it is extremely rare for a safety incident to occur with one of these units. Um, one of the main reasons for that is that not all lithium-ion batteries are created equal. They're not the same. In BESS systems, they're not the same. Lithium ion describes a group of battery types. There are many variants of lithium ion within that group. Two have really proven themselves for certain applications. One is an application that has done very well for the electric vehicle industry. However, it contains heavy metals like nickel, cobalt, and manganese. It is good for the use in electric vehicle because it has high density. So a lot of energy can be put in a small space, but it's very heavy. It has a low tolerance for temperature before it, uh, goes into what we call thermal runaway. And when it goes into thermal runaway, it has a self-propagation, [coughs] because the components within the battery start to break down under heat and release oxygen, creating a fire triangle. That is what creates the self-propagating thermal runaway in that technology. That's what the energy storage industry was using early on, and why we were seeing those really high incident rates per installation, because it wasn't the right technology for the use. We were putting a round peg in a square hole. Engineers have come a long way. They developed a brand new... Well, not brand new, but they've helped commercialize and improve a technology called lithium iron phosphate, LFP. That is the technology that this project will use. This project will not use technologies with heavy metals like nickel, cobalt, or manganese. That does a lot of wonderful things. First and foremost, what it does is it prevents these, the decomposition of the battery under extreme heat. So you're not introducing oxygen or the fire triangle into a thermal runaway event. You're also, in the very rare, extremely rare event of a fire with a lithium iron phosphate battery into these systems, you don't have those heavy metals, which those heavy metals in those older technologies is what was creating very high heat conditions, causing those fires to last for a long time. Those are the improvements that this industry has made, and I'm going to go at the end and show you some of the commitments we want to make for projects like this, and commitments that we want to have the project make to you, and not just by what I say, but by what's on paper. And we can do that through the conditional use permit that we're applying for. A conditional use permit, in our view, is a contract to the community. That conditional use permit can put restrictions and requirements on us that we have to meet or comply with before we can get a building permit, and those are things that we want to do. Um, the other main complaint about... Two main things that have changed-... a lot of incidents that have happened, have happened within the first year or two of installation. And that's because the quality of the installation, and the s- the industry has addressed that in two ways. One, these systems are integrated in controlled environments in factories now. You have system integrators that not just make the battery, or not just make the, the racks, or not just make the enclosure, but create an engineered solution that is completely manufactured within their walls, tested before it is shipped out. So there's no... It is a plug-and-play in the field. Number two, the labor industry has come a long way in understanding what works and what doesn't, and we're committed to using the highest

quality, most skilled, highest safety record labor force in Kansas. We believe that's IBEW Local one twenty-four and its general contract partners. We're committed to doing that. The other is the battery management. Why do we feel comfortable plugging our phone in, plugging in our laptop, plugging in our power tools, walking away and forgetting about it without fear of them overheating or overcharging? Because battery management has come a long way. Ten years ago, that wasn't the case. We had cell phones that were run-- going into thermal runaway because they were under battery monitoring, not battery management. They're two very different things. Battery management systems are what are creating very safe systems today and prevent that overcharging, that overheating condition from occurring. [coughs] Uh, there's other systems here. I want to give Mike a chance to maybe add anything. Mike Stanley, uh, with Jensen Hughes here off to my right, your left. Um, if you want to add anything to what I'm saying here, Mike, or introduce yourself.

Mike Stanley
I just want to introduce myself and touch on a couple of things. But [coughs] like Josh just said, my name is Mike Stanley, and I'm a senior fire and emergency service consultant for Jensen Hughes. As he mentioned, Jensen Hughes is the largest fire protection engineering company in the world. So we were engaged with the Overland Park Fire Department, and also to address some of these safety factors and help improve these safety factors that come along with BESS installations. Some of them are required by fire code, some of them are required by statutes. Some of them, but the majority of it is we want to protect the community and protect these BESS. So I spent thirty plus years working in communities evaluating risk. Retired working for the fire department, retired as a fire chief for Perry. I came to work for Jensen Hughes. [coughs] And now I get the opportunity to come talk to fine folks like you about different projects around the country and around the world. And so I do a lot of work in the, the BESS space, as does Jensen Hughes. And that's our folks are on all the committees. They're the ones driving the industry, doing a lot of that engineering work. So I'll be around, you know, throughout the evening, you know, be able to answer some of your questions. I'll be around. If you think of something later, grab me off to the side and we can talk. But I'm sure you have lots of questions, and we'll go back to that, that slide, and you see the graphic over here about the decrease in incidents. Now, when, uh, [coughs] we look at that, you think, [coughs] well, that's only been less than ten years. That's kind of a short span, right? But the reality of the way technology evolves in our modern world is on the left, that's the Flintstones. On the right, that's the Jetsons. Not to, to date myself with that analogy, but, I mean, that's what we're talking about, how technology has emerged. That's, you know, when you try to conceptualize that, think about that we had the f- first human flight where they survived the landing. It kicked off with the Wright brothers, [coughs] putting a man on the moon in less than seven years. You know, and we have done nothing but pick up the pace. But that's... [coughs] So the technology's evolved. You know, Josh mentioned the changes in code and regulations. Decades and decades ago, we used to have lots of tragic fires in schools. Well, codes were developed, standards were developed. We learned from those incidents, and now you don't see that in the news anymore. And that's what's happening in this industry as well. So the National Fire Protection Association, which develops all the different fire protection standards throughout the United States, it's referenced globally, just released their Standard eight fifty-five on lithium-ion batteries and battery energy supply system-- battery energy storage systems, excuse me. This is highly regulated. Highly regulated, but there are lots of standards involved, and there is lots of engineered systems that are developed to prevent those bad things from happening.... the owner doesn't want it to burn up, the community doesn't want it to burn up, the manufacturer doesn't want it to burn up, the fire department doesn't want it to burn up. So we over-engineer some of these things, and we've gotten the technology, much like in your cell phone, has gotten much smarter. So lots of, of standards and stuff to minimize that. So [clears throat] we work with the local fire departments and the area fire departments, who might respond, in developing an emergency response plan. That way, they already have a plan for how to respond, what to do if needed. Very unlikely event, but coming from the fire service, my job was always to hope for the best and plan for the worst. And so we'll develop those plans. We'll do a thing called a hazard mitigation analysis. We'll do some plume modeling. I can get into more explanation about that, you know, as, as we go along. You know, I won't bore you to tears with all that

information right now, but we'll look at all those factors of how does this impact the community in regards to [coughs] safety, and how does it impact the fire department? And so, so that's the perspective we come from. You want this one? Go ahead.

Josh Skogen
Yeah. I think I'll just kind of open it up to questions here as I wrap just a couple more slides. Um, thank you, Mike, and Mike's going to be a resource for questions after here. I just want to get through the deck. Um, this is just a list in the packet that if you didn't get one, they're at the entrance there. Please grab one. It just describes all the, [coughs] the layered protection systems and the technology that we're committed to using. Um, like I said, this project isn't gonna go into construction for the next few years, so technology is going to continue to evolve, um, and get better. This project, we were talking to the, uh, your deputy marshal today, and he was saying he would like to see this project be subject [coughs] to new codes as they're adopted ongoing. So I'm not stuck in twenty twenty-six or twenty twenty-seven code forever, but I'll be required-- we'll be required to continuously update the project to make sure it complies with the new codes. And I think that's a fair request. Uh, decommissioning. We don't want to leave you with a mess. [coughs] That's not, that's not our objective. To guarantee that, we are going to be issuing a bond to the benefit of the county that it can draw on in the event, unlikely, that we just disappeared and walked away from a two hundred million dollar investment. Unlikely, but if for some reason it happened, we went bankrupt and fell off the earth, I don't know, you, as a community, would have the ability to pull that bond and have the money available to hire a contractor locally to do the work. And the way that we're guaranteeing the right amount is in place is we're going to hire a third-party professional engineer, we've already done to prepare one, to draft an estimate of the cost to decommission and properly handle, [coughs] dispose, and recycle and restore the site to its existing condition when done, and return to the ag zoning it is. That's the nature of the conditional use permit. This is not a permanent forever thing. This will be fully restored, and you'll have that guarantee. Uh, final neighbor commitments. This is just a few that I came up with as I was thinking about the commitments we want to make to you and things that we would be, um, happy to see in the conditional use permit list is no toxic metals in our technology. That's not the way we're going, so happy to make that commitment. Highest quality installations, making commitments like working with your local laborers, your IBEW 124, your local contractors. I'm sure we are utilizing the highest skilled workforce available. Improving local services. We've talked with your road department, a very nice gentleman. Um, both Ricky and Chris were great. Um, they agreed that the width and the shape of eighty-eight, the Metropolitan, is not in the state it needs to be, but we'll get it there at our expense. We'll improve that to a rural cross-section with nice ditches through those culverts, and solve the problems that those roads are currently in. [coughs] We also understand that some of you folks don't have internet. We'll put in a backbone line. We need a backbone fiber line to the project. I'm happy to make that line large enough to, to have taps for others in the community to have a life-changing event and have internet at your home. Top-tier battery management system. Um, we're gonna be using the highest quality, likely a fully integrated battery management system made by the manufacturer of the entire unit itself. So it's not some third-party communication device trying to talk to another piece of equipment that was generated by a separate group. We want to maintain that rural agricultural setting, so we're not looking to site this in an area where we're gonna have to do many more tree clearing. It's already done. We don't want to increase noise on existing homes, and we've that commitment. We can do that through baseline sound studies and then acoustics modeling of the technology we finally select. I want to continue grazing this property if that makes sense for everyone. I know there's interest from the existing-... uh, family that is grazing to want to continue that. We're just gonna put a fence, uh, or a visual, uh, sound wall around the project. The remaining, uh, about fifteen acres of the land, the thirty-seven that I showed you, we're not gonna develop that. It'll remain as seen in that, uh, visual. I'm happy to have that rural setting be maintained, [cough] a mixed use of the land. And the visual screening, you know, we chose this site because of all the vegetation that is around it to the north. Um, it's hard to see from metropolitan. We thought that was a great thing, but if there is any areas that aren't visually screened, the county is already wanting us to make sure we have at least, I think, two hundred and thirty mature trees on the

site. Uh, if we don't already have that, we'll continue to plant more mature trees and, and make a, a nice visual screen if anybody, um, has a problem with, um, what they're seeing. And partnering with local resources, [cough] including your emergency responders, to set up the appropriate plans. The testing requires during an unlikely incident, the resources that they have available, we'll make sure they have them, [cough] and the training. So we're not-- This isn't a one and done, develop a response plan, put it on a shelf, and let it collect dust for twenty years. [cough] This is a working document that we continuously improve in collaboration with your local emergency responders, including annual training on the updated codes, and that work gets implemented into a revised version, probably at least annually into that emergency response plan. [cough] Uh, with that, I think that wraps up what I had to present. I would like to open it up to Q&A. Yes, please.

Neighbor #1
Um, from the original meeting, I thought you said that you had already purchased the land and that a farmer was leasing it.

Josh Skogen
We do have a purchase agreement for the land, but the way our agreement works is that we have a right to execute on the option for the next number of years. So the, the purchase, we have an exclusive right to purchase the property that is signed.

Neighbor #2
And then you'll own the property then when you remediate the land, you'll still own that property?

Josh Skogen
We would, but we-- we're not long-term property owners. [coughing] That's not our business. So what would likely happen is the land would be put up for sale at the end of the project life.

Neighbor #2
Okay. I have one other question, because I know a lot of people have questions. Um, what, what is your valuation of, um, building this? What is your, what is your cost of this?

Josh Skogen
Um, somewhere around two hundred and fifty million.

Neighbor #2
Okay. So, so to remediate the land and remove those batteries, from my understanding, um, from what I've researched-

Josh Skogen
Mm-hmm.

Neighbor #2
-um, it can range anywhere from twelve to fifty plus million to remediate and have that happen. What is your anticipated fund that you so call it, to the county-

Josh Skogen
Yep.

Neighbor #2
-to, to do this?

Josh Skogen
Yep. We will issue a bond for the estimated amount, and that bond will sit for the benefit of the county. In the event it needs to be called upon because we just walk away, [cough] we will be able to call on that bond and have the funds available to do that work.

Neighbor #2
Okay. So if it's fifty million, you're putting fifty million into that bond.

Josh Skogen
That's right.

Neighbor #3
Does that, does that bond grow as the years go by? Because what costs us a million dollars today doesn't cost that in ten years.

Josh Skogen
I know. I wish that was true, though, but, um, it's not. You're right. So what we'll do is have an assessment probably every five years to reevaluate the estimated cost and update the bond amount.

Neighbor #3
Who decides the estimated cost then?

Josh Skogen
A third-party engineer will do the estimate to be approved by the county. [cough] That's the way we've seen it done in other models. Uh, please.

Citizen #1 Steve Sessions
I have several questions.

Josh Skgoen
Yes.

Citizen #1 Steve Sessions
So you're pur-- you're purchasing the property from...?

Speaker 1
The current owner is, um, an EV charging business. Uh, that was their plan for the property. They, they have the property, the name of the holding company called Olin Holdings, LLC.

Citizen #1 Steve Sessions
And so when you purchase the property, you're gonna change that from agriculture to industrial?

Speaker 1
No, we are not.

Citizen #1 Steve Sessions
Why?

Speaker 1
We didn't feel that was the right thing to leave behind.

Citizen #1 Steve Sessions
So you're gonna have a two hundred and fifty million dollar project on agriculture land, paying twenty-eight hundred dollars a year in taxes?

Speaker 1
No, that is not, that's not what we're doing. No. We'll have a conditional use permit-

Citizen #1 Steve Sessions
Yeah.

Speaker 1
-and the evaluated tax is estimated at about nineteen million, uh, for the life of the project.

Neighbor #4
Um, how many best [cough] does your company currently have completed and in operation?

Speaker 1
Accelerated Energy does not have any projects in operation. Myself and my business partners, we've been doing this for twenty plus years.

Neighbor #4
Okay, so my question was, this company right now-

Speaker 1
Yes.

Neighbor #4
-you guys don't have any facilities that are completed?

Speaker 1
That's correct.

Neighbor #4
And a proven track record with your company, there's none?

Speaker 1
Not under Accelerated Energy.

Neighbor #4
[clapping] Okay. So one thing-

Speaker 1

But as a company, [cough] as a team, we've project-... sixty plus projects into operation together from beginning to end, and we've operated and built out platforms, operating the largest solar private, privately held solar energy company in the world. In twenty sixteen, we sold three utilities.

Neighbor #5
And did you put all of these in a residential area?

Speaker 1
Um, we-- it was mixed. There were about twenty different states.

Neighbor #5
Okay.

Speaker 1
Spanning from Virginia to, um, Michigan to California.

Neighbor #5
So currently, what states do you have projects in? I know you have Kansas, and I know you have Colorado. That's all. But you supposedly have six. So what are the other four states?

Speaker 1
We have projects in Kansas, Oklahoma, Colorado, Utah, New Mexico. Lauren, am I missing anything?

Neighbor #5
That's only five. You're, everything's just six. [laughing]

Speaker 1
Uh, six. Well, we have about ten projects across those states. We have three in Kansas, two in Utah, two in Colorado, one in New Mexico, and two in Oklahoma.

Neighbor #6
I just, I just have a simple question. Um, I went directly to the property, probably my sales probably don't see this.

Neighbor #5
What is the benefit of your company doing this to me living here? I know all the downside of things, but what do you say the benefit to me personally, living across the street from your battery systems?

Speaker 6
And internet and phone, so I'll cut it. [laughing]

Speaker 1
Well, I'd like to talk to you about that. Um-

Speaker 6
Go ahead. [crosstalking]

Speaker 8

The road is a little spoiled. I mean, I, I know that-
Speaker 6
I mean, I've lived thirty-five years with those roads. I mean, that coming out of it, man. [crosstalking]

Speaker 8
I know the downside. But what is the benefit to me for? I, I don't think it's going to lower my taxes. I mean, you told me you aren't going to get lower for this being in there. You, you're just going to get lower energy costs. But what is my benefit? Why do I want this across from me?

Josh Skogen
Ultimately, it does result in current annual energy prices for you. So BPU, so our business model, we will sell the energy to a company like BPU. There's no commitment from BPU or us to sell BPU.

Speaker 8
That's what we definitely hear.

Speaker 6
Yeah. But what if they don't want to sell to you?

Josh Skogen
You can-- This grid is operated through multi-state, so actually, you could, you can have customers, uh, beyond just BPU.

Speaker 8
But my energy comes from BPU.

Speaker 9
In the transmission line, I don't know about you. [crosstalking]

Speaker 8
But again, what-- I just want to know what the benefit to me is.

Josh Skogen
Yeah. So it's really that nine million dollars of production cost savings annually on the system providing benefit to you. So it's really being able to capture that wind energy and deliver it locally to the grid, um, relieve that strain at that substation.

Speaker 6
If they buy it.

Josh Skogen
That is the issue.

Speaker 6
If they buy it.

Josh Skogen
And so while you won't probably ever in your life, none of us will see lower energy bills, projects like this are meant to curb your annual costs.

Speaker 6
Well, so now they sell it to some, some city.

Speaker 7
And we just... Correct.

Speaker 6
Right. But I mean, [crosstalking] it's just going to go to the next city that needs to buy it.

Speaker 8
So how do you-

Speaker 6
At that time, it's not going to stay here.

Speaker 9
If you're going to sell it to a different city, how do you propose getting it there? You're gonna pay for the transmission lines from BPU and Energy to, to send it there, or you're going to have your own transmission line?

Speaker 8
The entire country is connected, so you could move-

Speaker 9
I know what the grid is.

Speaker 8
Right. So you could move, theoretically, an electron from here to New York. You can, but there again, you're going to have to cross these property lines, basically.

Speaker 6
Yeah.

Speaker 8
Because BPU ain't gonna let you use it for free, just like Evergy Ain't, New York's not.

Josh Skogen
Right.

Speaker 8
It's not an open door.

Josh Skogen
You can move power across Southwestern Power Pool. Uh, it is an open access system, so I, I can make a virtual trade for anybody independently, privately.

Speaker 8

But then you can trade-

Josh Skogen
From here to, uh, Texas, and then over up to Dallas.

Speaker 8
Right.

Speaker 7
But then we're back to, but then we're back to selling it to someone out of state. [crosstalking]

Josh Skogen
Right. That's, that's not what we're planning to do. We, we are talking-

Speaker 7
But you don't-

Josh Skogen
To energy providers and-

Speaker 7
But you don't have an agreement with BPU currently, that you would sell it to them?

Josh Skogen
We do not currently.

Speaker 6
Then-

Speaker 10
Have you proposed one?

Josh Skogen
Um, what I can probably say is they're aware of the project.

Speaker 10
But you haven't proposed one.

Speaker 6
They will have one.

Speaker 10
Oh, have you, have you pro-proposed something to our local supplier?

Josh Skogen
We, we've made them aware of the project. They, um, have a need that this project very clearly fits, and we are in discussion about the opportunity.

Speaker 10
Yeah. So, so second question, you, you say this project is two hundred and fifty million dollars. What is the valuation that you're going to set on your project for property valuation?

Josh Skogen
Um, the economic benefit-

Speaker 10
No, no, no, not-- no benefits, no savings.

Josh Skogen
I understand.

Speaker 10
If you're going to spend two hundred and fifty million dollars, what is going to be the asset, the assessment value of your property with the project?

Josh Skogen
Great question, and I was talking about the economic benefit.... site, I would have to refer to that. I'm sorry, I don't have it.

Speaker 10
The value of your property. Because the only, because right now, the only way that anybody in this room gains value from this project is not through sales tax, it's gonna be through property tax. So if you say you're gonna build a two hundred and fifty million dollar project-

Josh Skogen
Mm-hmm.

Speaker 10
-and come back, and you, but you have a conditional use permit for agricultural land, what? Five million dollar valuation.

Josh Skogen
Right.

Speaker 10
That is how your projects work.

Josh Skogen
That is not the point.

Speaker 10 Steve Sessions
I-- Then what, what, tell us what your proposed value is. This should, this should be a number you already know.

Josh Skogen
You're right, I should. I apologize, I don't have it off the top of my head, but it is something I can get tonight.

Speaker 10 Steve Sessions
You guys offer the community what they may save over nine, nine, twenty years is not-

Josh Skogen
No, I, I hear you. What-- We've, we've done an assessment of this, um, using our two hundred and fifty million dollar valuation, okay? Not just assuming ag land, just assuming it gets at the appropriately assessed valuation. Our estimate is nineteen million over the life cycle.

Speaker 10 Steve Sessions
Of what?

Josh Skogen
Based on-

Speaker 10 Steve Sessions
Of, of what, of what that will pay?

Josh Skogen
That's... I know that, I know the question you're answering. I apologize. I do not have that number.

Speaker 10
Here's a second, here's a second.

Speaker 1
Yeah.

Speaker 11
That is the property tax that's projected to be generated over the life of the project, is the nineteen million dollars.

Speaker 1
That's right. I think he's asking, what is the assessed value of the property you're assuming to arrive at that?

Speaker 10 Steve Sessions
Because, because I can tell you a million dollars a year from a two hundred and fifty million dollar project, you're not gonna get back. More importantly, this is not a white wall project, meaning that the valuation isn't like a white wall commercial building. It can only be used for one kind of, one kind of project as itself. So if you guys are gonna put two hundred and fifty million, what is the valuation of that project then? Because it can't be used for anything else.

Josh Skogen
We agree.

Speaker 10 Steve Sessions
So all I want-- I just want you to tell everybody in this room, if you agree that you should base the valuation of your project for two hundred and fifty million dollars.

Josh Skogen

Let me follow up with you on what the report says. I just-

Speaker 10 Steve Sessions
I don't want reports. I, this is you-

Josh Skogen
I'm not a tax- expert

Speaker 10 Steve Sessions
You as the owner.

Josh Skogen
I'm not a tax-

Speaker 10 Steve Sessions
You are the one selling this.

Josh Skogen
You're right.

Speaker 10 Steve Sessions
You should know this stuff.

Josh Skogen
You're right.

Speaker 10 Steve Sessions
This is, this is more than your... This is not your first meeting.

Josh Skogen
You're right, and I apologize. I should know that.

Speaker 10 Steve Sessions
This should be on a slide. All of the slides you showed are over generic.

Josh Skogen
Okay, thank you for that feedback.

Speaker 12
So, so even if you did it based, if we did it based on what my property is at, right? And you divide it by your two hundred and fifty million, you should be paying like... Hold on, let me do the math. You'd be paying five million a year in taxes.

Josh Skogen
Okay.

Speaker 12
Yeah.

Josh Skogen
And maybe that's what the county will tell us we owe.

Speaker 12
Yeah. I mean, I think that's-

Josh Skogen
We are willing, we are willing to accept whatever valuation the county puts on this project, okay? It will be up to us to decide whether or not it makes economic sense.
Speaker 13
I have a question. You've been talking about these incidents that have gone down over the years, but they're not zero. Tell us about these incidents. Are we talking about fires, explosions, leukemia in children, leaching into the water and the ground? What exactly are these incidents? Evacuations?

Josh Skogen
Yeah. All of them. Mike, I ask you, because I do have an initial response to that. The incidents are primarily, um, not large fire incidents. Uh, there are fires. It has happened. Uh, it can happen, absolutely.

Speaker 13 Nicole Corsson
Moss Landing was-

Speaker 14
I was gonna say Moss Landing-

Josh Skogen
Moss Landing is-

Speaker 14 Nicole Corsson
-not even on your fire sheet, and that was in January of twenty twenty-five.

Josh Skogen
What?

Speaker 14 Nicole Corsson
Moss Landing in California.

Josh Skogen
Yes.

Speaker 14 Nicole Corsson
That was just in January of twenty twenty-five, and yet it's not on your slide sheet.

Josh Skogen
Yeah, thanks for bringing that one up. So you may have heard of Moss Landing.

Speaker 14 Nicole Corsson
Yeah, we don't-

Josh Skogen
It was a fire in California.

Speaker 14 Nicole Corsson
And it was also a three hundred battery facility.

Josh Skogen
Yep, it was a large installation.

Speaker 14 Nicole Corsson
Just like the one you want to put in here.

Josh Skogen
And it is very unlike the one we want to put here. It was actually very globally unique, and the key differences are, one, it was using technology made with cobalt, nickel, and manganese. Okay? So it generated that very high heat. It had a battery that started to decompose, release oxygen, and create that self-propagating runaway. That was number one. Number two, it was on stacked containers. Okay? So not, uh, an enclosure, one, that they would put one on top of the other, it's because in California, in LA, it's very hard to find available land. So that developer thought they were really smart and decided to stack the containers. That created a lot of safety risks. And number three, it was put inside of a building built in the nineteen fifties that was not up to code. It did not have-

Speaker 13
So why isn't that being regulated? How are you going to regulate that and make sure that these safety precautions are in place?

Josh Skogen
That those codes are now in place, and Mike can speak to that, but that is not allowed.

Speaker 14
But you're putting it around trees. So in our area, it's a residential area with forest land. Should that catch on fire, it's going to catch all of the trees on fire in that area.

Josh Skogen
Yep, and that is some-

Speaker 14
And it will ruin it.

Josh Skogen
Mm-hmm, and that is something your fire department is well equipped to handle.

Speaker 14
That is- [crosstalk]

Speaker 13
Like, on the property.

Josh Skogen
But- [crosstalk]

Speaker 15
... Is there a fire station out there?

Speaker 14
I'm not favoring that.

Speaker 15
Fire station. I mean, the water supply is not good.

Josh Skogen
Thank you. Yeah, and we're taking this very seriously. We were just, um, at Deputy Chief John's- ... office today, talking with him and his assistant chief, uh, about these issues. Um-

Speaker 2
Did they tell you how easily our line breaks? [laughing] As soon as you get that fire hydrant, close the main.

Mike Stanley
So if you'll allow me, let me start to unpack some of the questions.

Speaker 2
Yeah.

Speaker 3
Because you're asking lots of good questions, and I want to provide answers to you to the best of my ability. But before we-

Speaker 2
[clears throat]

Speaker 3
-the machine gun pace, let me start to unpack this a little bit. All right? So, Mary, you asked a question about these incidents.

Speaker 2
Mm-hmm.

Speaker 3
And these are looking at emergency incidents, okay? Not long-term thing. This is, "Do we have to call nine one one" type, okay? This- [clears throat] So what happens is what happens. Initially, what we see-

Speaker 16
Is this what you need for the assessment? I was trying to see if it has-

Speaker 2
Let me see if it has that. It has total revenue and year-by-year breakdown. I don't see assessed value, though. Yeah, this is just a handout.

Speaker 3
Discussion on everybody's home. Moss Landing-

Speaker 2
So they want to know, like, what were the numbers to arrive at that?

Speaker 3
That Josh was just talking about.

Speaker 2
Files.

Speaker 3
A lot of mitigating circumstances.

Speaker 2
No, you want it? It's fine.

Mike Stanley
Talk about lithium-ion batteries, and we're talking about the two classic things. Right? Now, these are not the lithium-ion batteries they're asking about at the airport if you have them in your bag. The-- I can say categorically, there's a thing that's vehicles. Right? There's a classification, vehicle, and lithium-ion batteries is much like that. We say vehicle. A Ford Model T is a vehicle. A Ferrari is a vehicle. But I think we can all agree the engineering and the technology and, and the advancements are wildly different. And the same thing with a Ferrari is a vehicle, and so is a dump truck. [laughing] Okay, they're still vehicles, but there's so many different nuances, you know, and that's one of the main differences when we talk about Moss Landing, is it's a completely different vehicle. The fact that it was inside, and the fact that they were double-stacking the batteries and the technology they were using, horrible, shouldn't have happened. We said, "How do we preve-- Why did that happen?" Those things were allowed, and I'm not bad-mouthing the city of Los Angeles, but those things happened in Los Angeles. They were allowed. We can't be, be held accountable for that. And you said, "Now, how do we make sure it doesn't happen?" That's where your local ordinances and adopted fire codes come in. And we talked at great length with the fire marshal today about not only what Kansas City, Kansas, is doing, but throughout the region, all of the fire marshals that have a consortium that just adopted the most recent fire codes in the twenty twenty-four fire, just adopted that move across-- universally across the agencies. Inside that twenty twenty-four fire code, [clears throat] lithium-ion batteries and invest facilities is specifically addressed, as is in that NFPA ten five. Now, let me, let me keep unpacking. Right? So questions came up about the trees. [clears throat] The biggest concern from my perspective when I come in and work with these communities, work with these fire departments, is preventing vegetation fires. That in the unlikely event that a fire should happen, control the vegetation fires, put out those spot fires so they don't spread and burn up not only the wildlife, the wildfire vegetation, but also that urban interface of the buildings that are amongst those trees, like your houses. We want to protect that. You know, and there's lots of pieces and components inside that NFPA code that talks about vegetation management, distances of setbacks, what type of surfaces you can use around this facility to minimize that. [clears throat] And quite honestly, I love what Josh told me this morning about probably going to let on the, the bigger property, the cows continue to graze. That's an aspect of [clears throat] vegetation management that doesn't normally happen on the bigger property in these type of facilities. Okay? So yes, we want to pre-prevent and protect from the, the wildfire and burn down those, those trees. Absolutely. Then he talked about should there be a fire station there? But I want to back up to, I had another thought around the trees. That same issue holds true. That's basically vacant property right

now, right? And I read that people over the years, not, you know, every day, not that it's, you know, an epidemic, but people have been going out there and dumping their stuff out there, dumping their garbage out there, tires and pallets and stuff.

Speaker 2
Maybe not twenty-four seven, but probably [clears throat].

Speaker 3
You know, I'm betting all the, [clears throat] the local teenagers know about that property.... You know? So if I go out there with a discarded cigarette, I go out there and start a little bonfire to have my little social party, that same risk exists of you could burn down all the trees. Those aren't new risks.

Speaker 17
So there's the same danger, you're telling me, between a bonfire-

Speaker 2
Right.

Speaker 17
-and a battery flame?

Speaker 2
Yeah.

Speaker 17
That's what you're gonna say. [crosstalking]

Speaker 3
I'll tell you this, [crosstalking] the risk-

Speaker 2
That's why it's going into the soil.

Speaker 3
It's more concerning to me about somebody having a bonfire out there than putting that battery. Let me tell you why. That bonfire is an uncontrolled event. That is an open flame event. That is a known fire, right? It's burning. There is no engineering system behind it. There is no preventative maintenance behind that. There is no monitoring associated with that. There is no alarm notification associated with that.

Speaker 2
Except a responsible homeowner doing the burning.

Speaker 3
What's that?

Speaker 2
Except from the responsible homeowner that's doing the burning, unless you're gonna say we're ignorant about-

Speaker 3
No, no, no, no, no, no, no, no. I would never say that, ma'am, number one. Two, the example I gave is not a homeowner, and it's on this property where there, there is not a homeowner, and I talked about irresponsible teenagers.

Speaker 2
And you haven't crossed, why have you yet?

Speaker 17
We're gonna call someone off. I mean, that's what we live there.

Speaker 3
Right. Ab- absolutely. And like I said, just talking about the risk for, for wildland urban interface fires. The question came up about do we need a, a fire station? That is a grand discussion, okay? Do you need a fire station there because the best facility is normal?

Speaker 2
Yeah. We'll figure it out. I do.
Speaker 3
Let me explain.

Speaker 2
That's one of the requirements.

Speaker 3
This bigger question is: do you need a fire station there to protect your community?

Speaker 2
I took pictures of places to start.

Speaker 3
You live there. You might have a house fire, you might have an apartment, right? So that happens on the fire department side, and they look at the risk analysis. Services that Jensen Hughes has offered to, to Excelergen and was offered to the fire department today, is we could come in and do a capability analysis. [coughs] And we're gonna look at what's that response time? What resources come there, which is interchangeable with across the street to your house, right? You know, so identify some of those gaps. All right. Sir?

Speaker 10
So what, what is the fire protection cost for that? [coughing] Because right now, the current fire protection covers the whole-

Speaker 2
That's it. [crosstalking]

Speaker 10
What is the added cost for fire protection?

Speaker 1

Can I just interrupt for one second? I apologize. One of the requirements we have to have back to the county for this is when you have a question, can you please just state your name? 'Cause we have to, uh, list those questions and what our responses were. Greatly appreciated.

Speaker 10
On that, can I ask, is there any BPU, fire, county, city people that here, here tonight at all, and how are they gonna know what our response is to your, uh, proposal is?

Speaker 1
Yep. Um, I would ask, is anybody here representing any of those groups?

Speaker 17
No. So I, I'm Commissioner Chuck Stites, District Seven for Wyandotte County, so I am here taking notes.

Speaker 18
Uh, Gordon Criswell, mayor's office. I've got a few things to notice over here. [laughing]

Speaker 1
Thank you. Sorry to interrupt.

Speaker 2
Do you guys know where the closest fire station is?

Speaker 10
Hold on, let, let, let me answer the, the first question.

Speaker 1
Can you state your name, sir?

Speaker 10 Steve Sessions
My name is... And, and for the next one, it's easier if you just record these. I mean, it'll give you all the information. I mean, the two hundred and fifty million dollar project, that should be the least of your problems. [coughing] And the way we do the small things in life is how we do the big things, and we shouldn't be at the end of the meeting, after an hour in, saying, "Oh, we need to schedule a meeting."

Speaker 10 Steve Sessions
But, but then on the big things, if you come back and say, "Oh, I'm sorry, it's my fault." Like, that's the problem with all of this. It's so vague at the beginning, and nobody knows the information, and you're expecting the community to then have support behind you guys. If you come to these, you guys should be prepared for this stuff. You guys should have the answer. You guys should have-- know what you need to have. Not, I mean, if you're, if you're not winterized now, when you're building a two hundred and fifty million dollar project, you're not gonna winterize it. So back to me, what is the added cost for fire protection for a two hundred and fifty million dollar project?

Speaker 3
[clears throat] And I'm not gonna engage in debate about property valuation.

Speaker 10
No, I'm talking about fire.

Speaker 3
Yeah. [coughs]

Speaker 1
That's what I'm talking about.

Speaker 3
So can I unequivocally tell you today what Kansas City, Kansas Fire Department is going to feel is their impact? I cannot speak to that. What I can tell you is that in my experience in looking at similar projects like this around the country, Jensen Hughes, my office, we think it's a pretty negligible expense because the incident volume-

Speaker 3
-is not big. If we put a seven-story nursing home there, they're gonna call the fire department a lot, and there's gonna be impact.

Speaker 10
Fire, fire protection, fire protection will cover the worst-case scenario.

Speaker 3
Sure.

Speaker 10
... Yeah, worst case-

Speaker 2
It becomes toxic when there is a fire.

Speaker 10
Yeah, so there- you should, you are, you are the expert, so you should have this answer. You should know, like, how many mega watts or whatever you, whatever, how much it costs to protect it. That should be a, that's an industry something, right? You're, you're putting this in our rural, rural communities, and if you talked to our fire chief today, you'd also know that they are severely understaffed.

Speaker 3
Yeah, we had that discussion today.

Speaker 10
So then you should know it's going to cost us even more money.

Speaker 3
Yeah. Theoretically.

Speaker 10
That's not theoretical. [laughing] Go ahead.

Speaker 18

So can, can I just add real quick? Are you asking what it would cost for the fire department to have the necessary equipment-

Speaker 10
Correct.

Speaker 18
-to put out said fire?

Speaker 10
Yeah. He knows what...

Speaker 18
I don't know if everybody is following.

Speaker 10
He, he knows. That's why I asked the way, the language that he used in his, his, his work. He knows. I-

Speaker 3
Yeah, I appreciate the clarification.

Speaker 10
That's right.

Speaker 19
Let's try this another way.

Speaker 3
So when you talk about-

Speaker 19
Let's just try this another way.

Speaker 3
Sure.

Speaker 19
NFPA thirty-five describes how the services for suppression is supposed to happen inside the trailer. The fire is supposed to be suppressed in the trailer before it gets out anywhere else. And so the idea that there's... That's built into the technology, right? That's built into every trailer has its own alarm and stuff to do all that stuff. So we don't need to do that. What we do need to understand, what we do by the way here, is what is the capacity of the flow rate going down the road? I think there's five fire hydrants, [coughs] which is five hundred gallons a minute. How much do we want to calculate if one of these things catches on fire, what is involving, what we need to put that out? There's these kinds of things we want to do, and it takes a long time, but you would contain it within one box. Um, Jensen-

Speaker 10
So you're working fire engine?

Speaker 19
I am. It's right across the street.

Speaker 10
Okay, so well-

Speaker 20
Can I ask a question? Um, my name is Karen. So I heard you talk about cases, like the batteries are in cases, and stacked, and some mechanism. Are those cases protected by something like an alloy? Like, you talked about space or like a heat shield that would contain if there was a fire because it's a case, would contain it within a case.

Speaker 3
Great, great question. So let me kind of chip away at some of the previous question that this gentleman asked me and some of the others, right? [coughs] I heard somebody say, "This is a rural community." I, I will tell you from the projects that I work on, this is an urban community compared to resource response. The portfolio coming in is in working with fire departments that are one station, volunteer fire departments with no hy- fire hydrants in their municipality. That's honest. That's true. Now, do, do I say that they're completely prepared? Not always. That's where that assessment happens. So I'll respectfully disagree with you and say, I should know what the cost of that will be. We offered to engage that capability assessment, fire department, at no cost to the fire department to test it. Celergen was, was kind enough to do that. That's where that assessment comes. 'Cause we're talking about the people and the resources, what they get paid, and how many fire trucks do they have. That's an in-depth analysis. And I, I'll be very honest with all you folks, right? 'Cause I work for a separate company. I don't work for Celergen, I work for Jensen EMAS. And until Jensen Hughes is engaged to do that work, I'm not going to do all that work. I'm just being brutally honest with you. I don't get paid, my company doesn't get paid, and then they fire us. And I'm categorically opposed to that concept. So now, we've offered that to look at when that worst-case scenario happens, or the most mundane thing happens, what is the fire department's capability? Where is the gap, and what needs to happen to close that gap? But for me to do that now, and do all that work, is like me getting insurance support before I go on a first date. I can't do that. It doesn't make sense, okay? Your question's about it, valid, but I can't bring that to the table until I'm engaged to do that. Go ahead. And I'll come back to your question.

Speaker 2
Worst-case scenario, catches on fire. How do you put it out?

Speaker 3
Yeah, great question, and that's going to come back when we tie these two together. That's okay. So I talked about this is an engineered system. You will hear people just kind of glibly throw it out there, this is a shipping container. That helps you get a picture of size, shape, but it is far from a shipping container. It is an engineered vessel to contain... Well, there's a- I'll talk about the engineering that happens inside to make sure it doesn't catch on fire, but it is engineered to contain that fire, and also, we talked about the coatings and stuff. It is built to prevent auto exposure. What that means is, if one catches on fire, it burns up next, and the next, and the next. Some of that is accomplished through the code, through that spacing, but some of it is through the construction of the container itself.... And I'm, I'm coming. I'm coming your way, all right? [clears throat] So what, you know, like, so this is a smart container. It is monitored to the individual cell level. So again, this is not how the technology works. You know, I just want you to help con- conceive this in your minds. It's like a double A battery.

Speaker 2

Where is it monitored at, though? There's not going to be anybody on site. How does it monitor?

Speaker 3
Correct. Much like at the bank, the burglar alarm is monitored off-site. So it's done by a computer. There is a lively being that sits there and watches for that alarm. So what happens is, you know, if we start to see, if they start to see a disruption at that cell level, it starts shutting down the system. It shuts that cell down, and it can shut the rack down, where they've got the s- the, you know, picture mini double A batteries. It can shut the whole unit down. That is designed to keep it from catching fire in the first place. There is some engineering systems in there, and depending on which model you end up buying, whether you buy a Ford or a Chevrolet, [audience clearing throat] they look a little different. Some of them have a clean agent, you know, where they will suppress fire in it. Okay? That... Then when we say, how do we put it out? And I heard somebody talk about toxic gases, too. That let's say one of these catches on fire. I'll, I'll make it put it out. Catches on fire. Anything that catches on fire produces a toxic gas. You, you burn your garbage, it's going to produce a toxic gas.

Speaker 2
Oh, yeah.

Speaker 3
That is absolutely a fact. Okay? [clears throat] Now, the... On the other side of the, of the COG there, I was driving around this morning, saw the household chemical waste storage facility. I don't know what's in there. That changes day to day, probably hour to hour. We very much know what's the off-gassing of that product-

Speaker 21
Yeah, I've got to give it up.

Speaker 3
-specific to anger. That's been tested, that's been evaluated, and [clears throat] we know what toxic chemicals are gonna come off this. Any other fire, house, the fire department goes to, any other structure the fire department goes to, they have no idea. We can tell you within this. And what [clears throat] we will do, and we've done in other circumstances, is what's called a plume model. Well, first we'll do a hazard mitigation analysis, where we'll look at what are those hazards, hazard materials that could potentially come from this product. That has to be done. [audience member coughing] Somebody's happy to do it anyway, but we're gonna... This program is gonna get it. And when we look at plume modeling, that is unique. We will look at unique to that exact spot. Look at weather conditions, things like, like that. I'll, I'll get you.

Speaker 21
Did you say the weather conditions?

Speaker 3
Yeah, like normal, and you know, that normally the wind blows from the west, you know, in this area. So-

Speaker 21
I'm trying to ask, since this system, this, this company, this box will be monitored off-site-

Speaker 3
Mm-hmm.

Speaker 21 Gordon Criswell

-we have F four tornadoes that come through here, rarely, but we have them. [audience member coughing] So if a monitor sees a weather report, that there's a high potential of an F four coming in my direction, that's gonna trigger shutting down your system?

Speaker 3
Not that it... There could be-

Speaker 21
To prevent a fire?

Speaker 3
What's that?

Speaker 21
To prevent a fire, if an F four comes across and destroys this building, won't there be a potential fire or-

Speaker 3
Yes, but it, to qualify that there's a tornado warning for this area to proactively shut down, no. What it, it sees, detects as a disruption. How many times have you, you heard a tornado warning, and I'm not bringing you flip, but how many times have you had a tornado warning, you didn't tear your house down?

Speaker 21
Well, but, but the, the people said, "There's a tornado warning, you need to take shelter immediately." [audience member coughing] Whether a tornado comes or not, and you know, eighty-five percent of the time, the meteorology gets stuff wrong.

Speaker 3
Right.

Speaker 21
But you want to protect your family and your property, so you will take shelter. Same thing with this building. If, if, if there's a tornado warning and it's on the ground, there's gonna be a fire. That building is gonna be blown to smithereens. Are you gonna need to veneer for that? Or how do you prevent the fire that they were talking about when you've got an F four that's ripping everything in attendance?

Speaker 1
Yeah. I think what... If there's an F four, I think we all have, there's a lot of problems, uh, for the community. [audience member coughing] Um, this may be one of them. The way it's mitigated is these enclosures are fastened to concrete pads. They are not, um, easily movable, um, and they are designed for, for certain wind loads, snow loads, severe convection storms like you're talking about, per code, at a minimum.

Speaker 22
Can you answer what the metal is? What the metal casing is around the individual units within the trailer?

Josh Skogen
Yeah. So the way a enclosure is assembled, you have-... Start with a battery cell, which is a, it looks like a brick. It's basically the size of a couple of bricks stacked on top of each other. That's the battery cell, and that is an airtight enclosure that, that has the, the material in it. Um, from there, those cells are put on a rack and wired in series, just like a Christmas light, uh, on a rack. And then those racks are wired together to form the

best enclosure. The, uh, monitoring of the system is done at the cell level. So we will know the state of health of every single cell in the system, and we'll automatically get a notice if any cell is exhibiting behavior out with normal operating conditions. So we can proactively address it and prevent it from going into a state that we're talking about here, which is unlikely, but possible.

Speaker 23
So they're not necessarily separate. They're all in the tray or lined up, but they're not necessarily separated. Say, like-

Speaker 1
Oh, I see what you're saying.

Speaker 23
You have another grid.

Speaker 1
Yes, they are, they are separated.

Speaker 23
What you're talking about.

Speaker 1
Yes.

Speaker 23
What is the [background noise]?

Speaker 1
The cell separators are steel, and then they're separated between the modules. A physical separation.

Speaker 3
I forgot-

Speaker 1
To prevent that cell-to-cell heat transfer.

Mike Stanley
So what I'm going to tell you now, this is getting me on fire. It's coming from a twenty-year firefighter, and it's coming to in the public's perception, the public's expectation of what a fire department does, this is exactly what they do. When we look back here, you know, part of the problems around that is, what's the fire department supposed to do? See a fire, put water on it. [coughs] Strategies and tactics around these facilities is dramatically changing in the American fire service. Now, I'm going to say something here, and probably all going to go, "Oh, my gosh, I can't believe you said that. You can't have said that to him." In that uniform event, where the fire gets to the point that it breaches that container, I want it to continue. Because what happens is, we're going to put a million gallons of water on there, and now you've created this superfund site with products of combustion, potentially into the creek. Now we've got to bait that stuff. We're better off, let that unit run its course.

Speaker 24

For how long? How long will it burn?

Speaker 3
I'll give you a very technical answer: Depends.

Speaker 24
How is that?

Speaker 3
So, so it depends on-- It's unpredictable. It depends on the [coughs] the level of involvement of it. I mean, it's going to depend-

Speaker 1
The technology used.

Speaker 3
On the technology that's, that's used. Right.

Speaker 24
Right, but you guys told us what technology.

Speaker 3
Right.

Speaker 24
So therefore, worst-case scenario, that catches on fire, you should know how long that's going to burn.

Speaker 1
Yep. These technologies are very hard to actually get to ignite into a fire.

Speaker 24
Got it. You don't know.

Speaker 3
No.

Speaker 1
We, we don't know, absolutely. It, it, every case can be different. Um, it could be that day, it could be a few days, but it won't be a volatile fire type case.

Speaker 24
This could be volatile chemicals that the kids are breathing, and there are children, and they're all being breathed.

Speaker 1
What we know is that the chemicals are very similar. Most of the chemicals are very similar to that of a common residential house fire, including VOCs and carbon monoxide. The remaining materials are organic solvents.

Speaker 24
How's it going to burn for days? [coughs]

Speaker 1
Organic solvents that are typically used in your house paint, your vinyl flooring, vinyl siding, your insulation, everyday products we use. Uh, hydrogen cyanide, that's emitted in a house. [coughs] That is no different than what we're doing here.

Speaker 24
Except yours is going to burn for days, right?

Speaker 1
But won't be emitting toxic gases like that.

Mike Stanley
Those things burn for days. Part of that reason, historically, why they burn for days, is because we put water on it. It's, you know, I gave a... Told a story to the, the fire department today. Uh, as a young firefighter, my city had a huge warehouse fire. It was a warehouse that stocked everything for convenience stores, and we were there for ten days, and we put over a million gallons of water on that fire. And this was my observation as a pretty young, naive firefighter. I said, "Well, the fire gets a little bigger, and we put it out." Well, the roof then collapsed. What's the roof supposed to do? It's supposed to shed water. If we would have just let the thing burn and burn itself out, we wouldn't have been there for ten days. So that lack of spraying water on it is going to shorten the length of that, that fire duration.

Speaker 1
And the lack of the heavy metals would cause extreme heat, and will also shorten that duration.

Speaker 3
You made the comment about, you know, people are breathing this. So to talk a little more about plume models, what we want is specific to this location, to this facility. But what I see come out of this-

Speaker 23
Getting the point?

Speaker 3
... is maintain a distance of thirty-five feet, [coughs] which I hope all of you would do. You would stay thirty-five feet away from a fire. [clears throat] And you're talking about the whole atmosphere of air. You know, and we have a, a cute little term where we talk about in the fire service and emergency response, dilution is the solution to pollution. We see that absorbed into the atmosphere, and that plume, that toxic gas, is at a ceiling of three hundred and fifty feet. [coughs] So hopefully, none of you are, are up at three hundred and fifty feet in the air to breathe that, and then it gets dispersed in the atmosphere, and you've had a question forever.

Speaker 25
Yes. I just wanna-- Nicole Crosson. I just want to make a couple of things perfectly clear. You are moving into an agricultural, rural type area, as there's twenty-three acres and cows that's gonna be around this proposed facility. Number one, clarification. Number two, if the Moss Landing wasn't that big a deal, do you realize how deceiving it is for us to believe anything you're telling us because you left an off-the-cuff prepared slideshow to come and talk to us about?

Speaker 3
Okay, this is false. I never said Moss Landing was not a big deal. I said it's a horrible tragedy.

Speaker 25
But do you see how that looks when it's not listed on your twenty twenty-five chart for Project Safeties? That was an event that just happened.

Speaker 1
This, this goes up to the end of year twenty twenty-four.

Speaker 25
But you're here to us now, talking in twenty twenty-six.

Speaker 1
Right.

Speaker 25
So why was that not put on your slide?

Speaker 1
We're happy to talk about Moss Landing.

Speaker 25
But do you understand the perception of what that looks like to come to our community and say that safety and, and try to minimize the fears that the community has about this and say, "Oh, no, it's not going to be bad. Oh, no, we know what we're doing out of..."

Speaker 3
Yeah.

Speaker 25
Do you realize that?

Speaker 3
Yeah, let me offer clarification. Very clearly stated that this information comes from a database.

Speaker 25
Well, I can do a quick [coughs] search and find it if I search best unit fires nationwide.

Speaker 3
Right, but that was not the search engine, you know, the search parameters. [laughing] We said, this is the information that's coming from this reporting body.

Speaker 25
But the-

Speaker 3
That reporting body, I'm sorry to interrupt you, but that reporting body has not released numbers for twenty twenty-five.

Speaker 25
Okay. So you just conveniently left that part out.

Speaker 3
No, not, not conveniently. It's... If you ask, go down to the county and ask today, [background noise] I want data from twenty twenty-five. I want to know how much water was used. I want to know how much property tax was assessed. I want information from twenty twenty-five. [coughs] They're going to tell you, we are closing out that year in January, in the first two weeks of January, we're not gonna have data for you in twenty twenty-- for twenty twenty-five. That's just the way data management works. Okay, so it's not intending to be misleading. [coughs] Josh gave the... And I'm not trying to be confrontational, but Josh gave the information is available from this reporting body. This is a vetted, credible source. Now, I can get on Facebook and look at what's there, supposedly, a best fire in Outer Mongolia. I don't know that that's credible.

Speaker 25
The EPA is pretty credible.

Speaker 3
We're offering a credible source.

Speaker 25
The EPA is pretty credible.

Speaker 1
We agree, we agree, and I, I want to make clear [coughs] that we want-- we're trying, this is an effort-

Speaker 25
Trying to convince us to put it in a revenue show-

Speaker 1
Thank you for the feedback

Speaker 25
Agriculture area.

Speaker 1
Thank you for the feedback. I will make these commitments to you regarding Moss Landing. We will obligate ourselves to do everything Moss Landing didn't before we can be awarded a building permit, okay? And that's, we will not double-stack containers. We will not use NMC technology containing heavy metals. We will not operate this system without a battery management system at the cell level. We will not commence operations with [coughs] an emergency response plan that has buy-in from your fire department. We will not operate this system without being up to the codes and standards of the time in the future, okay? We're happy to make all those commitments. We're making a two hundred and fifty million dollar investment. We don't want it to set on fire either. If I do allow this to set on fire, it's probably the last one we do, okay? I won't have a social license to do another one anywhere else. [coughs] So I am extremely aligned with you to not have this extreme event happen.

Speaker 26

Would you be willing to have headcount security there twenty-four seven, within the development agreement, so that if someone is on fire, I mean, people do sabotage things as well. I'm just curious if you would be willing to put that in the development agreement, that someone would be on site twenty-four seven.

Speaker 1
That's something-

Speaker 27
My name is Teresa. [coughs] Um, first, who makes the battery? Where's the battery coming from?

Speaker 1
Yeah. Okay, so that manufacturing selection, because construction on the project won't start for another three years.

Speaker 3
Where are they mostly manufacturing?

Speaker 1
South Korea today. Okay, South Korea today. However, LG and Samsung, being the two primary in South Korea, they have manufacturing facilities, building cells in Indiana, Michigan, and integrating in Arizona. They've had partnerships with groups like Tesla, uh, and Ford, and those groups are expanding those facilities and making bigger investments to meet the demand.

Speaker 28
... who is the helping make the contingency list for this zoning?

Speaker 1
Uh, I would say any concerns of yours that you have, uh, voice those to your- to us, to your planning commission, to your commissioners. Um, and that can be decided to be put as a condition on the permit. Um, like I was talking earlier, these sorts of commitments and, and the suggestion to have security or monitoring, somebody, at least someone on site twenty-four/seven, those are conditions that can be put into a permit that acts as a contract for us to comply with before we're awarded the permit.

Speaker 28
Okay. So can we see that list before the, the commissioner votes? Because otherwise we're not- [coughs]

Speaker 1
I wouldn't see-

Speaker 29
Not yet.

Speaker 1
I think it would be unreasonable for you to not see that list before you vote on it.

Speaker 28
Okay. And then I was reading, um, so with the zoning, you never have to be rezoned. It can be a conditional for infinity until you're done. How long are the batteries really going to last? From what I'm reading, anywhere

from only thirteen to twenty years. So are you really only here, after you get set, three years for that amount of time, and then you're going to go off into the-

Speaker 1
Yes, twenty years is the intended lifespan. And so at the end of twenty years, we will decommission the project, restore it to its existing condition, including grading, and the conditioning permit will expire because the project will no longer be operating. The conditioning permit will expire, and the zoning will be returned to its previous state.

Speaker 28
So it's just a twenty-year project?

Speaker 1
Correct.

Speaker 28
And it's going to be at a conditional zoning. It really does have tax base. It, it will count to the city later.

Speaker 1
Right. I see what you're saying. This is what I was talking about earlier. Um, we have had a third party do an independent tax assessment. They do this nationally for all sorts of industries, serious tax advisors. Um, and they evaluated the estimated taxes based upon a two hundred and seventy million dollar capital investment, applied the necessary, um, you know, assessment values based upon, uh, this use, not the current use. And that's-

Speaker 28
Okay, because Pulam right now, well, what I know about Pulam, they have continued to get their ag, that property, devalued, while mining is going up thousands of compounds.

Speaker 1
And that's completely unfair. I wouldn't let that happen. And I'm happy to make that-

Speaker 28
You are, but that is-

Speaker 1
I'm, I'm happy.

Speaker 29
You're mining.

Speaker 1
What I mean by that is that can be a condition in the permit. [coughs]

Speaker 29
Another permit, so that will solve the problem.

Speaker 2
Yeah, we just got one. [laughing]

Speaker 10
What, what is the projected sale? [clapping] [laughing] What, what's your projected annual sales?

Speaker 1
Projected annual sales?

Speaker 10
Yeah.

Speaker 1
Um-

Speaker 10
And, and will these sales be based in Wyandotte County or out of state?

Speaker 1
We are estimating, I would say, fifteen to twenty million annually, [clears throat] gross revenue.

Speaker 10
And where will the revenue be based out of, Wyandotte County or out of state?

Speaker 1
Where will the energy be sold?

Speaker 10
Where will the sales be based out of? Will it be based out here?

Speaker 1
Wyandotte County.

Speaker 10
It'll be, so it'll be fifteen to twenty million, right?

Speaker 1
Correct.

Speaker 10
In Wyandotte County.

Speaker 1
Yes.

Speaker 10
And then you're willing, you're willing... So are you also willing to pay the sales tax that will not be collected when you sell to a data center in the state of Kansas?

Speaker 1
Yes.

Speaker 10
Because if you-- [coughs] Are you going to put that in your contract? Because if you sell, if you sell it to a, the data center in the state of Kansas, they don't pay sales tax. They have a sales tax exemption.

Speaker 1
We don't have a sales tax.

Speaker 10
No, no, you, you, you don't pay it. The user, the purchaser pays the sales-

Speaker 1
Oh, on the energy sales?

Speaker 10
So, correct.

Speaker 1
Yeah.

Speaker 10
So are you willing-- So, and, and what I'm getting with these questions is, you're asking our res- the residents to support your project, but so far, there is no benefit. Let's take the health and safety. We have to assume that the safety and fire is going to be taken care of. But the difference is, you're bringing a two hundred and fifty million dollar project, that you're going to be making money from our community, off of being in our community, and you're claiming to only pay a million dollars a year in property tax. But a simple basis is four point nine million on a two hundred and fifty million dollar project. So that number is already drastically wrong. And also, I don't think you guys are will-- I know you're not willing, you're not going to do it, but to pay the sales tax that's going to be what?

Speaker 1
I don't, I don't disagree with what you're saying. I think we're willing to pay whatever-

Speaker 10
I know.

Speaker 1
The jurisdiction.

Speaker 10
Yes, yes, yes, I understand. [coughs] The problem is, these projects very much don't pay anything. This, your project isn't any different.

Speaker 1
What are you basing this on?

Speaker 10
Because right now in the state of Kansas, when you sell that power to, to a data center, which is where this is going, the reason why you are in our community, is we are not a loss of power here. We don't have a power...

We don't, we don't, we don't have power problems. More importantly, we have excess power. We have, we have DUs that doesn't produce close to what they need to be. So you're-- we don't have windmills in our, in our area, so you're not saving the... You, you're doing that from out of state, and you're reselling out of state. But if you sell it to a data center, there is no sales tax collected.

Speaker 1
We will have sales tax on our revenue.

Speaker 10
Not if you sell to a data center. The state of Kansas has tax exemptions.

Speaker 1
Okay. [coughs]

Speaker 2
... partner with BTU?

Speaker 10
Yeah.

Speaker 2
We get a benefit.

Speaker 1
I would love to.

Speaker 10
The value of the money, why did you bring?-

Speaker 1
What's that?

Speaker 10
I mean, so the first is that the group that can speak for our entire community is somebody from BTU, which is a publicly owned utility.

Speaker 1
Correct.

Speaker 10
The value would have been to bring somebody in here from them, to be met with them.

Speaker 1
Yep.

Speaker 10
Because I don't know who you met with, but I asked, I asked nine people in the last two days, and not one of them met with you. So I don't know who you met.

Speaker 1
We've met with your general manager-

Speaker 10
Who?

Speaker 1
-your CFO, and your chief operating officer.

Speaker 10
What's his name?

Speaker 1
Andrew Ferris.

Speaker 10
Okay.

Speaker 1
Um, we met with Jarvis, your chief operating officer, is that his name?

Speaker 30
Jeremy Ash.

Speaker 1
And then Jeremy Ash, general manager.

Speaker 10
And what, and why, and why would they show up? If it was a benefit to us, then why wouldn't they show up?

Speaker 1
They are not a partner of the project currently.

Speaker 10
They are a partner of us.

Speaker 1
They were invited.

Speaker 10
And they chose not to show.

Speaker 1
Exactly.

Speaker 10
So, so, so you invited, you invited Jeremy Ash to show up. So I can call him tomorrow and say, "Did they, did they invite you to show up tonight?"

Speaker 30
You don't have to, I just texted him. [laughing]

Speaker 10
What is he, what is he going to say? What is he going to say?

Speaker 1
Do you recall who specifically we invited?

Speaker 10
No, you sent it. You're representing this, my friend.

Speaker 30
I have a team.

Speaker 10
Did you invite them?

Speaker 30
And I have a team, and I'm asking my team who we invited. I personally invited Jeremy, Amber Aubry, and Chris.

Speaker 10
What did he say? Down there.

Speaker 30
Yeah. We were with them this morning, in fact, and he said he would try to make it, but like everybody, other schedule. So they're well aware of this project.

Speaker 10
When was, when was this meeting presented?

Speaker 30
Oh, I'd say just about two weeks.

Speaker 10
Can we assume then, if we knew about this weeks ago, inviting somebody like Jeremy Ash as the head of BPU, probably a busy gentleman, inviting him to this meeting from this morning is probably not the way to do it.

Speaker 30
No, I invited him anyway.

Speaker 2
I would like to know on the first meeting when we received it the day of the meeting.

Speaker 17
Yeah, we received it in the mail for the first meeting, and that's why we weren't able to attend it. It came the day of the meeting.

Speaker 2
We didn't know about the first meeting, and we live across the street.

Speaker 10
You think that-

Speaker 2
I'm just saying that as a BPU resident.

Speaker 31
I'd like you to address the noise level. You did talk about acoustic modeling and how it was going to reduce the noise level. My research shows that these plants typically produce about ninety decibels of noise, which is more than double the residential limits of forty-five decibels. How many decibels of noise reduction does your predicted model show?

Speaker 1
You typically see fifty to fifty-five decibels at the fence line.

Speaker 31
Well, that's still going to be loud.

Speaker 1
Um-

Speaker 31
These things have the noise level of topography.

Speaker 32
Here is the noise survey that is done at the site. You'll see that it's not a drive, it oscillates entirely between morning traffic and evening. So nothing compared to ninety decibels. Um, so I offered to put a noise monitor on anybody's house if they want. We have three of them. We can collect data at your house. I am mostly concerned about noise more than anybody else.

Speaker 17
Forty-five.

Speaker 2
Forty-five is the maximum residential limit, so that's three houses.

Speaker 1
You can hear it at all.

Speaker 2
How can we know one period? [crowd murmuring]

Speaker 10
Hey, hold on. She's trying to talk.

Speaker 31

If it's such a big investment, um, why only a twenty-year lifespan? And if after twenty years, why not re, I guess, re-implement it? Because the level of investment, what makes it just in that twenty years?

Speaker 1
Twenty years is typically the performance of these batteries. Batteries degrade over time, so after twenty years, without adding additional batteries, which is called augmentation, the system is not providing the capacity, something like necessary to really justify the investment. They can be reused, salvaged, recycled, or disposed of safely.

Speaker 33
Can I piggyback on her? Um, so than the study of technology, there is a technology that could make the durability be there longer and with better battery pack, because that's the same battery technology, which is-

Speaker 1
Yeah, potentially, it is a technology that is up and coming. Sodium ion is the question. Um, vendors outside the country are already switching to sodium ion because it is proving to be a good use case for a lot of applications. Uh, it has commercial barriers to entry into the market still, cost being one of them. Um, but I think within three years, it could be a potentially viable technology for a project like this.

Speaker 33
Because I think it's-

Speaker 31
You never answered my question. How many decibels of noise reduction does your-

Speaker 1
We will abate it to existing levels at all nearby residences, or we will not be allowed a building permit, and we're happy with that condition.

Speaker 10
Are, are you able to share the, um, results from the canvas biologists and all those reports you got back?

Speaker 1
Absolutely. It is a public document right now. All those are public documents.

Speaker 10
Where can we find those at?

Speaker 1
... Um, you would have to call your county staff to, um, it's all been submitted, but they are public documents. But I'm happy to grab your email-

Speaker 34
Yeah.

Speaker 1
-and send them directly to you.

Speaker 35

Thanks. Um, a few years ago, I talked to Richard Petty, and his organization tried putting in a camp for disabled children, and that was eventually denied because of the environmental impact and of the, uh, rare wildlife. It was taken off the endangered species list in twenty fifteen, and my understanding is that the state does not want to disturb their habitat, which is part of that area over there. Um, so that would it'll be back on the, um, endangered species list. Uh, what is, what is going to be on the environmental impact of the native wildlife?

Speaker 1
Yeah, that's a great question. Environmental impacts, uh, are something we also take very seriously. Um, we have done [coughing] assessments. We've had, uh, licensed biologists in the state of Kansas do on-site, uh, pedestrian surveys to identify any potential species habitat of endangered or critical, um, or listed species. They submitted the findings of those reports, which did not find anything, um-

Speaker 35
There's no wildlife?

Speaker 1
No critical, endangered or listed species are on there, and those reports were submitted to both Kansas Department of Game and US Fish and Wildlife. Uh, we spoke with both those agencies, and they have provided written correspondence back to us stating that there are no potential negative impacts associated with this project.

Speaker 35
That wasn't my understanding, and we'll let it go for now.

Speaker 34
Um, I'm happy to provide it directly to you. Just grab your email and grab it for sure. [coughing] Happy to send those reports to you.

Speaker 35
What was the question? I'm sorry.

Speaker 1
Oh, I'm sorry. Yes, she was asking if I could send reports to her and the correspondence from Fish and Wildlife. So I will happily.

Speaker 34
What you're proposing is proprietary for somebody to just go plant five miles from here and do what you're doing?

Speaker 1
Um, any licensed business, um, can put power onto the system as a private independent [pause] What we're doing is not proprietary. You know, we have trade secrets in how we identify locations like this that are starving for power, affordable power, during peak hours. But what we do in terms of operating facilities, it's a very common business model, um, that goes back all the way to coal and gas plants. Utilities are capital [coughing] just like any other business, and so they can't own every single asset. They end up buying power from independent power producers, like Accelogen, through long-term contracts.

Speaker 35

And do you have a chart or data on that three million consumer analysis? Because I have time to apply it. It's not going to be because they're selling us. But, um, you know, I figured that's where the electricity is going or maybe [coughing] plants. But where, where are you getting that data from?

Speaker 1
Yep. So Kansas City Board of Public Utilities posts their energy fore-forecast, their integrated resource planning. That is a document on their website. Um, and through conversations with them and other, um, load-serving entities like Energy, um, the demand is forecasted to double through this decade.

Speaker 35
We agree.

Speaker 1
I understand.

Speaker 36
Do you have any... [coughing] Because I kinda breezed through that really quickly. Do you have any, uh, literature or documentation to kinda show what the inside looks like on the inside?

Speaker 1
Yes. Yes. The question was, do we have any [coughing] photos or documents that show what the enclosures look like on the inside? Yes.

Speaker 34
My name is David Romm, and, uh, my question is, what is the proposed timeline for this project, uh, everything that was going on?

Speaker 1
The earliest we would commence construction at this point, realistically, is January. It's possible we could start operations in twenty twenty-eight, but likely twenty twenty-nine.

Speaker 35
When does construction start?

Speaker 1
Twenty twenty-eight. I'd say as early as twenty twenty-eight.

Speaker 34
It's gonna take you over a years to get there out there. [laughing]

Speaker 1
Yeah, that's why... That's what makes it why I did bring a piece of coffee. Do you want to put this on? That's one last like [static noise]

Speaker 34
One thing that you said, this whole thing that piqued my interest is improving the road and the BP Metropolitan Avenue. Um, I've lived there. So I guess my question is, you can't really wide that road without the other people seeing it as a BP, as everybody else.

Speaker 1
Exactly.

Speaker 34
So, [coughing] I guess I want to see something that says how you're going to improve the road, what are you going to do to them, and that before you clean it. Is that going to happen before you get a building permit? Is that all talked about or discussed before the building permit is issued, or what's the best stuff?

Speaker 1
That's a great question. So the way that typically works is the condition to improve eighty-eight Street Metropolitan will be put on our permit, our condition use permit, as a requirement to get a building. So that would require proactive involvement with your road department to discuss how that will be done, and that won't be done overnight, to your point.

Speaker 34
Right.

Speaker 1
So if the permit is awarded in the near future, we would start that work-... um, to understand how that's done. There's, my understanding, there's some, uh, erosion problems. The culverts are undersized. All that we would love to see improved.

Speaker 18
I mean, the infrastructure needs we're doing, it's, it's a process.

Speaker 1
Yeah.

Speaker 18
I guess putting new blacktop on the road is not what I would say would be an improvement. You gotta widen, you gotta widen the road, and you're gonna widen all this before you start the project or after?

Speaker 1
We would widen it before. We would put, you know, do the rural, uh, Ricky, with your own department, was thinking a rural profile, you know, maybe a twelve-foot lane on each side with a ditch profile on either side.

Speaker 37
[crowd murmuring]

Speaker 38
The, the view from Metropolitan, I understand, is important to the people that are on that road, but there are views in the surrounding area that are such that they would be able to see this plant, uh, and not just a bunch of trees and, and all the structures you're showing right now. Because, um, the surrounding areas almost look down upon this, right at it, and what are those views going to look like?

Speaker 1
Yeah, so the question is, what it will look like from the homes up, up here?

Speaker 38

Yes.

Speaker 1
Um, my understanding is you wouldn't have a clear line of sight to this location due to tallest, due to the, the size of the trees and the topography.

Speaker 38
Well, I know the next-door neighbor is going to see it pretty easily. And the people on eighty-eight Street, what's it going to look like from four thirty-five? Um, you know, all the things familiar to you in the area. The picture from Port, from Metropolitan, I mean, that's a no-brainer.

Speaker 1
Yeah.

Speaker 38
Yeah.

Speaker 18
I'm Miles. I live in that populace right there across the street from it. So I can shoot the top of that hill clear as day. I can see almost down there clear as day.

Speaker 1
Yep. So we, uh, we had a consultant do the visual modeling based upon the topography and the layout. And this, this location near the entrance was the only location their models were telling me it was visible from, from either four thirty-five or Metropolitan. And then, when we did the modeling-

Speaker 37
[crowd murmuring]

Speaker 1
We have not done modeling from, um, you know, any residents here.

Speaker 38
That's what I mean.

Speaker 1
Due to the visual screening existing, we are not touching any of this. This will all be maintained. We want to maintain an aesthetic buffer all the way around.

Speaker 18
Are you going to own that piece of property that's to the east of where you're going to build?

Speaker 1
We do not have this property under control.

Speaker 18
Who owns that?

Speaker 1

That is a company that has it under the name Olim Moldings, LLC.

Speaker 18
That's the four seven across from my street.

Speaker 1
That's the company we would have to get.

Speaker 2
How tall is the building that you're going to be in, I guess?

Speaker 1
Yeah, the enclosures are typically seven to eight feet tall.

Speaker 2
And how wide are you talking?

Speaker 1
Yeah.

Speaker 2
I mean, you have that big box there, but how much?

Speaker 1
Yep. Uh, think, think of a thirty to forty-foot shipping container visually. That's what the enclosure size is.

Speaker 39
Can you go back to the picture of the entrance?

Speaker 37
[crowd murmuring]

Speaker 39
Okay, so you show the gate there, and then you show the road. So you're going to put the road where the gate is?

Speaker 1
Yes. That's the proposal in the current layout.

Speaker 39
And that is not within the green area, correct? It's not.

Speaker 1
It is not in the green area, yes. It is right here.

Speaker 39
Because the power, that is the power relay station, right?

Speaker 1

Yes, this is the power station, yeah.

Speaker 39
So the entrance is way down by your house.

Speaker 2
Right. Right.

Speaker 39
Because-

Speaker 2
It's right across the street from, uh, Elias's house.

Speaker 39
Yeah.

Speaker 2
Where it is now. [coughing] Between your house and Elias's house. Um, so you're using eighty-eight Street to, to bring all that stuff in, or are you using-

Speaker 1
We would exit off four thirty-five at the top and then improve eighty-eight and Metropolitan back to consistent.

Speaker 39
And that's before or after?

Speaker 1
Yes. Yes, it would be-

Speaker 18
No damn way you're going to get them trucks up that road.

Speaker 37
[crowd murmuring]

Speaker 18
So you're going to take part of my...

Speaker 37
[crowd murmuring]

Speaker 18
You're going to infringe on my easement to make a different road or something. I don't want that.

Speaker 2
Correct. Yes. You're going to take my venue out.

Speaker 18

Do you realize our gas line is a foot off the road? You going to move that shit, too?

Speaker 1
We would have to move all the stuff to meet the twelve-foot road width.

Speaker 18
Yeah, they gotta move-

Speaker 39
So in addition to everything else that's not been passed, you want to take part of our house, you want to make it so we cannot get in and out for a period of time because you're doing something with the road, and then you want to make it so nobody has utility access on their own stuff? No. Or water.

Speaker 1
So I think what we're going to do, we're not getting the twelve-foot lane-...suggestion was an initial suggestion that is not by any stretch an approved, uh, [coughing] cross-section of that road.

Speaker 35
But that's what you told us you wanted to do.

Speaker 1
This was a suggestion from the road department, that they're not-

Speaker 2
What was the cost on that?

Speaker 1
So it'd be about a mile of road improvement.

Speaker 2
A mile? [coughing] Um, what's the projected-

Speaker 1
Uh, you know, I would say per foot of road improvement, it'd be, you know, fifty bucks a foot, fifty to a hundred bucks a foot.

Speaker 2
No way. [laughing]

Speaker 35
Right. But, but you can't-

Speaker 2
Very fair boy.

Speaker 35
You can't, you can't [coughing] make the road wider on the other side of the street, unless you go through every single one of those high power poles.

Speaker 2
Because it's only gonna get down.

Speaker 41
But your information is ever-changing. First, there's gonna be a real, you know, nice big, wide road, [coughing] so we're gonna have to take our property. There's going to be this type of battery, but in three years, it could be a different type of battery. You see what I'm saying? You've got nothing set in stone, except you want to come in and put this right in the middle of our neighborhood.

Speaker 1
Subject to all the conditions and requirements that you put on us.

Speaker 41
Okay, I wish that...

Speaker 35
I want a requirement that my house value not go down, but you're not gonna give me that.

Speaker 41
Where else did you look to put that in?

Speaker 1
Locations?

Speaker 41
Yeah.

Speaker 1
We looked all in a twelve-state area.

Speaker 41
Okay, and why not here? Where else would you think about putting it?

Speaker 1
This was the location that had the highest price volatility, we call it, meaning the most suggestive-

Speaker 35
Volatility is?

Speaker 1
That particular substation. And with, with that technical aspect of it, it also offered a site [coughing] that was already cleared, and a site that had access from the interstate.

Speaker 35
So basically-

Speaker 1

It also had existing network screening surrounding it. [sighing] So we saw it as an area that was infrastructure-ready for a project.

Speaker 25
So you didn't look into Fairfax?

Speaker 1
We evaluated all the twelve states in the Southwest Power Pool and looked at over a hundred and fifty substation locations at the one hundred and fifty KV level, which this is at, and this particular substation was in the top five percent of the most price volatile locations. I shared that information today with your local energy provider, and they were not surprised.

Speaker 35
We suggest you put it someplace that's not near people's houses.

Speaker 41
Correct. In an industrial area.

Speaker 25
Take Fairfax.

Speaker 41
Fairfax.

Speaker 35
Milton. Someplace, we don't want it in that area.

Speaker 41
No.

Speaker 35
Not at all. I mean, is there anybody here that wants this? Anybody? Raise your hand if you want it here. Okay, what's that telling you? We don't want it. Not at all.

Speaker 41
He doesn't care.

Speaker 35
He doesn't. He wants to make millions of dollars, and he's willing to sacrifice every single person in here to any extent to make it, because he-- all he cares about is making his millions of dollars, and he's willing to sacrifice our homes, he's willing to sacrifice our values, he's willing to make sure that you can't get in and out of your home. [coughing]

Speaker 1
That's not true.

Speaker 35
Because he doesn't, because, because of the road.

Speaker 1
So-

Speaker 35
Which if you want to do, just take them out, we don't care. So you're gonna be on my side, [coughing] taking more of my property.

Speaker 1
So the solution might then be to not have the road widened, but have it improved, but not have it widened, and then just use traffic control during the short construction period to manage up and down eighty-eight.

Speaker 35
Oh, so once, you know, if you're lets people get to and from and an hour of that.

Speaker 1
Just during a construction period.

Speaker 35
No, it doesn't matter. So just during construction period, if I decide I want to go to the grocery store, I can't. If I need to go to work or come home from work, I can't. If I decide I want to go to the movie lot and have a freaking beer at five o'clock in the afternoon, I can't, because you don't want me to.

Speaker 1
You know what? That's not right.

Speaker 35
Yes, it is. It is.

Speaker 40
How many of these have been put in [coughing] residential areas? How many of these have been put in residential areas that have kept homeowners' property taxes neutral or low? You know.

Speaker 35
And what has it done to the property values?

Speaker 1
The property values. That I-

Speaker 35
And the marketability of that. [coughing]

Speaker 1
Half of your taxing authority. That would be a question of value.

Speaker 35
What about marketability?

Speaker 1

Marketability and value to homeowners, there's been an impact. So what we would see is a pretty quiet neighbor that is not increasing noise, creating odors, or increasing-

Speaker 35
From what you don't understand, from the second floor of our house, you can hear it. [coughing]

Speaker 40
And you just said-

Speaker 35
Absolutely

Speaker 40
... it go up to ninety decibels.

Speaker 1
No, I didn't.

Speaker 40
We researched that it could go up to ninety decibels possible.

Speaker 1
No, we don't see that with the technology we're using.

Speaker 35
Okay, but see here, here's the bottom line.

Speaker 25
Do you want to live next to it? Would you want to live next to one?

Speaker 35
He's gonna say he would.

Speaker 25
Yeah. I'm being, I'm being so serious because we're talking about people's homes. [coughing] Some of us have lived here... My daughter's the fifth generation to live in my home. These are lifelong families that have lived in this area, and you're talking about their home. So that's why I ask respectfully, would you want to live next to this?

Speaker 1
I would see it as a quiet neighbor that would prohibit other development, yes.

Speaker 35
Because he's making a few million dollars off of selling that to you.

Speaker 41
No, and here's the long and the short of that, [coughing] no disrespect whatsoever. So we're having this meeting tonight, which is like a meeting before it goes to the bank, correct? Because we're supposed to have all the information, right?

Speaker 25
Yeah, on that note, that's something-

Speaker 1
... to make, um, the project. We want to partner with you, there's-

Speaker 15
We don't want to partner with you, we want you to go elsewhere.

Speaker 42
But you don't have any facilities completed.

Speaker 1
To do.

Speaker 42
But this company-

Speaker 1
Correct.

Speaker 42
-can verify. You don't?

Speaker 1
What's different between doing this under the banner of-

Speaker 42
Well-

Speaker 1
-the banner?

Speaker 42
Because you work for a facility, and not the other company.

Speaker 1
Experience.

Speaker 42
I know, well, I know what this other company is, and I don't care.

Speaker 1
So we want to-- I don't have answers on the technology, [coughing] or the exact road spec. And I don't have the spec on what your baseline noise levels are at your existing residences. But I'm happy to be subject to making sure [coughing] that I have a road spec that we build, that you're all happy with in your county.

Speaker 15
We're not happy with it yet.

Speaker 1
Prior to getting a building permit.

Speaker 15
You're not listening. We don't want it.
Speaker 1
And I'm also happy to have a condition to use the technology [coughing] that is proven to be the safest in the industry.

Speaker 42
But you wouldn't-

Speaker 1
Heavy metals. [coughing]

Speaker 42
You have the voting to approve it, correct?

Speaker 1
But he's voting to approve it based on these conditions, so I cannot improve without showing you one.

Speaker 43
And I'm pretty sure if they deny them, they can come back in thirty days with permission, just like the data center.

Speaker 1
Correct.

Speaker 43
So it'd be an ongoing thing where everybody's having to call and email nonstop until they give up, or we give up.

Speaker 1
I still-

Speaker 43
That's basically, that's basically what I-- my understanding is. [coughing]

Speaker 44
I still say from my original question, and the third one that's here, what, how does this benefit any of us? I, I live by it. How does it benefit anyone who lives by there? You told us random, generic things-

Speaker 1
Mm-hmm.

Speaker 44
-but nothing... You said benefits from living by this battery. [coughing] I mean, there's no benefit to it.

Speaker 42
None whatsoever.

Speaker 44
Yeah, you don't-

Speaker 42
Nothing.

Speaker 44
You don't-

Speaker 42
Intelligent.

Speaker 44
You, you don't pay sales tax if it goes to a, uh, a data center. Uh, you know, will I ever see any of the nine million dollars of tax [coughing] that you're going to pay or nineteen go to us? No, I won't. Uh, there's no benefit to any of us for this going in. No, no benefit whatsoever.

Speaker 1
The land is good now. We can't make it better. The landowner has the right to do with their land. [crosstalk]

Speaker 44
That's what I want to hear, is what, what, how does this benefit? Where do they do know the wider replication of properties? I want to see something I don't see from you. [crosstalk]

Speaker 1
The county, I think, has an interest to do that.

Speaker 45
Okay. [crosstalk]

Speaker 1
All right. Well, thank you. I think this is like a wrap. I appreciate everyone's questions and attendance. [crosstalk]

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now MICHAEL G TAYLOR, of lawful age, sound mind and upon his/her oath states as follows: (ON behalf of Accelergen Energy

1. That I am the petitioner for Petition # SP 2025-094.
2. That I conducted a neighborhood meeting on JANUARY 13, 2026
3. The notice to nearby property owners was sent on December 30, 2025
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Michael G Tay
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20th day of January, 2026.

My commission expires 8th of December, 2027.

KASANDRA WRIGHT
Notary Public, State of Kansas
My Appointment Expires
12-8-2027

Kasandra Wright
Notary Public



Westwood

Phone (913) 851-4482 | 12980 Foster St., Suite 120
Fax (913) 851-8307 | Overland Park, KS 66213
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

accelergen
ENERGY
3736 Bee Caves Road, Suite 1
Austin, TX 78746

#	DATE	COMMENT

LEGEND:

- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (MTR CLS 172)
- SIGN
- CULVERT
- HYDRANT
- GATE VALVE
- FARM HYDRANT
- STREET LIGHT
- POWER POLE
- TELEPHONE BOX
- NATURAL GAS METER
- POWER OVERHEAD
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- FENCELINE
- FENCE CORNER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- VEGETATION LINE
- WATER CENTERLINE
- MISCELLANEOUS PEDESTAL
- BUILDING LINE

EAST SIDE BESS
Wyandotte County, Kansas

EXHIBIT SHEET

ALTA/NSPS
LAND TITLE SURVEY

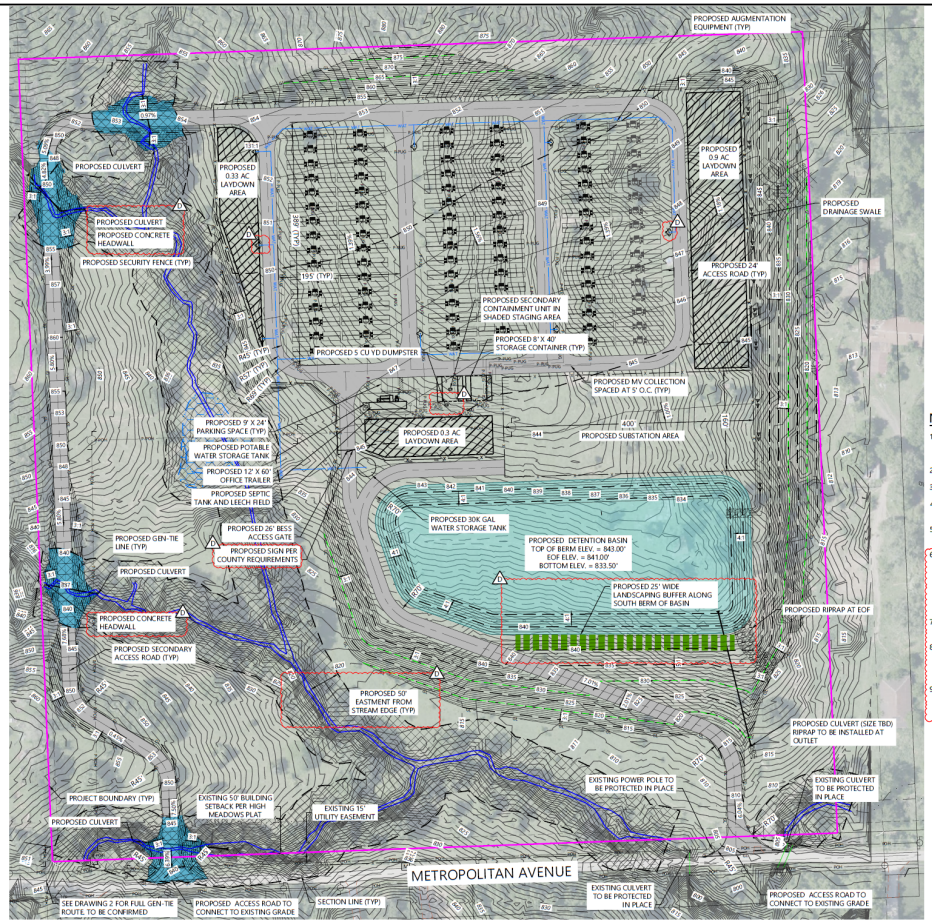
PROJECT NUMBER: 0051002.00

DATE: 08/08/2025

SHEET: 2 of 2



2 OVERALL GEN-TIE ROUTE
1" = 80'



1 OVERALL SITE AND GRADING PLAN
1" = 80'

LEGEND:

- PROJECT BOUNDARY
- PARCEL LINES
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- SETBACK LINES
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. FENCE
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. STREAM CHANNEL
- EX. WETLAND
- PROPOSED STREAM & WETLAND OPEN SPACE EASEMENT
- PROPOSED 24' ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED DRAINAGE BASIN
- PROPOSED LAYDOWN YARD
- PROPOSED UNDERGROUND MV COLLECTION
- PROPOSED GEN-TIE LINE
- PROPOSED POWER POLE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED GRADING LIMITS
- PROPOSED SLOPE PROTECTION TERRACE
- PROPOSED RIPRAP
- PROPOSED CULVERT
- PROPOSED CONCRETE HEADWALL
- PROPOSED 0.73 AC DISTURBANCE WITHIN STREAM & WETLAND EASEMENT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT

NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. ITEMS TO BE DETERMINED DURING DETAILED ENGINEERING (INCLUDING BUT NOT LIMITED TO): PARKING AREAS, O&M, SIGNAGE, GRADING, FIRE WATER CONTROLS, EROSION CONTROL MEASURES, AND STAGING AREA.
2. PLAN AND CONSTRAINTS ARE BASED ON REQUESTED SETBACKS GENERATED FROM WETLAND, FEMA, AND SURVEY DATA PROVIDED BY ACCELERGEN.
3. FURTHER SITE DESIGN DETAILS ARE SUBJECT TO COUNTY OF WYANDOTTE AND KANSAS STATE REQUIREMENTS
4. PROPOSED BATTERIES, PCS, AND SUBSTATION EQUIPMENT SHOWN ARE FOR REFERENCE ONLY. CONFIRM WITH MANUFACTURER SPECIFICATIONS AND SUBSTATION EOR.
5. QUANTITIES ARE PRELIMINARY AND FOR ESTIMATING ONLY. QUANTITIES PROVIDED ARE SUBJECT TO CHANGE BASED ON REVISED LAYOUT, UPDATED CONSTRAINTS, AND FINALIZED DESIGN.
6. 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. IF ANY OF THE GENERAL 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.
7. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. THE DRIVEWAY ENTRANCES WITHIN RIGHT OF WAY SHALL CONFORM TO THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS. SEE UG DETAILS 1.E, UG 4100-G. IF A WIDER DRIVE ENTRANCE IS REQUIRED, PLEASE SUBMIT A WAIVER REQUEST AND INDICATE REASONS FOR THE WIDER DRIVE ENTRANCE.
9. PERMITS TO BE OBTAINED PRIOR TO STARTING CONSTRUCTION INCLUDE BUT ARE NOT LIMITED TO UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, PUBLIC WORKS DEPARTMENT, RIGHT-OF-WAY, HAULING, LAND DISTURBANCE, EROSION CONTROL, ETC..

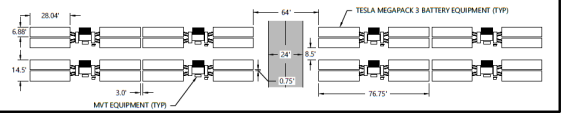
EARTHWORK QUANTITIES

LAND DISTURBANCE AREA	21.73 945,900	ACRES SF
IMPERVIOUS AREA (NET)	539,100	SF
RAW CUT	172,500	CY
RAW FILL	144,500	CY
RAW NET	28,000 (CUT)	CY

NOTE: NET IMPERVIOUS AREA CALCULATED ASSUMING ALL EXISTING GROUND IS PERVIOUS UNLESS THERE ARE EXISTING STRUCTURES OR IMPERVIOUS SURFACES WITHIN THE PROVIDED SURVEY. ALL PROPOSED GRAVEL SURFACING COUNTED AS IMPERVIOUS.

East Side BESS BESS Project Preliminary Layout:		300 MW X 4 h	
	Nominal Power Required at POI	300.0	MW
	Nominal Energy Capacity Required at POI	1200.0	MWh
Block Count (initial + augmentation) - 1 MVT/MVS per block		80 + 16	
Medium Voltage Transformer or Skid	MVT or MVS Manufacturer and Model	TBD 4.6MVA MVT	
	Transformer Rated Power (standard conditions)	4.600	MVA
	Transformer Rated Power (site conditions)	4.600	MVA
	Assumed Real Power delivered to POI at BoL	3.750	MW
BATTERY CONTAINER INCLUDES BATTERY MODULES, BMS, & LV PCS	Battery Manufacturer and Model	Tesla Megapack 3	
	Nameplate Initial Capacity at AC Bus	4.608	MWh
	LV PCS Rating at LV AC Terminals (Total per Bat.)	1.152	MW
	Battery Container Count per Block	4	
	Initial Count at Beginning of Life (BoL)	320	
	Augmentation Count	64	
	Full Buildout Count at End of Life (EoL)	384	
	Initial Nameplate Capacity Provided at AC Bus	1474.6	MWh
	Augmentation Nameplate Capacity Provided at AC Bus	294.9	MWh
	Total EoL Nameplate Capacity at AC Bus	1769.5	MWh

TYPICAL EQUIPMENT LAYOUT: (NOT TO SCALE)



Westwood
Phone (720) 531-8350
Toll Free (888) 937-5150
10170 Church Ranch Way, Suite #201
Westminster, CO 80021
westwoodps.com
Westwood Professional Services, Inc.

PREPARED FOR:
accelergen ENERGY
3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	08/15/2025	ISSUED FOR 10% REVIEW	MB	DW	MW
B	09/19/2025	ISSUED FOR 10% REVIEW	MB	DW	MW
C	11/26/2025	ISSUED FOR 10% REVIEW	MB	DW	MW
D	01/19/2026	ISSUED FOR 10% REVIEW	MB	DW	MW

0' 80' 160' 240'

East Side Energy Storage Project

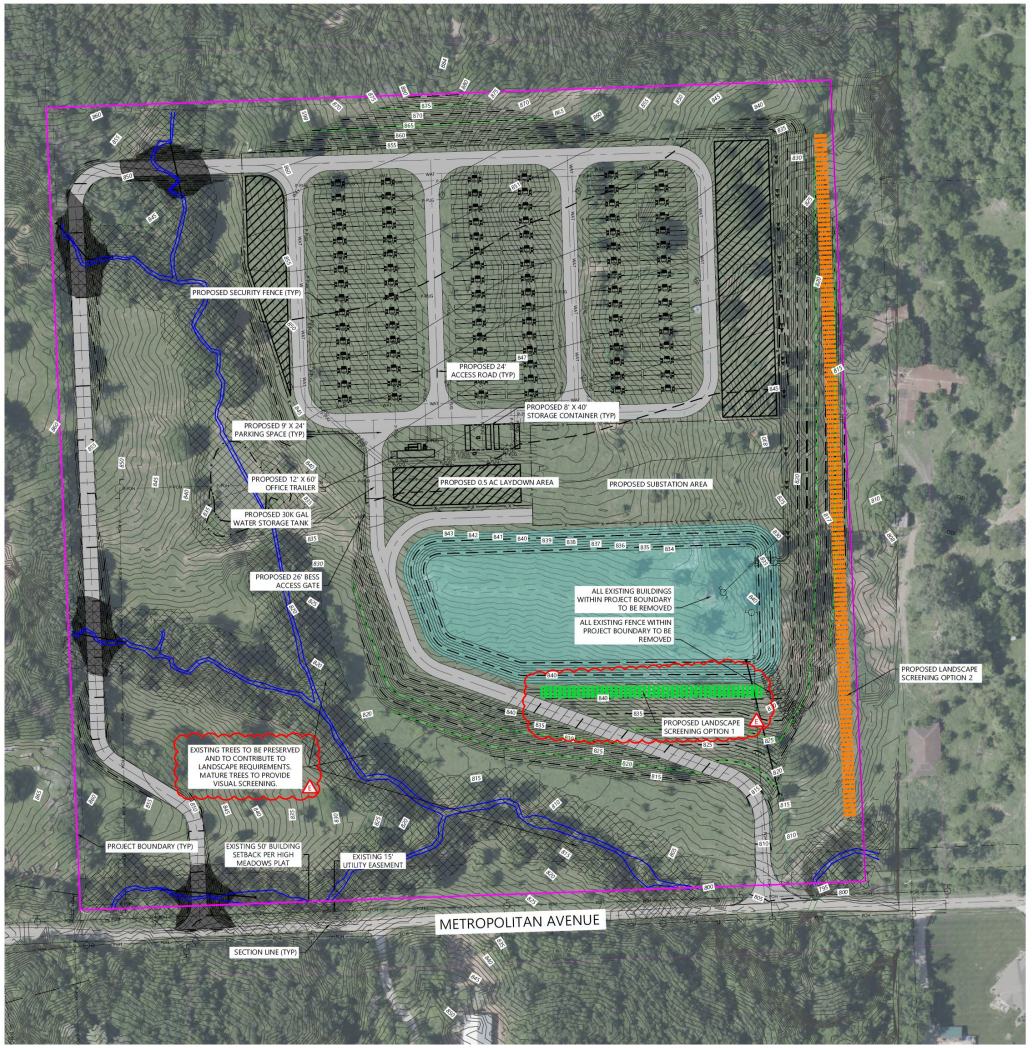
Wyandotte County, Kansas

Conceptual Site & Grading Plan

NOT FOR CONSTRUCTION

DATE: 01/19/2026

SHEET: C100 REV: D



LEGEND:

- PROJECT BOUNDARY
- SECTION LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES
- SETBACK LINES
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. FENCE
- EX. BUILDING
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. STREAM CHANNEL
- EX. WETLAND
- EX. STREAM AND WETLAND SETBACK AREA
- PROPOSED 24' ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED DRAINAGE BASIN
- PROPOSED LAYDOWN YARD
- UNDERGROUND COLLECTION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERVAL CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED SLOPE PROTECTION TERRACE
- PROPOSED RIPRAP
- PROPOSED CULVERT
- PROPOSED LANDSCAPE SCREENING OPTION 1
- PROPOSED LANDSCAPE SCREENING OPTION 2

NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. ITEMS TO BE DETERMINED DURING DETAILED ENGINEERING (INCLUDING BUT NOT LIMITED TO): PARKING AREAS, O&M, SIGNAGE, GRADING, FIRE WATER CONTROLS, EROSION CONTROL MEASURES, AND STAGING AREA.
2. PLAN AND CONSTRAINTS ARE BASED ON REQUESTED SETBACKS GENERATED FROM WETLAND, FEMA, AND SURVEY DATA PROVIDED BY ACCELERGEN.
3. FURTHER SITE DESIGN DETAILS ARE SUBJECT TO COUNTY OF WYANDOTTE AND KANSAS STATE REQUIREMENTS
4. PROPOSED BATTERIES, PCS, AND SUBSTATION EQUIPMENT SHOWN ARE FOR REFERENCE ONLY. CONFIRM WITH MANUFACTURER SPECIFICATIONS AND SUBSTATION EQR.
5. A TEMPORARY IN-GROUND DRIP IRRIGATION SYSTEM TO BE DESIGNED WITH FINAL CONSTRUCTION PLANS TO IRRIGATE THE TREES UNITL ESTABLISHED. THE INSTALLED IRRIGATION SYSTEM WILL LOOK TO UTILIZE A WATER REUSE PUMP FROM THE BASIN ON SITE AND HAVE A BACK-UP DOMESTIC LINE FROM THE WATER STORAGE TANK ON SITE.

Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

accelergen ENERGY

3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	08/29/2025	ISSUED FOR 10% REVIEW	RER	EAC	NTM
B	09/12/2025	CLIENT COMMENTS	RER	EAC	NTM
C	09/18/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
D	11/26/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
E	01/19/2026	COUNTY COMMENTS	EAC	EAC	NTM

0 80' 160' 240'

East Side Energy Storage Project

Wyandotte County, Kansas

Overall Landscape Plan

NOT FOR CONSTRUCTION

DATE: 01/19/2026

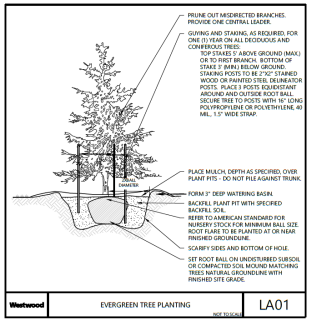
SHEET: L101 REV: E

SP2025-094 and PR2025-039

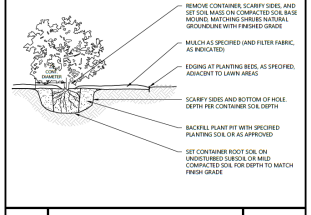
February 9, 2026

101

PLANTING DETAILS



Westwood	EVERGREEN TREE PLANTING	LA01



Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LA03

WYANDOTTE COUNTY - LANDSCAPE SCREENING REQUIREMENTS

DIVISION 10. - LANDSCAPING AND SCREENING

SEC. 27-700 - DISTRICT REQUIREMENTS

(B) THE GENERAL LANDSCAPING AND SCREENING REQUIREMENTS FOR THE OTHER DISTRICTS ARE LISTED IN EACH PARTICULAR DISTRICT, IN ADDITION:

(3) DISTRICTS M-1, M-2, AND M-3. A BUFFER AREA SHALL BE PROVIDED ALONG SIDE AND REAR PROPERTY LINES COMMON TO OR ACROSS AN ALLEY FROM RESIDENTIALLY ZONED PROPERTY AND SHALL CONSIST OF AN AREA 15 FEET IN WIDTH IMPROVED WITH A SIX-FOOT ARCHITECTURAL SCREEN ADJACENT TO THE PROPERTY LINE AND ONE ROW OF SHADE TREES SPACED NOT MORE THAN 40 FEET ON CENTER AND ONE ROW OF LARGE SHRUBS SPACED NOT MORE THAN EIGHT FEET ON CENTER.

SEC. 27-702 - PLANTING REQUIREMENTS

(1) TREES.

A. SHADE TREES. TWO-INCH CALIPER AS MEASURED 12 INCHES ABOVE GROUND.

B. ORNAMENTAL DECIDUOUS TREES. SIX TO EIGHT FEET IN HEIGHT.

C. EVERGREEN TREES. FIVE TO SIX FEET IN HEIGHT.

TREES DOWN TO 75 PERCENT OF THE MINIMUM PLANTING SIZES MAY BE PERMITTED IF A PROPORTIONATELY GREATER NUMBER OF TREES ARE PLANTED.

(5) LANDSCAPE SCREENING. PLANT MATERIAL USED FOR SCREENING SHALL PROVIDE COVERAGE OF AT LEAST 50 PERCENT OF THE REQUIRED SCREENING AREA IN THE FIRST GROWING SEASON. TOTAL COVERAGE MUST BE ACCOMPLISHED BY THE THIRD GROWING SEASON. DECIDUOUS PLANT MATERIAL USED FOR SCREENING PURPOSES SHALL HAVE A TWIG OR BRANCH STRUCTURE DENSE ENOUGH TO PROVIDE A SOLID WINTER SCREEN.

VEGETATIVE SCREENING SELECTION & INTENT

THE PROPOSED PLANS INCLUDE INSTALLING VEGETATIVE LANDSCAPE BUFFERS WHICH UTILIZE, TO THE EXTENT COMMERCIALLY PRACTICABLE, NATIVE TREES AND SHRUBS THAT GROW WELL IN THIS CLIMATE AT STRATEGIC LOCATIONS ACROSS THE PROJECT SITE TO LIMIT DIRECT VIEWS OF THE ARRAY. ONE BENEFIT TO USING NATIVE PLANTS IS THAT THEY ARE ACCLIMATED TO THE PARTICULAR CLIMATE AND ENVIRONMENTAL CONDITIONS, THUS ALLOWING FOR A QUICKER ESTABLISHMENT AND INCREASED SURVIVAL RATES. THE PROPOSED VEGETATIVE LANDSCAPE BUFFERS ARE COMPOSED OF EVERGREEN TREES THAT CAN PROVIDE LUSH GREEN YEAR ROUND SCREENING AND DECIDUOUS SHRUBS THAT CAN HELP PROVIDE ADDITIONAL SCREENING AND BE VISUALLY APPEALING ACROSS MULTIPLE SEASONS. SOME OF THE CHARACTERISTICS THAT THESE NATIVE SHRUBS HAVE BEEN SELECTED FOR INCLUDE FOLIAGE AND STEM COLOR, FLOWERS AND FRUIT PRODUCTION. THE SHRUBS PROPOSED TO BE PLANTED IN SMALL MASSES SO THAT AT ANY ONE TIME IN THE YEAR ONE SPECIES MIGHT DISPLAY SOME OF THESE AESTHETIC CHARACTERISTICS. BEYOND THE AESTHETIC VALUE, THE PROPOSED PLANTS CAN PROVIDE ADDITIONAL WILDLIFE BENEFITS THAT INCLUDE A SOURCE FOR POLLINATORS, SHELTER, FORAGE AND WINTER HABITAT. AS THE PLANTS MATURE THEY WILL GROW CLOSER TOGETHER CREATING A TYPE OF NATURAL HEDGE.

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT KANSAS DIG SAFE SYSTEM (811) or (316-687-2102) TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, KANSAS-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER KALNA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY, TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. REMOVE POT ON POTTED PLANTS, SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER FOR THE NEED OF ANY SOIL AMENDMENTS.
14. BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
15. PROVIDE MULCH FOR ALL TREE AND SHRUB PLANTINGS PER DETAIL. MULCH TO BE SHREDDED HARDWOOD AND FREE OF DELETERIOUS MATERIAL. MULCH 3' DIAMETER RING AROUND ALL TREES AND SHRUBS TO A DEPTH OF 4". KEEP MULCH OFF TRUNK.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PRELIMINARY SCREENING PLANT MATERIAL



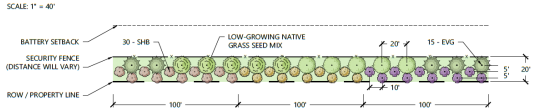
PRELIMINARY SCREENING PLANT SPECIES LIST

COMMON / BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES		
WHITE FIR / ABIES CONCOLOR	6' HT.	H 40'-65' W 15'-25'
EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT.	H 25'-40' W 20'-25'
BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT.	H 40'-65' W 15'-25'
COLORADO SPRUCE / PICEA PUNGENS	6' HT.	H 25'-40' W 20'-25'
SHRUBS		
NINEBARK / PHYSOCARPUS OPULIFOLIUS	#5 CONT.	H 6-10' W 3-6'
FRAGRANT SUMAC / RHUS AROMATICA	#5 CONT.	H 3-6' W 6-10'
PRAIRIE WILLOW / SALIX HUMILIS	#5 CONT.	H 10-15' W 6-10'
AMERICAN ELDERBERRY / SAMBUCUS CANADENSIS	#5 CONT.	H 10-15' W 10-15'
ARROWWOOD VIBURNUM / VIBURNUM DENTATUM 'ARROWWOOD'	#5 CONT.	H 6-10' W 6-10'

NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
2. B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED.
3. H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.
4. #5 CONT. TO MEET MINIMUM SIZE REQUIREMENT OF 24"H OR 30"W FOR DECIDUOUS SHRUBS UPON INSTALLATION. IF PLANT SIZE UNAVAILABLE AT #5 CONT. UPSIZE CONTAINER UNTIL MINIMUM PLANT SIZE REQUIREMENT IS MET.
5. PLANT SPECIES SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF PLANTING

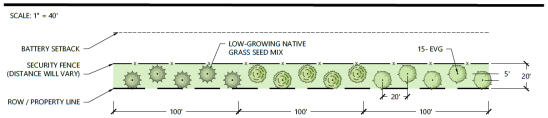
PROPOSED LANDSCAPE SCREENING OPTION 1 - ONE ROW OF EVERGREEN TREES & ONE OFFSET ROW OF SHRUBS

SCALE: 1" = 40'



PROPOSED LANDSCAPE SCREENING OPTION 2- ONE OFFSET ROW OF EVERGREEN TREES

SCALE: 1" = 40'



Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

accelergen ENERGY

3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

REVISIONS

#	DATE	COMMENT	BY	CHK	APR
A	08/29/2025	ISSUED FOR 10% REVIEW	RER	EAC	NTM
B	09/12/2025	CLIENT COMMENTS	RER	EAC	NTM
C	09/18/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
D	11/26/2025	SITE PLAN REVISIONS	EAC	EAC	NTM
E	01/19/2026	COUNTY COMMENTS	EAC	EAC	NTM

East Side Energy Storage Project

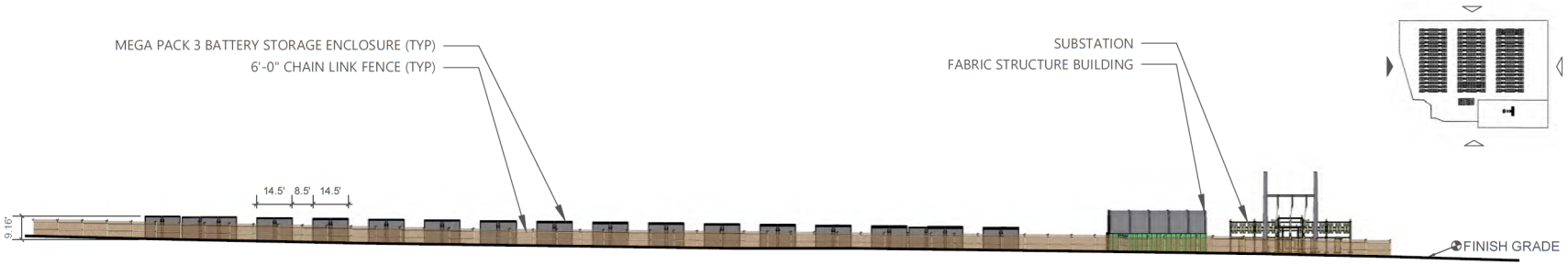
Wyandotte County, Kansas

Landscape Notes & Details

NOT FOR CONSTRUCTION

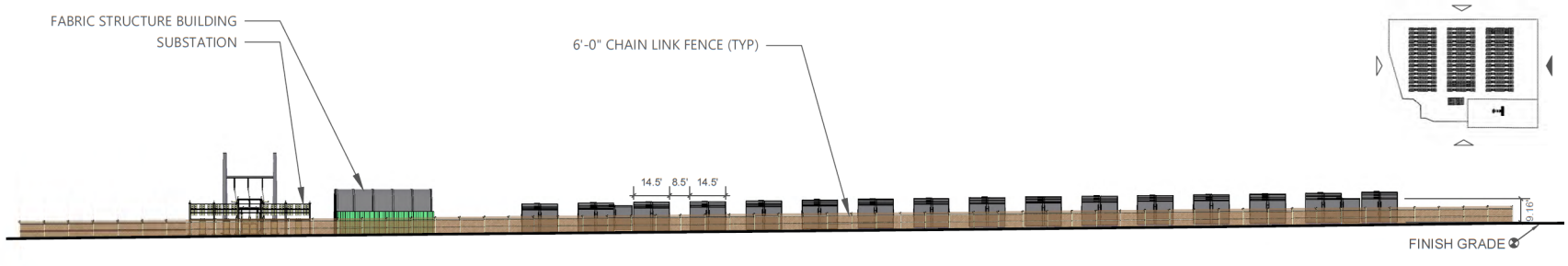
DATE: 01/19/2026

SHEET: L100 REV: E



1 ELEVATION: WEST VIEW

SCALE: 1"=40'



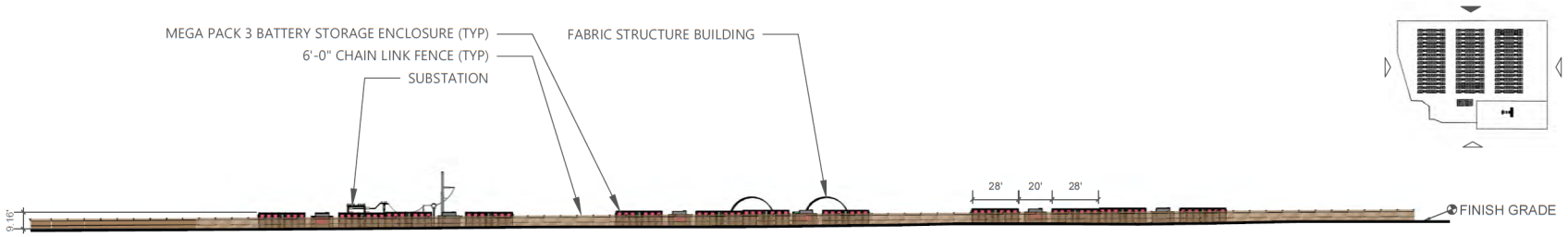
2 ELEVATION: EAST VIEW

SCALE: 1"=40'

EAST SIDE ENERGY STORAGE

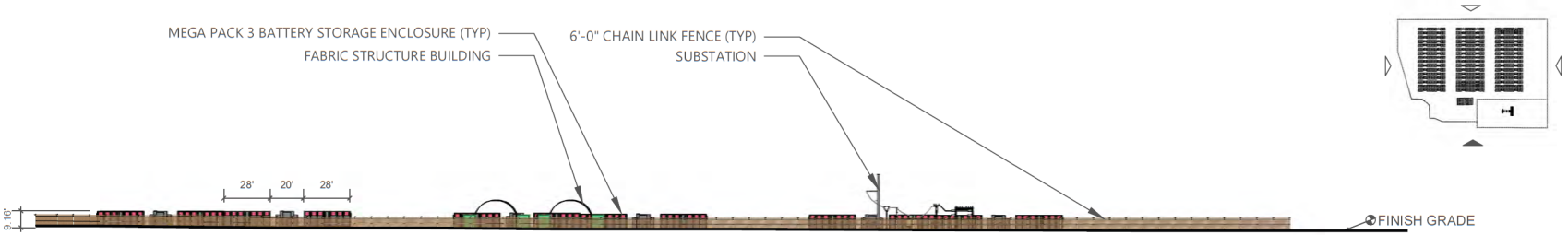
BATTERY ENERGY STORAGE SYSTEM (BESS)

SEPTEMBER 2025 accelergen ENERGY SWCA



3 ELEVATION: NORTH VIEW

SCALE: 1"=60'



4 ELEVATION: SOUTH VIEW

SCALE: 1"=60'

EAST SIDE ENERGY STORAGE

BATTERY ENERGY STORAGE SYSTEM (BESS)

SEPTEMBER 2025

Sun and Weather

Partly Cloudy

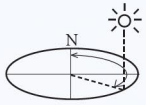
Date: 9-9-2025

Photo Time: 12:42 pm

Visibility: Good — Poor

Air Quality: Good

Sun Azimuth (degrees): 166.15



Sun Angle (degrees): 55.35

Lighting Angle on Project: Side

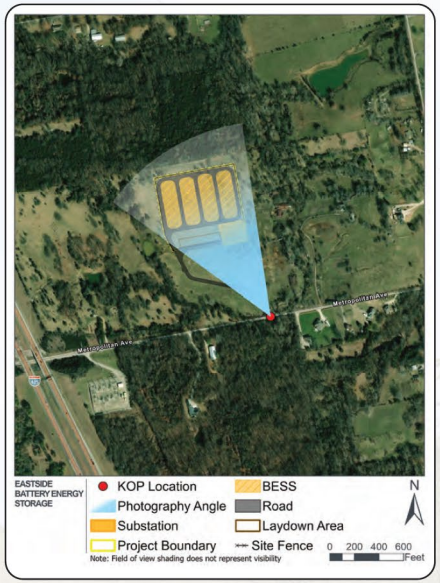
Wind: 9 mph

Cloud Cover: 40 %

Temperature (°F): 80° F

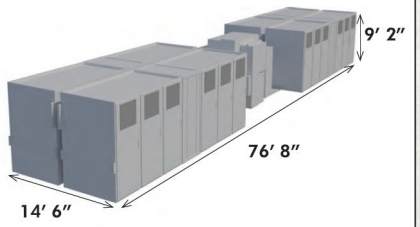
Simulation was prepared using information provided by client, "2025-9-22 East Side BESS-CAD" dated September 22, 2025. Locations, colors, and heights may vary based on final engineering and design.

East Side Energy Storage



KOP Location and Visible Elements

BESS Unit



Structure Diagram



KOP 1 - Metropolitan Ave

Base Photographic Documentation

Latitude, Longitude (degrees):
39.07277, -94.788929

Viewpoint Elevation (feet):
800

Camera Height (meters):
1.8

Camera Heading (degrees):
340

Camera Make & Model:
Canon EOS 5D Mark IV

Camera Sensor Size (mm):
36 x 24 Full Frame

Lens Make & Model:
AF-P Nikkor

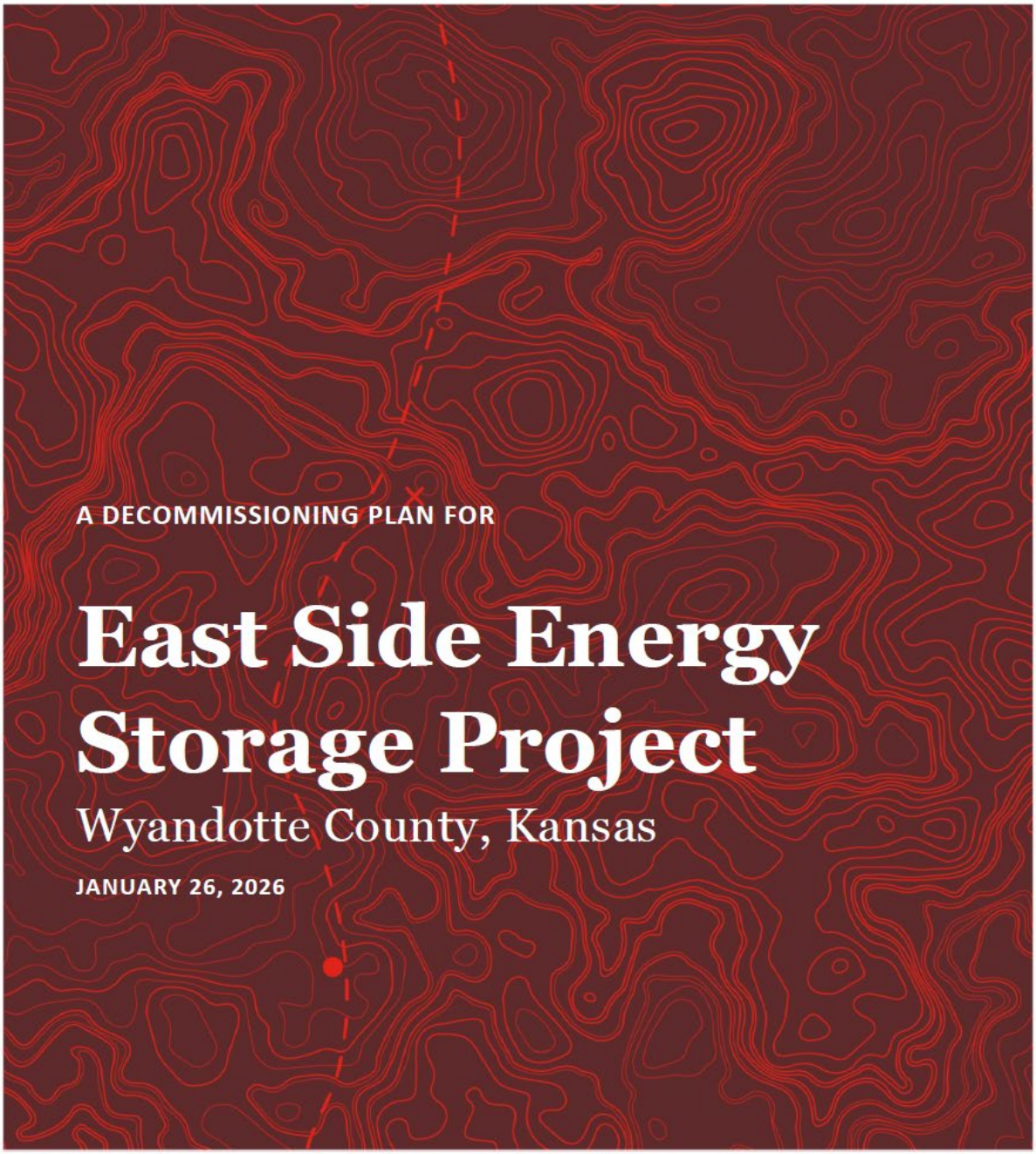
Lens Focal Length (mm):
50

Image Size (pixels):
6720 x 4480

Approximate Distance to Nearest Project Component:
700 feet

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA® ENVIRONMENTAL CONSULTANTS



A DECOMMISSIONING PLAN FOR

East Side Energy Storage Project

Wyandotte County, Kansas

JANUARY 26, 2026

PREPARED FOR:

East Side Storage LLC

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

East Side Energy Storage Project

Wyandotte County, Kansas

Prepared for:

East Side Storage LLC
3736 Bee Cave Road, Suite 1 #124
Austin, Texas 78746

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 0051002.00

Date: January 26, 2026

Multi-Disciplined Surveying & Engineering
westwoodps.com

Table of Contents

1.0 Introduction / Project Description 1
2.0 Proposed Future Land Use 1
3.0 Decommissioning Activities 1
3.1 Decommissioning of Project Components 2
3.1.1 Steel Foundation Posts 2
3.1.2 Underground Cables and Lines 2
3.1.3 Generation Tie Line System 2
3.1.4 Transformers and Ancillary Equipment 2
3.1.5 Equipment Foundations and Ancillary Foundations 2
3.1.6 Fence 2
3.1.7 Access Roads 3
3.1.8 Substation 3
3.1.9 Battery Energy Storage Systems (BESS) 3
3.2 Reclamation 4
4.0 Best Management Practices (BMPs) 5
4.1 Construction Stormwater Practices 5
4.1.1 Erosion Control 5
4.1.2 Sediment Control 5
4.1.3 Controlling Stormwater Flowing onto and Through the Project 5
4.2 Permitting 6
4.3 Health and Safety Standards 6
5.0 Timeline 6
6.0 Decommissioning Costs 6

Attachments

Attachment A: Decommissioning Cost Estimate

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the East Side Energy Storage Project. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the battery energy storage system ("BESS") to its predevelopment condition to the extent feasible.

The East Side Energy Storage Project ("Project") is a battery energy storage system (BESS) proposed by East Side Storage LLC ("Applicant") in Wyandotte County, Kansas. The Project will have a capacity of 300-megawatt (MW)/1,200-megawatt hours (MWh) with a storage duration of four (4) hours. Upon completion, the Project will comprise of battery storage containers, medium voltage power stations containing transformers, underground collection lines, a generation tie (gen-tie) line, a substation, access roads, and fencing. The Project will be built within a general Project Area of approximately eleven (11) acres.

The useful life a BESS is generally considered to be 20 years. At that time, the Project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Project has surpassed the useful lifespan of the batteries and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Project, the land use of the Project Area was primarily a mix of shrubland and grassland. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. Access roads and other areas compacted by equipment may be de-compacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and revegetation to match preconstruction conditions.

Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the Project will include removing the battery containers, transformer power stations, underground cables and lines, the gen-tie line, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, security fencing, and drainage structures. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the battery energy storage improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Project infrastructure, such as the access roads, and fencing, may be removed at the discretion of the landowner(s).

All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated. The project will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Steel Foundation Posts

Structural foundation steel posts will be pulled out to full depth, removed, processed to appropriate size, and shipped to a recycling facility. The posts can be removed using back hoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for native vegetation.

3.1.2 Underground Cables and Lines

All underground cables and conduits will be fully removed. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area.

3.1.3 Generation Tie Line System

The gen-tie will be de-strung in the opposite manner that the conductor was installed, using pull trucks, reel trucks, tensioners, and pullers, in addition to standard equipment. Insulators and insulator gangs will also be removed from each tower. It is anticipated that one crew will work on removing the conductors while another crew works on the ground conductor and SCADA. Once the wires are removed, the transmission towers will be brought to the ground for disassembly. All removed equipment will be disassembled to sizes suitable for hauling, then loaded onto standard hauling trucks for off-site recycling or disposal.

3.1.4 Transformers and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.5 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the other structural steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas compacted by equipment used in decommissioning will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Fence

Fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap,

recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-BESS conditions to the extent feasible.

3.1.7 Access Roads

Project access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the landowner(s) and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the Applicant unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. Internal service roads are assumed to be constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation. Topsoil that was stockpiled during the original construction will be distributed across the open area. Finally, the access road corridors will be revegetated with an approved seed mix.

3.1.8 Substation

Decommissioning of the collector substation will be performed with the rest of the Project. All steel, conductors, switches, transformers, and other components of the substation will be disassembled and taken off-site to be recycled or reused. Foundations and underground components will be fully removed. The rock base will be removed using bulldozers and backhoes or front loaders. The material will be hauled from the site using dump trucks to be recycled or disposed of at an off-site facility. Additionally, any permanent stormwater treatment facilities (e.g., infiltration ponds and engineered drainage swales) will be removed. Topsoil will be reapplied to match surrounding grade to preserve existing drainage patterns. Topsoil and subsoil will be de-compacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for native vegetation.

3.1.9 Battery Energy Storage Systems (BESS)

Prior to commencing decommissioning of the BESS, all personnel on-site during the decommissioning process will receive a site-specific safety briefing and will be made aware of all electrical shock and arc flash risks when working within the battery containers. Hazmat training will also be conducted for all personnel handling lithium-ion batteries during the process.

The battery facility will be fully discharged to the minimum state of charge required for removal and safe transportation as per battery manufacturer specifications. The battery modules will be removed from their racks, repackaged on-site, and shipped intact to a regional recycling hub within 500 miles of the Project site. No disassembly of battery modules will be required on-site, and the battery terminals will be taped off to avoid any potential for a short to occur. In the event of any breakage or damage to individual battery modules, such modules will be placed in individual, non-metallic inner packaging that completely encloses the cell.

The United States Environmental Protection Agency ("U.S. EPA") has guidelines for responsible disposal and recycling of lithium-ion batteries that have reached end of life (Title 40 Code of Federal Regulations Part 273: Standards for Universal Waste Management). All applicable requirements related to the packaging, labeling, transportation, and disposal or recycling of the lithium-ion batteries will be followed during the decommissioning process, contained in the Code of Federal Regulations, Title 49, Subchapter C, Parts 171-180, or the applicable regulation.

The refrigerant/coolant from HVAC units will be collected into separate containers on-site as per the code and industry standard practice. The coolant can be reused after processing. The HVAC units will be sent to the metal recyclers along with other recycling material. Similarly, all fire suppression units will be cleared of the suppression fluids and sent to the suppliers for reuse following the industry standard practice. All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

Finally, aggregate ground cover will be removed and shipped from the Project site to be reused, sold, or disposed of appropriately, at the Applicant sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are assumed to be constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. All pile foundations will be pulled out completely. Underground cables and duct banks will be fully removed. Topsoil will be reapplied to the disturbed area. Soil and topsoil will be de-compacted, and the site will be restored to the pre-construction condition and re-vegetated in accordance with the Stormwater Pollution Prevention Plan (SWPPP) and/or construction stormwater permits.

In all cases, the Applicant, or their subcontractor as applicable, shall ensure all applicable OSHA, security, safety and health requirements are complied with during the removal and decommissioning of the BESS and its related equipment.

3.2 Reclamation

The Applicant will restore and reclaim the site to the pre-BESS condition consistent with the site lease agreement. The Applicant assumes that most of the site will be returned to shrubland/grassland after decommissioning through implementation of appropriate measures. If no specific use is otherwise identified, the Applicant will vegetate the site with a seed mix approved by the local soil and water conservation district or similar agency. The goal of restoration will be to restore natural hydrology and plant communities to the greatest extent practicable while minimizing new disturbance and removal of native vegetation. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be de-compacted as needed to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with Project decommissioning will be removed and properly recycled or disposed of at off-site facilities.

As part of the decommissioning process, the Applicant will complete site assessments including a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment as necessary at its expense (the "Environmental Assessments"). The Environmental Assessments will be completed by a 3rd party environmental professional with expertise in the field of Environmental Assessments and in accordance

with the American Society for Testing and Materials (ASTM) International Standard Practice for Environmental Site Assessments. If evidence of known or potential contamination is found at the property, a sampling plan will be completed to evaluate the potential presence of potential contamination including soil and groundwater testing. If testing results exceed regulatory thresholds, then a cleanup plan will be developed and executed as part of completing the decommissioning process. In no event shall the decommissioning process be complete until the Environmental Assessments determine the site does have presence of any conditions that render it a brownfield site, as confirmed by a 3rd party environmental professional.

4.0 Best Management Practices (BMPs)

4.1 Construction Stormwater Practices

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a SWPPP and obtain coverage with the Kansas Department of Health and Environment (KDHE) under the KDHE NPDES Construction Stormwater General Permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include but are not limited to those listed below.

4.1.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

4.1.2 Sediment Control

Sediment controls, such as silt fences, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.1.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the Project Area, controlling stormwater flow that enters the Project Area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control. If necessary, water may be diverted around the Project site using diversion berms.

4.2 Permitting

Prior to decommissioning of the Project, applicable plans will be prepared as required by local, state, and federal regulations at the time of decommissioning. All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the KDHE NPDES Construction Stormwater General Permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. At a minimum, a SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the USACE or KDHE. A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

4.3 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the plans. A site safety officer will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

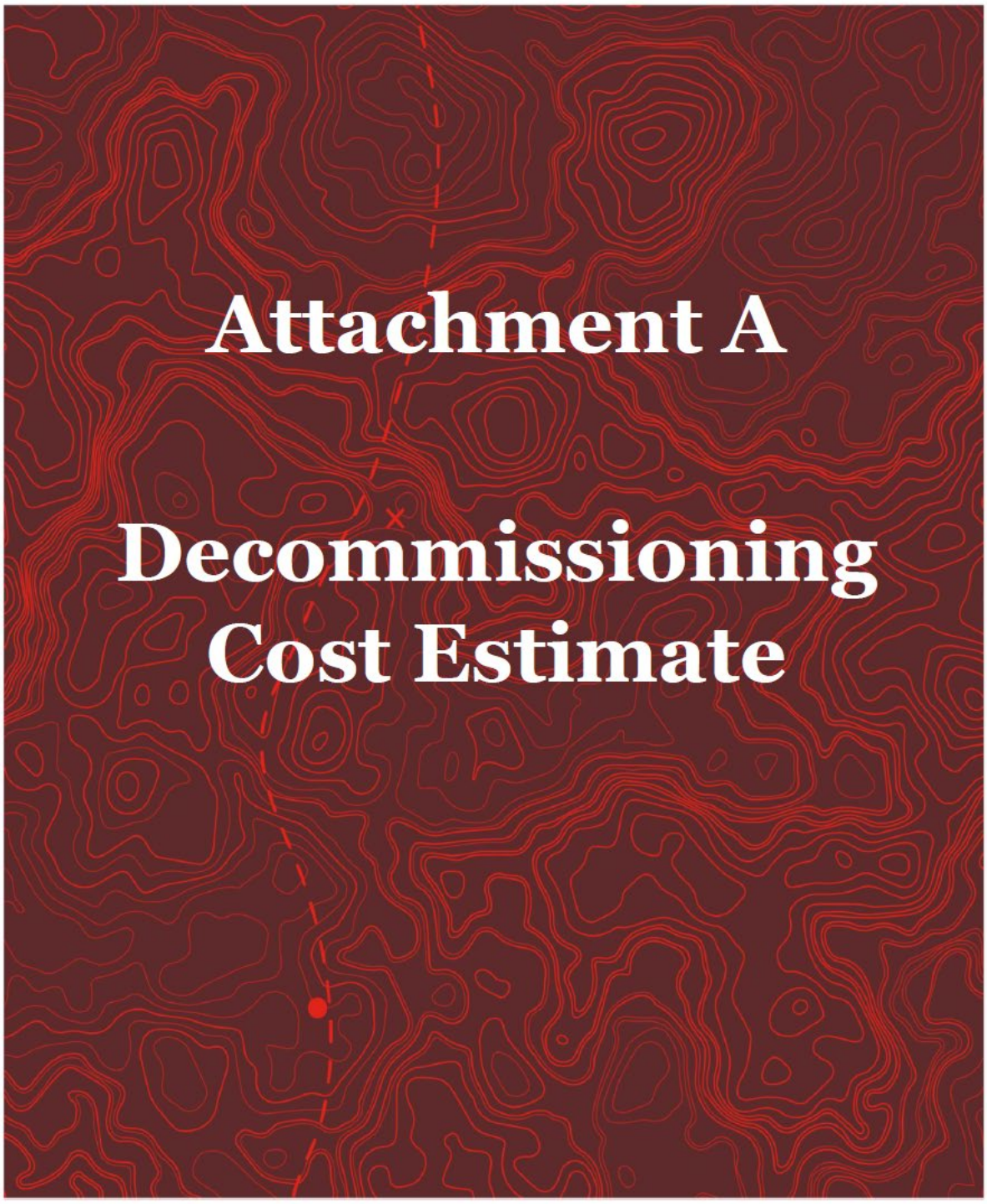
Decommissioning of the entire Project will be initiated if the Project has surpassed the useful lifespan of the batteries and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a thirty (30)-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

The decommissioning costs are calculated using current pricing. Westwood recommends that the estimate of net costs should be updated regularly throughout the Project's life to recognize price trends for decommissioning costs.

There are currently active markets for scrap steel, aluminum, and copper, and used transformers and electrical equipment. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com.

The total estimated cost of decommissioning the East Side Energy Storage Project is approximately $5,362,549 ($17,875 per MW). Estimated salvage/scrap value of the battery storage containers, inverter transformer power stations, and other materials is approximately $313,360. The net decommissioning costs after accounting for resale and salvage values is approximately $5,049,200 or $16,831 per MW.


Attachment A
Decommissioning
Cost Estimate

East Side Energy Storage

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$331,600.00	$331,600
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Battery Energy Storage System (BESS)				
Train Crew in Safety and Hazmat	1	LS	$5,000.00	$5,000
Disconnect Battery Storage Containers	320	Each	$1,571.20	$502,784
Remove and Load Tesla MegaPacks	320	Each	$1,489.67	$476,693
Haul Battery Containers for Recycling (Sparks, NV)	320	Each	$4,344.20	$1,390,143
Remove Equipment Skids	80	Each	$1,210.20	$96,816
Haul Transformers to Transformer Disposal	80	Each	$93.95	$7,516
Remove Steel Foundation Posts (Storage Containers and Skids)	3,200	Each	$16.90	$54,080
Haul Steel Posts to metal Recycler (Kansas City, KS)	288	Tons	$12.19	$3,511
Removal of Underground AC Collector Cables (aluminum)	2,719	LF	$2.26	$6,144
Load and Haul Cables for Recycling	3	Tons	$14.02	$42
Decompact BESS Site	9.4	Acres	$249.40	$2,344
Grade BESS Site	494,511	SF	$0.07	$34,616
Subtotal BESS				**$2,579,690**
Civil Infrastructure				
Remove Gravel Surfacing from Road	2,128	Cubic Yards (BV)	$2.84	$6,044
Haul Gravel Removed from Road to Landfill (Lansing, KS)	2,660	Cubic Yards (LV)	$17.46	$46,444
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	3,447	Tons	$66.00	$227,502
Remove Geotextile Fabric from Beneath Access Roads	11,492	Square Yards	$1.40	$16,089
Haul Geotech Fabric to Landfill (Lansing, KS)	3.2	Tons	$9.75	$31
Dispose of Geotech Fabric	3.2	Tons	$66.00	$211
Grade Road Corridor (Re-spread Topsoil)	4,310	Linear Feet	$1.87	$8,060
Decompact Road Area	2.4	Acres	$249.40	$599
Remove and Load Gravel Surfacing from BESS Site (Excluding Roads)	10,082	Cubic Yard (BV)	$2.84	$28,633
Haul Gravel Removed from BESS Site	12,602	Cubic Yard (LV)	$17.46	$220,031
Dispose of Gravel from BESS Site (Use as Daily Cover)	18,903	Tons	$66.00	$1,247,598
Remove Chainlink Fence	3,374	Linear Feet	$7.08	$23,888
Haul Chainlink Fence to Metal Recycling (Kansas City, KS)	18.0	Tons	$12.19	$219
Remove/Haul/Dispose Structures from Stormwater Basins	1	Each	$5,000.00	$5,000
Grade Basin Areas	1	LS	$802.62	$803
Subtotal Civil Infrastructure				**$1,831,150**
Civil removal costs are a combination of MNDOT unit costs where applicable, RSMeans cost for Kansas City, Kansas, and industry standards provided to Westwood.				
Gen-tie System				
Remove Overhead Cables	2,517	Feet	$4.23	$10,647
Loadout Overhead Cables	50.3	Tons	$5.13	$258
Haul Overhead Cables to Metals Recycling (Kansas City, KS)	50.3	Tons	$12.19	$613
Remove Insulators and Gangs	24	Each	$577.48	$13,860
Remove and Load Timber Poles	8	Each	$946.11	$7,569
Haul Timber Poles to Landfill (Lansing, KS)	8	Each	$267.53	$2,140
Backfill Pole Locations	74.5	Cubic Yards	$42.70	$3,180
Subtotal Gen-tie System				**$38,267**

	Quantity	Unit	Unit Cost	Total Cost
Substation				
Disassemble and Remove Main Power Transformer(s)	1	Each	$4,500.00	$4,500
Haul Transformer(s) Offsite	1	Each	$375.82	$376
Haul Transformer Oil Offsite	12,830	Gallons	$0.08	$964
Dispose of Transformer (Including Oil) (Salvage Value)	1	Each	$0.00	$0
Excavate Around Transformer Foundation(s)	1	Each	$1,769.17	$1,769
Remove Complete Transformer Foundation(s)	83	Cubic Yards	$136.46	$11,326
Backfill Excavation Area from Transformer Foundation Removal	168	Cubic Yards	$42.70	$7,174
Haul Concrete (Foundations Transformer, Switch Gear, etc.)	168	Tons	$11.95	$2,008
Dispose of Concrete from Transformer Foundation	168	Tons	$66.00	$11,088
Demolish Substation Site Improvements (fences, etc)	1	LS	$3,500.00	$3,500
Demolish Control Building and Foundation	1	LS	$12,000.00	$12,000
Remove Medium/High Voltage Equipment	1	LS	$3,500.00	$3,500
Remove Structural Steel Substation Frame	1	LS	$3,500.00	$3,500
Remove Copper Ground Grid	1	LS	$4,876.88	$4,877
Load Copper Wire	20,000	Feet	$0.76	$15,200
Haul Copper Wire to Recycling	6.5	Tons	$12.19	$79
Haul - Demolition Materials, Removed Equipment & Structural Steel	10	Tons	$12.19	$122
Dispose of Demolition Materials & Removed Equipment	10	Tons	$66.00	$660
Remove and Load Gravel Surfacing from Substation Site	1,576	Cubic Yards (BV)	$2.84	$4,476
Haul Gravel Removed from Substation Site	1,970	Cubic Yards (LV)	$17.46	$34,396
Dispose of Gravel from Substation Site (Use as Daily Cover)	2,553	Tons	$66.00	$168,498
Grade Substation Site	1	LS	$4,876.88	$4,877
Erosion and Sediment Control at Substation Site	560	LF	$3.84	$2,150
Decompact Substation Site (Subsoiling)	1.5	Acres	$249.40	$374
Permanent Seeding at Substation Site	1.5	Acres	$1,581.07	$2,372
Subtotal Substation				**$299,786**
Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	1,687	Linear Feet	$3.84	$6,478
Permanent Seeding on Roadway Areas	2.4	Acres	$1,581.07	$3,795
Revegetate BESS to Permanent Condition	9.0	Acres	$1,581.07	$14,154
Subtotal Site Restoration				**$26,427**
Project Management				
Project Manager	30	Weeks	$3,749.00	$112,470
Superintendent (half-time)	30	Weeks	$1,762.50	$52,875
Field Engineer (half-time)	30	Weeks	$1,634.50	$49,035
Clerk (half-time)	30	Weeks	$375.00	$11,250
Subtotal Project Management				**$225,630**
Standard industry weekly rates from RSMeans.				
Subtotal Demolition/Removals				**$5,362,549**
Salvage				
Fencing (Chain Link)	18	Tons	$251.74	$4,531
Steel Posts	288	Tons	$251.74	$72,501
Transformers and Inverters	5,500	Pounds	$0.38	$2,090
Substation Transformers (Core and Coils)	327,162	Pounds	$0.38	$124,322
Substation Transformers (Tanks and Fittings)	110	Tons	$251.74	$27,691
Transformers (Oil)	78,430	Gallons	$0.70	$54,901
Substation Ground Grid (Copper)	13,000	Pounds	$1.44	$18,720
AC Collection Lines (Aluminum)	6,797	Pounds	$0.90	$6,117
Ground Conductor Lines (Copper)	1,726	Pounds	$1.44	$2,486
Subtotal Salvage				**$313,360**
Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel				
Total Demolition Minus Salvage				**$5,049,200**

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values. See Cost Estimate Assumptions below
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of East Side Energy Storage, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Project life, the construction activity costs and the hauling/freight costs, are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. Project quantities are based on East Side Energy Storage Project Conceptual Site & Grading Plan, dated September 19, 2025.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. RS Means pricing was used for the Kansas City, Kansas region for timeframe Year 2025 Quarter 2.
4. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require.
5. Permit applications will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control, and Countermeasure (SPCC) Plan.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on-site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. The selected disposal facility (Leavenworth County Solid Waste) is located in Lansing, Kansas, approximately 17.6 miles from the Project site. Hauling costs to the landfill are estimated to be $9.75 per ton.
8. The selected metal recycling facility (Advantage Metals Recycling) is located in Kansas City, KS approximately 11.6 miles from the Project site. Hauling costs to the recycling facility are approximately $0.69 per ton mile, or $12.19 per ton.
9. Erosion and sediment control along roads reflects the cost of silt fence on the downgradient side of the proposed roads. As such, the length of controls has been estimated to be approximately 50% of the road length.
10. Topsoil is required to be stockpiled on-site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to de-compact roadway areas is estimated as $249.40 per acre, and permanent seeding is estimated as $1,581.07 per acre.
11. The intact Tesla Megapack 3 battery containers will be hauled to Tesla's Gigafactory for recycling.
12. The transformers contain copper windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
13. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size

requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.

14. The underground collector system cables are placed in trenches with a minimum of 18 inches of cover. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
15. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
16. It is assumed that the batteries will be recycled at the end of project life. Pricing for battery recycling was obtained from Battery Recyclers of America in September 2023.
17. Metal salvage prices (steel, aluminum, copper) are based on June, 2025 quotes from www.scrapmonster.com for the Midwest Region. Posted prices are three months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
18. A reduction of 25% has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
19. The salvage value for steel uses pricing from the Midwest Region United States at $370 per metric ton, or $335.66 for U.S. ton.
20. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have developed pricing assuming 25% of the weight of the equipment will be comprised of the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Midwest Region United States, at $0.50 per pound. Accounting for the 25% reduction, the estimate value is $251.74 per pound.
21. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the wire prior to recycling. The estimate uses the Midwest Region prices of #2 insulated copper wire with a 50% recovery rate ($1.92 /pound) and E.C. Aluminum Wire ($1.20 /pound). Accounting for the 25% reduction, the estimated values are $1.44 and $0.90 per pound, respectively.
22. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised.

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

IBEW Local Union 124

December 31, 2025

Dear Wyandotte County Officials,

We are writing to share our strong support for the East Side Energy Storage project. The project team has been collaborating with IBEW Local 124 on ways to involve skilled local labor in the project. We understand the project has the potential to create nearly 300 new construction jobs in the State of Kansas – 65 new local jobs in Wyandotte County. This project provides a great opportunity for our labor force to gain valuable experience in constructing new energy projects needed for area.

We are experiencing the industry growth in our region and understand the need for new affordable energy to meet the demand. This project offers safe, reliable and affordable solutions. We urge you to approve it and help secure the jobs and resources our labor force, local families and businesses need to thrive for generations to come.

Sincerely,



Joseph "Bo" Moreno
Business Manager

301 EAST 103RD TERRACE – KANSAS CITY MO 64114-4760 -816.942.7500 – FAX 816.942.8805 – www.ibew124.org

Kansas City Kansas Community College

Office of the President
7250 State Avenue : Kansas City, KS 66112
Phone 913.288.7123 : Fax 913.288.7680

January 28, 2026

Dear Wyandotte County Officials,

I'm writing to share my support for the East Side Energy Storage project. Kansas City Kansas Community College continues to serve as a major engine for workforce development in Wyandotte County and the surrounding region. The College continues to focus on creating programmatic certificates, degrees, and customized training opportunities for our students and community so they are ready and able to meet the needs of new industry entering the County, especially in high-wage, high-demand industries.

KCKCC's educational programs continue to shape and improve the socioeconomic status of individuals and families living in Wyandotte County and maintains a goal of helping to end the generational poverty of many of our residents. Having new high-tech companies and industries locating in Wyandotte County is a significant part of helping KCKCC achieve this goal. East Side Energy Storage can help us in that mission.

Accelergen has expressed a commitment to partner on a $30,000 annual contribution to Kansas City Kansas Community College Foundation through the life of the project. The donation would support students, faculty and programs that connect with priorities of the planned partnership.

Approving this project is more than supporting new energy infrastructure. It's choosing to help secure the resources for our students and programs the College needs to thrive for generations to come.

Sincerely,

Greg Mosier

Dr. Greg Mosier
President, KCKCC

"We Create Our Future"

Dear Wyandotte County Officials,

I'm writing to share my strong support for the East Side Energy Storage project. I am the owner of the property immediately east of the proposed project. This project is a forward-thinking investment for the community. We welcome this project as our neighbor. We appreciate the approach Accelergen is taking by requesting a special use permit. This ensures the land will be restored to agricultural zoning once its decommissioned. We also like that it's being designed to ensure there are no adverse impacts resulting from noise, odor, visual or air quality issues.

We see the growth in our area and understand the need for low-cost energy when it's needed most. This project offer solutions and uses infrastructure already in place – not to mention it will generate significant new tax revenue. That means more resources in classrooms, better support for teachers, and stronger outcomes for students.

I urge you to approve it and help secure the affordable energy and resources our students, local families and businesses need to thrive for generations to come.

Sincerely,

[insert signature block]

Signed by:
Mike Englhard
AC1169BACFBA4C3...

Mike Englhard

Chief Development Officer
Mikee@terawattinfrastructure.com

Outlook

Public comment in support of East Side Energy Storage

From Gustine Green <greengustine90@everyactioncustom.com>
Date Wed 1/28/2026 11:04 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from greengustine90@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Miss Gustine Green
Kansas City, KS 66104
greengustine90@gmail.com

Outlook

Public comment in support of East Side Energy Storage

From Judy Ancel <jancel@everyactioncustom.com>
Date Wed 1/28/2026 11:15 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from jancel@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Ms. Judy Ancel
Kansas City, KS 66106
jancel@igc.org

Outlook

Public comment in support of East Side Energy Storage

From Lisa Walker-Yeager <lisawalkeryeager@everyactioncustom.com>
Date Thu 1/29/2026 4:54 AM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from lisawalkeryeager@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Mrs. Lisa Walker-Yeager
Kansas City, KS 66104
lisawalkeryeager@gmail.com

Outlook

Public comment in support of East Side Energy Storage

From Teri Quinn <tquinnchc@everyactioncustom.com>
Date Thu 1/29/2026 9:28 AM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from tquinnchc@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Mx. Teri Quinn
Kansas City, KS 66101
tquinnchc@gmail.com

Outlook

Public comment in support of East Side Energy Storage

From Carol Carley <cac744@everyactioncustom.com>
Date Thu 1/29/2026 3:20 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from cac744@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Ms. Carol Carley
Kansas City, KS 66104
cac744@aol.com

Outlook

Public comment in support of East Side Energy Storage

From Hillary Myles <hillary.myles1@everyactioncustom.com>
Date Thu 1/29/2026 12:13 PM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from hillary.myles1@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Mrs. Hillary Myles
Kansas City, KS 66103
hillary.myles1@gmail.com

From: greengustine90@everyactioncustom.com <greengustine90@everyactioncustom.com> on behalf of Gustine Green <greengustine90@everyactioncustom.com>
Sent: Wednesday, January 28, 2026 11:04 PM
To: Morris, Rose <rmorris@wycokck.org>
Subject: Public comment in support of East Side Energy Storage

[You don't often get email from greengustine90@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

I am writing to express my strong support for the East Side Energy Storage project. This project is a great opportunity to welcome a safe technology that strengthens our grid, keeping the lights on and energy costs affordable.

As a resident of Wyandotte County, I'm most excited about the local economic benefits. East Side Energy Storage will generate 238 local construction jobs and 7 long-term positions in operations. It will also provide over $19 million tax revenue over its lifetime that we can use to strengthen our roads, schools, and emergency services.

By storing energy when it's cheap and deploying it when it's needed most, this project will help keep energy costs stable even as demand grows in our area. East Side Energy Storage will be able to store enough flexible, affordable electricity to power 40,000 homes whenever we need it most, including during times of extreme heat or cold. Saying yes to storage in Wyandotte helps make the most of our homegrown energy sources, reducing our reliance on foreign or out of state energy sources, protecting our independence and security.

Unlike other forms of heavy industry, energy storage systems are safe and built with public health in mind. They don't create their own pollution and they make fewer permanent changes to the land. They help us use clean energy resources like solar and wind more effectively. When paired with these resources, they can also reduce the need for polluting peaker plants, reducing air pollution and making our community and the environment healthier and safer.

I urge you to approve this project to ensure reliable power, a cleaner environment, and a strong economic future for Wyandotte County. Thank you.

Sincerely,
Miss Gustine Green
Kansas City, KS 66104
greengustine90@gmail.com

Outlook

Battery storage facility

From Janet <spufee@yahoo.com>
Date Tue 12/16/2025 9:29 PM
To PlanningInfo <Planninginfo@wycokck.org>

[You don't often get email from spufee@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I would like to protest a battery storage facility at 8900 Metropolitan. I don't understand why every neighborhood in the city has to be turned into an industrial area. Let me know if this email is sufficient to register my disapproval of this facility in this neighborhood. Thank you, Janet Ruby.

Sent from my iPhone

Published in the *Wyandotte Echo* on _____

RESOLUTION NO. _____

A RESOLUTION establishing a moratorium on applications for a special use permit for penal and correctional institutions for a period of two years.

WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas grants the Unified Government of Wyandotte County/Kansas City, Kansas with the authority to exercise home rule consistent with the authority of all first-class cities in the State of Kansas;

WHEREAS, said home rule includes the ability for a municipal government to enact zoning legislation, including the passage of new ordinances and moratoria;

WHEREAS, all other provisions of Chapter 27, Article VIII, Division 6 shall remain in effect; therefore,

BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. From the date of the passage of the Resolution, the Unified Government will place a moratorium on the reception of applications for a special use permit for a penal or correctional institution. Section 27-593(b)(9) of the Unified Government Code of Ordinances currently requires that all penal and correctional institutions apply for a special use permit and be subsequently approved by the Board of Commissioners.

Section 2. Upon the passage by the Unified Government Board of Commissioners and subsequent publication, this Resolution will become effective for two (2) years or until a superseding resolution becomes effective.

ADOPTED BY THE BOARD OF COMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ___ DAY OF _____, 2026.

Approved:

_____
Christal E. Watson, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Acting Chief Counsel