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, Joseph Straws III, and Aaron Ward.

AGENDA

Monday, March 9, 2026
6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF FEBRUARY 9, 2026 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.A **SP2025-087 - MICHAEL MORSE WITH QUICK'S AUTO SALVAGE STORAGE & TOW LLC**

Synopsis: Special Use Permit (Renewal of SP2020-059, expired February 4, 2026) for an automotive salvage yard at 1124 Pawnee Avenue.

Tracking #: 211485

3.3 Subdivision Application

3.3.A **PLAT2026-003 - JACKSON SELBY**

Synopsis: Final Plat to divide one (1) lot into two (2) lots to build single-family homes at 5727 Locust Avenue (in conjunction with BOZA2026-001).

Tracking #: 21148

3.3.B **PLAT2026-004 - DARYL RAKOSKI**

Synopsis: Final Plat to divide one (1) lot into three (3) single-family residential lots at 12525 Leavenworth Road.

Tracking #: 21149

3.3.C **PLAT2026-008 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

Synopsis: Final Plat to plat two (2) lots at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PR2026-002 and PR2026-003).

Tracking #: 21160

3.4 Plan Review Application(s)

3.4.A **PR2026-001 - JOSH GATEWOOD WITH MCDONALD'S CORPORATION**

Synopsis: Final Plan Review for a McDonald's Restaurant at 2320 Metropolitan Avenue.

Tracking #: 21152

3.4.B **PR2026-002 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

Synopsis: Final Plan Review for the construction of Argentine Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PLAT2026-008).

Tracking #: 21153

3.4.C **PR2026-003 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

Synopsis: Final Plan Review for the construction of a new KCK Elementary School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PLAT2026-008).

Tracking #: 21154

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A **COZ2025-032 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC**

Synopsis: Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District for the construction of a single-family home subdivision at 5444 Parallel Parkway (in conjunction with PLAT2025-042)

Tracking #: 2151

4.1.B **COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES LLC**

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two-Family District for a duplex at 403 Barnett Avenue.

Tracking #: 2152

4.2 Special Use Permit Application(s)

4.2.A SP2025-063 - ALBERT HERMANS WITH SDC ENGINEERING

Synopsis: Special Use Permit for a liquor store addition at 825 Kansas Avenue (in conjunction with BOZA2025-027).

Tracking #: 211496

4.2.B SP2025-094 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC

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

Tracking #: 21187

4.2.C SP2025-097 - MATTHEW OSTERMANN AND MARY WOELK WITH EASTERN WOLF LLC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4101 Francis Street.

Tracking #: 2163

4.2.D SP2026-002 - EMILY THORNTON

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 13109 Everett Court.

Tracking #: 21156

4.2.E SP2026-003 - DENNIS MENDOZA

Synopsis: Special Use Permit for used automobile sales at 1417 Minnesota Avenue.

Tracking #: 21157

4.2.F SP2026-004 - ANDREA NELSON

Synopsis: Special Use Permit for an event space with live entertainment at 13380 Donahoo Road.

Tracking #: 21158

4.3 Subdivision Application

4.3.A PLAT2025-042 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC

Synopsis: Preliminary Plat for 35 lots to construct a single-family home subdivision at 5444 Parallel Parkway.

Tracking #: 2155

4.3.B PLAT2026-002 - T JUDSON STANION

Synopsis: Preliminary and Final Plat to divide one (1) lot into two (2) single-family residential lots at 3401 North 47th Street.

Tracking #: 21147

4.3.C **PLAT2026-006 - ASCENSION MUNOZ**

Synopsis: Preliminary and Final Plat to plat one (1) single-family residential lot at 3363 North 73rd Drive and 3445 North 73rd Street.

Tracking #: 21150

4.3.D **PLAT2026-007 - SAM MALINOWSKY WITH SM ENGINEERING**

Synopsis: Preliminary Plat to subdivide a lot for future commercial development at 4953 State Avenue.

Tracking #: 21151

4.4 Plan Review Application(s)

4.4.A **PR2025-039 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC**

Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue.

Tracking #: 21188

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
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International numbers available: https://wycokck.zoom.us/u/kdIKjxwSim

Cell phones may mute and unmute by dialing *6.
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CITY PLANNING COMMISSION
FEBRUARY 9, 2026
MINUTES

The City Planning Commission met in regular session on Monday, February 9, 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), Brandie Armstrong (Zoom, out at 9:05 PM), Duane Beth (Commission Chamber), Beverly Easterwood (Zoom), Jim Ernst (Zoom), Mark Mohler (Zoom), and Aaron Ward (Zoom). (Absent: Schwartz, Straws, Miller).

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), 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.

I would like to note that there has been an amendment to the agenda this evening. COZ2025-031 and PLAT2025-041 – JASON MACKERPRANG will be held over until the March 9, 2026 City Planning Commission meeting at the applicants request after consulting with staff. COZ2025-031 and PLAT2025-041 will be heard next month at the City Planning Commission on March 9, 2026.

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, **February 26, 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 5:30 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, February 26, 2026, at 5:30 p.m.**

Hearing starts at 6:25:

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

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

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. *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.

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. *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.

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).
AND
PR2025-038 - TYE ZEHNER
Synopsis: Final Plan Review for a self-storage facility at 11319 Parallel Parkway (in conjunction with PLAT2025-036). *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.

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).
AND
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).
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.

PLAT2025-045 - ALBERTO GONZALEZ
Synopsis: Final Plat to replat two (2) single-family residential lots at 2653 and 2659 South 28th Street.). *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.

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).
AND
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). *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.

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. *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.

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 February 9, 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 10:38:

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

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to:
SP2025-088:

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.**

SP2025-096:

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.**

PLAT2025-036 AND PR2025-038:

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. **$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.**

PLAT2025-040 PR2025-040:

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.

PLAT2025-045:

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.**

PLAT2025-043 AND PR2025-042:

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.**

PR2025-044:

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:**
    - **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;**
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.**

Recording Secretary Morris stated that the Consent Agenda is complete, and the

Commission will consider the Non-Consent Agenda.

Hearing starts at 12:06:

SP2025-094 - EASTSIDE STORAGE LLC
Synopsis: Special Use Permit for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with PR2025-039).

PR2025-039 - EASTSIDE STORAGE LLC
Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with SP2025-094). *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.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Beth stated that he has had several contacts. Commissioner Ernst stated he has spoken to 6th District Commissioner Lopez.

Present in Support:

- Josh Skogan, Applicant Representative, Accelergen Energy 1436 Rocky Point Road, Nisswa, Minnesota 56468
- Jim Server, 1434 South 88th Street, Kansas City, Kansas 66111
- Wade Kiefer, 12518 South Clinton Street, Kansas 66061
- Emily Wolfe, 4171 Eaton Street, Kansas City, Kansas 66103
- Greg Kindle, President of the Wyandotte Economic Development Council
- Scott Balog, 9736 Stateline Road, Leawood, Kansas 66206
- Ty Gorman, Senior Campaign Strategist for Sierra Club, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Jake Lowen, Executive Secretary Treasurer of Kansas State AFL-CIO

The Planning Commission directed questions to the Applicant Representative.

Present in Opposition:

- Kelly Hogan, 8919 Metropolitan Avenue, Kansas City, Kansas 66111
- Tracy Ramey, 8925 Metropolitan Avenue, Kansas City, Kansas 66111
- Kevin Fogerty, 900 South 89th Street, Kansas City, Kansas 66111
- Theresa Fogerty, 900 South 89th Street, Kansas City, Kansas 66111
- Beto Lugo Martinez, Director of Rise4EJ
- Virginia Hubble, 7935 Metropolitan Avenue, Kansas City, Kansas 66111
- Eva Garcia, 2539 South 45th Terrace, Kansas City, Kansas 66106

Staff Recommendation starts at 1:50:30: Lead Planner Byron Toy stated that staff proposes to add three (3) additional conditions to address public matters of concern. Listed as follows:
"35. Staff shall determine if this project has any effects on any critical habitat or endangered species with the Kansas Department of Wildlife and Parks and submit the report with the boundary and legal description of the property with

submittal of their Final Development Plan.
36. The applicant shall have another neighborhood meeting to continue open dialog with the residents.
37. Conditions 7, 17, 18, 19, 21, and 24 shall be completed and submitted with their Final Plan Review with requisite departments and agencies."

Toy noted that the Special Use Permit and Preliminary Plan Review is the first step in the process, there are still many state and federal permits the applicants need to obtain, as well as coming back through the City Planning Commission for their Final Development Plan. The Special Use Permit can also be revoked if conditions of approval are not followed. The Special Use Permit is proposed to be approved for five (5) years, as construction on the project could potentially not begin until three (3) years from now.

The Planning Commission directed questions to Toy.

Motion starts at 2:03:20:

On motion by Commissioner Jones, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **HOLD OVER SP2025-094 and PR2025-039 until the March 9, 2026 City Planning Commission meeting to hold a community meeting including a UG staff member and complete an updated ecological survey through the Department of Wildlife & Parks:**

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

Motion to HOLD OVER passed: 6 to 1

Hearing starts at 2:07:39:

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. *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.

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

Present in Support:

- Tyler Shirk, Applicant, 7140 Park Street, Shawnee, Kansas 66216

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:10:17: Lead Planner Byron Toy stated that four (4) guests will be allowed and two (2) parking spaces are required per unit. Staff recommends approval for one (1) year.

Motion starts at 2:10:47:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-099 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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.**

Hearing starts at 2:11:28:

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).

PR2025-045 - RAJ BHATIA
Synopsis: Preliminary Plan Review for 24 multifamily townhomes at 700 North 75th Street (in conjunction with PLAT2026-001). *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.

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

Present in Support:

- Alex Elliot, Applicant Representative, Atlas Land Consulting LLC
- Raj Bhatia, Applicant

The Planning Commission directed questions to the applicants.

Present in Opposition:

- James Crockett, 702 North 75th Street, Kansas City, Kansas 66112

- Nicholas Schmalz, 7526 Orient Avenue, Kansas City, Kansas 66112

Staff Recommendation starts at 2:32:09: Lead Planner Byron stated that there is an existing wood fence on the east and north side of the property, which should remaining after the construction of the development. If there is on-street parking on the west side of the street and the south side of the screen towards North 75th Street, the cars will face south and east, there shall be a six (6) foot fence, up to six (6) feet in height. It can be three (3) or four (4) feet, but it should screen headlights from the residences to the south. If there is on-street parking on the north and east side of the street, a fence does not need to be constructed because the cars will face west and north away from the single-family homes. Staff recommends approval with conditions.

The Planning Commission directed questions to Toy.

Motion starts at 2:35:40:

On motion by Commissioner Jones, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE PLAT2026-001:**

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

Motion to APPROVE passed: 7 to 0

Subject to:

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.**

Motion starts at 2:36:32:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of PR2025-045:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the above conditions.

Hearing starts at 2:37:50:

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

Present in Support:

- Wendy Green, UG Deputy Chief Counsel
- Eva Garcia, 2539 South 45th Terrace, Kansas City, Kansas 66106
- Beto Lugo Martinez, Director of Rise4EJ
- Thomas Alonzo, 507 North Thompson, Kansas City, Kansa 66101
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:49:39: Lead Planner Byron Toy stated that this Resolution would pause filings for Special Use Permits for penal or correctional institutions. Currently, the Planning Department has not received any filings for a correctional facility.

Motion starts at 2:50:42:

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

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

Motion to recommend APPROVAL passed: 4 to 2

There being no further business, the meeting adjourned at 9:23 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: March 9, 2026

Re: **Special Use Permit Petition SP2025-087**

GENERAL INFORMATION

Applicant Information:
Michael Morse with Quick's Auto Salvage Storage & Tow, LLC
1120 Pawnee Avenue
Kansas City, Kansas 66105

Subject Property:
1124 Pawnee Avenue
Kansas City, Kansas 66105

Requested Action and Purpose:
Approval of Renewal of Special Use Permit to Continue Operating an Automotive Salvage Yard.

Commission Districts:
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William J. Burns

Existing Zoning District(s):
M-3 Heavy Industrial District

Plan Area:
Armourdale Area Plan

	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Tow Lot (All City Tow Service)
South	None	Canadian Pacific Kansas City Railway
East	M-3 Heavy Industrial District	Sorella Group
West	M-3 Heavy Industrial District	Tow Lot (All City Tow Service)

Total Tract Size: 1.15 Acres

Comprehensive Plan Designation: The Armourdale Area Plan designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage. These uses are often the most intensive uses characteristic of heavy truck traffic, excessive noise, and potentially noxious impacts.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Pawnee Avenue as a Local Street.

Parking Requirement: Section 27-470(f) states that one (1) space for each 500 square feet of building area be provided. 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.

Landscaping Requirement: Section 27-470(h) states that a six (6) foot high architectural screening in combination with a buffer area 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, January 5, 2026 and February 2, 2026

Public Hearing(s): March 9, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Morse, is requesting the renewal of a Special Use Permit (SP2020-059) for the purpose of continuing an auto salvage yard at 1124 Pawnee Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ENV25-4478 – Code-Environment – December 05, 2025 – Closed – Cut weeds/grass – This has not yet been closed.
2. GRA25-0257 – Graffiti – December0 5, 2025 – Closed – Gang cement blocks along South Bethany Street.
3. STR25-0749 – Structural – December 05, 2025 – Noticed Issued – Repair/paint exterior walls – This has not yet been closed.
4. GRA21-0048 – Graffiti – February 11, 2021 – Closed – Graffiti on the south wall.
5. 19220-00224 – Graffiti – April 18, 2019 – Completed – Graffiti on wall.
6. 18220-00530 – Graffiti – August 08, 2018 – Completed – Graffiti on block wall.
7. 13220-00991 – Graffiti – September 16, 2013 – Completed – Graffiti on the East and South side wall.
8. 13220-00790 – Graffiti – July 11, 2013 – Complete – Graffiti on the front concrete barrier.
9. 13220-00487 – Graffiti – March 03, 2013 – Complete – Graffiti on the front concrete barrier.
10. 12220-00808 – Graffiti – June 26, 2012 – Completed – Graffiti on the wall along 11th Street.
11. 11220-00428 – Graffiti – April 04, 2011 – Completed – Graffiti on the wall.
12. 11395-00027 – Stop Work Order – February 17, 2011 – Completed – Modular Building without Permit.
13. 10220-01334 – Graffiti – August 10, 2010 – Completed – Graffiti on the wall.
14. 06220-00000-00731 – Graffiti – June 19, 2006 – Completed – Graffiti on the wall.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 20402-00044 – Special Use Permit – June 1, 2020 – Approved – Special Use Permit for an Automotive Salvage Yard (five (5) years).
2. 15402-00016 – Special Use Permit – March 27, 2015 – Approved – Special Use Permit for an Automotive Salvage Yard (five (5) years).

3. 12402-00049 – Special Use Permit – October 26, 2012 – Approved – Special Use Permit for an Automotive Salvage Yard (two (2) years).
4. 10402-00027 – Special Use Permit – June 9, 2010 – Approved – Special Use Permit for an Automotive Salvage Yard (two (2) years).

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Armourdale Statistical Neighborhood and Census Block Group #0426003. The neighborhood consists of Heavy Industrial businesses adjacent properties to the north, east, and west of the property. To the south, the Canadian Pacific Kansas City Railway is located.

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

The zoning and uses are set out above. The subject property is surrounded by the M-3 Heavy Industrial to the north, east, and west of the property. The proposed use, which is Industrial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property being zoned M-3 Heavy Industrial. Additionally, the use being proposed has been in use since 2010. The removal of restrictions could detrimentally affect nearby property, however, no issues have arisen.

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 Armourdale Area Plan. The Armourdale Area Plan designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage. These uses are often the most intensive uses characteristic of heavy truck traffic, excessive noise, and potentially noxious impacts. The proposed use conforms to the Armourdale Area Plan designation

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

   The proposed use could have the potential to increase vehicular traffic, but should not exceed the capacity of Pawnee Avenue, a Local Street, 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 presents no convenience nor welfare to the public. It should not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining properties if managed properly. The proposed use will not affect the use, quality, or marketability of nearby property since they are also zoned M-3 Heavy Industrial. Additionally, the conditions of SP2020-059 have been followed.

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.***

   Given that the surrounding area is primarily industrial in nature, any noise, vibration, dust, or illumination normally associated with the proposed use is not expected to create problems for near-by 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 Industrial zone property.

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 Industrial use in an existing, built-out neighborhood. Runoff into the Kansas River is a potential concern if not managed properly.

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

    If this Special Use Permit is denied, the landowner would need to find an alternate location to conduct their business elsewhere. The relative gain to the public health, safety, and welfare as compared to hardship imposed on the landowners is minimal.

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 should not result in the overcrowding of land or the undue concentration of population as it is an industrial use.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1120 Pawnee Avenue on February 11, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit, and/or submitted comments to the applicant

KEY ISSUES

Compliance with previous conditions of approval

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. There are two (2) current Code-Environment complaints open, how are these Code-Environment complaints being managed?

   Applicant's Response: waiting for code enforcement to do their re- inspection.

2. Pick up trash and debris between street and fence perimeter.

   Applicant's Response: 2-3 times a week trash is picked up.

3. Provide an updated site plan.

   Applicant's Response: Already submitted.

4. Provide updated images of the property.

   Applicant's Response: Has already been submitted.

5. Detail your operation and any capacity in which it has changed since your previous approval.

   Applicant's Response: Nothing has changed

6. How has the applicant complied with the following condition from SP2020-059; Zoning Ordinance Section 27-701 requires an eight (8) foot tall architectural screening fence around any automotive salvage yard. Upgrade the present fence to the standards for an architectural screening fence. An architectural screening fence around a salvage yard is eight (8) feet tall, solid metal panels with masonry columns at 32 feet on center in intervals and provides screening on four (4) sides of the property?

   Applicant's Response: Metal screen added.

7. How has the applicant complied with the following condition from SP2020-059; Provide a 15-foot landscape buffer and curb along all public rights-of-way?

   Applicant's Response: Concrete all in that area.

8. How has the applicant complied with the following condition from SP2020-059; The applicant must demonstrate that each independent truck driver holds a Kansas City, Kansas business license and Special Use Permit. Applicant has three (3) months to provide documentation showing that truck drivers have the necessary Special Use Permits to park vehicles within city limits and are current with business licensing or the Special Use Permit will automatically terminate. This will require each driver living in Kansas City, Kansas to apply for a Special Use Permit to park their vehicle at their home by May 29, 2015 or find commercial parking arrangements?

   Applicant's Response: No trucks.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-087** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Comply with previous conditions of approval from SP2020-059;**

2. **All salvaged vehicles shall be within the enclosed property and not be visible from public view;**
3. **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;**
4. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
5. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
6. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
7. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
8. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
9. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
10. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion**

thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

11. **The Special Use Permit shall be valid for ten (10) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Site Plan
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026	March 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 **SP2025-087** 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. _____.

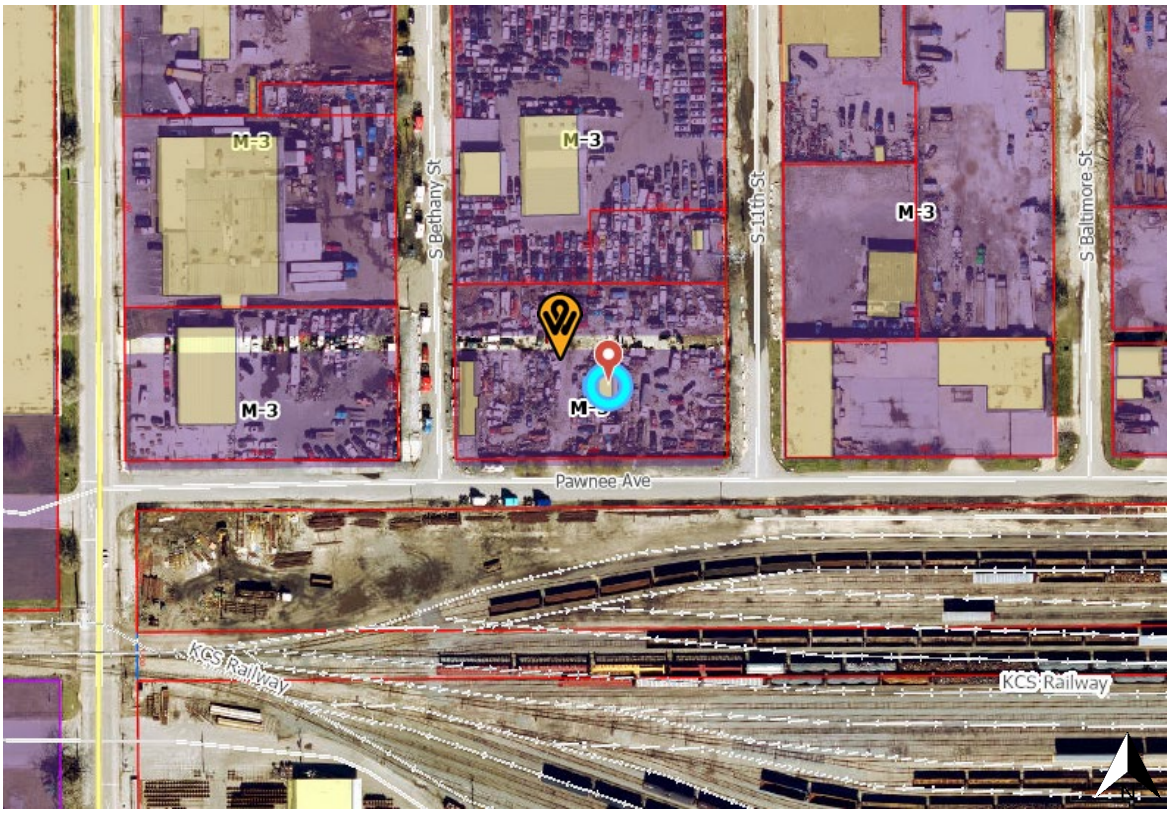
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-087,** 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.

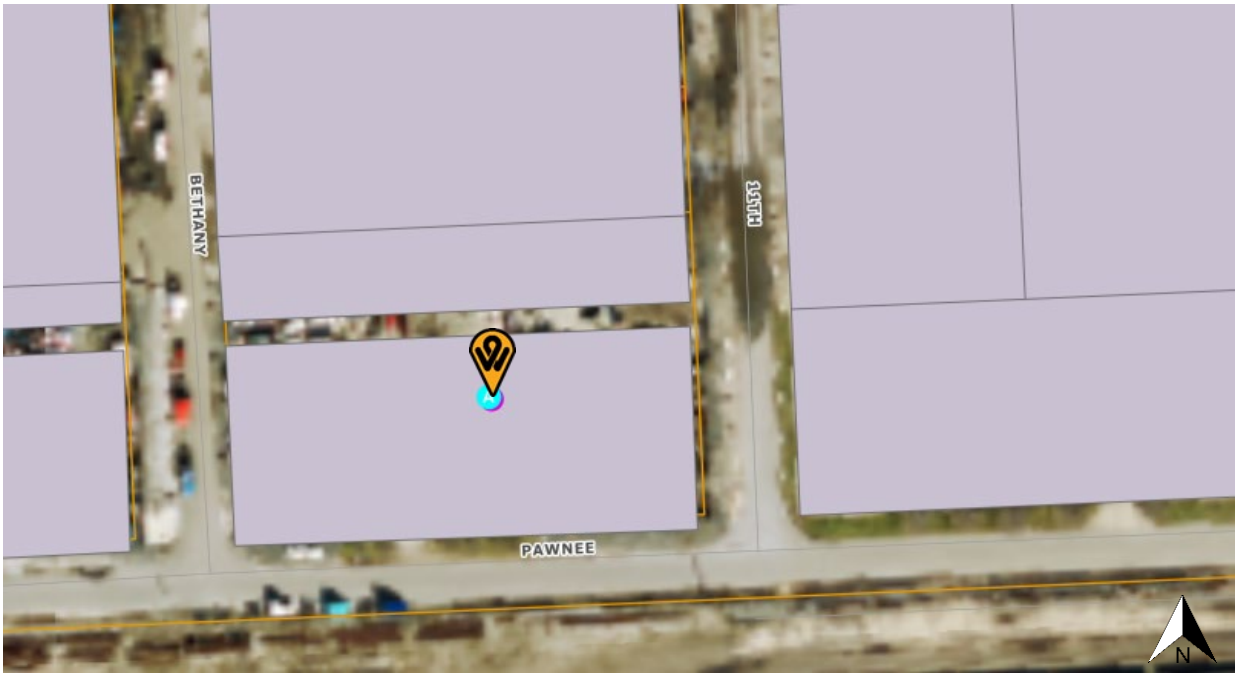
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Application Number: SP-2025-087

Date and Location: 2/11/2026

Meeting called to order at: 1120 Pawnee Ave Kansas City, KS 66105

Names of people in attendance:

1. Michael Morse
2. Samantha Morse
3.
4.
5.
6.

Introductions:

Hi, I am Michael, owner of Quicks auto salvage storage and tow. I am here to answer any questions or concerns you may have.

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

Questions and answers (include the following):

No one showed up

Ø Who asked question or gave comment

Ø What was the question or comment

NOTARY PUBLIC STATE OF KANSAS
ELENA HERNANDEZ
My Appt. Exp. 3-15-2027

Ø Who answered the question/comment

N/A

Ø What was the answer given

N / A

Meeting adjourned at: (must stay for 30 minutes after start time)

2:33 pm

Minutes taken by: Samantha Morse Samantha Morse

X

Notary Public 2/11/26 Date

NOTARY PUBLIC STATE OF NEBRAS

ELENA HERNANDEZ

My Appt. Exp. 3-15-2027

Stamp

SP2025-087

March 9, 2026

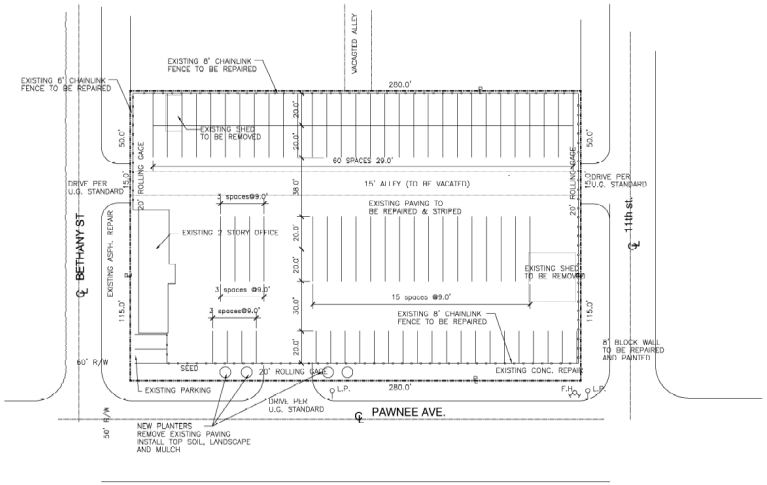
15

LEGAL DESCRIPTION

ARMOURDALE B100-112 & 0726, S21, T11, R21, ACRES 1.18,
B104 L20 TO L34 & VAC ALLEYS ADJ

SITE LEGEND

Section Line
Gas Line
Overhead Electric Line
Underground Electric Line
Stormwater Sewer Line
Telephone Line
Water Line
Sanitary Line
Fence Line
LOT LINE
PROPERTY LINE
FH = Fire Hydrant
LP = Light Pole
BSN
GM = GAS METER
MH = Sanitary Sewer Manhole
WM = Water Meter
XFMR = Transformer
NEW CONTOURS
CENTELINE
R/W RIGHT-OF-WAY
PP POWER POLE
TJB TELEPHONE JUNCTION BOX
GP GUARD POST
EJB ELECTRIC JUNCTION BOX
CI CONCRETE INLET



SITE PLAN

Scale 1"=30.0'

STEPHEN P. MASLAN & CO.
ENGINEERS/DESIGNERS
8011 PASEO SUITE 201
KANSAS CITY, MO. 64131
(816) 444-6262

STEPHEN P. MASLAN
9190
12.19.25
PROFESSIONAL ENGINEER

QUICKS TOW LOT
1124 PAWNEE AVE
KANSAS CITY, KS 66105

date 11-19-25
drawn by RES
checked by SPM
revised

sheet no.
C1

S 11TH ST
PAWNEE AVE
STOP

PAWNEE AVE

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: March 9, 2026

Re: **Final Plat – Selby Acres (PLAT2026-003)**

GENERAL INFORMATION

Applicant Information:
Jackson Selby
11441 South Northwood Circle
Olathe, Kansas 66061

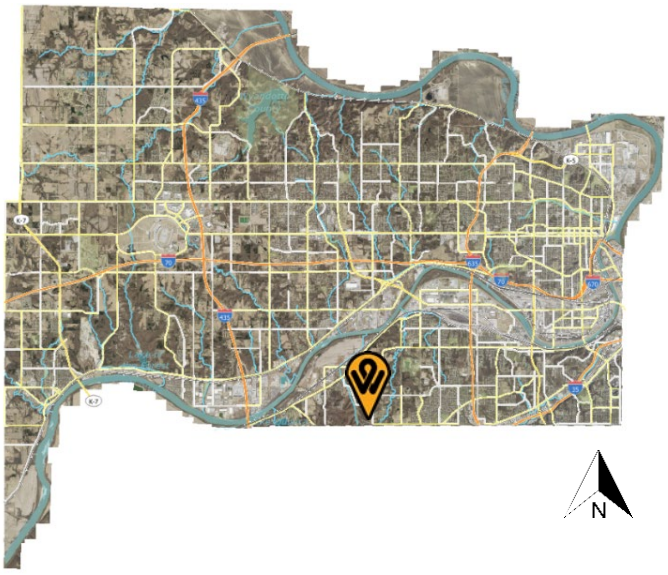
Subject Property:
5727 Locust Avenue
Kansas City, Kansas 66106

Requested Action and Purpose:
Approval of Final Plat to subdivide one (1) lot into two (2) lots to build two (2) single-family homes.

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

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

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Undeveloped, wooded lot
South	R-1 Single Family District	Single-family homes
East	R-1 Single Family District	Single-family homes
West	R-1 Single Family District	Single-family homes

Total Tract Size: 10.0 Acres

Neighborhood Characteristics: The subject property is located within the Turner Statistical Neighborhood, South Turner Neighborhood Group, Census Block Group #0436001. The neighborhood consists of single-family homes to the east, south, and west and wooded, undeveloped land to the north of the subject property.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for land to provide for large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Locust Avenue 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. Applicant meets the requirements.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

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

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jackson Selby, is requesting a Final Plat (Selby Acres) to subdivide one (1) lot into two (2) lots to build single-family homes at 5727 Locust Avenue Kansas City, Kansas 66106.

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. 09212-01999 – Code-Environment – September 21, 2009 – Completed – Tall weeds – Previous property owner.
2. 05212-00000-01228 – Code-Environment – September 23, 2005 – Completed – Tall weeds – Previous property owner.

Outstanding or Related Permit and Cases:

1. BOZA2026-001 – Variance – January 23, 2026 – Open – Variance for lot ratio

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for land to provide for large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing

topography and vegetation afford areas for large lot development. The proposed use does conform to the PlanKCK Comprehensive Plan designation.

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 electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

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

   e. ***Fire***

      Fire service is provided by Station #18, which is 1.39 miles away from the subject property.

   f. ***Transit***

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

   g. ***Schools***

      Public Education is provided by Turner Elementary School, Turner Middle School, and Turner High School, under Turner Public Schools USD #202

   h. ***Streets***

      See above

3. ***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 is in compliance with the zoning code, however, it is not including requirements for lot depth to width ratio, lot width, and lot area. Lot 1 has a width of 96.02 feet and a depth of 401.66 feet. The appellant is requesting

a depth-to-width ratio of 1:4.18, a violation of 39.43 percent. Lot 2 has a width of 96.02 feet and a depth of 585.36 feet. The appellant is requesting a depth-to-width ratio of 1:6.10, a violation of 103.3 percent. Development on these lots would be subject to the R-1 Single Family District standards.

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 subdivision is not compatible in size, proportion, building size and architectural design since it does not follow the 3:1 ratio of both parcels being created as stated on section 27-820(b)(3) the depth of a lot, measured as the average horizontal distance from the front street line to the rear lot line, shall not exceed three times the width. Applicant is requesting a Variance.

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

   It will not cause negative impacts on the natural or social environment.

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

   The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed within an existing, single-family residential neighborhood.

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 Final Plat is not in compliance with the standards and requirements of the zoning ordinance and subdivision regulations. Applicants are requesting a Variance to address the 3:1 ratio noncompliance.

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

   There are no significant changes between the Preliminary Plat and the Final Plat.

KEY ISSUES

Lot Depth to Width Ratio

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Any development on the newly created lots must abide by all R-1 Single Family District regulations and standards.

   Applicant's Response: Acknowledge.

2. Section 27-609(2) For any dwelling unit there may be permitted a detached accessory building. Such building shall not be located, in front of the house, less than two (2) feet from any alley, nor closer than three (3) feet to any side or rear property line. In the case of corner lots, a detached accessory building shall not be within 20 feet of the side street. The total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard.

   Applicant's Response: Acknowledge.

3. Final plat approvals represent the final endorsement of a development plan, authorizing the subdivision of land as outlined in the preliminary plan. However, this approval will not be granted until the construction plans for the public infrastructure have been reviewed and approved by the County Engineer or designee.

   Applicant's Response: Acknowledge.

4. The County Engineer's approval process involves a detailed examination of the construction plans to ensure that they meet all necessary design criteria, safety requirements, and regulatory guidelines. The plan must demonstrate the proposed infrastructure can be built as designed and will function as intended upon completion. This includes verifying the accuracy of materials, construction methods, and compliance with environmental and zoning laws.
   By requiring the County Engineer's approval before granting final plat approvals, the process ensures that the public infrastructure is not only theoretically feasible but also practically executable. This step is crucial to safeguarding public interest, ensuring that the infrastructure will be reliable, safe, and sustainable once the development is completed.

   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 **APPROVE PLAT2026-003 (Selby Acres Final Plat)**, subject to all comments and suggestions outlined in this staff report and, summarized by the following conditions:

1. **This City Planning Commission case is being heard in conjunction with BOZA2026-001. 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 BOZA2026-001by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
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. **Section 27-609(2) For any dwelling unit there may be permitted a detached accessory building. Such building shall not be located, in front of the house, less than two (2) feet from any alley, nor closer than three (3) feet to any side or rear property line. In the case of corner lots, a detached accessory building shall not be within 20 feet of the side street. The total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard;**
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. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
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. **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;**
10. **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,**
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
GeoSpatial Services Division Comment Letter
Final Plat
Image of the Subject Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission
Final Plat	March 9, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PLAT2026-003** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

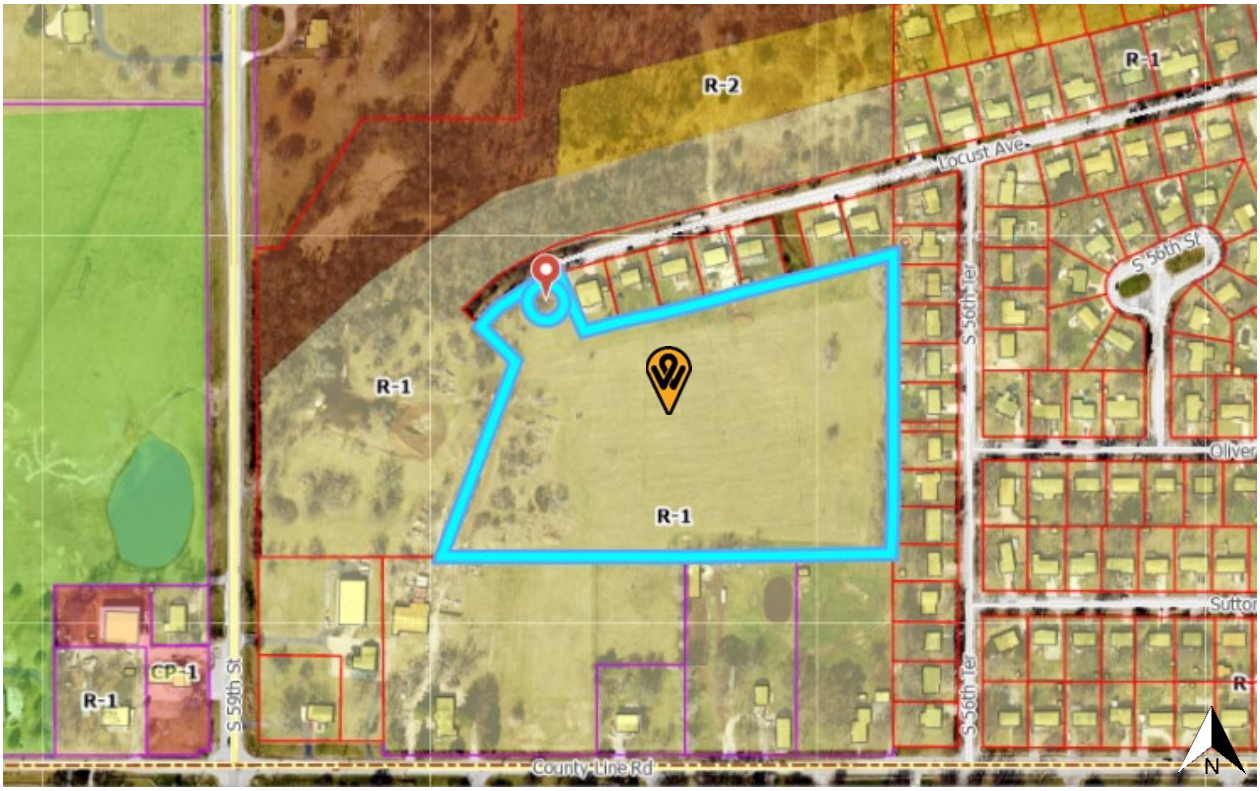
OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2026-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

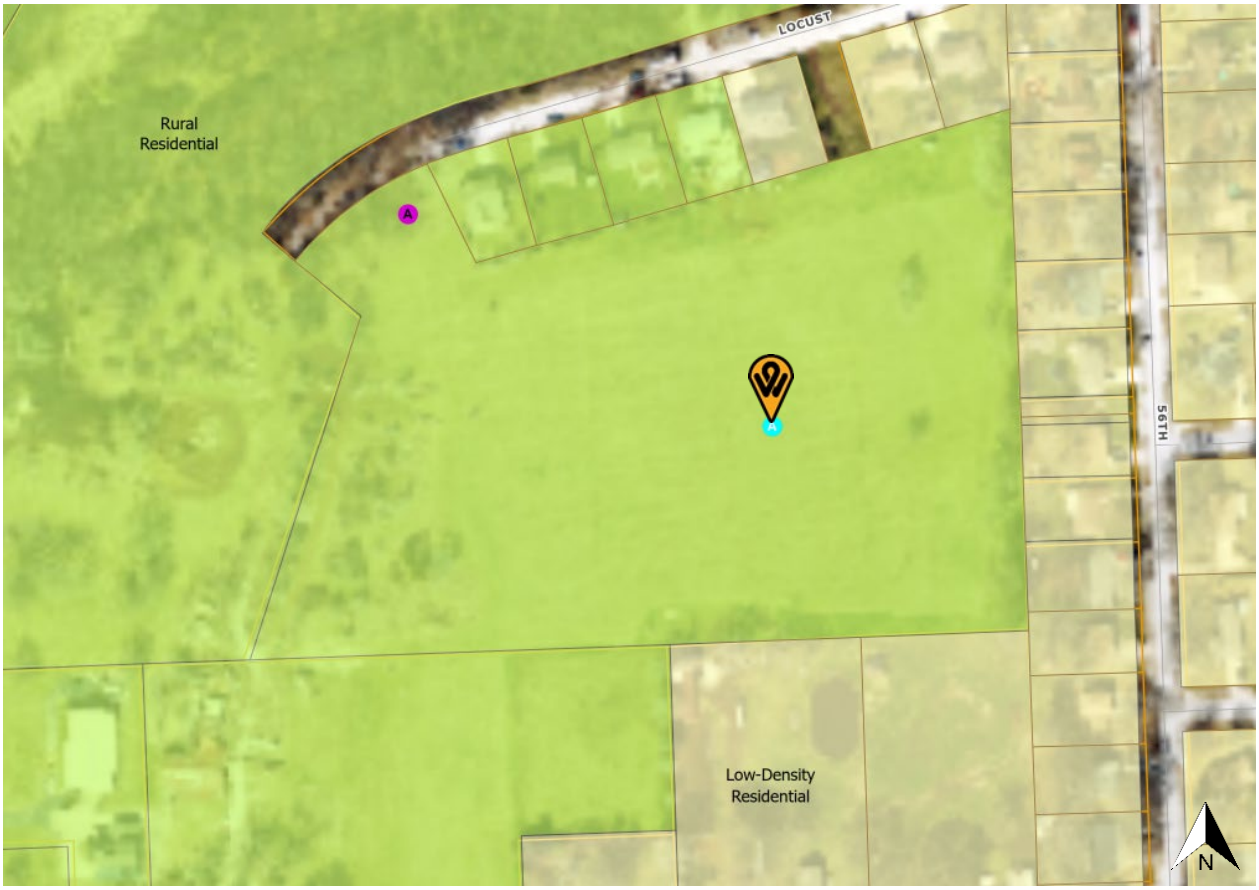
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP



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: February 4, 2026
RE: **SELBY ACRES**

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

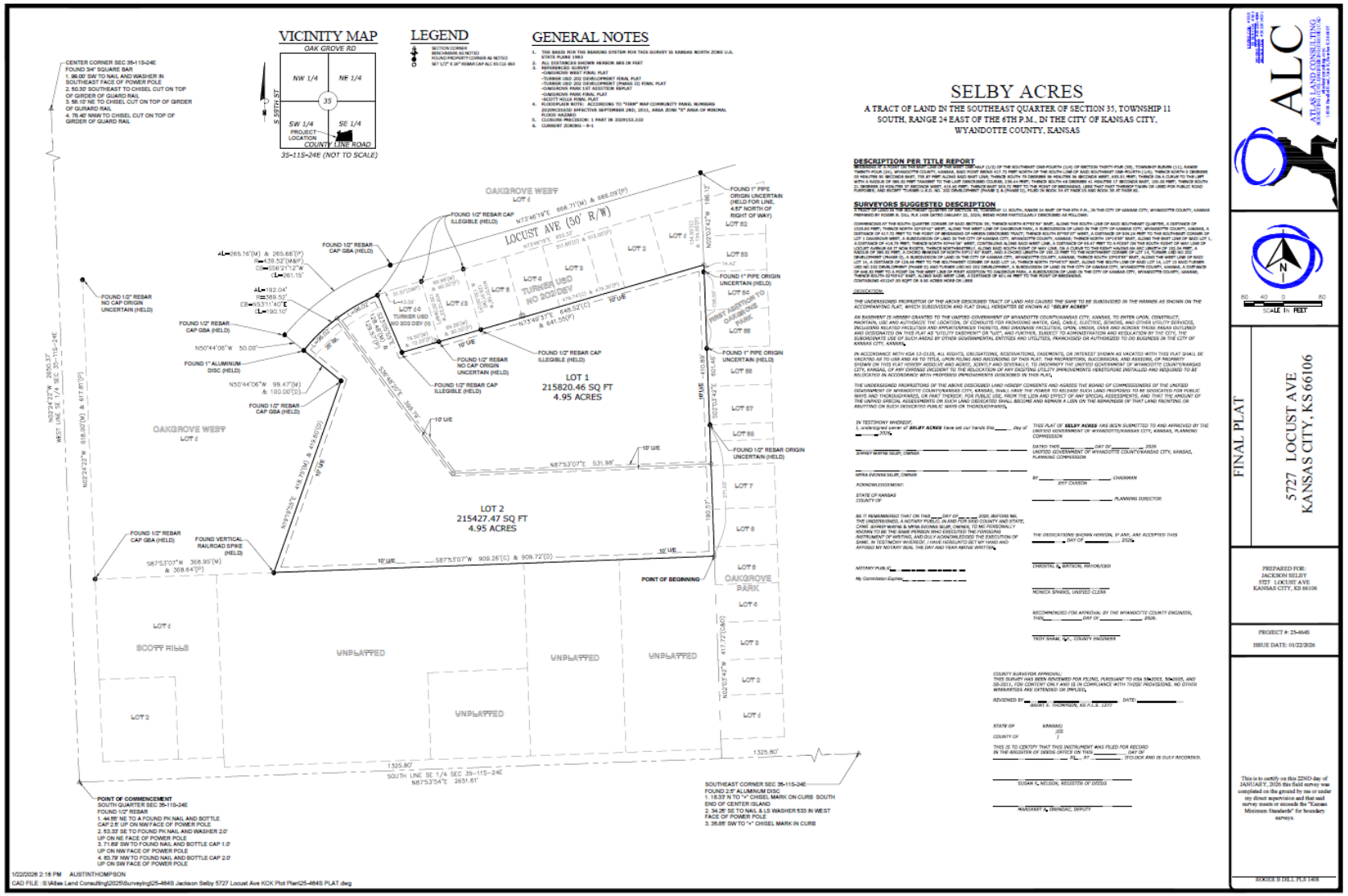
And we have determined the following:
Takes all of CIC-TAS Parcel:
919102
Owners-of-Record:
Jeffrey & Myra Selby
Jurat Signatures:
Jeffrey & Myra Selby

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

1) Legal Description
On the second line, revise "extension of the west line" to "the west line." On the second from last line, change "410.89 feet" to "601.46 feet."

2) Vicinity Map
The range should be 24 instead of 25.

1



March 9, 2026

Selby Acres Final Plat
PLAT2026-003

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: March 9, 2026

Re: **Final Plat – Rakoski No. 2 Addition (PLAT2026-004)**

GENERAL INFORMATION

Applicant Information:
Daryl K. Rakoski
Krystal Voth with Atlas Land Consulting
14500 Parallel Road, Suite R
Basehor, Kansas 66007

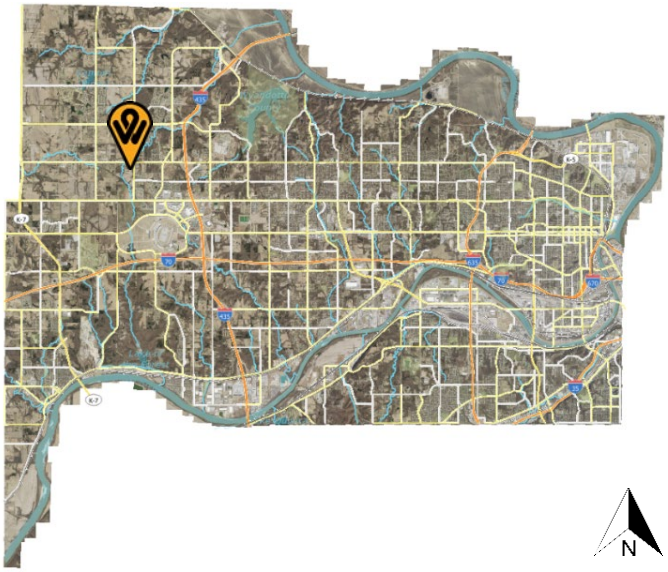
Subject Property:
12525 Leavenworth Road
Kansas City, Kansas 66109

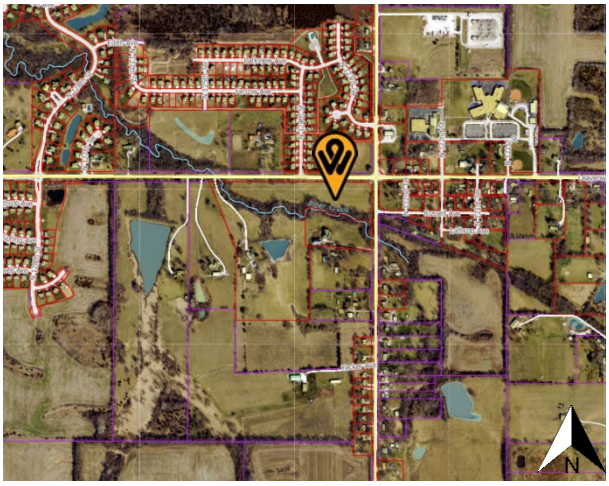
Requested Action and Purpose:
Approval of a Final Plat to create three (3) attached single-family lots.

Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Carlos Pacheco III

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

Comprehensive Plan Area:
Prairie Delaware Piper Area Plan





	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture and R-1 Single Family Districts	Single-family homes
South	A-G Agriculture District	Single-family home
East	C-1 Local Business and R-1(B) Standard Single-Family Residential Districts	Single-family home
West	A-G Agriculture District	Single-family home

Total Tract Size: 9.05 Acre

Neighborhood Characteristics: 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 along North 123rd Street and Leavenworth Road to the south and west, respectively and a single-family subdivision, Newberry at Piper to the north, across Leavenworth Road. Hutton Road is a high trafficked north/south two (2) lane roadway with access from Parallel Parkway to Polfer Road.

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Suburban Residential, which allows for single-family detached residential units.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Leavenworth Road as a Minor Arterial and North 123rd Street as a Major Collector.

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

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. Three (3) trees are required, one

	(1) per lot.
Advertisement:	The Wyandotte Echo – None Required Letters to Property Owners – February 13, 2026
Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daryl Rakoski, is requesting a Final Plat for Rakoski No. 2 Addition to plat three (3) single-family residential lots at 12525 Leavenworth Road.

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. There are no building, zoning or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. 2025 – COZ2025-022 – Change of Zone from A-G Agriculture District to R-1 Single Family District.
2. 2022 – POOL22-0005 – Pool Permit – In-ground swimming pool.
3. 2020 – 20385-00395 – Mechanical Permit – New ductwork and furnace.
4. 2020 – 20380-00589 – Electrical Permit – Add electrical to addition and replace/update service panel.
5. 2020 – 20390-00510 – Plumbing Permit – Plumbing for two (2) bathrooms.
6. 2020 – 20385-00278 – Mechanical Permit – Install gas furnace and ductwork.
7. 2020 – 20300-00215 – Residential Permit – Remodel.
8. 2013 – 13381-00276 – Gas Permit – Gas Pressure Test.

Previous Planning Actions:

1. 2020 – PLAT2020-001 – Preliminary and Final Plat for one (1) lot.
2. 2020 – COZ-0003 – Change of Zone from A-G (WYCO) Agriculture District to A-G (City) Agriculture District.
3. 2019 – COZ 3208 – Change of Zone from A-G (WYCO) Agriculture District to A-G (City) Agriculture District.
4. 2019 – BOZA 2351 – Variance for minimum lot frontage and 3:1 lot depth to width ratio.
5. 2005 – SP2005-32 – Special Use Permit for a beauty shop as a home occupation.

FACTORS TO BE CONSIDERED

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

The Final Plat was consistent with the Prairie Delaware Piper Area Plan and the goDotte Countywide Strategic Mobility Plan the subject property is designated as Suburban Residential and the use is not changing, Leavenworth Road is designated as a Minor Arterial and North 123rd Street is designated as a Major Collector, and dedication of additional right-of-way is not necessary.

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

a. Electric and Water Service

Electric and water service is provided by BPU.

b. Sanitary Sewer Service

Sanitary sewer service is provided by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District #228.

e. Fire

Fire service is provided by Station #8, which is less than one-quarter (¼) mile away from the subject property.

f. Transit

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

g. Schools

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

h. Streets

The subject property is accessed off Leavenworth Road and North 123rd Street, which is designated as a Minor Arterial and Major Collector, respectively.

3. Whether the preliminary and final plat are 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 and subdivision regulations.

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 three (3) lot subdivision is compatible in lot width and lot-to-structure proportion, building size, and architectural design with existing development on adjacent properties.

5. 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 or social environment because these are larger acreage lots, which allow for deeper setbacks than the quarter-acre lots to the north in Newberry at Piper subdivision. Sidewalks will be constructed as required by the Subdivision Code and goDotte Countywide Strategic Mobility Plan.

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

The subdivision will not cause an undue burden on the Unified Government for maintenance or land or facilities because there are electrical and water services on the adjacent parcels and the lots will be on septic service, similar to the larger single-family residences to the southwest.

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 subdivision does not encourage premature extension of public services or premature development based upon the location of surrounding development and the availability of public facilities and services because all public services are provided to the existing single-family homes with the exception of sanitary sewer service, where septic service is to be provided.

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

   The final plat that is submitted is a replat of Rakoski Addition, an existing final plat, so there are three (3) smaller lots that are being subdivided from the larger existing parcel.

KEY ISSUES

Sidewalks
Subdivision Code
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $21.00 for three (3) lots payable to the Unified Treasurer.

   Applicant Response: Understood.

2. Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions.

   Applicant Response: Understood.

3. 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.

   An 8-foot sidewalk with a five (5) foot planting strip is required along Leavenworth

Road in compliance with the goDotte Countywide Strategic Mobility Plan.

Applicant Response: No new local streets are being established with this development. The Applicant understands, but requests consideration of a five (5) foot sidewalk instead of 8 feet. This request is due to the existing terrain.

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. Each lot must have at least one (1) tree in the front or side yard.

   Applicant Response: Understood.

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

   Applicant Response: Understood.

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

   Applicant Response: Understood.

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.

   Applicant Response: Understood.

Previous Conditions of Approval – COZ2025-022:

1. Future sidewalk on Leavenworth Road will be evaluated if and when a Preliminary and/or Final Plat is submitted.
2. A Plat application has to be filed with the Planning and Urban Design Department within one (1) year of the approval of this Change of Zone in order for the ordinance to be valid (Added by the City Planning Commission).
3. Section 27-280(f) Residential lots shall not face on or otherwise receive access

onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Leavenworth Road without variance from the Board of Zoning Appeals.

4. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.
5. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet.
6. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.
7. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.
8. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units; and,
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.

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) The County Surveyor makes separate technical review of the vacation documents and submits comments directly to the preparer of the vacation. Provide revised documents in accordance with County Surveyor 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 **PLAT2026-004 (Rakoski No. 2 Addition Final Plat)**, subject to all comments and suggestions outlined in this staff report 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. **$21.00 for three (3) lots payable to the Unified Treasurer;**
2. **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 five (5) sidewalk with a three (3) foot median is required along the south side of Leavenworth Road;
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. **Each lot must have at least one (1) tree in the front or side yard;**
7. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
8. **The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
9. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;**
10. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;**
11. **The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;**

12. **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;**
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. **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;**
16. **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,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission
Final Plat	March 9, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PLAT2026-004 (Rakoski No. 2 Addition 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

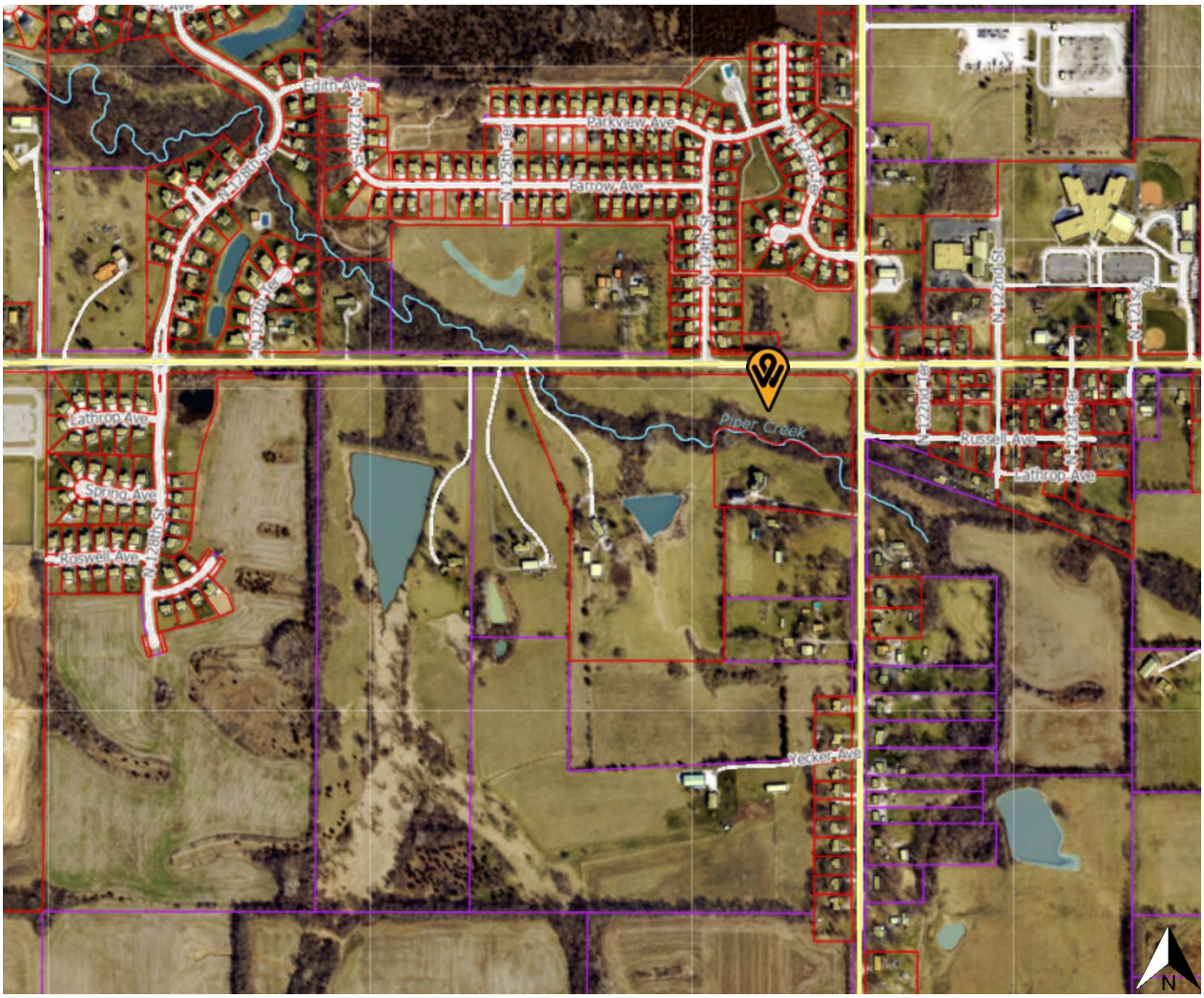
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2026-004 (Rakoski No. 2 Addition 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

R-1
Farrow Ave
N 125th Ter
N 124th St
N 123rd Ter
Farrow Ave
AG (Wyco)
AG (Wyco)
Leavenworth Rd
R-1 (Wyco)
R (Wyco)
R-1B (Wyco)
N 122nd St
C-1 (Wyco)
R-1B (Wyco)
N 122nd Ter
Russell Ave
AG
AG (Wyco)
R (Wyco)
R-1B (Wyco)
N 122nd St
R-1 (Wyco)
AG (Wyco)
N

LAND USE MAP

SLOAN
EDITH
PARKVIEW
123RD
127TH
125TH
FARROW
128TH
FARROW
123RD
122ND
121ST
Public / Semi-Public
124TH
123RD
128TH
127TH
Planned Suburban Residential District
122ND
121ST
LATHROP
RUSSELL
LATHROP
SPRING
ROSWELL
127TH
YECKER
Public / Semi-Public
Planned Mixed Residential District
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: February 4, 2026
RE: **RAKOSKI ADDITION NO 2**

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 Parcel:

422300

Owners-of-Record:

Daryl & Corinne Rakoski

Jurat Signatures:

Daryl & Corinne Rakoski

We find that the plat is: **Presently acceptable for posting.**

1

ALC Comment Response

February 18, 2026

PLAT2026-004

Mr. Toy,

Thank you for the opportunity to review the draft staff report for PLAT2026-004. 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. When the mylars are submitted to Staff to be recorded, submit the following fees:

a. $32.00 per page payable to the Register of Deeds; and,

b. $21.00 for three (3) lots payable to the Unified Treasurer. **Understood**

2. Please review GeoSpatial Services Department comments and contact Robert Ringel at (913) 573-2941 or rringel@wycokck.org if you have additional questions. **Understood**

3. 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. **No new local streets are being established with this development**

An 8-foot sidewalk with a five (5) foot planting strip is required along Leavenworth

Road in compliance with the goDotte Countywide Strategic Mobility Plan. **Applicant understands, but requests consideration of a five-foot sidewalk instead of 8'. This request is due to the existing terrain.**

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 Rakoski No. 2 Addition Final Plat 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. **Understood**

6. Each lot must have at least one (1) tree in the front or side yard. **Understood**

7. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring. **Understood**

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

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. **Understood**

Previous Conditions of Approval – COZ2025-022:

1. Future sidewalk on Leavenworth Road will be evaluated if and when a Preliminary and/or Final Plat is submitted. **Understood**

2. A Plat application has to be filed with the Planning and Urban Design Department within one (1) year of the approval of this Change of Zone in order for the ordinance to be valid (Added by the City Planning Commission). **Understood**

3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of

five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Leavenworth Road without variance from the Board of Zoning Appeals. **Understood**

4. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features. **Understood**

5. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet. **Understood**

6. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding. **Understood**

7. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.

8. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units; and, **Understood**

9. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:

a. 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. **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:

1) None **Understood**

Best,

Krystal Voth

Land Use Planner

ATLAS LAND CONSULTING

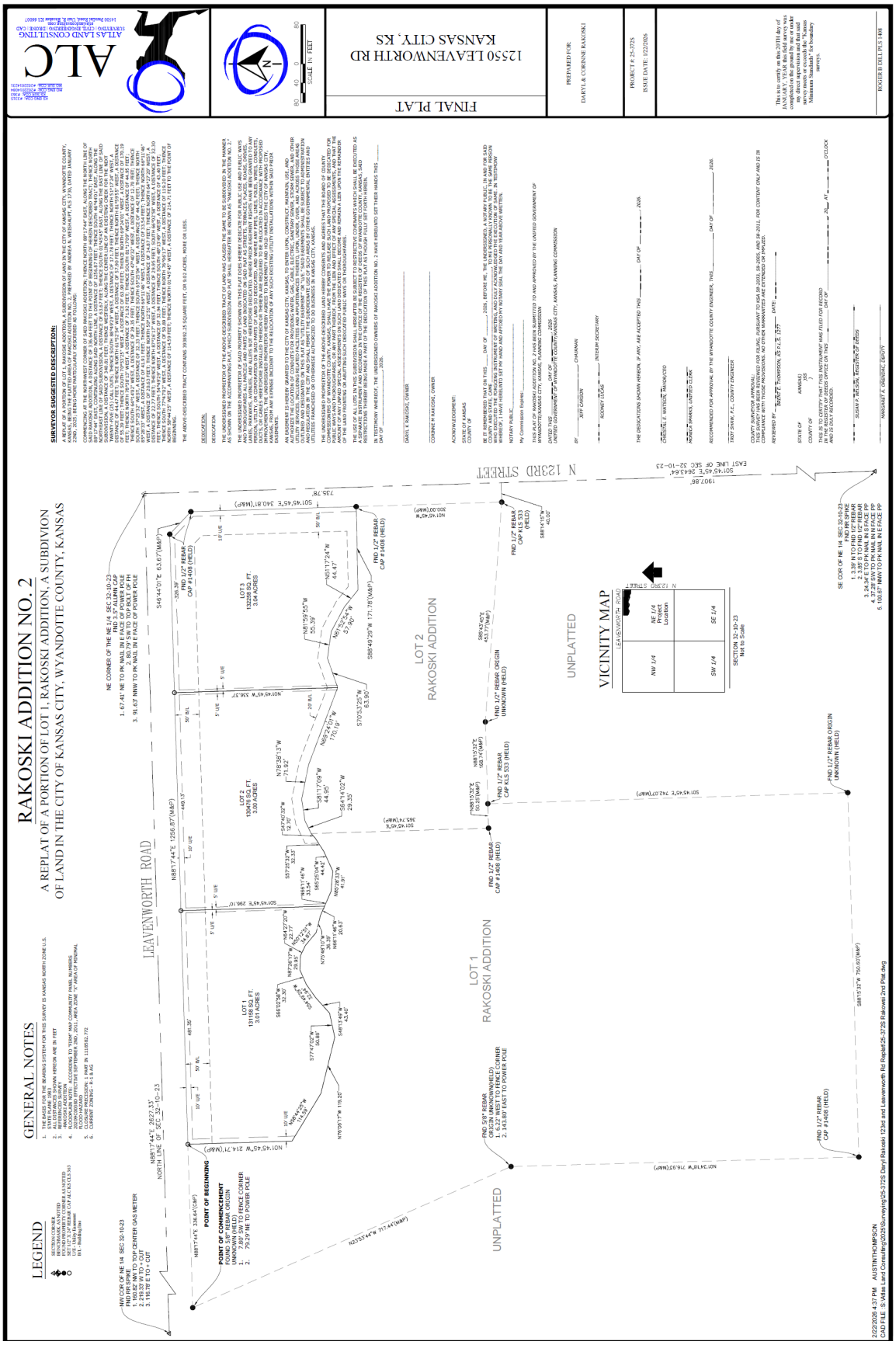
ENGINEERING • SURVEYING • DRONE • INSPECTION

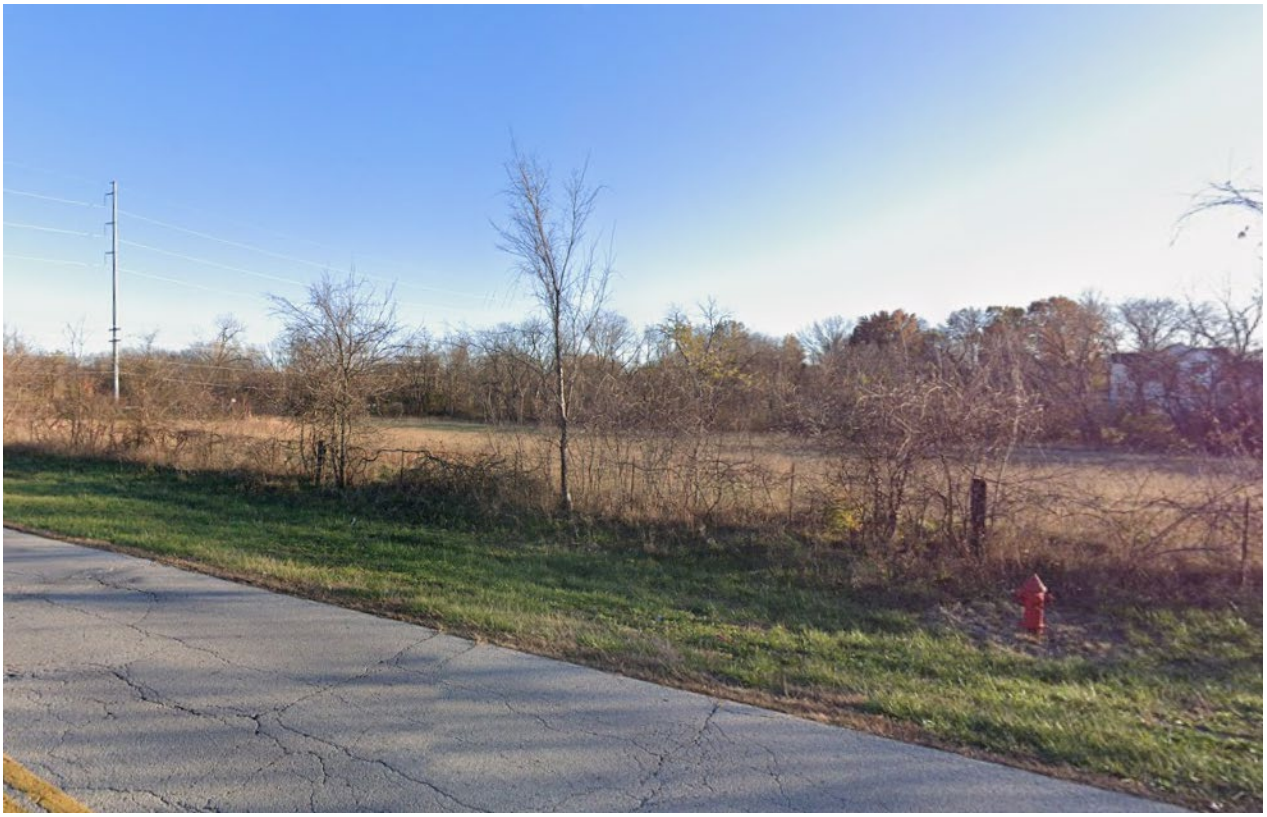
14500 Parallel Road, Unit R

Basehor, KS 66007

O: (913) 662-5050 **M: (417)622-2907**

Proudly WBE Certified in Kansas and Missouri


ALC
ATLAS LAND CONSULTING
FINAL PLAT
12550 LEAVENWORTH RD
KANSAS CITY, KS
PREPARED FOR:
DARYL & CORINNE RAKOSKI
PROJECT #: 25-3725
ISSUE DATE: 1/22/2026
RAKOSKI ADDITION NO. 2
A REPLAT OF A PORTION OF LOT 1, RAKOSKI ADDITION, A SUBDIVION
OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
GENERAL NOTES
LEGEND
VICINITY MAP
LEAVENWORTH ROAD
N 123RD STREET
LOT 1
RAKOSKI ADDITION
LOT 2
RAKOSKI ADDITION
UNPLATTED
LEAVENWORTH ROAD
SURVEYOR SUGGESTED DESCRIPTION:
DESCRIPTION:
DEDICATION:
ACKNOWLEDGEMENT:
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC: _____
My Commission Expires: _____
THIS PLAT OF RAKOSKI ADDITION NO. 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE UNITED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION
DATED THIS _____ DAY OF _____, 2026.
BY: _____ SCOTT CARSON _____ CHAIRMAN
ATTEST: _____ KIMBERLY ROAR _____ INTERIM SECRETARY
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2026.
CHRISTINE M. WATSON, RANDOLPH
ATTEST: BARBARA J. MARKS, UNIFIED CLERK
RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS _____ DAY OF _____, 2026.
TROY SHAW, P.E., COUNTY ENGINEER
COUNTY SURVEYOR APPROVAL
THIS PLAT HAS BEEN REVIEWED FOR FILING, PURSUANT TO CSA 58-2001, AS AMD. AND IS 2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS, NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY: _____ DATE: _____
STATE OF KANSAS
COUNTY OF SS
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, A.D., 20__ AT _____ O'CLOCK AND IS DULY RECORDED.
SUSAN P. MCSON, Register of Deeds
MARGARET A. ORENDAC, DEPUTY
This is to certify on this 30TH day of JANUARY, YEAR this field survey was completed or the ground bearings and measurements shown hereon meet the Kansas minimum standards for boundary surveys.
BECKER R DILL PLS 1408
2/22/2026 4:37 PM AUSTINTHOMPSON
CAD FILE: S:\Atlas Land Consulting\2025\Surveying\25-3725 Daryl Rakoski 123rd and Leavenworth Rd Replat\25-3725 Rakowski 2nd 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
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To: City Planning Commission

From: Planning and Urban Design Staff

Date: March 9, 2026

Re: **Final Plan Petitions PR2026-002 and PR2026-003 and Final Plat Petition PLAT2026-008 (USD 500 Campus Final Plat)**

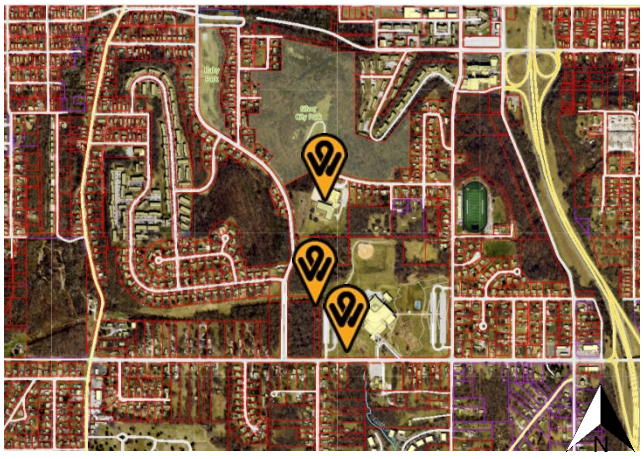
GENERAL INFORMATION

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:
1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive
Kansas City, Kansas 66106

Requested Action and Purpose:
Approve a Final Development Plan and Final Plat to plat two (2) lots and build an elementary and middle school totaling 141,139 square foot.

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



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

Plan Area: PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family homes and Silver City Park
South	R-1 Single and R-2 Two Family Districts	Single-family homes and Living Stone Family Worship Center
East	R-1 and R-1(B) Single Family Districts	Single-family homes
West	R-1 and R-1(B) Single Family Districts	Single-family homes and wooded, undeveloped land

Total Tract Size: 60.57 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public/Institutional, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and 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 Steele Road as a Major Collector, and Haas Drive and Lawrence Avenue as Local Streets.

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.

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 7,000 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. 377 trees are provided.
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – February 13, 2026
Public Hearing:	March 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 two (2) lots and to build an elementary and middle school (Argentine Middle School) totaling 65,396 and 117,695 square feet, respectively, new parking lots, playground, athletic field, walking paths and detention facilities at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 Haas Drive and 2025 Haas Drive.

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. ENV24-2016 – 2024 – Code-Environment – Low hanging tree limbs.
2. CMP24-2619 – 2024 – Enforcement Complaint – Noxious weeds and trees grown into the power lines. Closed.
3. CMP21-2329 – 2021 – Enforcement Complaint – Tree compliant. No violations found.
4. 16220-00596 – 2016 – Graffiti – Graffiti on storage building. Closed.

Outstanding or Related Permit and Cases:

1. Between 2002 – 2014, there have been numerous electrical, commercial, mechanical, plumbing, DRC, elevator certificate and fire suppression permits at the subject property.

Previous Planning Actions:

1. 2025 – PR2025-034 – Preliminary Development Plan for New Elementary and Argentine Middle Schools – Approved.
2. 2025 – PLAT2025-034 – Preliminary Plat for USD 500 Campus – Approved.
3. 2016 – PR-2016-23 – Final Development Plan for futsal courts – Approved.
4. 2016 – PR-2016-2 – Final Development Plan for futsal courts – 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 60.57 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 Steele Road and Lawrence Avenue via Haas Drive. As part of this development, platted right-of-way from 1925 is proposed to be vacated.

   The Traffic Impact Study was reviewed as part of the Preliminary Development Plan by a third party on behalf of Public Works and Traffic Engineering. Additional pedestrian and roadway improvements associated with this development will occur as part of the public improvement plans.

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 Harmon High School is 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 PlanKCK Comprehensive Plan Public/Semi-Public/Institutional land use designation, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and Low-Density Residential land use designation, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

   Additionally, the proposed use conforms to the Subdivision Code, goDotte Countywide Strategic Mobility Plan, which requires sidewalks on Lawrence Avenue, Haas Drive and Steele Road.

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

   The property is accessed from Lawrence Avenue, Steele Road, and Haas Drive. No additional right-of-way is proposed to be dedicated as part of the development.

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 conventional (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 South Patrol, District #331.

e. Fire

Fire service is provided by Station #7, located at South 27th Street and Strong Avenue, which is one-half (½) mile from the subject property.

f. Transit

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

g. Schools

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

h. Streets

The subject property is accessed off Steele Road, a Major Collector, and Haas Drive and Lawrence Avenue, as a Local Streets.

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), 60.57-acre lot for the development of Silver City Elementary School and Argentine 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 elementary and 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 on the Unified Government.

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 Argentine area and is infill development south of Silver City 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 a Final Development and Final Plat.

KEY ISSUES

Vacation of Existing Right-of-Way
Landscaping and Screening
Traffic
Pedestrian Circulation
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. As part of the approval from the Preliminary Development Plan and Preliminary Plat, additional signage and traffic controlling measures were to be further evaluated along Lawrence Avenue to prevent loitering and speeding through the area when school is closed.

   Applicant Response: Acknowledged – a fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation.

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

   Applicant 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) 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 improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

   Applicant Response: Acknowledged.

5. 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: Acknowledged.

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 do not meet this standard.

   Applicant Response: Argentine Middle School - All rooftop equipment is screened from public view by the building parapet, with the exception of units located at few locations. At this location, the design incorporates in-board architectural walls with a metal panel finish (MP1) 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 (Subject: PR2025-033 and PLAT2025-032 - New Central MS), this architectural strategy was deemed acceptable strategy. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted along with 3D views showing how architectural walls acts as extension of building mass.

   New Elementary School – Comment acknowledged. Parapets will screen rooftop equipment from public right of way adjacent to the building.

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

   Applicant Response: Argentine Middle School - Argentine Middle School – One (1) external downspout is 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 downspout is not located on exterior-facing walls and is primarily concealed by the adjacent roof parapet and architectural walls. Due to its location, the surrounding building massing and metal panel finish, it will not be perceived from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspout is located approximately 118'-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.

   New Elementary School – Comment acknowledged and is consistent with current design.

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. Landscaping will comply.

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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

   Applicant Response: Comment acknowledged. Landscaping screen will be provided.

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

   Applicant Response: Comment acknowledged.

Previous Conditions of Approval for PR2025-034 and PLAT2025-034:

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: Existing right-of-way will be vacated by instrument of the plat;
4. 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;
5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;
6. 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 this standard;

7. 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;
8. 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;
9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;
10. 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;
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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance;
12. All landscaping shall be irrigated;
13. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
14. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
15. All 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;
16. 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 at 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;

17. 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;
18. 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;
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 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;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. 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;
22. 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;
23. 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; and,
24. 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:

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** Petitions **PR2026-002, PR2026-003,** and **PLAT2026-008 (USD 500 Campus Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Per the Public Works Department, show one single connection to the Public Main for both projects;**
2. **A fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation;**
3. **Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;**
4. **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;**
5. **Existing right-of-way will be vacated by instrument of the plat;**
6. **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. **$14.00 for two (2) lots payable to the Unified Treasurer;**
7. **Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;**
8. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building for the**

elementary school, and in specific roof locations, opaque architectural panels for the middle school;

9. **Gutters and downspouts shall be internalized except within the storm shelter for both schools, and one additional location on the interior wall of the middle school. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
10. **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;**
11. **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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;**
12. **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;**
13. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.**
    a. **Pole and pylon signs are prohibited in the Sign Ordinance;**
14. **All landscaping shall be irrigated;**
15. **All deciduous and shade trees shall be at least two (2) inch caliper when planted;**
16. **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);**
17. **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;**
18. **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 at 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;**

19. **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;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained**

from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

26. **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;**
27. **Section 27-210(i) 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 Letter
Final Plat
Site Plan (Middle School and Elementary School)
Grading Plan (Middle School and Elementary School)
Lighting Plan (Middle School and Elementary School)
Landscape Plan (Middle School and Elementary School)
Building Elevations (Middle School and Elementary School)
Site Photographs

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

Final Plan Review – PR2026-002 (Argentine Middle School)

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2026-002** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements 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 **PR2026-002,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Final Plan Review – PR2026-003 (New Elementary School)

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2026-003** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2026-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Final Plat – PLAT2026-008 (USD Campus)

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2026-008**, USD 500 Campus 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

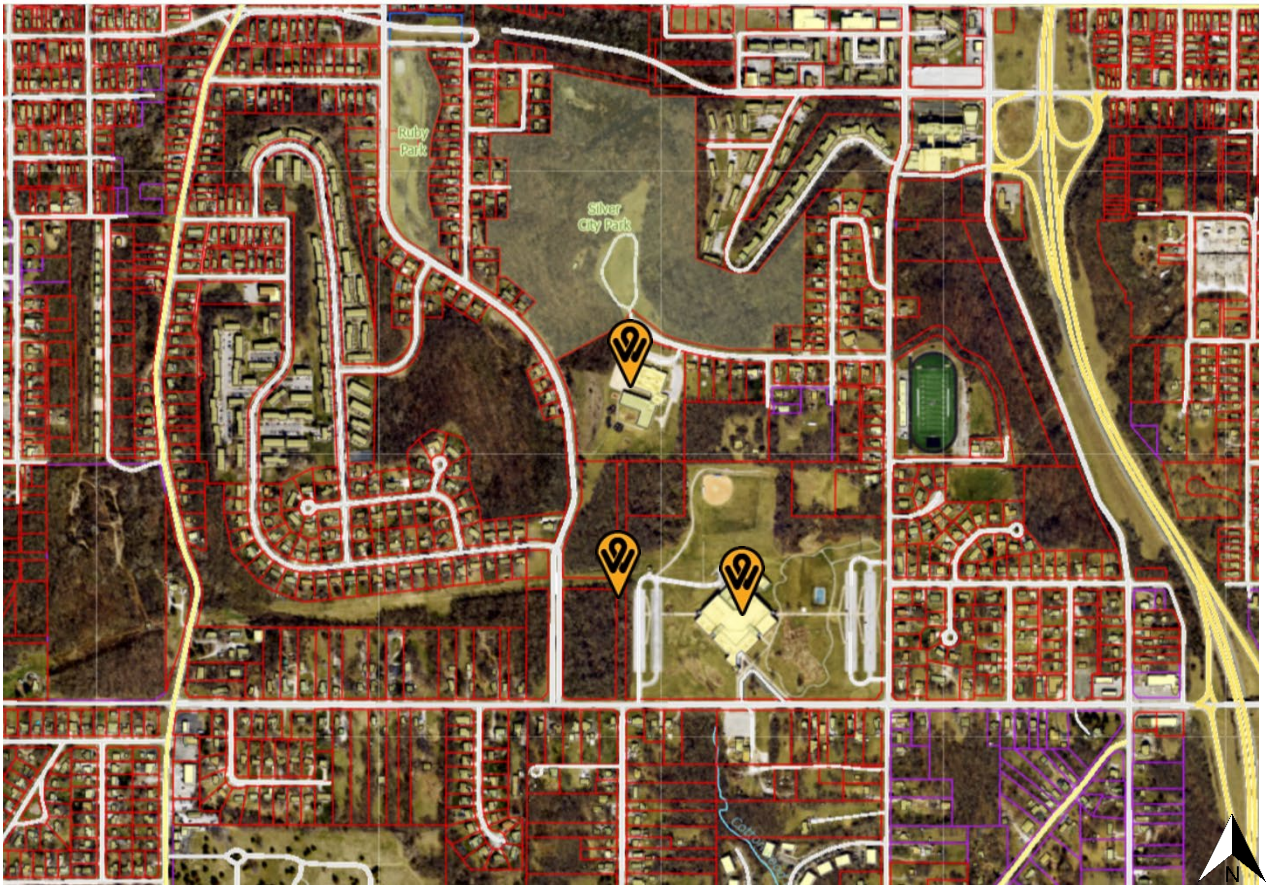
3. _____.

OR

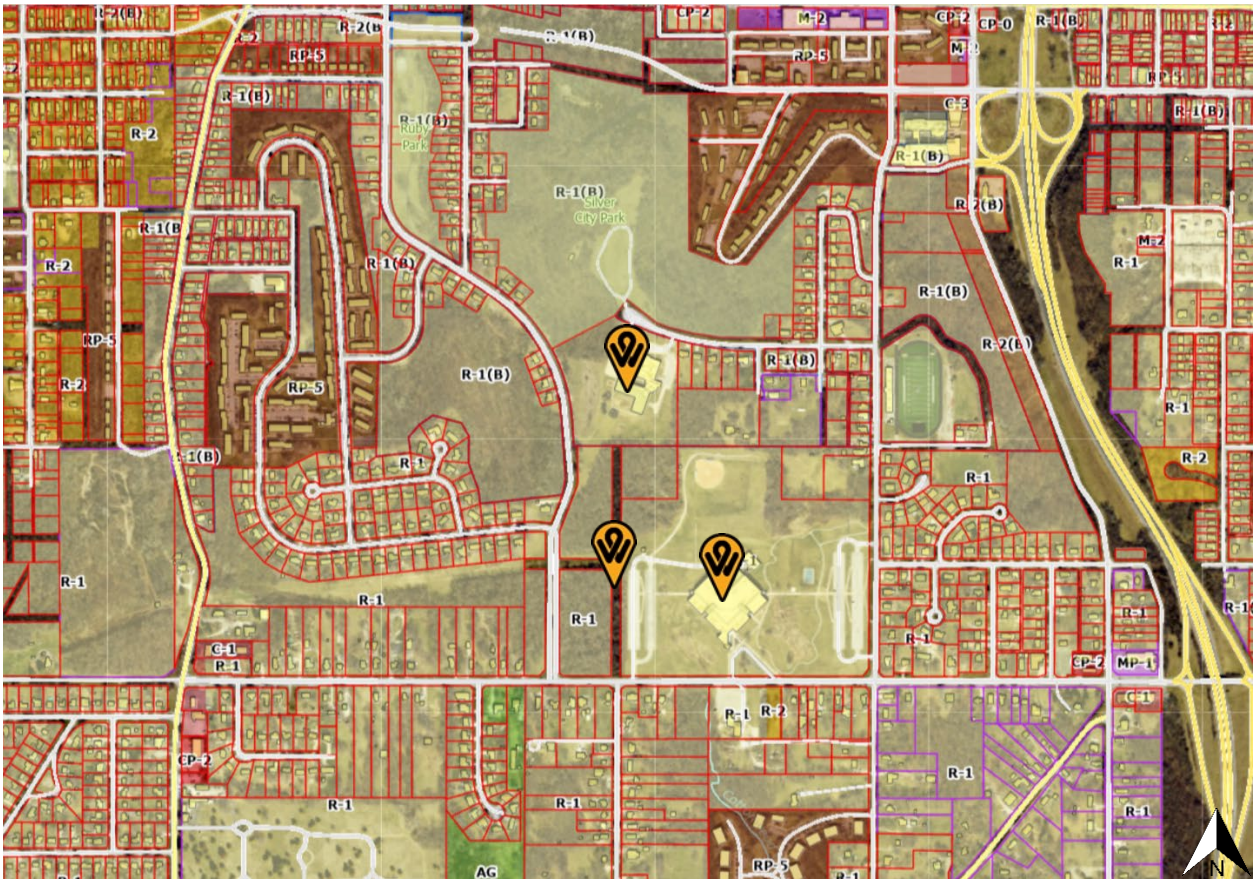
I move the Kansas City, Kansas City Planning Commission **DENY PLAT2026-008**, USD 500 Campus Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1(B)
R-2
RP-5
R-1
C-1
CP-2
M-2
CP-0
C-3
MP-1
AG
Ruby Park
Silver City Park
N

LAND USE MAP

Community Commercial
Urban Mixed Use
Business Park
Parks
Open Space
Low-Density Residential
Medium-Density Residential
Public / Semi-Public Institutional
STRONG
CONNOR
ALVARADO
WOODLAND
SILVER
RUBY
ELMWOOD
WYANDOTTE
BARBER
WILLARD
LAWRENCE
DOUGLAS
SHEARER
CHESTER
HAAS
STEELE
BERRY
DOVER
NORMANDY
VICTORIA
JUNCTION
MATNEY
SHAWNEE
GIBBS
BIRCH
BARBEN
METROPO
SB 18TH ST/US-69 TO EB RUBY AVE
EB RUBY AVE TO NB 18TH ST/US-69
S 21ST ST TO SB 18TH/US-69 HWY
NB 18TH ST/US-69 HWY TO RUBY AVE
STEELE RD TO NB 18TH/US-69 HWY
WB STEELE RD NB 18TH ST/US-69
STEELE RD TO SB 18TH/US-69 HWY
NB 18TH ST/US-69 TO STEELE RD
DNDS

MKEC ENGINEERING SUCCESS

February 23, 2026

Unified Government of Wyandotte County
Department of Planning + Urban Design
701 N 7th Street, Suite 423
Kansas City, Kansas 66101

REFERENCE: Final Plan Petition PR2026-002 & PR2026-003
USD 500 Campus Final Plat (PLAT2026-008 & PLAT2026-009)
Responses to February 17, 2026 Review Comments

Dear Mr. Byron Toy,

The following are our responses to the UG of Wyandotte County comments provided February 17, 2026.

General Planning:

1. As part of the approval from the Preliminary Development Plan and Preliminary Plat, additional signage and traffic controlling measures were to be further evaluated along Lawrence Avenue to prevent loitering and speeding through the area when school is closed.

Response: Comment acknowledged – a fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation.

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) 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.

Response: Sidewalk improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

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

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

Response: Comment acknowledged.

5. 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.

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 do not meet this standard.

Response:
Argentine Middle School – All rooftop equipment is screened from public view by the building parapet, with the exception of units located at few locations. At this location, the design incorporates in-board architectural walls with a metal panel finish (MP1) 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 (Subject: #PR2025-033 and PLAT2025-032 - New Central MS), this architectural strategy was deemed acceptable strategy. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted along with 3d views showing how architectural walls acts as extension of building mass.

New Elementary School – Comment acknowledged. Parapets will screen rooftop equipment from public right of way adjacent to the building.

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

Response:
Argentine Middle School – One (1) external downspout is 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 downspout is not located on exterior-facing walls and is primarily concealed by the adjacent roof parapet and architectural walls. Due to its location, the surrounding building massing and metal panel finish, it will not be perceived from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspout is located approximately 118'-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.

New Elementary School – Comment acknowledged and is consistent with current design.

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.

Response: Comment acknowledged. Landscaping will comply.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or twofamily 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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

Response: Comment acknowledged. Landscaping Screen will be provided.

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

Response: Comment acknowledged.

Previous Conditions for Approval for PR2025-034 & PLAT2025-034:

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) 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;

Response: Sidewalk improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

3. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat;

Response: Comment acknowledged.

4. 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;

Response: Comment acknowledged.

5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;

Response: Comment acknowledged – see accompanying Traffic Study comment response letter.

6. 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 this standard;

Response: Comment acknowledged – parapets will screen rooftop equipment from public right of way adjacent to the building.

7. 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: Comment acknowledged and is consistent with the current design.

8. 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:
Argentine Middle School – Comment acknowledged.

New Elementary School – Five (5) additional trees added to the interior of the parking lot to ensure compliance.

9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;

Response:
Argentine Middle School – (15) Fifteen Black Hills Spruce have been added to the plan to create additional screening. There is a 10' grade change from single family to parking lots and existing landscape material exists and will remain to assist in screening.

New Elementary School – 5' tall screening ornamental grasses have been added along the bus drop-off lane to ensure parking areas are properly screened from the south.

10. 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:
Argentine Middle School – Comment acknowledged.

New Elementary School – trash receptacles will be enclosed with screening wall of the same materials as the primary structure. Screen will be minimum 6' tall on all sides and the gate will face to the east, away from the street.

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

Response: Comment acknowledged – Signage will not be constructed until a signage permit has been issued through the proper channels as noted above.

12. All landscaping shall be irrigated;

Response:
Argentine Middle School – Comment acknowledged.

New Elementary School – All plants are native or adapted to the region and do not need supplemental water once established. Irrigation is not required for these plants to flourish, so no site irrigation is currently provided.

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

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

New Elementary School – Comment acknowledged. Landscaping shall comply with the comment above.

14. 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:
Argentine Middle School – Trees shall be of approved size. Native grasses and plants are not planned.

New Elementary School – Comment acknowledged. Landscaping shall comply.

15. 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.

16. 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;

Response:
Argentine Middle School – Comment acknowledged.

New Elementary School – The plan is to screen transformer utilizing landscaping.

17. 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.

18. 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.

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 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.

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

Response: Comment acknowledged.

21. 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.

22. 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.

23. 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; and,

Response: Comment acknowledged.

24. 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 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: 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

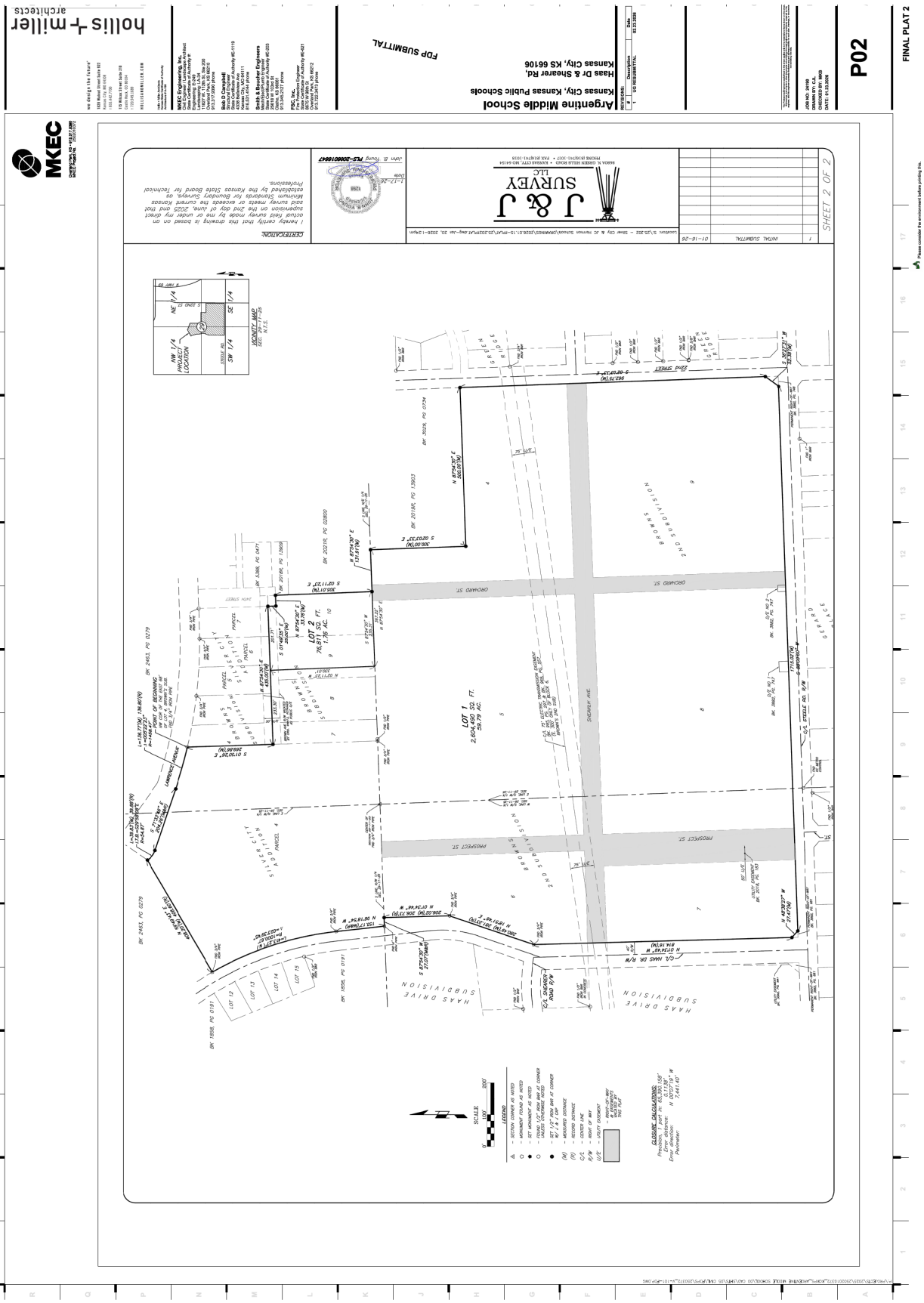
Response: Comment acknowledged.

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

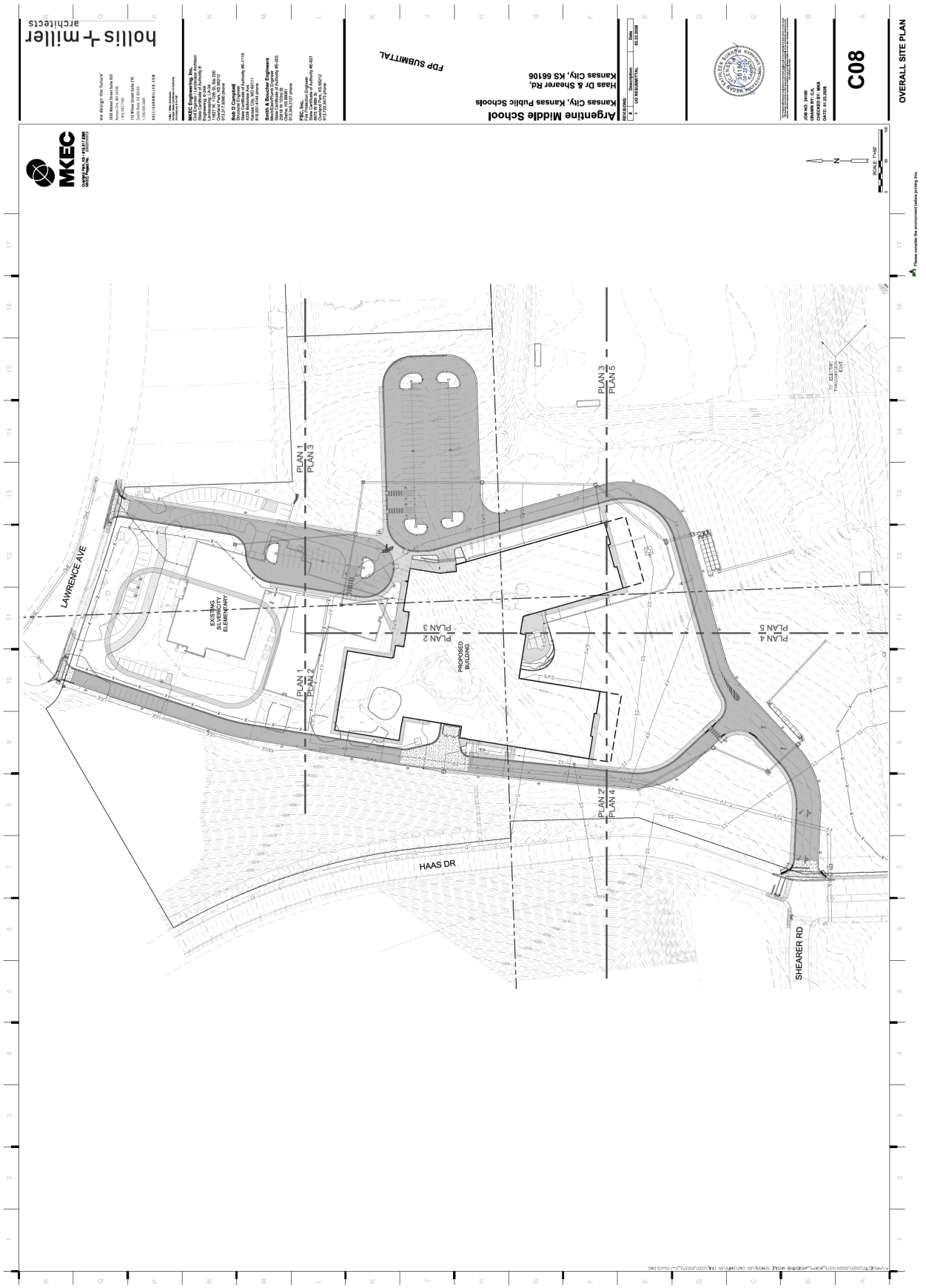
Sincerely,

MKEC ENGINEERING, INC.

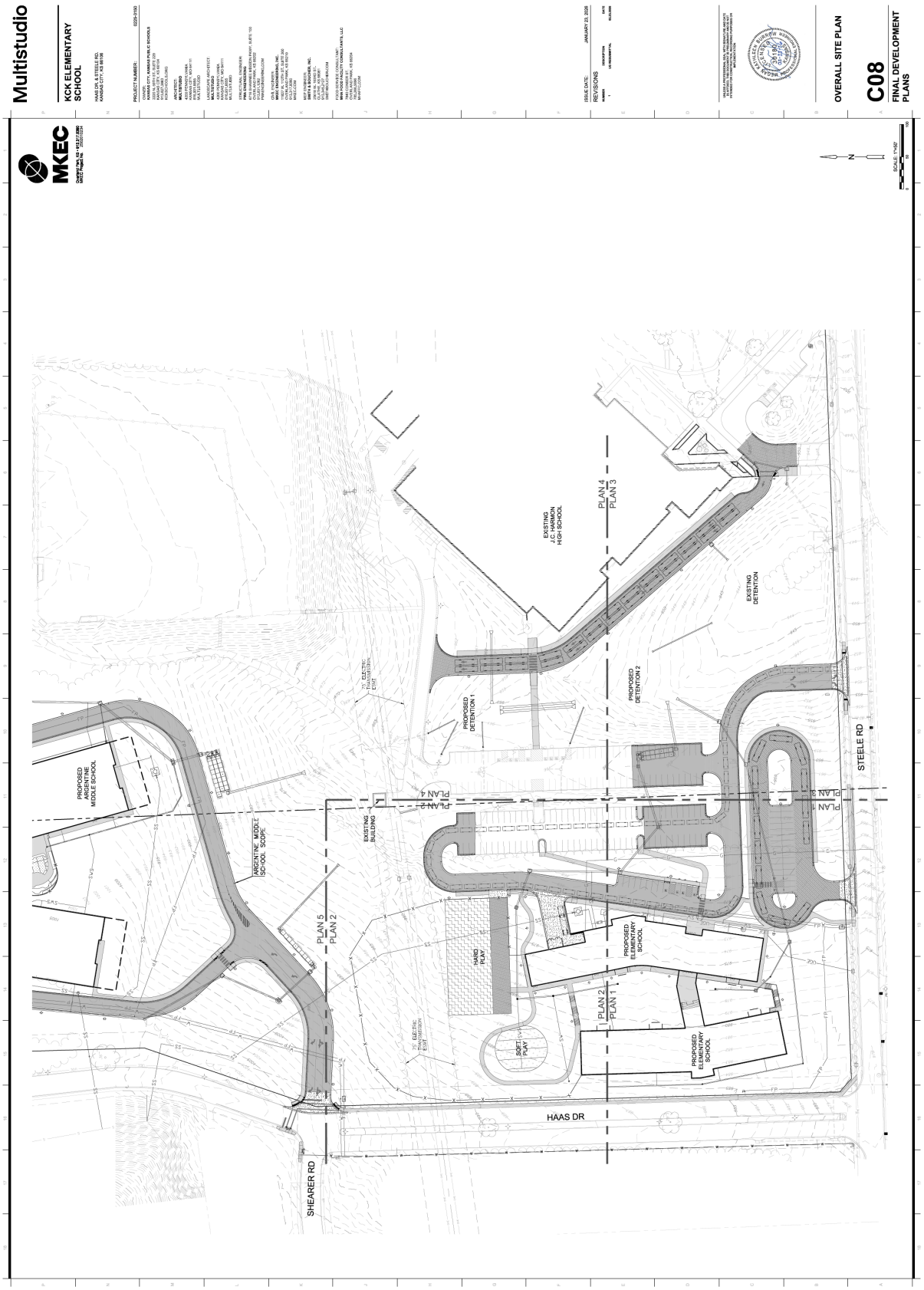
Brian Hochstein, PLA, ASLA, MBA

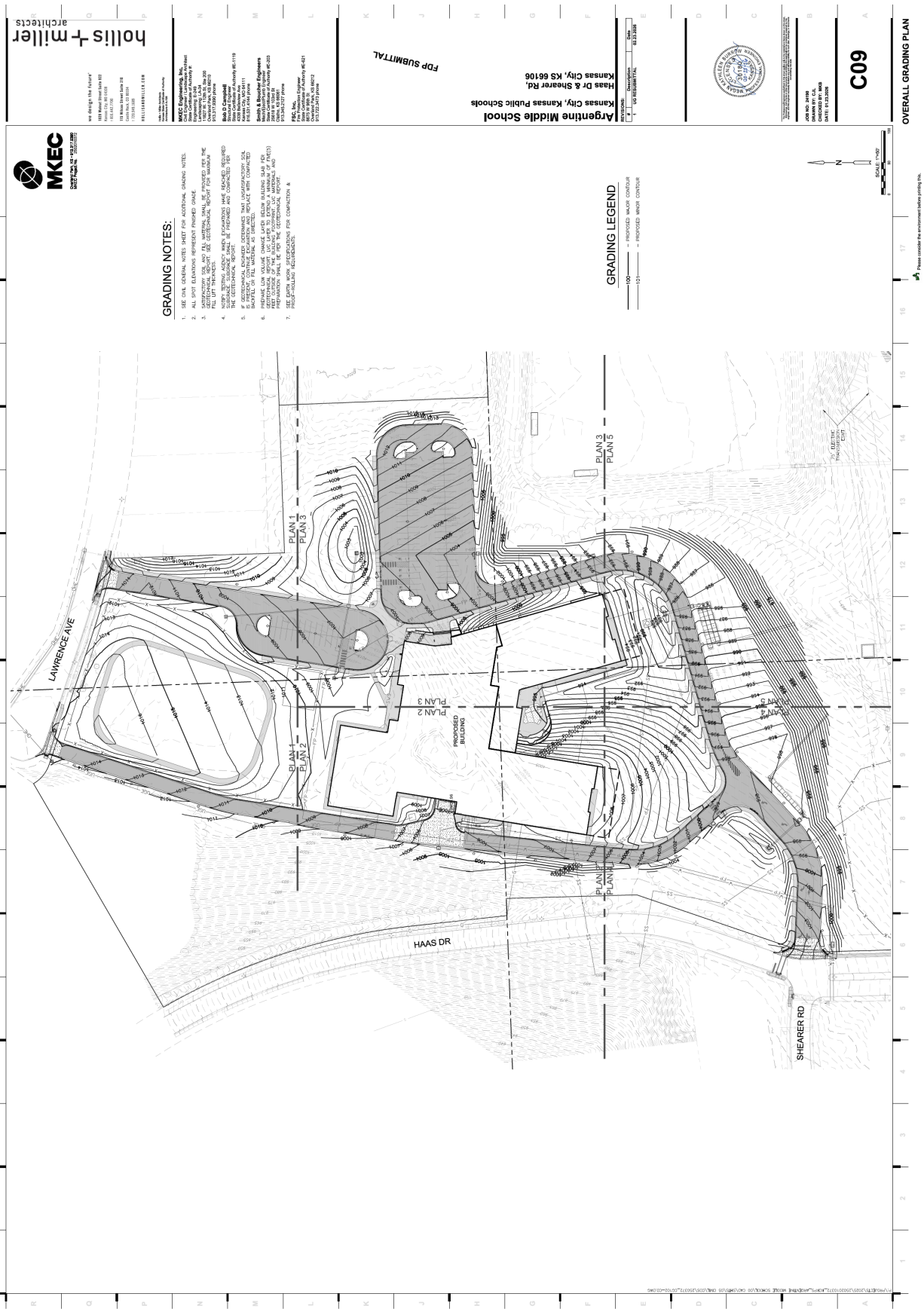


PR2026-002/PR2026-003 and PLAT2026-008 (USD 500 Campus Final Plat)
March 9, 2026

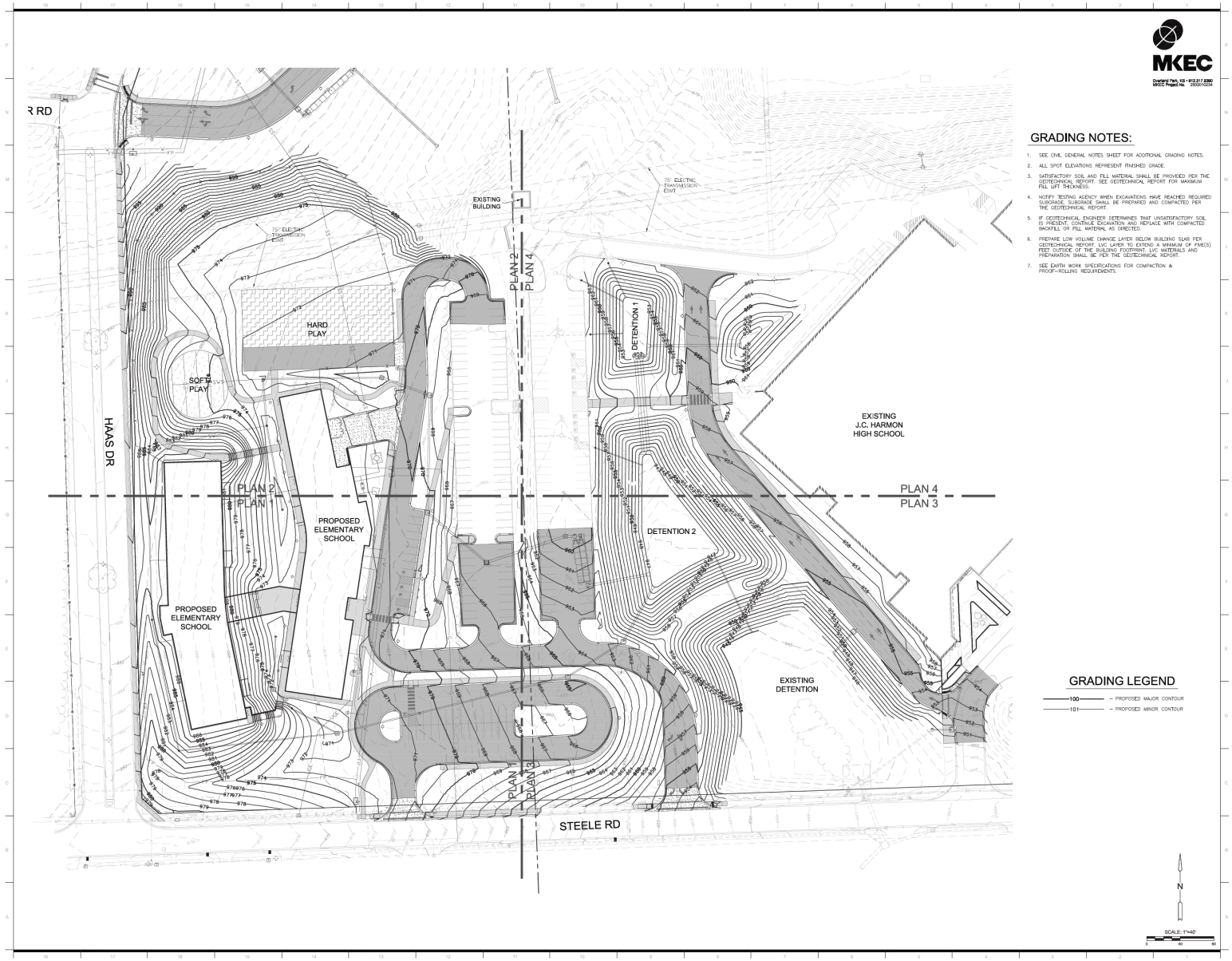


hollis + miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
C08
OVERALL SITE PLAN
MKEC
LAWRENCE AVE
EXISTING SILVERCITY ELEMENTARY
PROPOSED BUILDING
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
HAAS DR
SHEARER RD


Multistudio
KCK ELEMENTARY SCHOOL
OVERALL SITE PLAN
C08
FINAL DEVELOPMENT PLANS
MKEC
EXISTING J.C. HARMON HIGH SCHOOL
PLAN 4
PLAN 3
EXISTING DETENTION
PROPOSED DETENTION 1
PROPOSED DETENTION 2
PROPOSED ARGENTINE MIDDLE SCHOOL
ARGENTINE MIDDLE SCHOOL SCOPE
EXISTING BUILDING
PLAN 2
PLAN 1
STEELE RD
PLAN 5
PLAN 2
HARD PLAY
PROPOSED ELEMENTARY SCHOOL
SOFT PLAY
PROPOSED ELEMENTARY SCHOOL
HAAS DR
SHEARER RD



GRADING NOTES:
GRADING LEGEND
LAWRENCE AVE
HAAS DR
SHEARER RD
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
PROPOSED BUILDING
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FPP SUBMITTAL
C09
OVERALL GRADING PLAN



GRADING NOTES:

1. SEE CIVIL GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL LIFT THICKNESS.
4. NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
5. IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
6. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPORT. LVC LAYER TO EXTEND A MINIMUM OF FIVE(5) FEET OUTSIDE OF THE BUILDING FOOTPRINT. LVC MATERIALS AND PREPARATION SHALL BE PER THE GEOTECHNICAL REPORT.
7. SEE EARTH WORK SPECIFICATIONS FOR COMPACTION & PROOF-ROLLING REQUIREMENTS.

GRADING LEGEND

100 – PROPOSED MAJOR CONTOUR
101 – PROPOSED MINOR CONTOUR

N

SCALE: 1"=40'
0 40 80

MKEC
Overland Park, KS • 913.317.8360
MKEC Project No. 2500010234

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0225-3150

OWNER:
KANSAS CITY, KANSAS PUBLIC SCHOOLS
2220 N. 59TH ST, SUITE 229
KANSAS CITY, KS 66104
913.627.3001
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6000
MULTISTUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6000
MULTISTUDIO

STRUCTURAL ENGINEER:
PMA ENGINEERING
8716 SHAWNEE MISSION PKWY, SUITE 100
MERRIAM PARK, KS 66202
913.851.1352
PMAENGINEERING.COM

CIVIL ENGINEER:
MKEC ENGINEERING, INC.
11627 W. 112TH ST, SUITE 200
OVERLAND PARK, KS 66210
913.317.8360
MKEC.COM

MEP ENGINEER:
SMITH & BOUCHER, INC.
2949 E. 103RD ST.
KANSAS CITY, MO 64137
913.345.2121
SMITHBOUCHER.COM

FOOD SERVICE CONSULTANT:
MHA FOOD FACILITY CONSULTANTS, LLC
7940 CONSER ST
OVERLAND PARK, KS 66204
785.266.5896
MHAFFC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

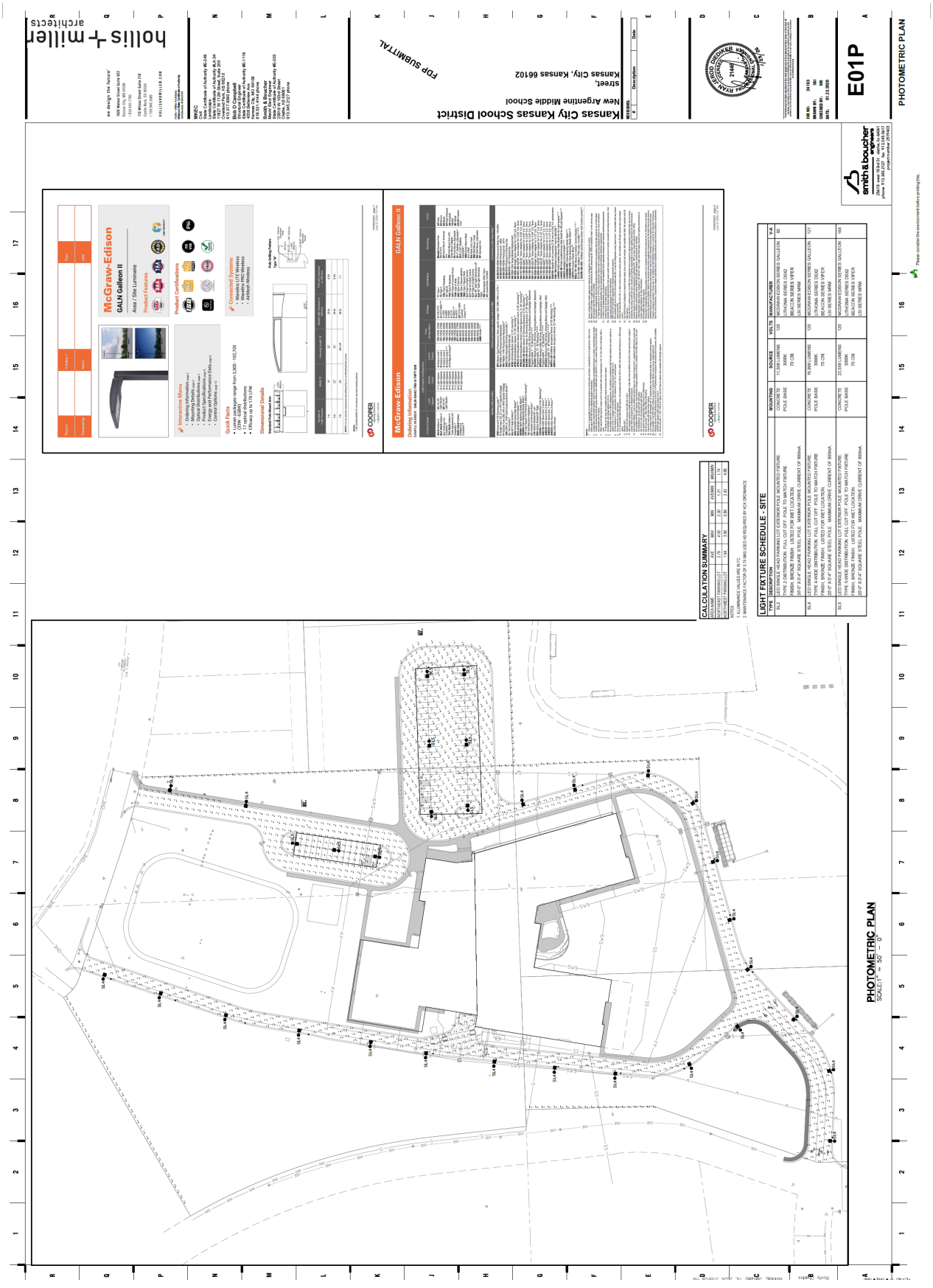
NUMBER	DESCRIPTION	DATE
1	US RESUBMITTAL	02.23.2026

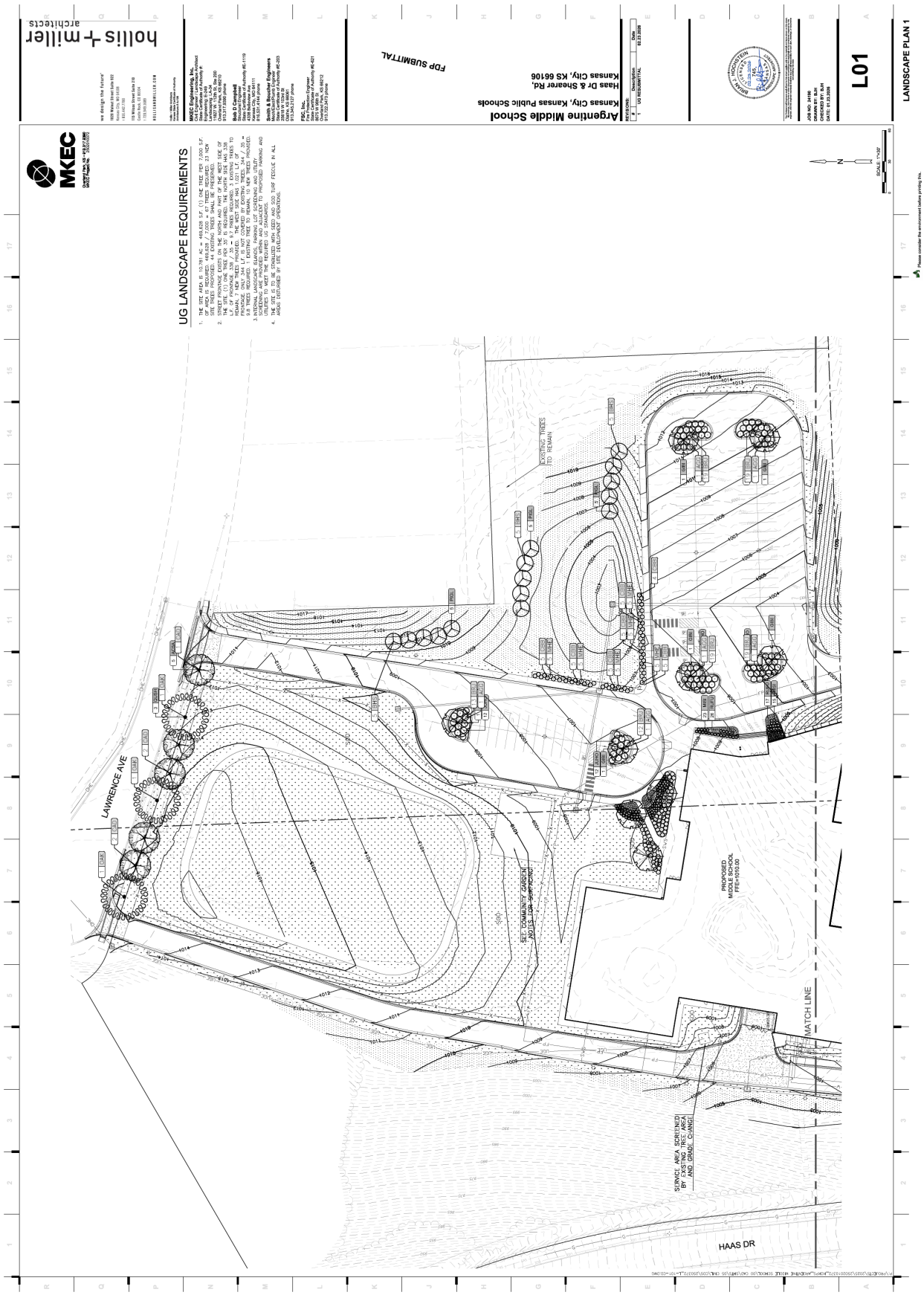
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE APPEARS ON THIS DOCUMENT, THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

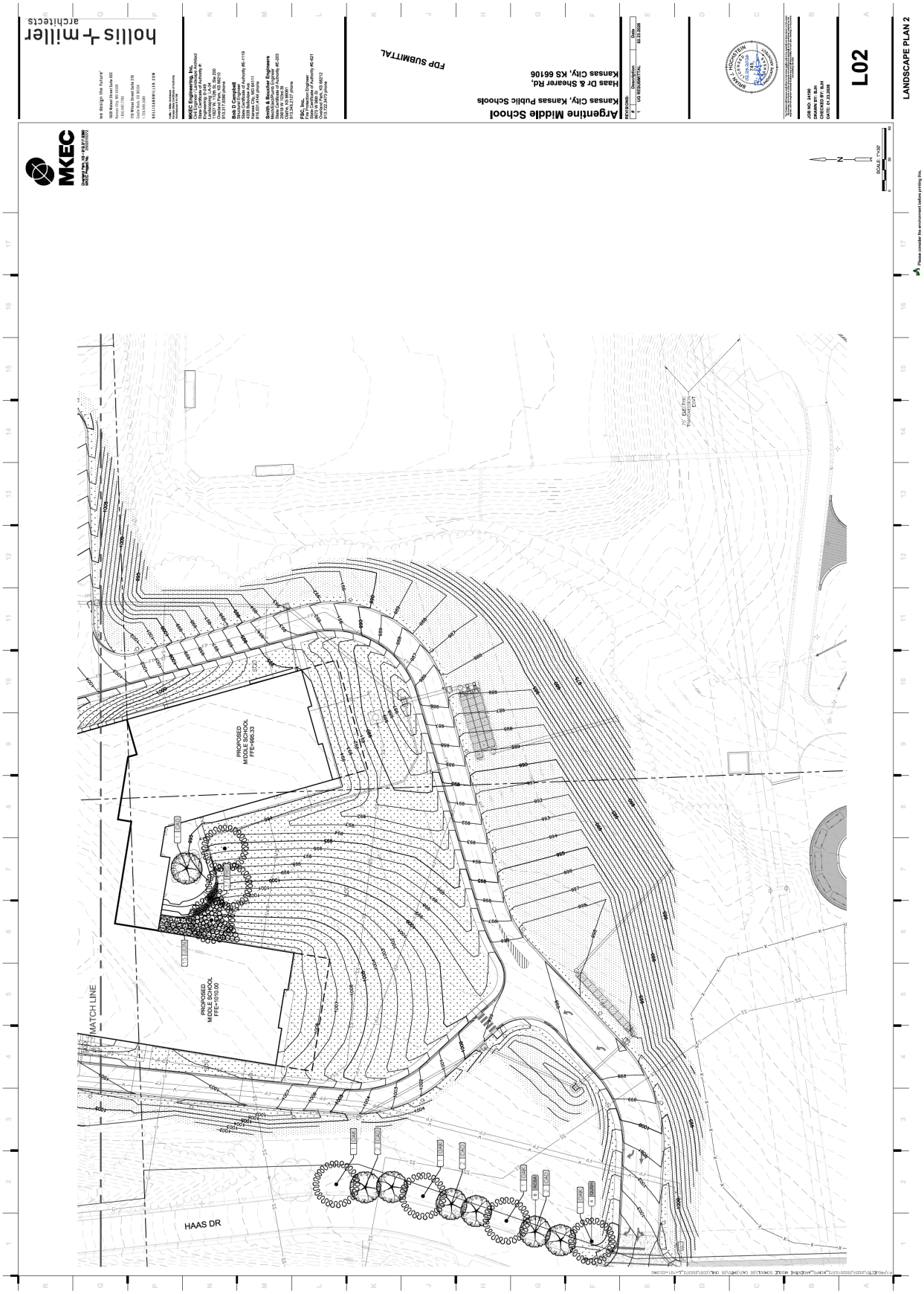
OVERALL GRADING PLAN

C09

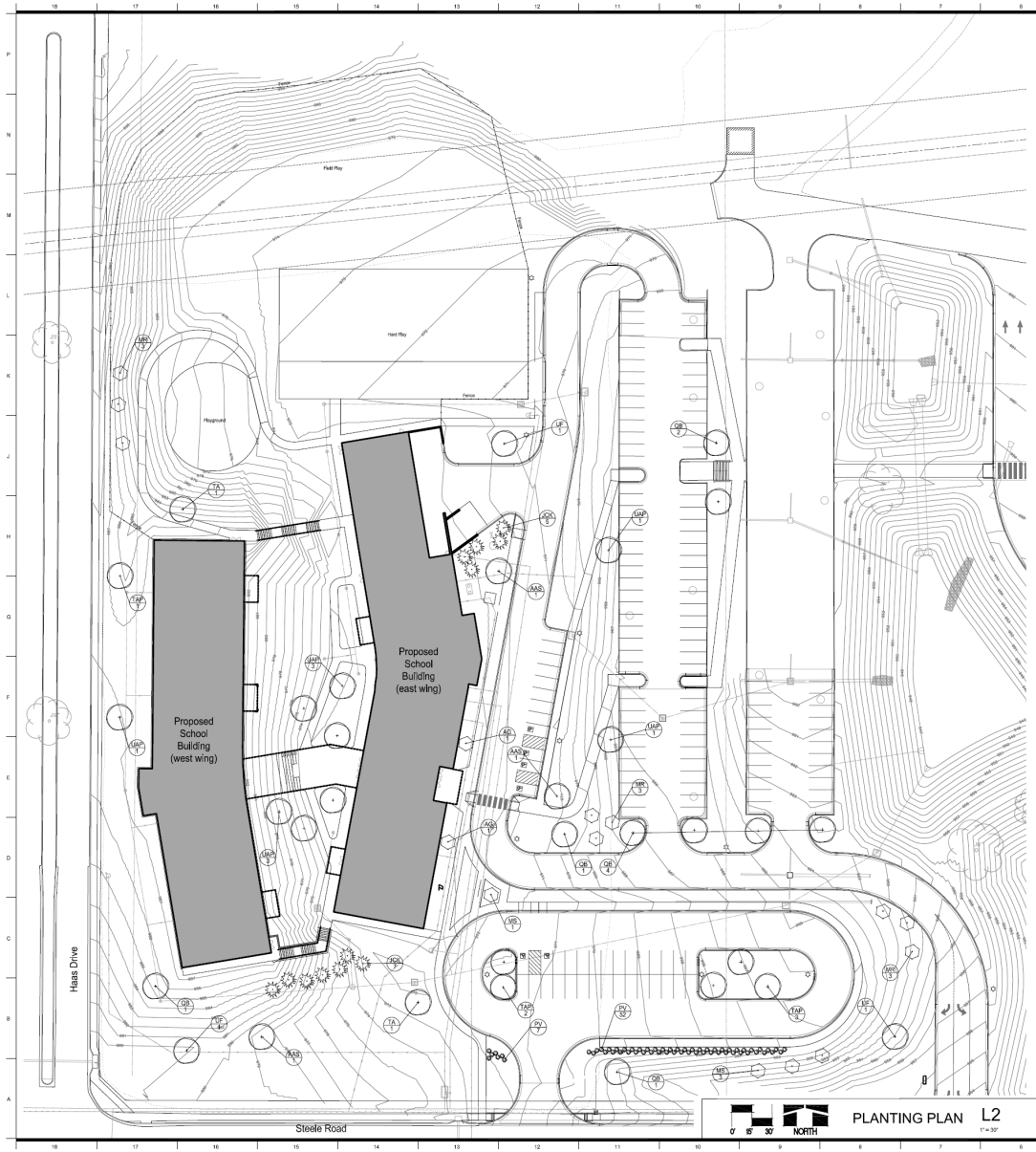
FINAL DEVELOPMENT PLANS


PHOTOMETRIC PLAN
SCALE: 1" = 50' - 0"
CALCULATION SUMMARY
LIGHT FIXTURE SCHEDULE - SITE
McGraw-Edison
GALN Galleon II
Area / Site Luminaire
Kansas City Kansas School District
New Argentine Middle School
Kansas City, Kansas 66102
FOR SUBMITTAL
E01P
PHOTOMETRIC PLAN
holl is + miller
architects
smith & boucher


holis + miller
architects
MKEC
UG LANDSCAPE REQUIREMENTS
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
LANDSCAPE PLAN 1
L01
LAWRENCE AVE
HAAS DR
MATCH LINE
SCALE: 1"=30'



hollis + miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
L02
LANDSCAPE PLAN 2
MKEC
PROPOSED MIDDLE SCHOOL FFE=995.33
PROPOSED MIDDLE SCHOOL FFE=1010.00
MATCH LINE
HAAS DR



PLANTING PLAN L2
1" = 30'

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	SPACING	REMARKS
	Deciduous Trees					
AAS	Acer saccharum Caddo 'Autumn Spectacle'	Autumn Spectacle Caddo Sugar Maple	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
QB	Quercus bicolor	Swamp White Oak	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
TAP	Taxodium ascendens	Pond Cypress	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
TA	Tilia americana 'Redmond'	Redmond Sentry Basswood	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
UAP	Ulmus americana 'New Harmony'	New Harmony American Elm	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
UP	Ulmus x 'Pioneer'	Pioneer Elm	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
	Evergreen Trees					
JV	Juniperus virginiana 'Emerald'	Emerald Juniper	6-8' Ht.	B&B		10' Upward Habit Reg
	Ornamental Trees					
AC	Acer ginnala	Flame Amur Maple	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
AG	Amelanchier grandiflora	Autumn Brilliance Serviceberry	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
	Screening Plants					
PA	Prunus virginiana 'Schubert'	Schubert Chokecherry	10 gallon	#7		Multi-Trk

*Multi-stem tree form as shown.

VEGETATIVE LEGEND

- 2" Shade Tree (Qty. 27)
- 1.5" Caliper Ornamental Tree (Qty. 15)
- 6' Evergreen Tree (Qty. 12)
- Screening 5' Tall Ornamental Grasses

LANDSCAPE NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.

2. PRIOR TO BID SUBMISSION, AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL REVIEW IN DETAIL, AND BE VERY FAMILIAR WITH, THE PLANS AND SPECIFICATIONS. DEVIATIONS FROM THE PLANS AND SPECIFICATIONS ARE ABSOLUTELY NOT ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. LANDSCAPE INSTALLATION WORK NOT CONFORMING TO PLANS AND SPECIFICATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PAYMENT FOR SUCH WORK.

3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL. AFTER THE BID IS AWARDED, IT WILL BE REQUIRED THAT ALL SPECIFIED AND/OR APPROVED SUBSTITUTIONS SHALL BE INSTALLED BY CONTRACTOR WITH NO EXCEPTIONS.

4. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL TOUR AND CAREFULLY REVIEW THE PROJECT SITE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS OR CHARACTERISTICS THAT WILL PREVENT LANDSCAPE INSTALLATION PER THE PLANS AND SPECIFICATIONS. NOTIFICATION OF UNSUITABLE CONDITIONS OR CHARACTERISTICS AFTER BIDDING, AFTER COMPLETION OF LANDSCAPE WORK, OR DURING THE WARRANTY PERIOD, SHALL NOT BE RECEIVED OR CONSIDERED BY THE LANDSCAPE ARCHITECT OR OWNER.

5. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES EXISTING WITHIN THE PROJECT SITE. THE LANDSCAPE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM LANDSCAPE INSTALLATION CONSTRUCTION.

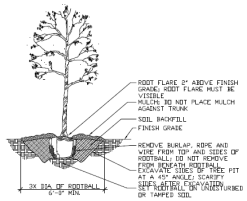
6. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE ALL GRADES AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SITE EARTHWORK CONTRACTOR OF ANY DISCREPANCIES BETWEEN FINISH GRADES, PROPOSED CONTOURS, WALL LOCATIONS, GRADING AND DRAINAGE AS SHOWN ON CIVIL AND NOTIFY OWNER'S REPRESENTATIVE IF SITE CONDITIONS DEVIATE FROM PLANS. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.

7. ALL TREES, SHRUBS, AND GROUND COVER BEDS ARE TO RECEIVE MIN. 3" OF HARDWOOD MULCH, MEASURED AFTER SETTLEMENT HAS OCCURRED.

8. COORDINATE LOCATIONS OF PLANT MATERIAL WITH OTHER SITE ELEMENTS INCLUDING SIGNAGE AND LIGHTING. IF LOCATIONS OF SITE ELEMENTS VARY FROM PLAN, NOTIFY OWNER'S REPRESENTATIVE AND ADJUST LANDSCAPE PLANTINGS ACCORDINGLY TO ACHIEVE THE INTENDED EFFECT.

9. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL, COUNTY, AND STATE CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES BETWEEN THESE CODES AND THE PLANS AND SPECIFICATIONS.

10. NO SITE IRRIGATION.



TREE PLANTING DETAIL L1

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0223-3150

OWNER:
UNIFIED CITY, KANSAS PUBLIC SCHOOLS
3200 N. 65TH ST., SUITE 200
KANSAS CITY, KS 66104
913.627.2800
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4201 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.5555
MULTISTUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4201 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.5555
MULTISTUDIO

STRUCTURAL ENGINEER:
PHAN ENGINEERING
8716 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66212
913.207.1362
PHANENGINEERING.COM

CIVIL ENGINEER:
OLSSON ENGINEERING CONSULTANTS INC.
11201 N. 135TH ST., SUITE 200
OVERLAND PARK, KS 66213
913.317.6200
MKCC.COM

MEP ENGINEER:
SMITH HOUGH HERR, INC.
2810 N. 124TH ST.
OLATHE, KS 66061
913.948.2127
SMITHHOUGHHERR.COM

FOOD SERVICE CONSULTANT:
MARTIN HOSPITALITY CONSULTANTS, LLC
7161 CONSTANCE ST.
OVERLAND PARK, KS 66204
785.266.3466
MHHPTC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

NUMBER	DESCRIPTION	DATE
1	City Comments	02/23/26

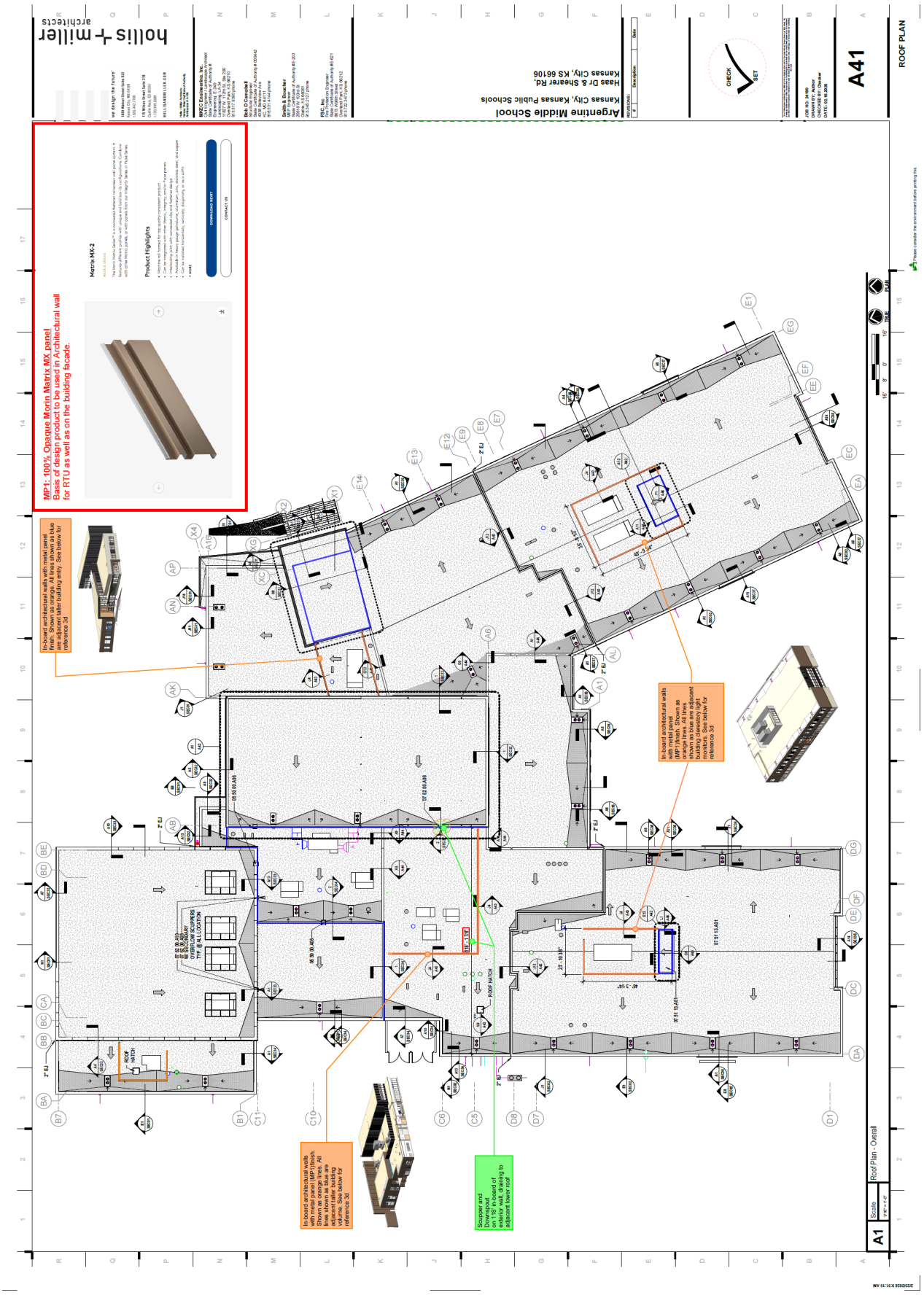
ROBERT J. MURRAY — 640 — KANSAS — LANDSCAPE ARCHITECT
02/23/26

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE ARE AFFIXED TO THIS DOCUMENT, IT IS NOT TO BE USED OR RELIED UPON FOR CONSTRUCTION, ACCORDING PURPOSES OR IMPLEMENTATION

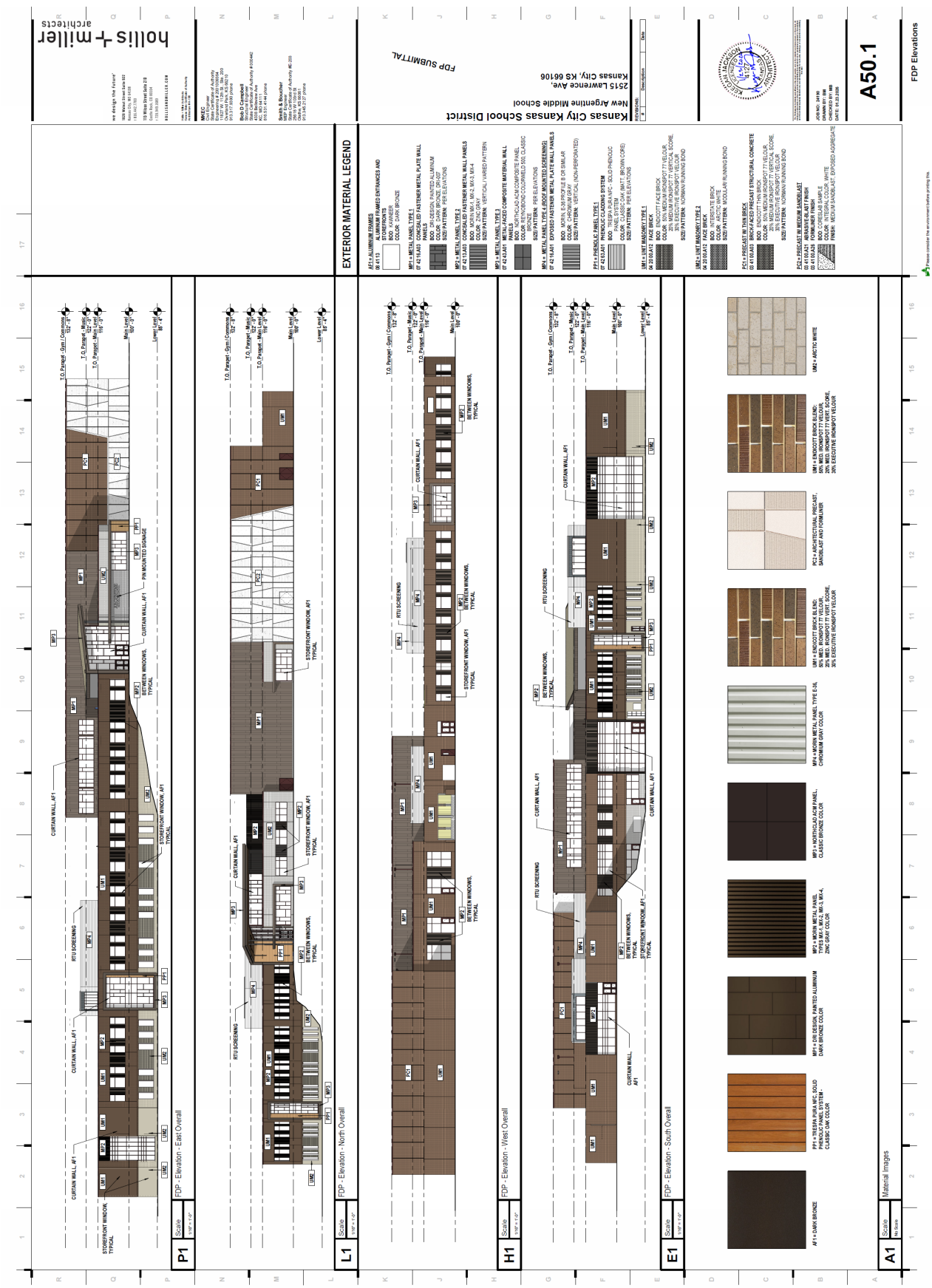
PLANTING PLAN

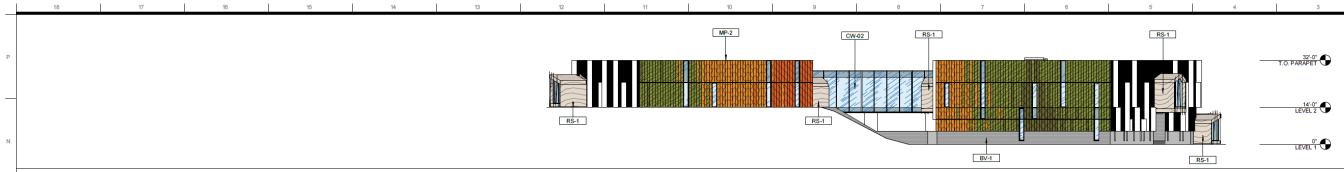
L01

FINAL DEVELOPMENT PLAN



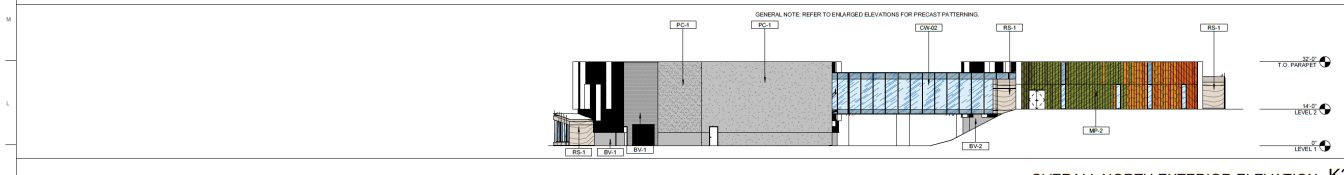
MP1: 100% Opaque Morin Matrix MX panel
Basis of design product to be used in Architectural wall for RTU as well as on the building facade.
Matrix MX-2
Product Highlights
In-board architectural walls with metal panel finish. Shown as orange. All lines shown as blue are adjacent taller building entry. See below for reference 3d
In-board architectural walls with metal panel (MP1)finish. Shown as orange lines. All lines shown as blue are adjacent building clerestory light monitors. See below for reference 3d
In-board architectural walls with metal panel (MP1)finish. Shown as orange lines. All lines shown as blue are adjacent taller building volume. See below for reference 3d
Scupper and Downspout on 18" in-board of exterior wall, draining to adjacent lower roof
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
A41
ROOF PLAN
Roof Plan - Overall


EXTERIOR MATERIAL LEGEND
Kansas City Kansas School District
New Argentine Middle School
2515 Lawrence Ave.
Kansas City, KS 66106
FDP SUBMITTAL
A50.1
FDP Elevations
P1 FDP - Elevation - East Overall
L1 FDP - Elevation - North Overall
H1 FDP - Elevation - West Overall
E1 FDP - Elevation - South Overall
A1 Material images
holis + miller
architects



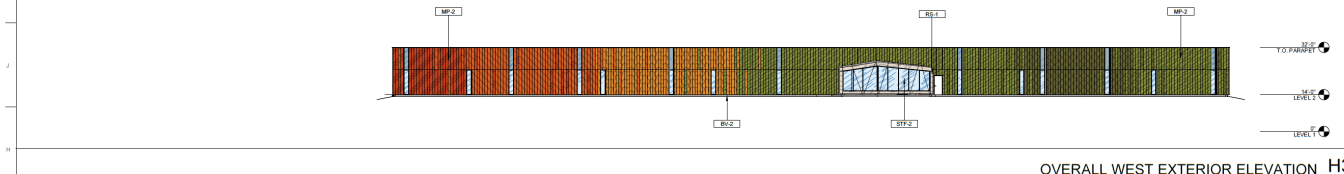
OVERALL SOUTH EXTERIOR ELEVATION N3

1/16" = 1'-0"



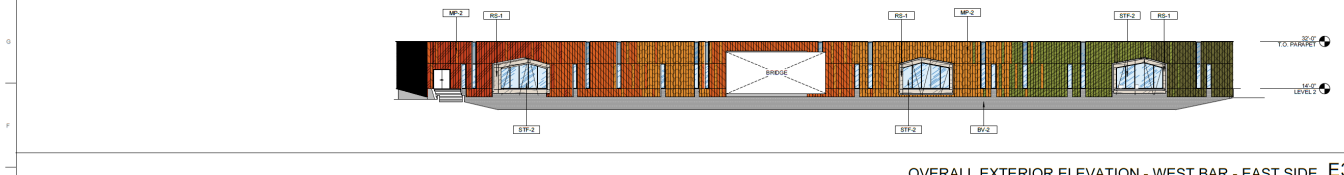
OVERALL NORTH EXTERIOR ELEVATION K3

1/16" = 1'-0"



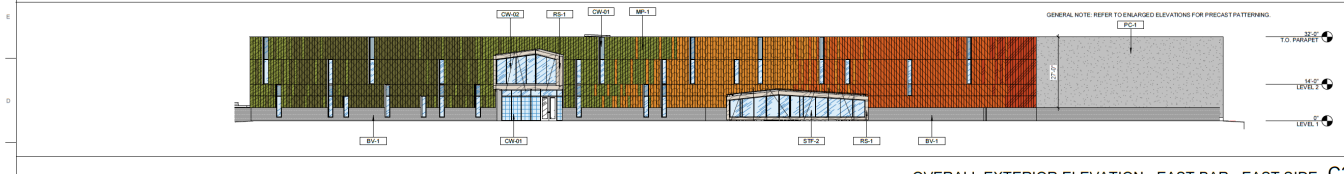
OVERALL WEST EXTERIOR ELEVATION H3

1/16" = 1'-0"



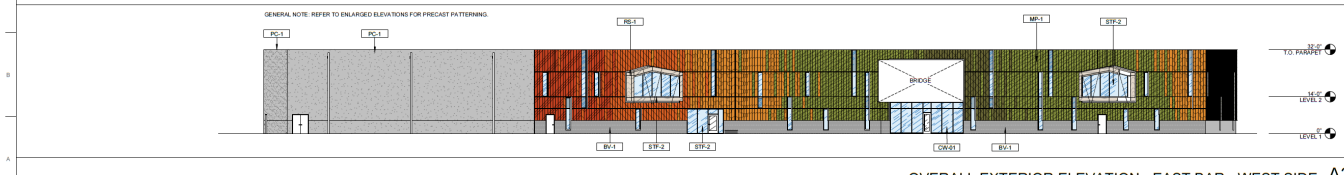
OVERALL EXTERIOR ELEVATION - WEST BAR - EAST SIDE E3

1/16" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST BAR - EAST SIDE C3

1/16" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST BAR - WEST SIDE A3

1/16" = 1'-0"

GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR MATERIAL LEGEND

- IGU-01: CLEAR GLASS
- IGU-02: SPANDREL
- IGU-03: LAMINATED SAFETY GLAZING
- RS-1/RF-03: COMPOSITE PANEL
- BV-1/BV-2: THIN BRICK VENEER
- PC-1/PC-2/PC-3: PRECAST CONCRETE
- MP-1/MP-2/MP-3: METAL PANEL:
  - COLOR 1: DARK GREEN
  - COLOR 2: LIGHT GREEN
  - COLOR 3: YELLOW
  - COLOR 4: ORANGE
  - COLOR 5: RED

THIS SHEET TO BE VIEWED/PRINTED IN COLOR FOR CLARIFICATION OF METAL PANEL COLOR LAYOUT

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0225-3150

OWNER:
KANSAS CITY, KANSAS PUBLIC SCHOOLS
2220 N. 59TH ST., SUITE 229
KANSAS CITY, KS 66104
913.627.3900
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6656
MULTI.STUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6656
MULTI.STUDIO

STRUCTURAL ENGINEER:
PMA ENGINEERING
6716 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66202
913.831.1262
PMA-ENGINEERING.COM

CIVIL ENGINEER:
MKEC ENGINEERING CONSULTANTS INC.
11627 W. 112TH ST. SUITE 230
OVERLAND PARK, KS 66210
913.317.9300
MKEC.COM

MEP ENGINEER:
SMITH & BOUCHER, INC.
2816 W. 103RD ST.
OLATHE, KS 66061
913.345.2127
SMITHBOUCHER.COM

FOOD SERVICE CONSULTANT:
MHA FOOD FACILITY CONSULTANTS, LLC
7340 CONSER ST.
OVERLAND PARK, KS 66204
785.266.5656
MHAFFC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

NUMBER	DESCRIPTION	DATE
01	FDP COMMENTS	02.23.26

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF KANSAS.

JENNIE LIU LICENSED 7330 KANSAS ARCHITECT 02.23.26

OVERALL ELEVATIONS

A50

FINAL DEVELOPMENT PLAN

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: March 9, 2026

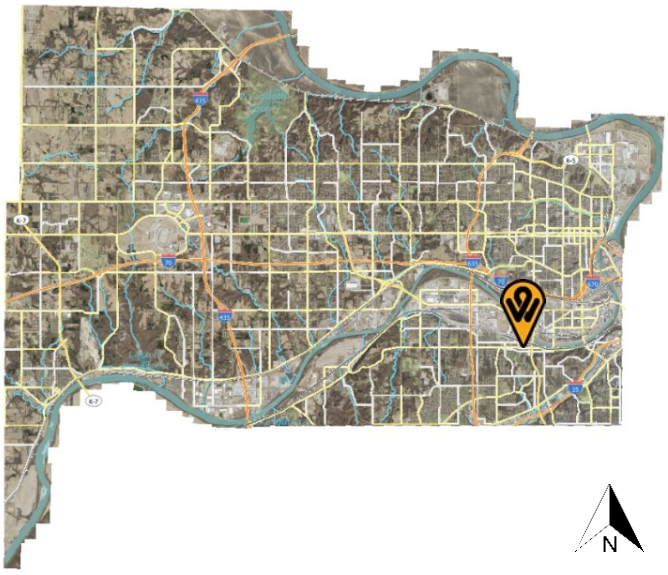
Re: **Final Plan Petition PR2026-001**

GENERAL INFORMATION

Applicant Information:
Josh Gatewood
Applicant's Representative
Joel Jackson with Bishop Engineering
3501 104th Street
Urbandale, Iowa 50322

Subject Property:
2320 Metropolitan Avenue
Kansas City, Kansas 66106

Requested Action and Purpose:
Approve a Final Development Plan for McDonald's drive-through restaurant.



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

Existing Zoning District(s):
CP-2 Planned General Business District

Comprehensive Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	MP-1 Planned Light Industrial and Industrial Park District	Walmart
South	M-2 General Business District	Undeveloped land
East	MP-1 Planned Light Industrial and Industrial Park District	Undeveloped land
West	R-1(B) Single Family and CP-2 Planned General Business Districts	Vega Park and commercial retail storefront

Total Tract Size: 1.19 Acres

Neighborhood Characteristics: The subject property is located within the Argentine Statistical Neighborhood and Census Block Group #0428001. The neighborhood consists of small commercial and small warehousing businesses along Metropolitan Avenue, Vega Park and single-family homes to the west and Walmart retail store to the north. This is a former heavy industrial site.

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. While automobile-oriented commercial is allowed, buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners and transition to abutting residential uses. These areas should be designed to support multi-modal connectivity with sidewalks and street trees.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Metropolitan Avenue as a Major Collector and South 24th Street as a Minor Collector.

Parking Requirement: Section 27-466(e) states Uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 29

	parking spaces are required. The applicant is providing 38 parking spaces. The Unified Government passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings with up to six (6) residential units east of Interstate 635.
Landscaping Requirement:	Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent. 15 trees are required. This does not include the street trees along the perimeter road/drive and parking lot islands. 21 trees are being provided.
Advertisement:	The Wyandotte Echo – None Letters to Property Owners – February 13, 2025
Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Josh Gatewood with McDonald's Corporation, has filed a Final Development Plan for a 3,800 square foot McDonald's drive-through restaurant on 1.19 acres.

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 have not been any building, zoning, or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. 2025 – COZ2025-023 – Change of Zone from MP-1 Planned Light Industrial and Industrial District to CP-2 Planned General Business District.

Previous Planning Actions:

1. 2013 – MP-2013-3 – Master Plan Amendment from Business Park to Community Commercial (City-Wide Comprehensive Plan).
2. 2009 – PR-2009-33 – Preliminary Plan Review for a 234,060 square foot business parking (Withdrawn).
3. 2007 – COZ 2939 – Change of Zone from M-3 Heavy Industrial District to MP-1 Planned Light Industrial and Industrial Park District.

FACTORS TO BE CONSIDERED

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

   The site is 1.19 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 South 24th Street via an internal drive.

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, however, Planning Engineering and Public Works may provide additional comments.

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 commercial redevelopment.

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 will conform to the PlanKCK Comprehensive Plan Community Commercial land use designation, which allows medium-sized box stores, with small-scale accessory commercial uses and small-scale commercial centers. While automobile-oriented commercial is allowed, buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners and transition to abutting residential uses. These areas should be designed to support multi-modal connectivity with sidewalks and street trees.

   Additionally, a sidewalk shall be constructed along the north property line parallel to the east/west private drive.

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

   The proposed use accesses the existing South 24th Street right-of-way via private drive associated with this development.

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

   This is not applicable as the proposed development is occurring within an already established planned zoning district and there would be no additional amenities created.

8. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

   This is not applicable as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

9. ***The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.***

   The submitted final plan contains no significant changes from the previously approved preliminary plan.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Plan Review.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Pedestrian Access
Landscaping / Screening / Buffering
Hours of Operation
Signage

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. What are the proposed hours of operation?

   Applicant Response: Typically, 5:00 AM to Midnight, every day.

2. Install a pedestrian sidewalk along the north property line from South 24th Street to the east property line, parallel to the private drive.

   Applicant Response: A pedestrian walk crossing the site internally, including pedestrian crossing sign and handrail, have been provided in the site plan.

3. 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.

   Applicant Response: All crosswalks in drive aisles are painted.

Building Architecture:

1. Provide a material palette.
2. No reflective glass may be installed.
3. Downspouts shall be internalized.

Landscaping and Screening:

1. 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.
2. 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.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.
4. 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.
5. Gas meters, piping and wall mounted utilities must be painted to match the building.

Previous Conditions of Approval from COZ2025-023:

1. Subject to approval, a Final Development Plan is required to be submitted following this Change of Zone entitlement;
2. Ensure walkways through the drive aisles are striped as crosswalks to ensure drivers are aware of pedestrian pathways;
3. Parking lot shall be paved and striped;
4. Section 27-576(e)(2) Exterior building materials shall not include the following:
    a. EIFS at the ground level or comprising more than 15 percent of any façade.
    b. Metal paneling can only account for 15 percent of any façade;
5. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
6. The loading doors, service entries shall be painted to match the building as the adjacent façade color of the building;
7. Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.

    The subject property is 1.37 acres, requiring 21 trees to be provided on the site plan. This does not include the street trees along the right-of-way and parking lot islands;
8. Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental) evergreen trees must be at least six (6) feet tall when planted) provided for every 30 feet of street easement or frontage;
9. 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;
10. Section 27-577(d)(1) states that 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;
11. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
12. Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining

residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;

13. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide 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;
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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
    c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
    d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    e. Customer must take into account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) of spacing between each tree taking account the growth of saplings).
    f. Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) 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. 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;
17. All landscaping shall be irrigated;
18. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at

least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);

19. 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;
20. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
21. 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;
22. 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;
23. Subject to approval of the Final Development Plan, 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;
24. All existing and future driveways must feature curb cuts that are constructed to UG standards;
25. 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;
26. 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;
27. 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; and,

28. Subject to approval of 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:

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 **PR2026-001** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Ensure walkways through the drive aisles are striped as crosswalks to ensure drivers are aware of pedestrian pathways, this includes the pathway from the sidewalk off South 24th Street through the parking lot and across the drive-through aisle, connecting to the sidewalk on the east side of the property;**
2. **Section 27-576(e)(2) Exterior building materials shall not include the following:**
   a. **EIFS at the ground level or comprising more than 15 percent of any façade.**
   b. **Metal paneling can only account for 15 percent of any façade;**
3. **No reflective glass may be installed;**
4. **Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
5. **Gas meters, piping and wall mounted utilities must be painted to match the building;**
6. **The loading doors, service entries shall be painted to match the building as the adjacent façade color of the building;**

7. **Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.**

   The subject property is 1.37 acres, requiring 21 trees to be provided on the site plan. This does not include the street trees along the right-of-way and parking lot islands;
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9. **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;**
10. **Section 27-577(d)(1) states that 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;**
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13. **All landscaping shall be irrigated;**
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15. **Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;**
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17. **Regarding BPU transformer screening, the following applies:**

a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
b. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.**
c. **Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.**
d. **For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
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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;**

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ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan

Floor Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	March 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 **PR2026-001** 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

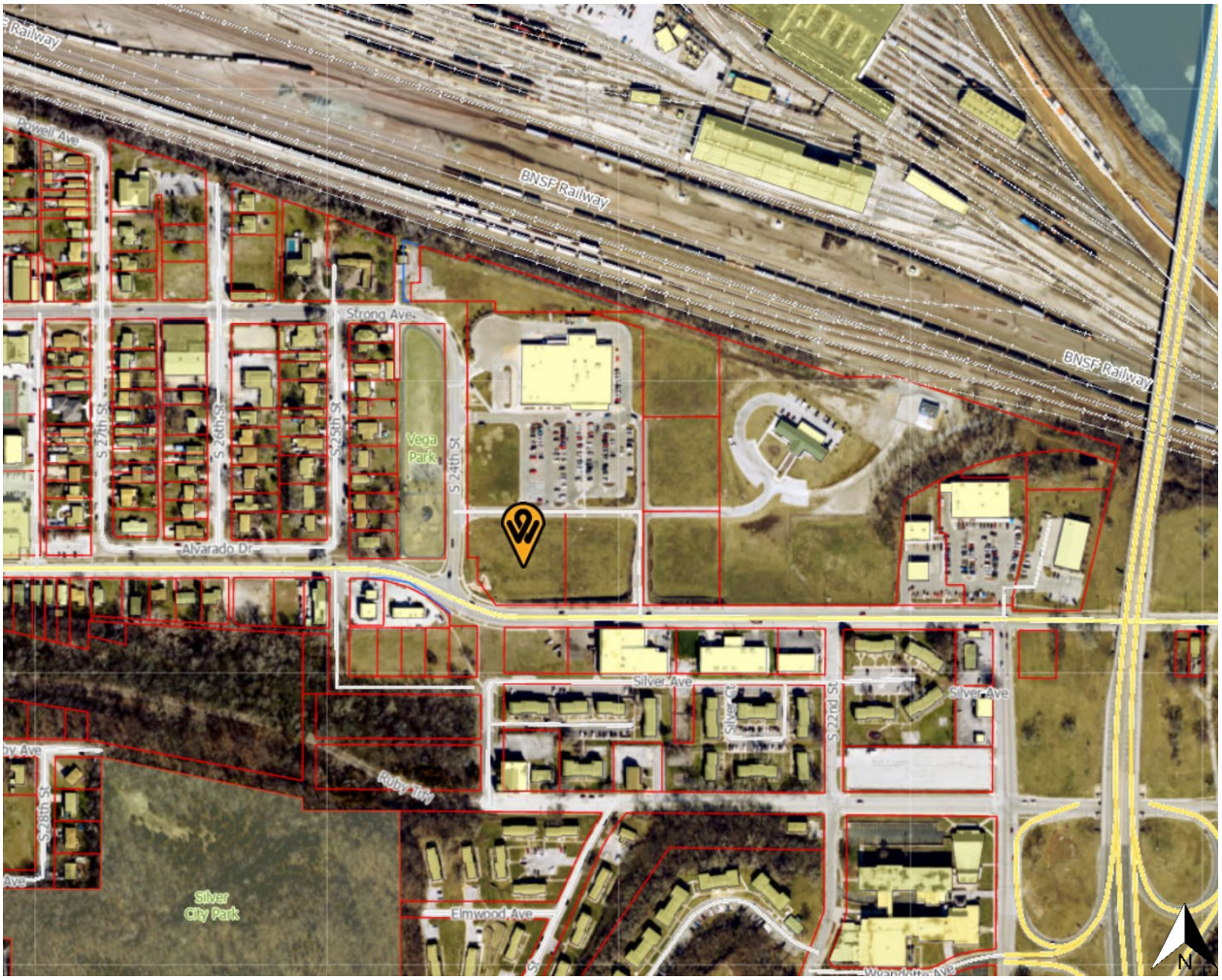
3. _____.

OR

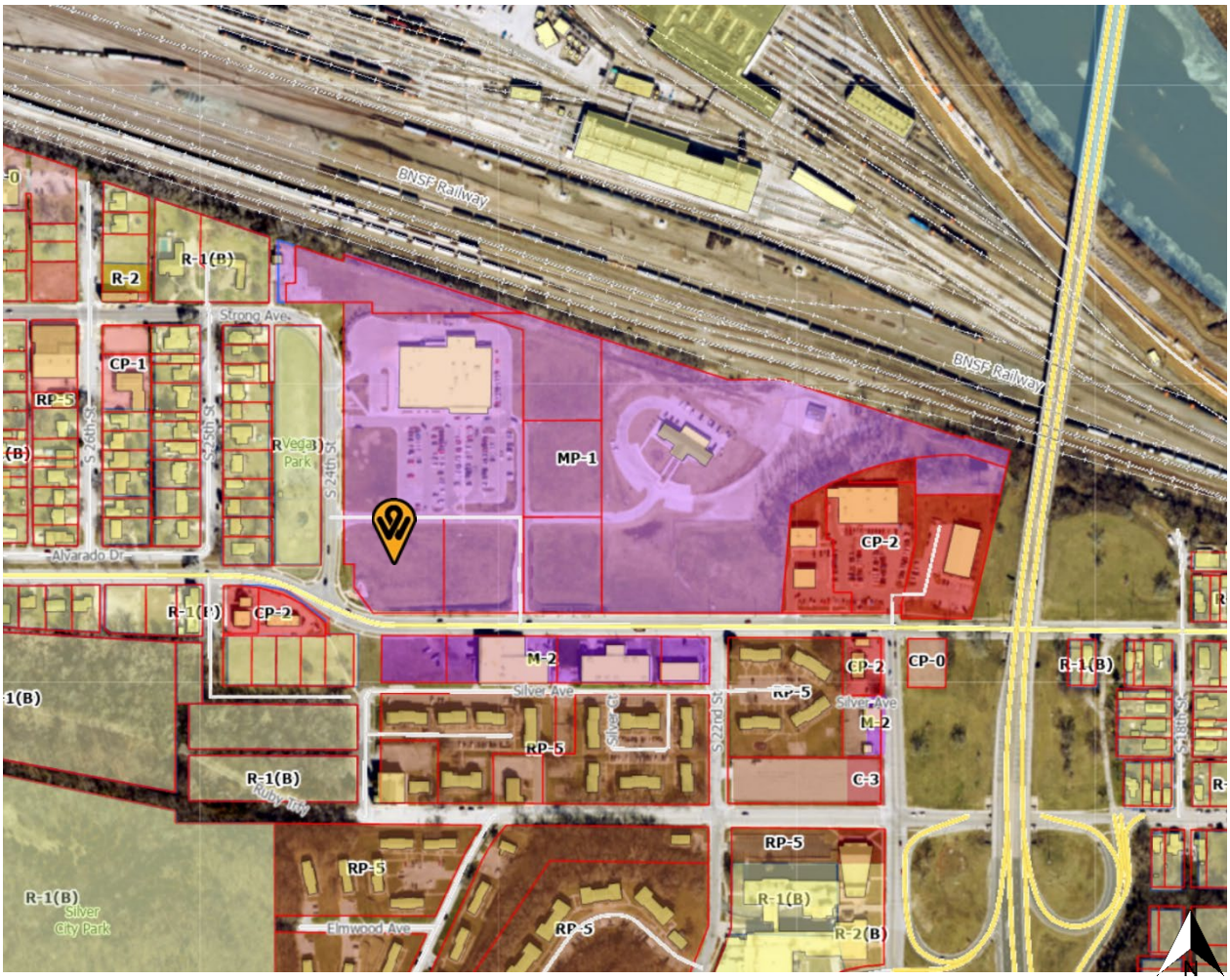
I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2026-001,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


BNSF Railway
BNSF Railway
R-1(B)
R-2
Strong Ave
CP-1
RP-5
Vega Park
MP-1
CP-2
Alvarado Dr
R-1(B)
CP-2
M-2
Silver Ave
RP-5
CP-2
CP-0
R-1(B)
M-2
C-3
R-1(B)
RP-5
RP-5
R-1(B)
Silver City Park
Elmwood Ave
RP-5
R-1(B)
R-2(B)
N

LAND USE MAP

Industrial
STRONG
Neighborhood Commercial
26TH
25TH
Parks
24TH
Community Commercial
Urban Mixed Use
METROPOLITAN
SILVER
Utilities
22ND
21ST
Medium-Density Residential
Public / Semi-Public Institutional
RUBY
N

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General: A pedestrian walk crossing the site internally, including pedestrian crossing sign & handrail, have been provided in the site plan.

1. What are the proposed hours of operation?
2. Install a pedestrian sidewalk along the north property line from South 24th Street to the east property line, parallel to the private drive.
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20. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
21. 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 sign permit will be applied for by the installer

22. 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;
23. Subject to approval of the Final Development Plan, 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;
24. All existing and future driveways must feature curb cuts that are constructed to UG standards;
25. 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;

A ROW permit is being applied for

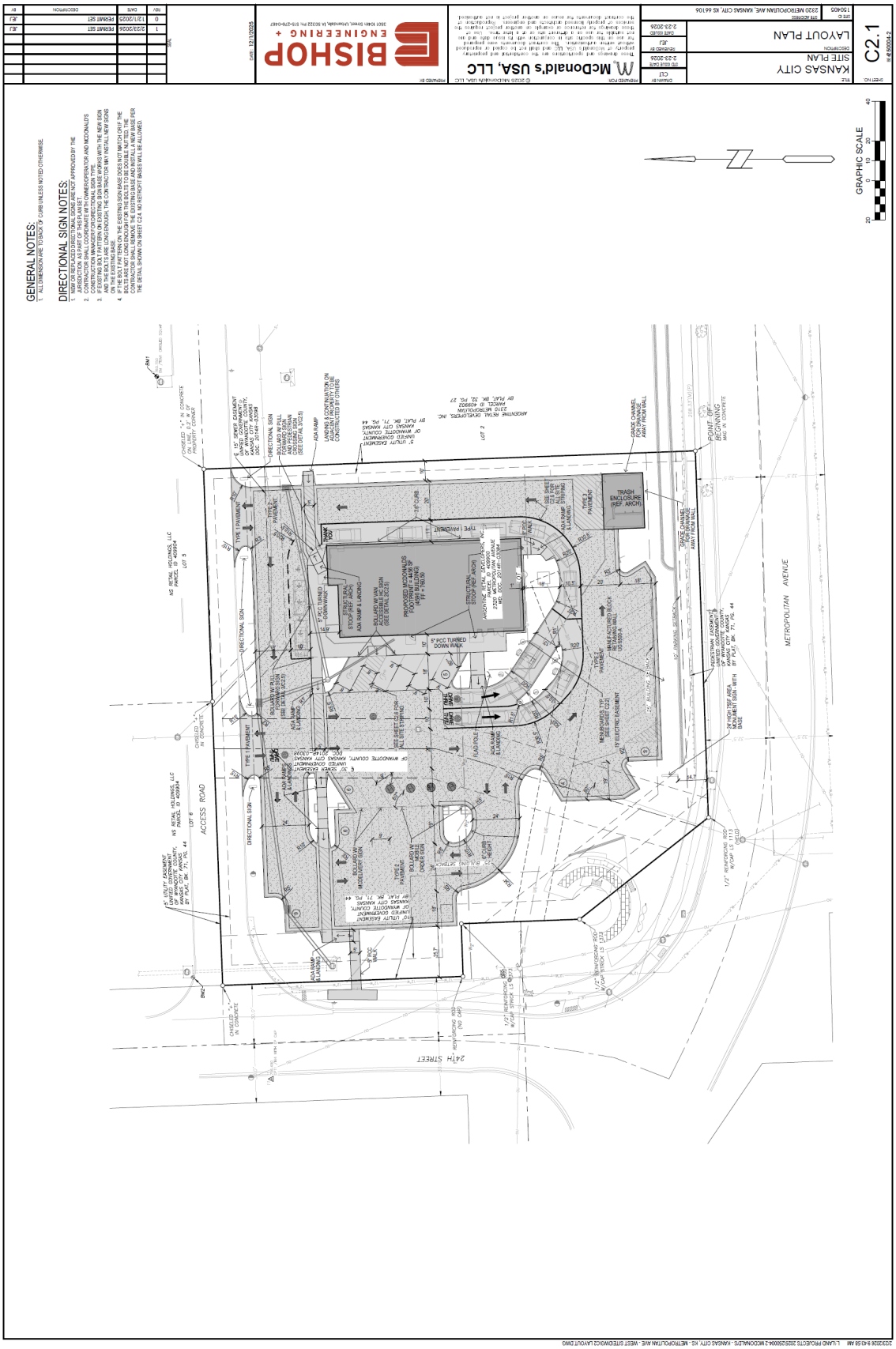
26. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
27. Improvements that include land disturbance activity on greater than one (1) 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; and,
28. Subject to approval of 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

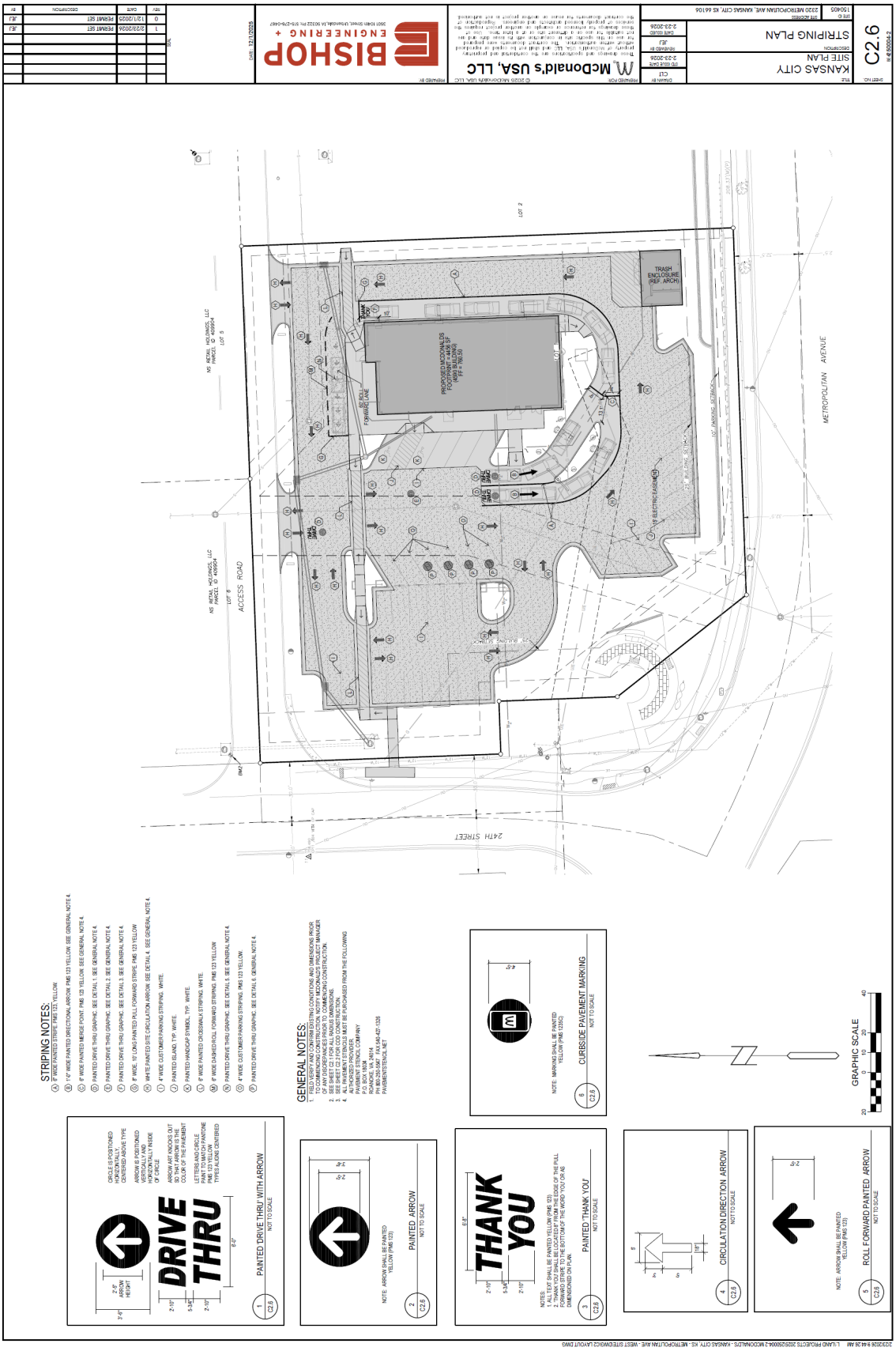
DRAFT

required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;

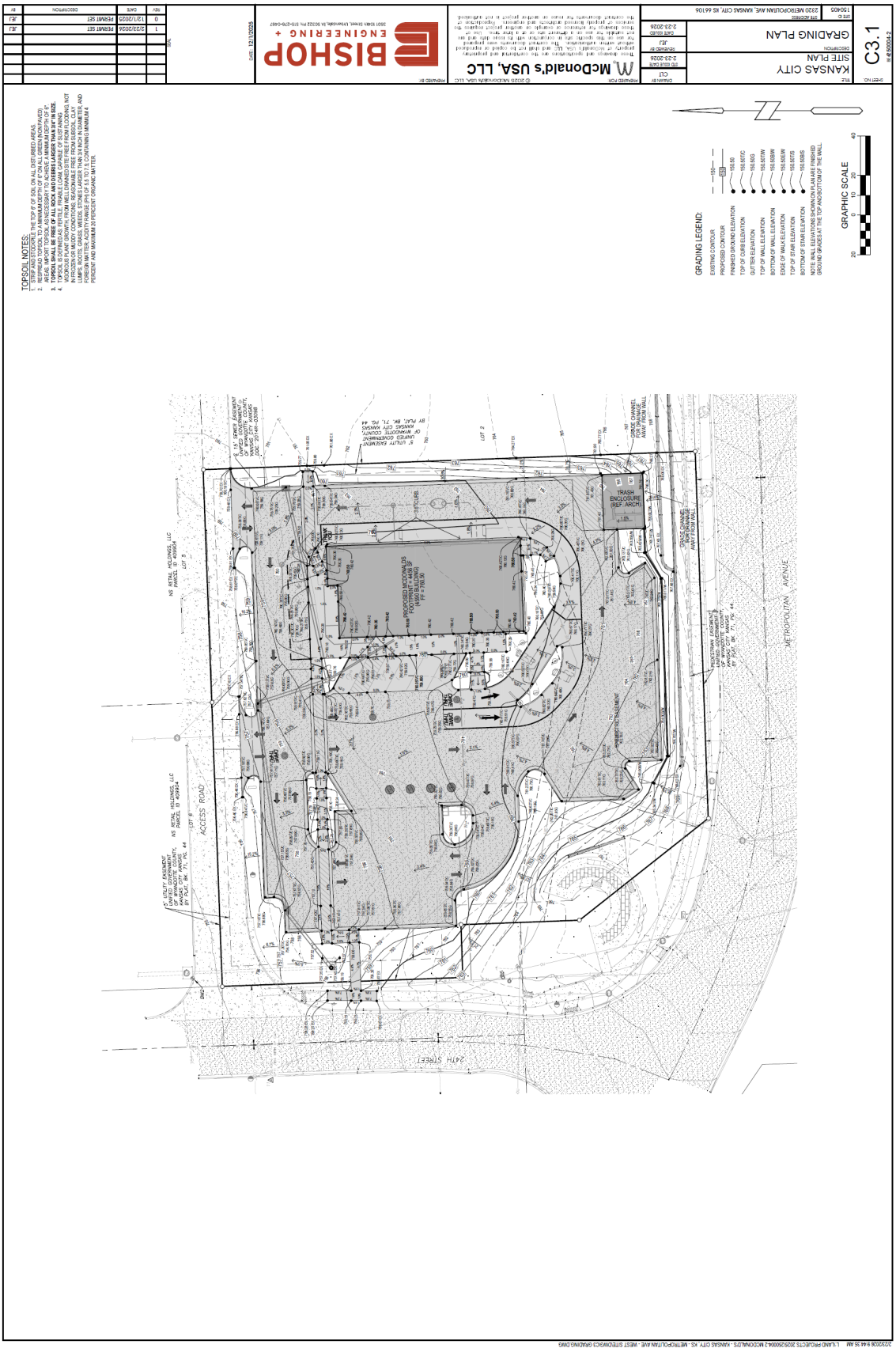
Planning Engineering Comments:

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


KANSAS CITY
SITE PLAN
LAYOUT PLAN
C2.1
2320 METROPOLITAN AVE, KANSAS CITY, KS 66106
BISHOP ENGINEERING
McDonald's USA, LLC
GENERAL NOTES:
DIRECTIONAL SIGN NOTES:
GRAPHIC SCALE
ACCESS ROAD
METROPOLITAN AVENUE
24TH STREET
TRASH ENCLOSURE (REF. ARCH)
PROPOSED MCDONALDS FOOTPRINT = 4,405 SF MAIN FLOOR = 4,405 SF FF = 716.00
DRIVE CHANNEL WITH CURB ON EAST SIDE AWAY FROM WALL
POINT OF BEGINNING
DIRECTIONAL SIGN
ROLLARD W/ PULL STRUCTURAL STOPPER & ADA RAMP & LANDING (SEE DETAIL 3/C2.5)
ROLLARD W/ SIGN ACCESSIBLE MC SIGN (SEE DETAIL 2/C2.5)
5' PCC TURNED DOWN WALK
TYPE I PAVEMENT
ADA RAMP & LANDING
TRASH ROOF
TYPE I PAVEMENT
SEE SHEET C2.4 FOR ALL SITE STRIPING
ADA POLE
ADA RAMP & LANDING
MENUBOARD TYP. W/ MENU BOARD SIGN (SEE DETAIL 1/C2.5)
ORDER SIGN
PRE-SELL SIGN
MODULAR WALL
DRIVE-THRU LANE
ADA RAMP & LANDING
5' PCC WALK
CURB HEIGHT
24" CURB
TYPE I PAVEMENT
ADA RAMP & LANDING
ROLLARD W/ PULL STRUCTURAL STOPPER & ADA RAMP & LANDING (SEE DETAIL 3/C2.5)
5' PCC TURNED DOWN WALK
TYPE I PAVEMENT
ADA RAMP & LANDING
ROLLARD W/ PULL STRUCTURAL STOPPER & ADA RAMP & LANDING (SEE DETAIL 3/C2.5)
TYPE I PAVEMENT
ADA RAMP & LANDING
TYPE I PAVEMENT
ADA RAMP & LANDING
TYPE I PAVEMENT
ADA RAMP & LANDING



BISHOP ENGINEERING
McDonald's USA, LLC
KANSAS CITY SITE PLAN
STRIPING PLAN
C2.6
TRASH ENCLOSURE (REF. ARCH)
METROPOLITAN AVENUE
24TH STREET
ACCESS ROAD
STRIPING NOTES:
GENERAL NOTES:
DRIVE THRU
PAINTED DRIVE THRU WITH ARROW
PAINTED ARROW
THANK YOU
PAINTED THANK YOU
CIRCULATION DIRECTION ARROW
ROLL FORWARD PAINTED ARROW
CURBSIDE PAVEMENT MARKING
GRAPHIC SCALE


SHEET NO
C3.1
SHEET TITLE
SITE PLAN
DESCRIPTION
GRADING PLAN
SITE
2330 METROPOLITAN AVE, KANSAS CITY, KS 66106
DRAWN BY
CLT
PD SEAL DATE
2-23-2026
PREPARED BY
JEJ
CHECKED BY
2-23-2026
DATE
12/1/2025
PREPARED FOR
McDonald's USA, LLC
BISHOP ENGINEERING
REV
DATE
DESCRIPTION
BY
0
1/21/2026
PERMIT SET
JEJ
1
2/23/2026
PERMIT SET
JEJ
TOPSOIL NOTES:
1. TOPSOIL SHALL BE APPLIED TO THE TOP 4" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL GREEN (NON-PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 4".
3. TOPSOIL SHALL BE FREE OF ALL MINERAL MATERIAL, NOXIOUS WEEDS, AND TOXIC SUBSTANCES. TOPSOIL IS DEFINED AS FERTILE, FRIABLE LOAM CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. TOPSOIL SHALL BE FREE OF STICKS, ROOTS, STONES, AND OTHER DEBRIS THAT WOULD INTERFERE WITH PLANTING OPERATIONS. TOPSOIL SHALL NOT BE PLACED WHEN IT IS FROZEN OR MUDDY CONDITIONS. REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 2#4 INCH IN DIAMETER, AND FOREIGN MATTER LARGER THAN 1 INCH IN DIAMETER. TOPSOIL CONTAINING A MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
GRADING LEGEND:
EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EDGE OF WALK ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF STAIR ELEVATION
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL
GRAPHIC SCALE
20 0 10 20 40
PROPOSED MCDONALD'S RESTAURANT BUILDING FOOTPRINT: 4,500 SF FFE = 780.00
DRIVE-THRU ENCLOSURE (REF. ARCH)
DRIVE CHANNEL DIRECTS FLOW AWAY FROM WALL
ACCESS ROAD
METROPOLITAN AVENUE
24TH STREET
LOT 5
LOT 6
LOT 2
NS RETAIL HOLDINGS, LLC PARCEL ID 409524
5' UTILITY EASEMENT GRANTED TO UNITED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS BY PLAT BK. 71, PG. 44
PEDESTRIAN EASEMENT GRANTED TO UNITED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS BY PLAT BK. 71, PG. 44
5' UTILITY EASEMENT GRANTED TO UNITED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS BY PLAT BK. 71, PG. 44
15' SEWER EASEMENT GRANTED TO UNITED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS DOC. 201481-00598
20' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
CURB INLET
TRENCH DRAIN
SANITARY CLEANOUT
FIRE HYDRANT
WATER VALVE
GAS VALVE
ELECTRIC TRANSFORMER
ELECTRIC VAULT
ELECTRIC PEDESTAL
TELEPHONE PEDESTAL
TELEPHONE VAULT
CABLE TV PEDESTAL
CABLE TV VAULT
LIGHT POLE
SIGN
BOLLARD
CONCRETE
ASPHALT
GRASS
TREES
SHRUBS
BNDY
2026/02/26 9:44:35 AM L:\LAND PROJECTS 2025\25006-2 MCDONALD'S - KANSAS CITY, KS - METROPOLITAN AVE - WEST SITE\DWG\3 GRADING.DWG

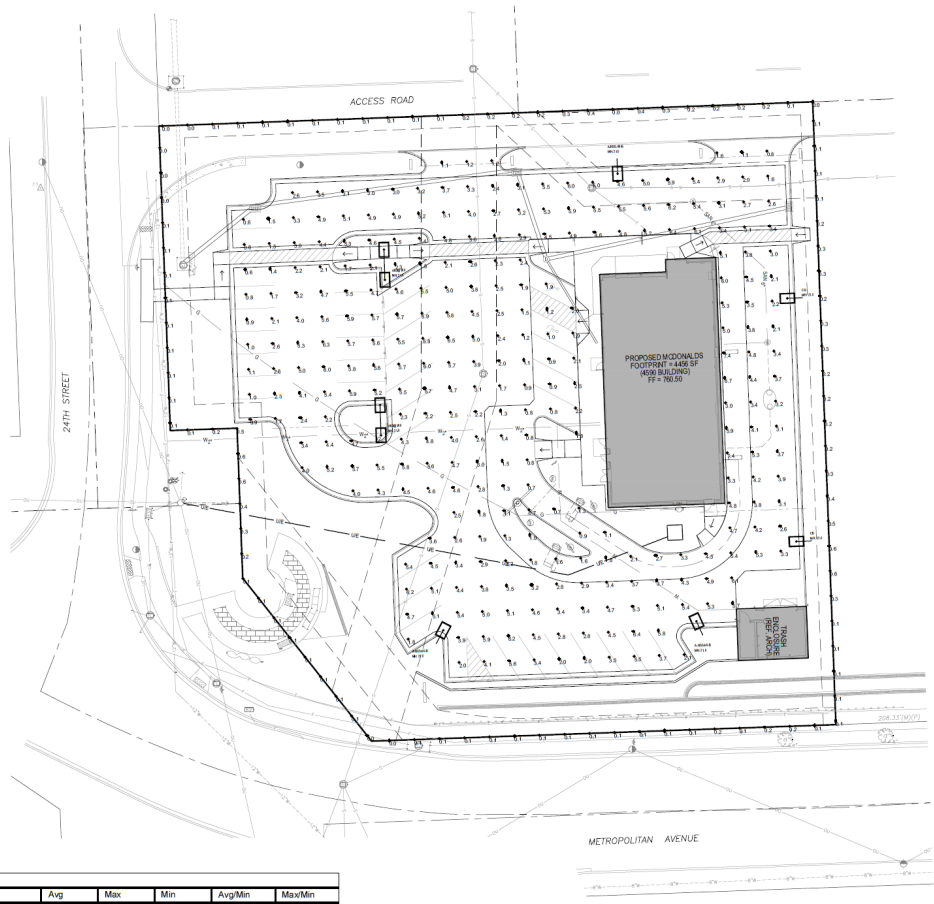
UTILITY NOTES:
SANITARY SEWER CONNECTION NOTES:
WATER MAIN CONNECTION NOTES:
CRITICAL CROSSING NOTES:
GRAPHIC SCALE
KANSAS CITY
SITE PLAN
UTILITY PLAN
C4.1
2330 METROPOLITAN AVE, KANSAS CITY, KS 66106
McDonald's USA, LLC
BISHOP ENGINEERING
PROPOSED MCDONALDS
TRASH ENCLOSURE (REF. ARCH)
TRANSFORMER PAD WITH FULL HIGHT SCREENING
METROPOLITAN AVENUE
24TH STREET
ACCESS ROAD

LIGHTING PLAN NOTE:

1. LIGHTING PLAN WAS PREPARED BY SECURITY LIGHTING SYSTEMS. FOR QUESTIONS CONTACT VALERIA HOLLAND (847-499-5160) VALERIA.HOLLAND@CURRENTLIGHTING.COM

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREIN ARE REPRODUCED AS ACCURATELY AS POSSIBLE TO ASSIST IN THE EVALUATION OF THE PROJECTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIED RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

** - SPECIFY COLOR

GRAPHIC SCALE
20 0 10 20 40

* PROJECT WIND LOAD CRITERIA BASED ON ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH) 50 YEAR MEAN RECURRENCE INTERVAL

THIS DRAWING MEETS OR EXCEEDS MUNICIPALITIES CURRENT ILLUMINATION SPECIFICATIONS OF A 3-1 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.60	7.4	0.6	6.00	12.33
Propertyline	Illuminance	Fc	0.17	0.6	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	3	A-HSS-90-B	Single	0.850	VP-2-320L-210-5K7-4W-UNV-A-PSS-HSS-90-B	213.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	2	AB2@180	Back-Back	0.850	VP-2-320L-210-5K7-4W-BC-UNV-A-PSS	213.9	1.214	21	SES-18-40-1-TA-GL-xx (4")
	2	CB	Single	0.850	VP-1-160L-100-5K7-2-BC-UNV-A-PSS	92	0.607	21	SES-18-40-1-TA-GL-xx (4")

SECURITY LIGHTING™

2/3/2026 9:45:00 AM L:\LAND PROJECTS\2025\25090\4-2 MCDONALDS - KANSAS CITY, KS - METROPOLITAN AVE - WEST SITE\PROFILE

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
4. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
6. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL EDGING SHALL MATCH EXISTING.
9. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
10. WHEN NOTED, SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
14. WHEN NOTED, SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
16. LANDSCAPE SCREENING AT TRANSFORMER: CONTRACTOR TO VERIFY DOOR LOCATION AND ADJUST PLANTINGS AT TRANSFORMER AS NECESSARY. 1' CLEAR ZONE FROM EDGE OF PAD AROUND TRANSFORMER.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

ROCK LANDSCAPE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF DRESSER TRAP ROCK (2.5" NOMINAL SIZE). CONTACT DRESSER TRAP DIRECT FOR PRICING AND SHIPPING (PHONE: 800-937-3573). EDGING BETWEEN ROCK MAINTENANCE AREAS AND SEEDED AREAS AND PLANTING BEDS IS TO BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.

SHREDDED HARDWOOD MULCH PLANTING BED: 3" DEPTH SHREDDED HARDWOOD MULCH NATURAL IN COLOR SPREAD EVENLY THROUGHOUT PLANTING BED WITH SPADE CUT EDGE WITH WEED PREVENTATIVE.

GENERAL LANDSCAPE REQUIREMENTS

SEE COVER SHEET FOR ADDITIONAL SITE CALCULATIONS FOR PROJECT SITE

OVERLAY DISTRICT REQUIREMENT
LANDSCAPE SHALL EXCEED 75% OF THE TYPICAL CODE FOR LANDSCAPE
1.37 ACRES, 21 TREES REQUIRED - 21 TREES PROVIDED

FRONTAGE LANDSCAPE REQUIREMENT
FRONTAGE ALONG METROPOLITAN AVENUE
218.6 LF / 30 = 6.2 = 6 TREES REQUIRED = 6 TREES PROVIDED INCLUDING 1 EXISTING TRSE TO REMAIN
FRONTAGE ALONG 24TH STREET
249.9 LF / 30 = 8.3 = 8 TREES REQUIRED = 8 TREES PROVIDED
FRONTAGE ALONG ACCESS ROAD
201.3 LF / 30 = 6.71 TREES REQUIRED = 7 TREES REQUIRED, 7 TREES PROVIDED
(261.3) - 60' FOR DRIVE ENTRANCES AND CLEARANCE = 201.3 LF

PARKING PERIMETER REQUIREMENTS
ALL PARKING PERIMETERS HAVE SHRUB BORDER ALONG ALL PARKING AREAS THAT FACE PUBLIC STREETS.
METROPOLITAN AVENUE HAS A SHURB PERIMETER AND A RETAINING WALL FOR SCREENING. WITH FRONTAGE LANDSCAPE TREES PER FRONTAGE LANDSCAPE REQUIREMENT.

INTERIOR PARKING LOT REQUIREMENTS
TOTAL PARKING STALLS ON SITE 39
REQUIRED OVERSTORY TREES (1 / 20 STALLS) 34 / 20 = 1.95 = 2 TREES REQUIRED = 2 TREES PROVIDED

BUILDING FOUNDATION LANDSCAPE
SHRUBS AND PERENNIALS PROVIDED ALONG BUILDING FACADE AND IN ISLANDS NEAR BUILDING FACADE WHERE PAVEMENT IS NOT PROPOSED

SCREENING REQUIREMENTS
SUBJECT PROPERTY IS NOT ADJACENT ANY RESIDENTIAL. NO FENCES ARE PROPOSED ON SITE.

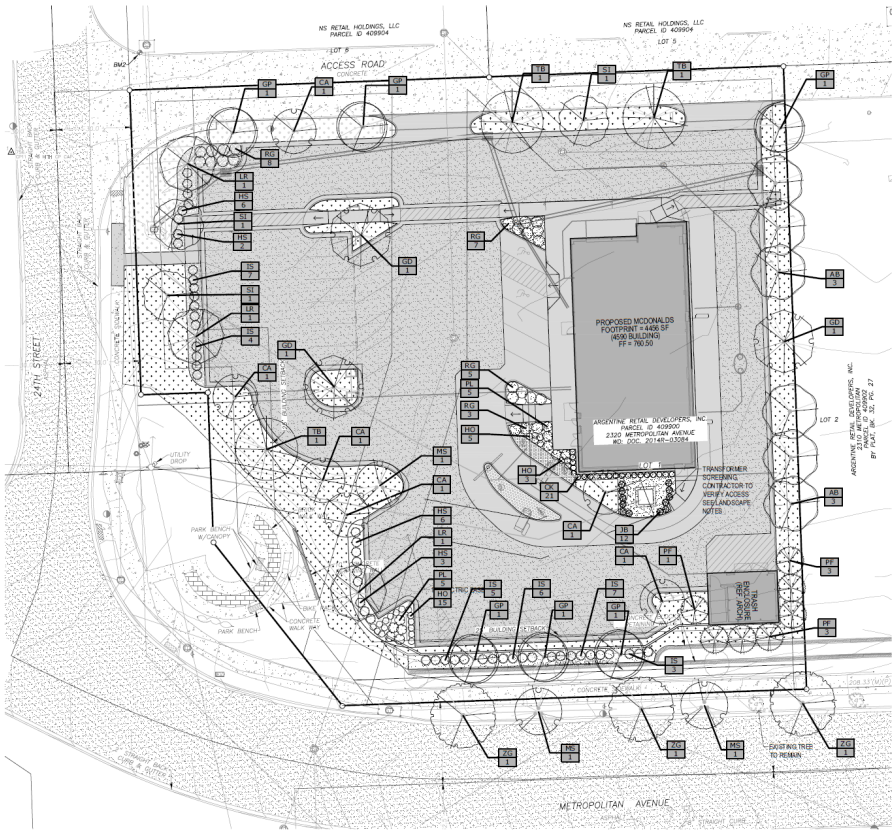
SCREENING FOR THE TRANSFORMER IS PROVIDED WITH EVERGREEN SHRUBS 5' TALL AT TIME OF PLANTING. SEE PLANTING SCHEDULE.

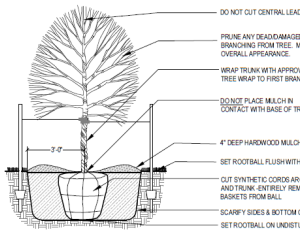
SCREENING OF MECHANICAL EQUIPMENT IS NOTED AND SHOWN ON ARCHITECTURAL / BUILDING PLANS AND ELEVATIONS.

TRASH / DUMPSTER ENCLOSURE IS SCREENED AND ENCLOSED BY ARCHITECTURAL SCREEN WALL ON ALL SIDES.

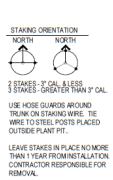
PLANT SCHEDULE

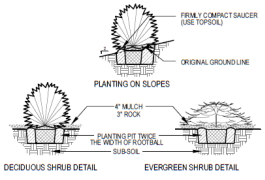
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER TYPE
DECIDUOUS TREES				
AB	6	Acer rubrum 'Brandywine' / Brandywine Red Maple	2" Cal.	B&B
GP	6	Ginkgo biloba 'PNI 2730' / Princeton Sentry® Maidenhair Tree	1.5" Cal.	B&B
GD	3	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
LR	3	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	2" Cal.	B&B
TB	3	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B
ZG	3	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	B&B
EVERGREEN TREES				
PF	7	Pinus strobus 'Fastigiata' / Pyramidal White Pine	5` Ht.	B&B
TALL EVERGREEN TREE / SHRUB				
JB	16	Juniperus sixopuborum 'Blue Arrow' / Blue Arrow Juniper	5` Ht.	Pot
UNDERSTORY DECIDUOUS TREE				
CA	6	Carpinus caroliniana / American Hornbeam	2" Cal.	B&B
MS	3	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B
SI	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS				
HS	17	Diervilla x splendens 'El Madrigal' / Firefly Nightglow Bush Honeysuckle	2` Ht.	3 Gal. Pot
PL	10	Potentilla fruticosa 'Lundy' / Happy Face® Yellow Bush Cinquefoil	2` Ht.	3 Gal. Pot
RG	23	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1` Ht.	3 Gal. Pot
EVERGREEN SHRUB				
IG	52	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	2` Ht.	3 Gal. Pot
GRASSES				
CK	21	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3` Ht.	1 Gal Pot
PERENNIALS				
HO	23	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	6" HT	1 Gal Pot





DECIDUOUS / EVERGREEN TREE PLANTING (TYP.)
SCALE: NOT TO SCALE





SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40

NO.	DESCRIPTION	DATE	BY
1	PERMIT SET	12/3/2025	JEJ
0	PERMIT SET	12/1/2025	JEJ

SEAL

DATE: 12/1/2025

BISHOP ENGINEERING +
2501 McGee Street, Kansas City, MO 64108 ph 816.474.0407

DRAWN BY: CLT 25-SEP-2025
CHECKED BY: RJ 9-SEP-2025
APPROVED BY: JEJ 24-SEP-2025

PROJECT: KANSAS CITY SITE PLAN
SUBMITTAL: LANDSCAPE PLAN
PROJECT ADDRESS: 2320 METROPOLITAN AVE, KANSAS CITY, KS 64106
JOB NO: 18065
SHEET NO: C5.1
M:\18065\2

DRAWING FOR: McDonald's USA, LLC
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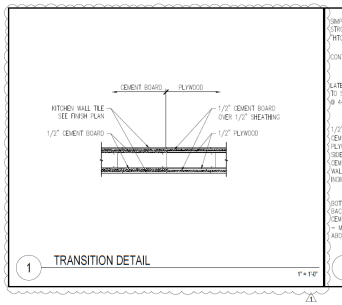
DRAWN BY: CLT
CHECKED BY: RJ
APPROVED BY: JEJ

2/3/2026 8:45:11 AM L:\LAND PROJECTS 2025\25006-2 MCDONALDS - KANSAS CITY, KS - METROPOLITAN AVE - WEST SITE\DWGS\LANDSCAPE.DWG

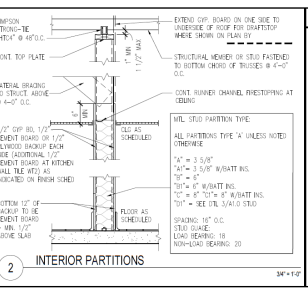
PR2026-001

March 9, 2026



1 TRANSITION DETAIL

3" = 1'-0"



2 INTERIOR PARTITIONS

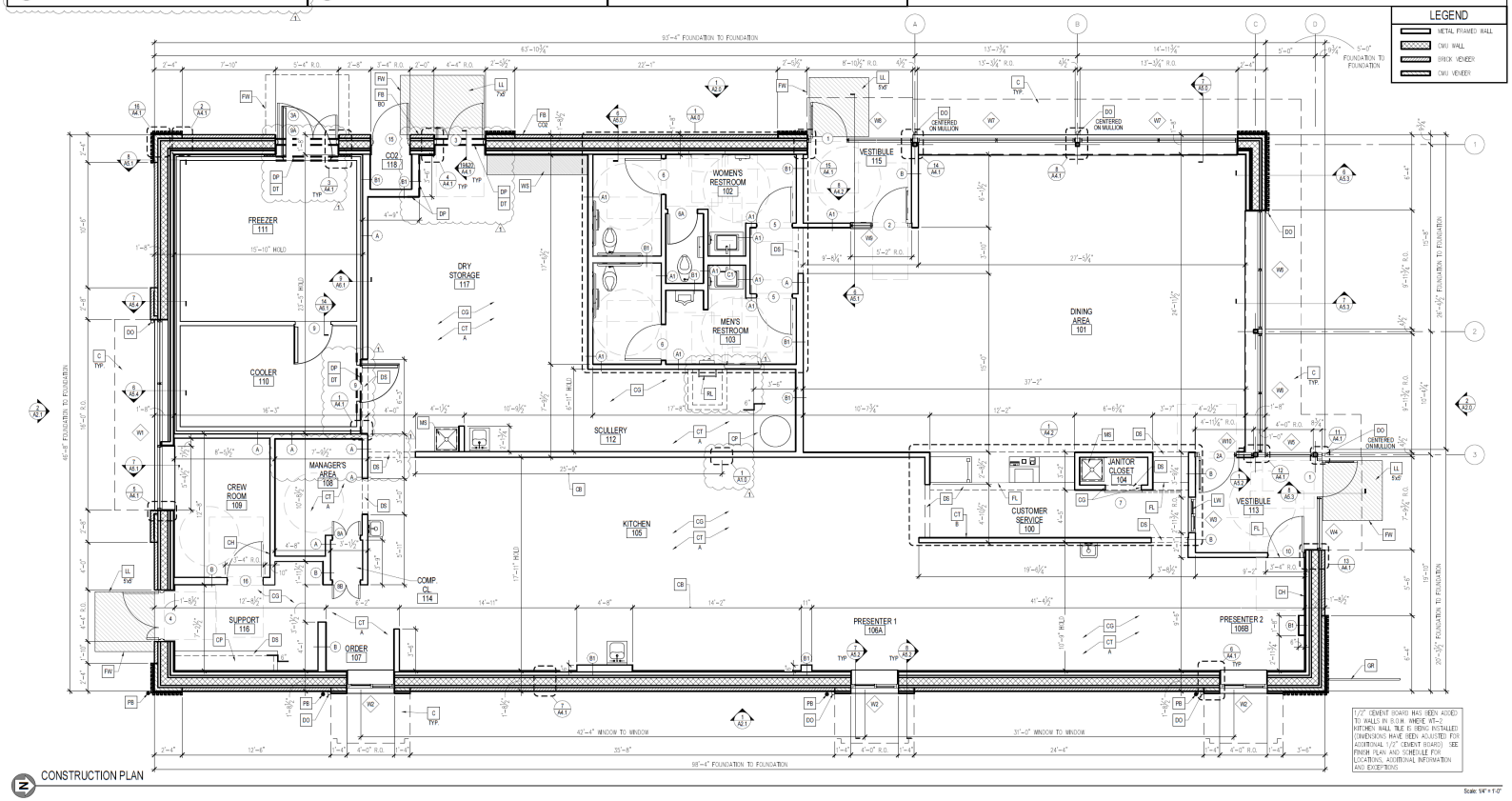
3/4" = 1'-0"

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES, FACE OF FOUNDATION AND ROUGH OPENINGS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD.
2. SEE 5/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE SHEET A6.0 FOR WINDOW SCHEDULE.
4. SEE SHEET A6.0 FOR DOOR SCHEDULE.
5. SEE SHEET A1.4 AND DECOR PLANS FOR ROOM FINISHES.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: IFRAME/SSK 1-800-423-5247 WWW.IFRAMESUPPLY.COM, EMAIL: FS-IFRAMESUPPLY.USS@IFRAME.COM. SEE SHEET T1.0
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN SUPPLIED BY: IFRAME/SSK 1-800-423-5247 WWW.IFRAMESUPPLY.COM, EMAIL: FS-IFRAMESUPPLY.USS@IFRAME.COM
8. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. KNOX BOX TO BE INSTALLED BY GENERAL CONTRACTOR PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.
11. DASHED LINES @ DOORS, RESTROOMS, & PARTITIONS REPRESENT CLEAR FLOOR MANEUVERING CLEARANCES AS REQUIRED BY THE ACCESSIBILITY CODE. SEE SHEETS G2.0 AND A4.0. CLEARANCES MUST BE MAINTAINED WITHOUT EXCEPTION. IF CONDITIONS PREVENT ANY CLEAR FLOOR SPACE FROM BEING MAINTAINED, CONTACT THE ARCHITECT FOR RESOLUTION.

KEY NOTES

- C — ALUMINUM CANOPY SYSTEM ABOVE – SEE 5/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS.
- CB — 1/2" CEMENT BOARD AT EA/H SIDE TO REPLACE PLYWOOD BACKING SEE FINISH SCHEDULE AND M3.0 FOR ADDITIONAL INFORMATION AND REQUIRED BLOCKING
- CG — G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH SPECIALTY SCREWS AND ANCHORS INTO TILE. SILLHOUSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER – SEE DETAIL 10/A6.1.
- CH — COAT HOOKS, WALL MOUNTED – SEE DETAIL 19/A6.1. (2 UNITS STACKED IN CREW ROOM)
- CP — CONCRETE EQMT PAD – SEE DETAIL 13/A6.1 AND STRUCTURAL
- CT — CERAMIC TILE – COORDINATE WITH MCDONALD'S AREA CONSTRUCTION MANAGER.
  - A = KITCHEN WALL TILE – 1/2" CEMENTS BOARD OVER 1/2" PLYWOOD BACKING – SEE FINISH PLAN AND SCHEDULE FOR ADDITIONAL INFORMATION AND EXCEPTIONS
  - S = CUSTOMER SERVICE WALL TILE – SEE DECOR PLANS FOR SPEC
- DO — DOWNSPOUT CONNECTED TO CANOPY SYSTEM. SEE ELEVATIONS. COORDINATE CONNECTION WITH CIVIL
- DP — 48"Wx1/8" THICK DIAMOND PLATE WALL AND DOOR PROTECTION BY DIAMOND PLATE CONTRACTOR. COVER AREA SHOWN ON PLAN (DASHED LINES)
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- DT — 5/16" THICK DIAMOND PLATE THRESHOLD BY DIAMOND PLATE CONTRACTOR.
  DOOR 3: 12'x48"
  DOOR 3A/9A: 24"x80"
  DOOR 9 COOLER ENTRANCE: 12"x36"
- FB — FILL BOX
  - XX = CO2 (EQUIPMENT SCHEDULE ITEM 49.00)
  - BO = OPTIONAL BUMP OIL (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE – CHANGE IN MATERIAL – TO ALIGN WITH BACK OF FRONT COUNTER AND FACE OF WALL (KITCHEN SIDE) – SEE FINISH PLAN
- FW — LINE OF FROST WALL: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- GR — GUARDRAIL – SEE DETAIL 3/A2.0 – SEE SITE PLAN FOR EXACT LOCATION AND LENGTH.
- LL — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING / CROSS SLOPE AWAY FROM BUILDING.
  - XX = FROST FOOTING
  - PROPER MANEUVERING CLEARANCE
  - REFER TO STRUCTURAL / CIVIL PLANS
  - SIZE OF LANDING
- LW — LATE-NIGHT WINDOW (OPTIONAL) BY READYACCESS, MANUAL OPEN/SELF CLOSE. SEE SHEET A4.2 AND A6.0 FOR ADDITIONAL INFORMATION.
- MS — MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
  PROVIDE MOP HOLDER & 12"Lx12"W SHELF FOR CLEANING DETERGENT STORAGE.
- PB — PILLED PIPE BOLLARD – SEE SITE PLAN AND DETAIL 3/A2.1. COLOR: SEE ELEVATIONS.
- RL — ROOF ACCESS LADDER W/MATCH ABOVE – SEE DETAIL 16/A6.1 AND STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- WS — INCOMING WATER SERVICE METER AREA



N CONSTRUCTION PLAN

Scale: 1/4" = 1'-0"

LINDLEY DESIGN GROUP, LLC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
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DENVER, CO 80202
303.974.5873
WWW.LINDLEYDESIGN.COM

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STATE OF ILLINOIS 7997 REGISTERED ARCHITECT

10-15-25

STATE ID: 104426	PROJECT #: 25-070
NATIONAL #: 44036	DRAWN BY: RP
	CHECKED BY: JK

DATE:
10/15/25 - PERMIT / BID SET

REVISIONS
1. 11/12/25 - QC COMMENTS/PROTO UPDATE
2.
3.
4.
5.

CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 08/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

SHEET TITLE
FLOOR PLAN & DETAILS

SHEET NUMBER:
A1.0

PR2026-001

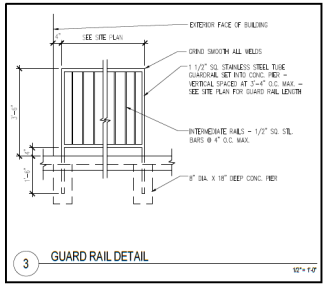
March 9, 2026

1 NON DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

2 FRONT ELEVATION

Scale: 1/4"=1'-0"



3 GUARD RAIL DETAIL

1/2"= 1'-0"

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE SUPPLY 1-800-421-5047, FAX 1-817-439-6892, WWW.FRANKESUPPLY.COM, EMAIL fs-frankesupply.as@franke.com

NOTE:
1. TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING FINISHES AND COLORS.

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP., C2, C3, MF-1-C2)
HEX CODE: #0C0A44
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

ELEVATION KEY NOTES:

COLOR SCHEME: DESERT SCHEME

- AL ALUMINUM BATTEN SYSTEM SIZE: 2"x0" PROFILE COLOR: WOOD GRAIN, BACKRIAL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR BRICK VENEER - SMOOTH FINISH MORTAR: SW200 LIGHT BUFF BY SPEC MIX XX - COLOR: C1 = "SILVERADO" SMOOTH BY HEBRON C2 = "ONYX" SMOOTH BY HEBRON
- C1 ALUMINUM CANOPY SYSTEM COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- CA CITADEL ACM WALL PANELS COLOR: UMBRA GRAY
- D HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VINELL (800) 330-7337, ann.bowen@vinelle.com SFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@sfxi.com
- DO DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER - COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN - COLOR: RAL 7022
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB FILL BOX ##-TYPE: CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL (EQPM SCHEDULE ITEM 700.15)
- GR GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0
- HDO 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- LI RECESSED LIGHT FIXTURE - SEE ELECTRICAL ##-COLOR: C1 = WHITE C2 = GOLD
- LT RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER
- LU ACCENT LIGHTING - SEE ELECTRICAL LED DOWN, SLIM LED (DOWN ONLY)
- MF METAL FASCIA, PRE-FAB ANCHOR-TITE FASCIA ##-COLOR: C1 = WEATHERED ZINC C2 = RAL 7022
- PB PIPE BOLLARD - SEE SITE PLAN AND DETAIL 3/A2.1 USA 310-50 BASTION, COLOR: RAL 7022
- RO ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL
- S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE ##-COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY
- ST C02 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x0" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE COLOR: GOLD
- W EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
- XX DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

LINGLE DESIGN GROUP inc
158 West Main Street
Lehi, IL 61048
815.369.9155
1764 Blake St
Denver, CO 80202
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CARL LINGLE LICENSED ARCHITECT 7997 10-15-25

STATE ID: 19065
PROJECT #: 25479
NATIONAL #: 4406
DRAWN BY: RP
CHECKED BY: JK

DATE: 10/15/25 - PERMIT / BID SET

REVISIONS
1 11/12/25 - QC COMMENTS/PROTO UPDATE
2
3
4
5
6

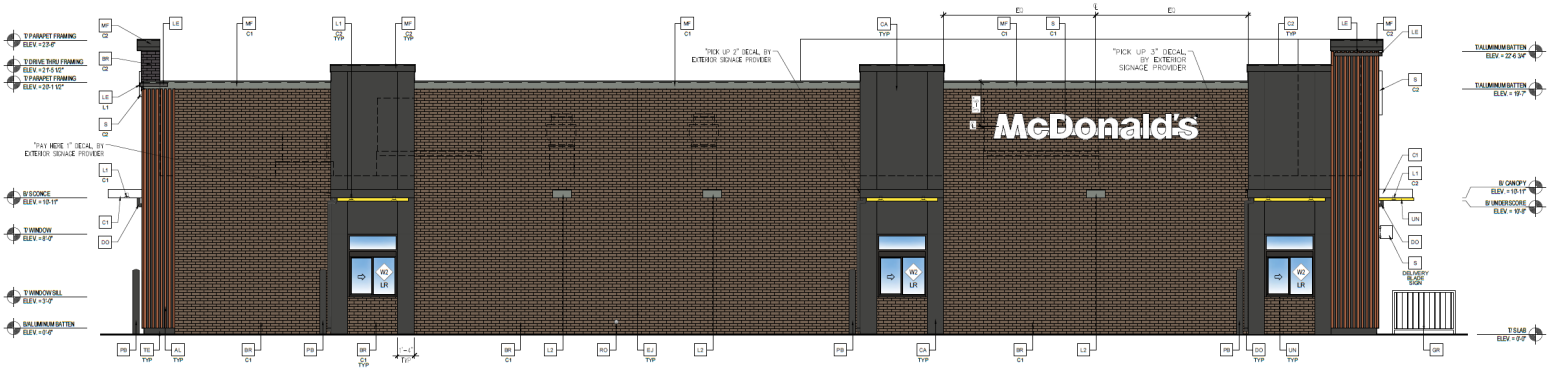
CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 08/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.0

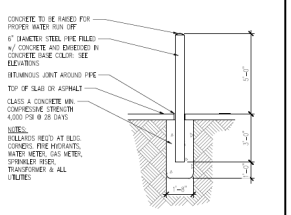


1 DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

2 REAR ELEVATION

Scale: 1/4"=1'-0"



3 PIPE BOLLARD DETAIL

N.T.S.

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NOTE
1. TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING FINISHES AND COLORS.

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1~C2)
HEX CODE: #4D4A44
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

ELEVATION KEY NOTES:

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- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE
  1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, MOD BOTH FACES, APA TRADEMARKED
  COARSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR — BRICK VENEER – SMOOTH FINISH
  MORTAR: SW300 LIGHT BUFF BY SPEC MIX
  XX = COLOR:
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  C2 = "ONYX" SMOOTH BY HEBRON
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- CA — CITADEL ACM WALL PANELS
  COLOR: UMBRA GRAY
- D — HOLLOW METAL DOOR
  PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED
  SUPPLIERS:
  LOWELL (965) 330-7337, ann.bowen@lowellus.com
  LEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@lpfal.com
- DO — DOWNSPOUT – 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER – COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN – COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX
  ## – TYPE:
  CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00)
  RO = BULK OIL (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL – STAINLESS STEEL
  SEE SITE PLAN AND DETAIL 3/A2.0
- HDO — 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, MOD BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED LIGHT FIXTURE – SEE ELECTRICAL
  ## —COLOR:
  C1 = WHITE
  C2 = GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  LED LIGHT: SLIM LED (DOWN ONLY)
- MF — METAL FASCIA: PRE-FAB ANCHOR-TITE FASCIA
  ## —COLOR:
  C1 = WEATHERED ZINC
  C2 = RAL 7022
- PB — PIPE BOLLARD – SEE SITE PLAN AND DETAIL 3/A2.1
  USA 310-SD BASTION, COLOR: RAL 7022
- RO — ROOF DRAIN OVERFLOW PIPE – PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT
  ## —COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE – SEE SHEET A5.0 FOR ASSEMBLY NOTE & A5.0 FOR WINDOW TYPES.
  XX =
  DRIVE-THRU WINDOWS BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

LINDLEY DESIGN GROUP inc
158 WEST MAIN STREET
URBANA, IL 61048
815.969.9155
1764 BLAKE ST
DENVER, CO 80202
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WWW.LINDLEYDESIGN.COM

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CAROL LINDLEY CORNELL 7997 REGISTERED ARCHITECT
10-15-25

STATE ID: 19405
NATIONAL #: 44936
PROJECT #: 25079
DRAWN BY: RP
CHECKED BY: JK

DATE:
10/15/25 - PERMIT / BID SET

REVISIONS
1 11/12/25 - QC COMMENTS/PROTO UPDATE
2
3
4
5
6

CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 08/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

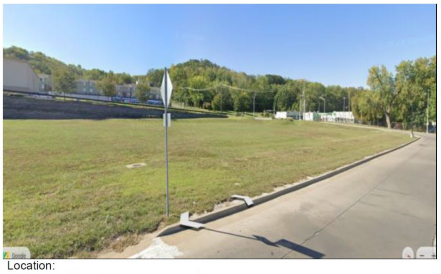
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1

SECTION XIV - SITE PHOTOS

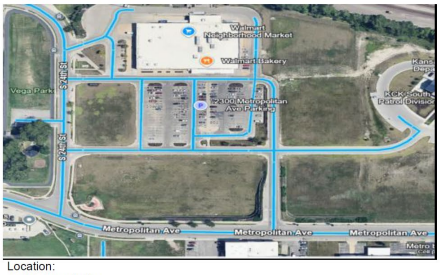
Location:
Looking southeast from intersection of S. 24th Street and access road

Location:
Looking northeast from intersection of S. 24th Street and Metropolitan Ave.



Location:
Looking southwest from access road

Location:
Looking northwest from Metropolitan Ave.



Location:
aerial view of site

Location:
aerial view of site

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: March 9, 2026

Re: **Final Plan Petitions PR2026-002 and PR2026-003 and Final Plat Petition PLAT2026-008 (USD 500 Campus Final Plat)**

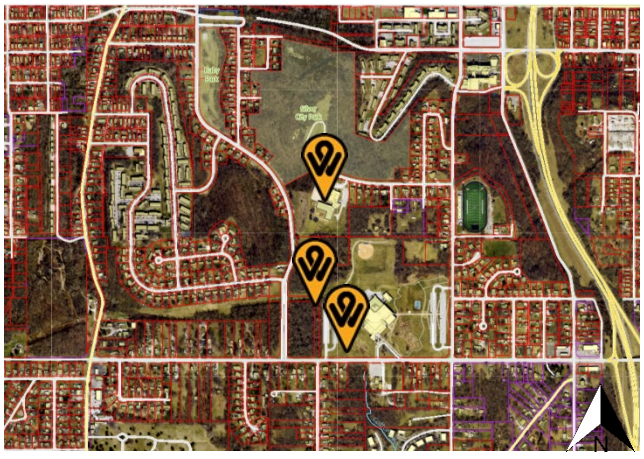
GENERAL INFORMATION

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:
1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive
Kansas City, Kansas 66106

Requested Action and Purpose:
Approve a Final Development Plan and Final Plat to plat two (2) lots and build an elementary and middle school totaling 141,139 square foot.

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



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

Plan Area: PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family homes and Silver City Park
South	R-1 Single and R-2 Two Family Districts	Single-family homes and Living Stone Family Worship Center
East	R-1 and R-1(B) Single Family Districts	Single-family homes
West	R-1 and R-1(B) Single Family Districts	Single-family homes and wooded, undeveloped land

Total Tract Size: 60.57 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public/Institutional, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and 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 Steele Road as a Major Collector, and Haas Drive and Lawrence Avenue as Local Streets.

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.

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 7,000 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. 377 trees are provided.
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – February 13, 2026
Public Hearing:	March 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 two (2) lots and to build an elementary and middle school (Argentine Middle School) totaling 65,396 and 117,695 square feet, respectively, new parking lots, playground, athletic field, walking paths and detention facilities at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 Haas Drive and 2025 Haas Drive.

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. ENV24-2016 – 2024 – Code-Environment – Low hanging tree limbs.
2. CMP24-2619 – 2024 – Enforcement Complaint – Noxious weeds and trees grown into the power lines. Closed.
3. CMP21-2329 – 2021 – Enforcement Complaint – Tree compliant. No violations found.
4. 16220-00596 – 2016 – Graffiti – Graffiti on storage building. Closed.

Outstanding or Related Permit and Cases:

1. Between 2002 – 2014, there have been numerous electrical, commercial, mechanical, plumbing, DRC, elevator certificate and fire suppression permits at the subject property.

Previous Planning Actions:

1. 2025 – PR2025-034 – Preliminary Development Plan for New Elementary and Argentine Middle Schools – Approved.
2. 2025 – PLAT2025-034 – Preliminary Plat for USD 500 Campus – Approved.
3. 2016 – PR-2016-23 – Final Development Plan for futsal courts – Approved.
4. 2016 – PR-2016-2 – Final Development Plan for futsal courts – 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 60.57 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 Steele Road and Lawrence Avenue via Haas Drive. As part of this development, platted right-of-way from 1925 is proposed to be vacated.

   The Traffic Impact Study was reviewed as part of the Preliminary Development Plan by a third party on behalf of Public Works and Traffic Engineering. Additional pedestrian and roadway improvements associated with this development will occur as part of the public improvement plans.

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 Harmon High School is 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 PlanKCK Comprehensive Plan Public/Semi-Public/Institutional land use designation, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and Low-Density Residential land use designation, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

   Additionally, the proposed use conforms to the Subdivision Code, goDotte Countywide Strategic Mobility Plan, which requires sidewalks on Lawrence Avenue, Haas Drive and Steele Road.

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

   The property is accessed from Lawrence Avenue, Steele Road, and Haas Drive. No additional right-of-way is proposed to be dedicated as part of the development.

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 conventional (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 South Patrol, District #331.

e. Fire

Fire service is provided by Station #7, located at South 27th Street and Strong Avenue, which is one-half (½) mile from the subject property.

f. Transit

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

g. Schools

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

h. Streets

The subject property is accessed off Steele Road, a Major Collector, and Haas Drive and Lawrence Avenue, as a Local Streets.

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), 60.57-acre lot for the development of Silver City Elementary School and Argentine 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 elementary and 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 on the Unified Government.

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 Argentine area and is infill development south of Silver City 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 a Final Development and Final Plat.

KEY ISSUES

Vacation of Existing Right-of-Way
Landscaping and Screening
Traffic
Pedestrian Circulation
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. As part of the approval from the Preliminary Development Plan and Preliminary Plat, additional signage and traffic controlling measures were to be further evaluated along Lawrence Avenue to prevent loitering and speeding through the area when school is closed.

   Applicant Response: Acknowledged – a fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation.

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

   Applicant 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) 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 improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

   Applicant Response: Acknowledged.

5. 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: Acknowledged.

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 do not meet this standard.

   Applicant Response: Argentine Middle School - All rooftop equipment is screened from public view by the building parapet, with the exception of units located at few locations. At this location, the design incorporates in-board architectural walls with a metal panel finish (MP1) 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 (Subject: PR2025-033 and PLAT2025-032 - New Central MS), this architectural strategy was deemed acceptable strategy. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted along with 3D views showing how architectural walls acts as extension of building mass.

   New Elementary School – Comment acknowledged. Parapets will screen rooftop equipment from public right of way adjacent to the building.

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

   Applicant Response: Argentine Middle School - Argentine Middle School – One (1) external downspout is 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 downspout is not located on exterior-facing walls and is primarily concealed by the adjacent roof parapet and architectural walls. Due to its location, the surrounding building massing and metal panel finish, it will not be perceived from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspout is located approximately 118'-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.

   New Elementary School – Comment acknowledged and is consistent with current design.

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. Landscaping will comply.

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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

   Applicant Response: Comment acknowledged. Landscaping screen will be provided.

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

   Applicant Response: Comment acknowledged.

Previous Conditions of Approval for PR2025-034 and PLAT2025-034:

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: Existing right-of-way will be vacated by instrument of the plat;
4. 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;
5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;
6. 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 this standard;

7. 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;
8. 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;
9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;
10. 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;
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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance;
12. All landscaping shall be irrigated;
13. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
14. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
15. All 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;
16. 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 at 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;

17. 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;
18. 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;
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 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;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. 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;
22. 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;
23. 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; and,
24. 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:

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** Petitions **PR2026-002, PR2026-003,** and **PLAT2026-008 (USD 500 Campus Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Per the Public Works Department, show one single connection to the Public Main for both projects;**
2. **A fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation;**
3. **Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;**
4. **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;**
5. **Existing right-of-way will be vacated by instrument of the plat;**
6. **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. **$14.00 for two (2) lots payable to the Unified Treasurer;**
7. **Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;**
8. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building for the**

elementary school, and in specific roof locations, opaque architectural panels for the middle school;

9. **Gutters and downspouts shall be internalized except within the storm shelter for both schools, and one additional location on the interior wall of the middle school. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
10. **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;**
11. **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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;**
12. **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;**
13. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.**
    a. **Pole and pylon signs are prohibited in the Sign Ordinance;**
14. **All landscaping shall be irrigated;**
15. **All deciduous and shade trees shall be at least two (2) inch caliper when planted;**
16. **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);**
17. **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;**
18. **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 at 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;**

19. **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;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained**

from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

26. **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;**
27. **Section 27-210(i) 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 Letter
Final Plat
Site Plan (Middle School and Elementary School)
Grading Plan (Middle School and Elementary School)
Lighting Plan (Middle School and Elementary School)
Landscape Plan (Middle School and Elementary School)
Building Elevations (Middle School and Elementary School)
Site Photographs

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

Final Plan Review – PR2026-002 (Argentine Middle School)

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2026-002** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements 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 **PR2026-002,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Final Plan Review – PR2026-003 (New Elementary School)

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2026-003** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2026-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Final Plat – PLAT2026-008 (USD Campus)

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2026-008**, USD 500 Campus 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

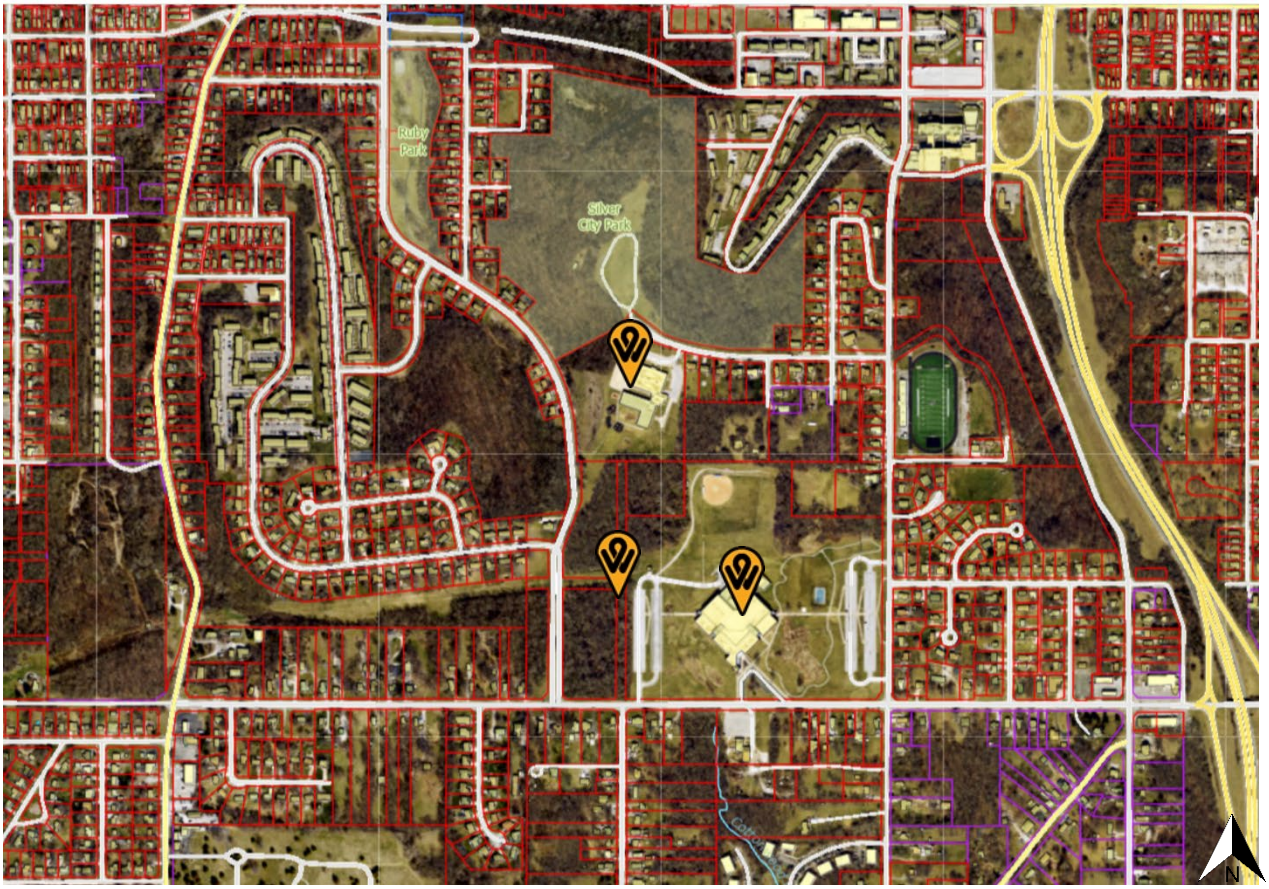
3. _____.

OR

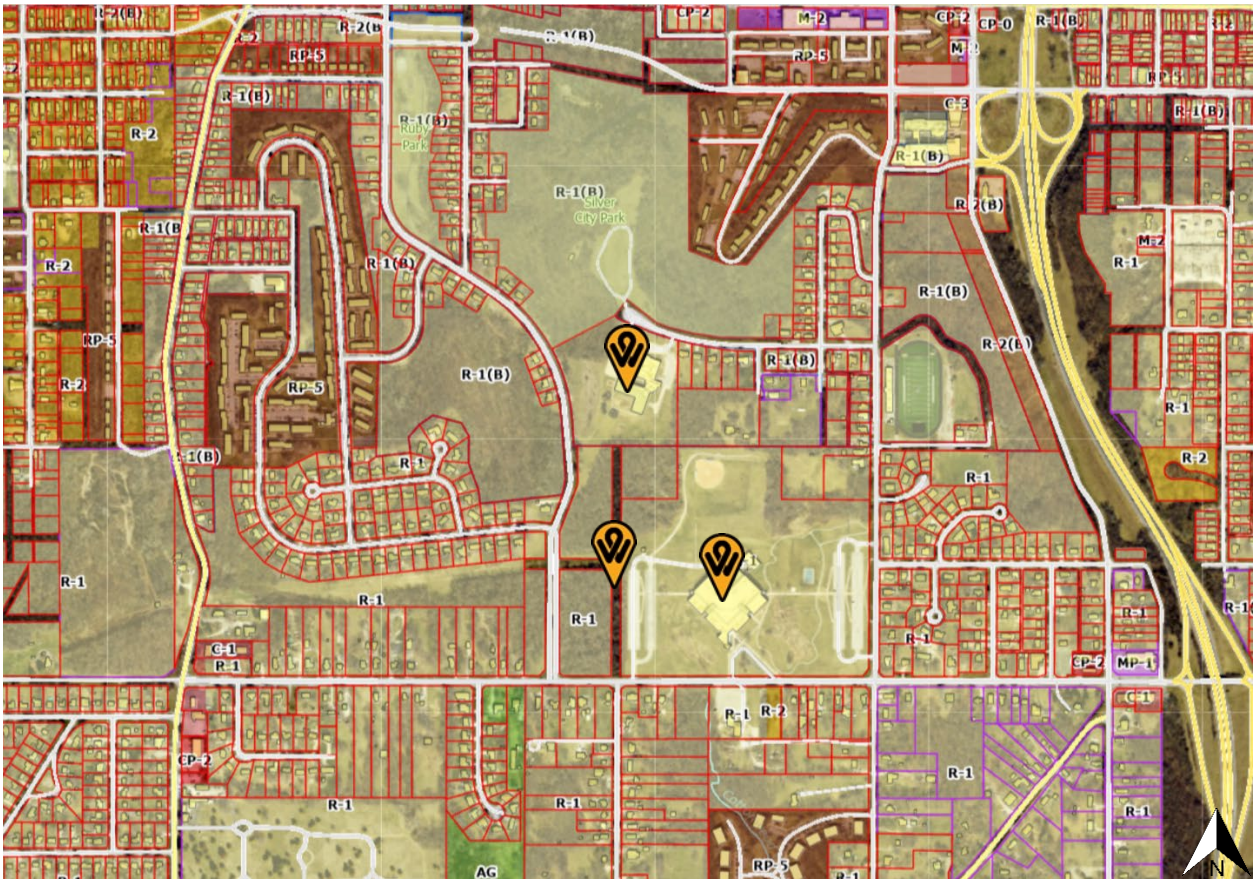
I move the Kansas City, Kansas City Planning Commission **DENY PLAT2026-008**, USD 500 Campus Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1(B)
R-2
RP-5
R-1
C-1
CP-2
M-2
CP-0
C-3
MP-1
AG
Ruby Park
Silver City Park
N

LAND USE MAP

Community Commercial
Urban Mixed Use
Business Park
Parks
Open Space
Low-Density Residential
Medium-Density Residential
Public / Semi-Public Institutional
STRONG
CONNOR
ALVARADO
WOODLAND
SILVER
RUBY
ELMWOOD
WYANDOTTE
BARBER
WILLARD
LAWRENCE
DOUGLAS
SHEARER
CHESTER
HAAS
STEELE
BERRY
DOVER
NORMANDY
VICTORIA
JUNCTION
MATNEY
SHAWNEE
GIBBS
BIRCH
BARBEN
METROPO
SB 18TH ST/US-69 TO EB RUBY AVE
EB RUBY AVE TO NB 18TH ST/US-69
S 21ST ST TO SB 18TH/US-69 HWY
NB 18TH ST/US-69 HWY TO RUBY AVE
STEELE RD TO NB 18TH/US-69 HWY
WB STEELE RD NB 18TH ST/US-69
STEELE RD TO SB 18TH/US-69 HWY
NB 18TH ST/US-69 TO STEELE RD
DNDS

MKEC ENGINEERING SUCCESS

February 23, 2026

Unified Government of Wyandotte County
Department of Planning + Urban Design
701 N 7th Street, Suite 423
Kansas City, Kansas 66101

REFERENCE: Final Plan Petition PR2026-002 & PR2026-003
USD 500 Campus Final Plat (PLAT2026-008 & PLAT2026-009)
Responses to February 17, 2026 Review Comments

Dear Mr. Byron Toy,

The following are our responses to the UG of Wyandotte County comments provided February 17, 2026.

General Planning:

1. As part of the approval from the Preliminary Development Plan and Preliminary Plat, additional signage and traffic controlling measures were to be further evaluated along Lawrence Avenue to prevent loitering and speeding through the area when school is closed.

Response: Comment acknowledged – a fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation.

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) 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.

Response: Sidewalk improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

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

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

Response: Comment acknowledged.

5. 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.

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 do not meet this standard.

Response:
Argentine Middle School – All rooftop equipment is screened from public view by the building parapet, with the exception of units located at few locations. At this location, the design incorporates in-board architectural walls with a metal panel finish (MP1) 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 (Subject: #PR2025-033 and PLAT2025-032 - New Central MS), this architectural strategy was deemed acceptable strategy. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted along with 3d views showing how architectural walls acts as extension of building mass.

New Elementary School – Comment acknowledged. Parapets will screen rooftop equipment from public right of way adjacent to the building.

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

Response:
Argentine Middle School – One (1) external downspout is 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 downspout is not located on exterior-facing walls and is primarily concealed by the adjacent roof parapet and architectural walls. Due to its location, the surrounding building massing and metal panel finish, it will not be perceived from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspout is located approximately 118'-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.

New Elementary School – Comment acknowledged and is consistent with current design.

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.

Response: Comment acknowledged. Landscaping will comply.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or twofamily 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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

Response: Comment acknowledged. Landscaping Screen will be provided.

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

Response: Comment acknowledged.

Previous Conditions for Approval for PR2025-034 & PLAT2025-034:

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) 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;

Response: Sidewalk improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

3. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat;

Response: Comment acknowledged.

4. 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;

Response: Comment acknowledged.

5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;

Response: Comment acknowledged – see accompanying Traffic Study comment response letter.

6. 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 this standard;

Response: Comment acknowledged – parapets will screen rooftop equipment from public right of way adjacent to the building.

7. 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: Comment acknowledged and is consistent with the current design.

8. 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:
Argentine Middle School – Comment acknowledged.

New Elementary School – Five (5) additional trees added to the interior of the parking lot to ensure compliance.

9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;

Response:
Argentine Middle School – (15) Fifteen Black Hills Spruce have been added to the plan to create additional screening. There is a 10' grade change from single family to parking lots and existing landscape material exists and will remain to assist in screening.

New Elementary School – 5' tall screening ornamental grasses have been added along the bus drop-off lane to ensure parking areas are properly screened from the south.

10. 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:
Argentine Middle School – Comment acknowledged.

New Elementary School – trash receptacles will be enclosed with screening wall of the same materials as the primary structure. Screen will be minimum 6' tall on all sides and the gate will face to the east, away from the street.

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

Response: Comment acknowledged – Signage will not be constructed until a signage permit has been issued through the proper channels as noted above.

12. All landscaping shall be irrigated;

Response:
Argentine Middle School – Comment acknowledged.

New Elementary School – All plants are native or adapted to the region and do not need supplemental water once established. Irrigation is not required for these plants to flourish, so no site irrigation is currently provided.

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

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

New Elementary School – Comment acknowledged. Landscaping shall comply with the comment above.

14. 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:
Argentine Middle School – Trees shall be of approved size. Native grasses and plants are not planned.

New Elementary School – Comment acknowledged. Landscaping shall comply.

15. 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.

16. 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;

Response:
Argentine Middle School – Comment acknowledged.

New Elementary School – The plan is to screen transformer utilizing landscaping.

17. 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.

18. 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.

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 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.

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

Response: Comment acknowledged.

21. 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.

22. 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.

23. 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; and,

Response: Comment acknowledged.

24. 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 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: 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

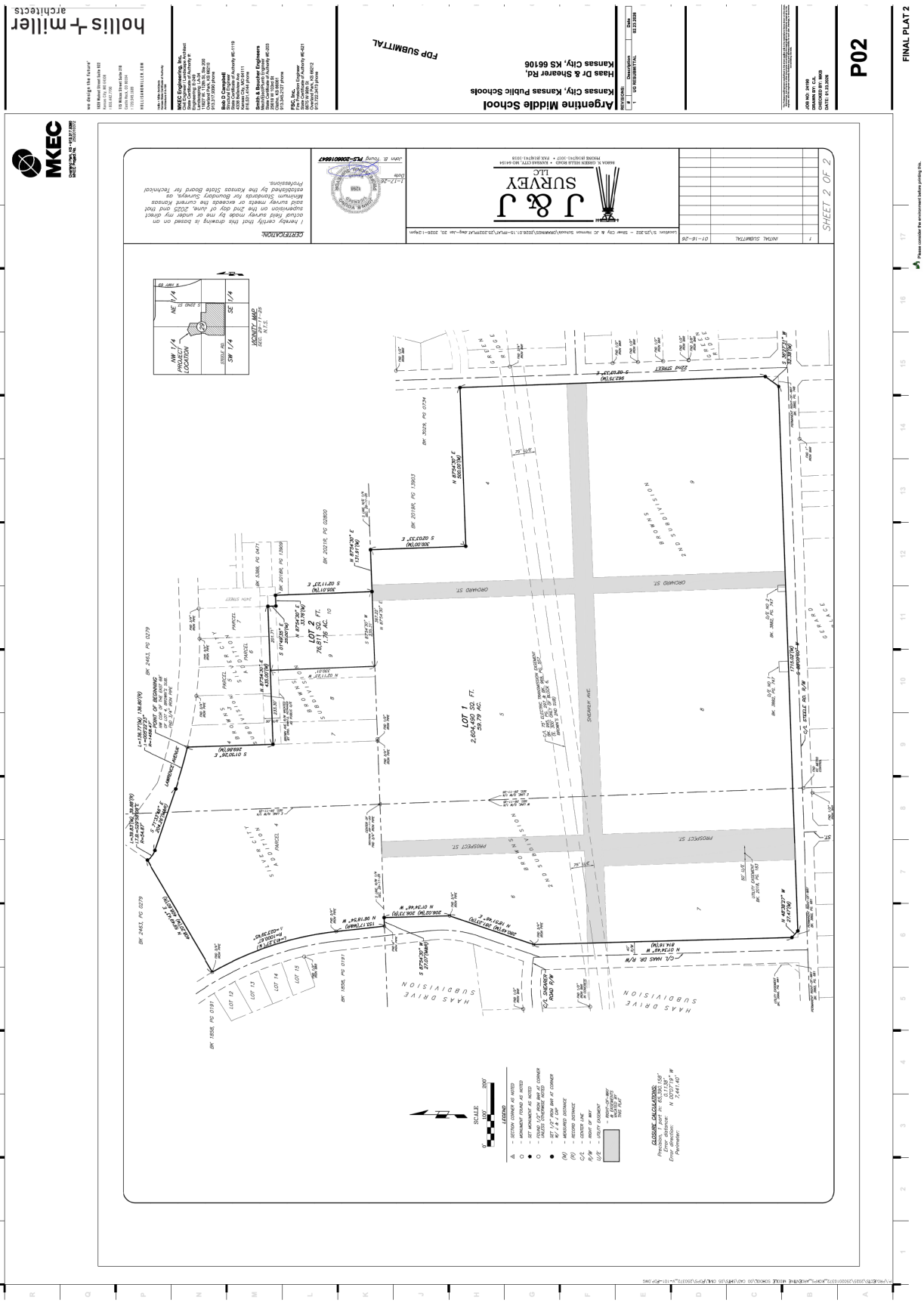
Response: Comment acknowledged.

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

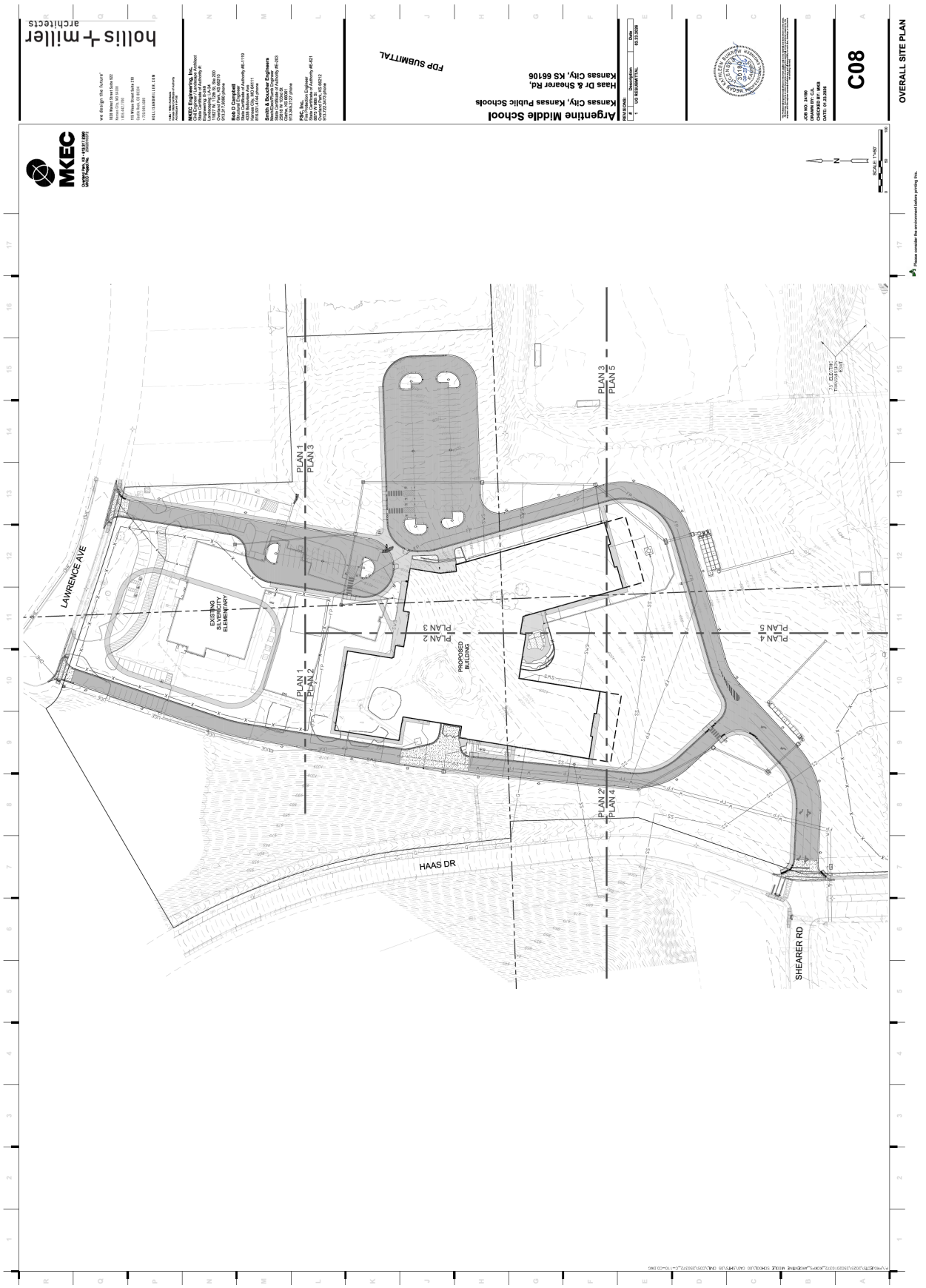
Sincerely,

MKEC ENGINEERING, INC.

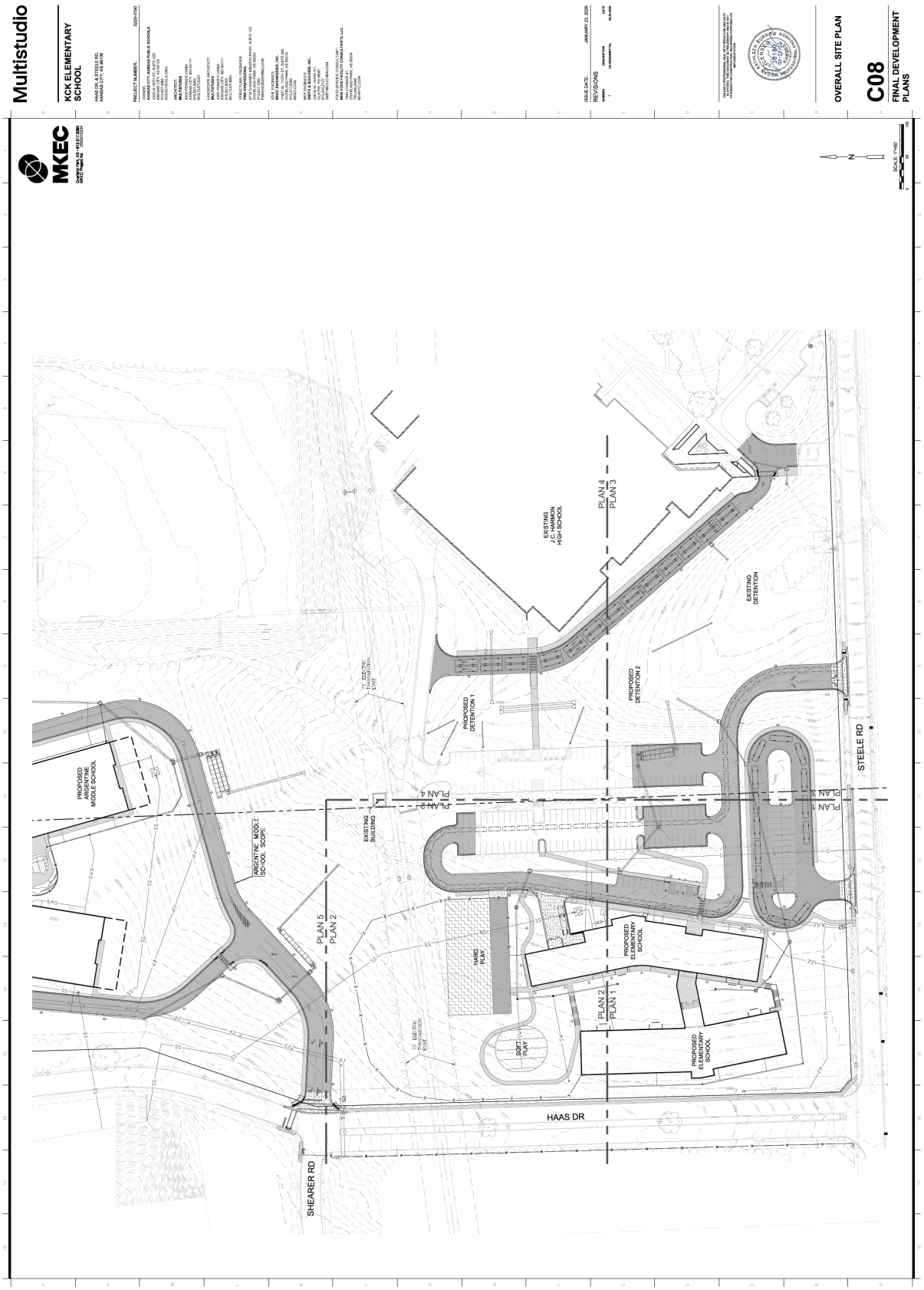
Brian Hochstein, PLA, ASLA, MBA

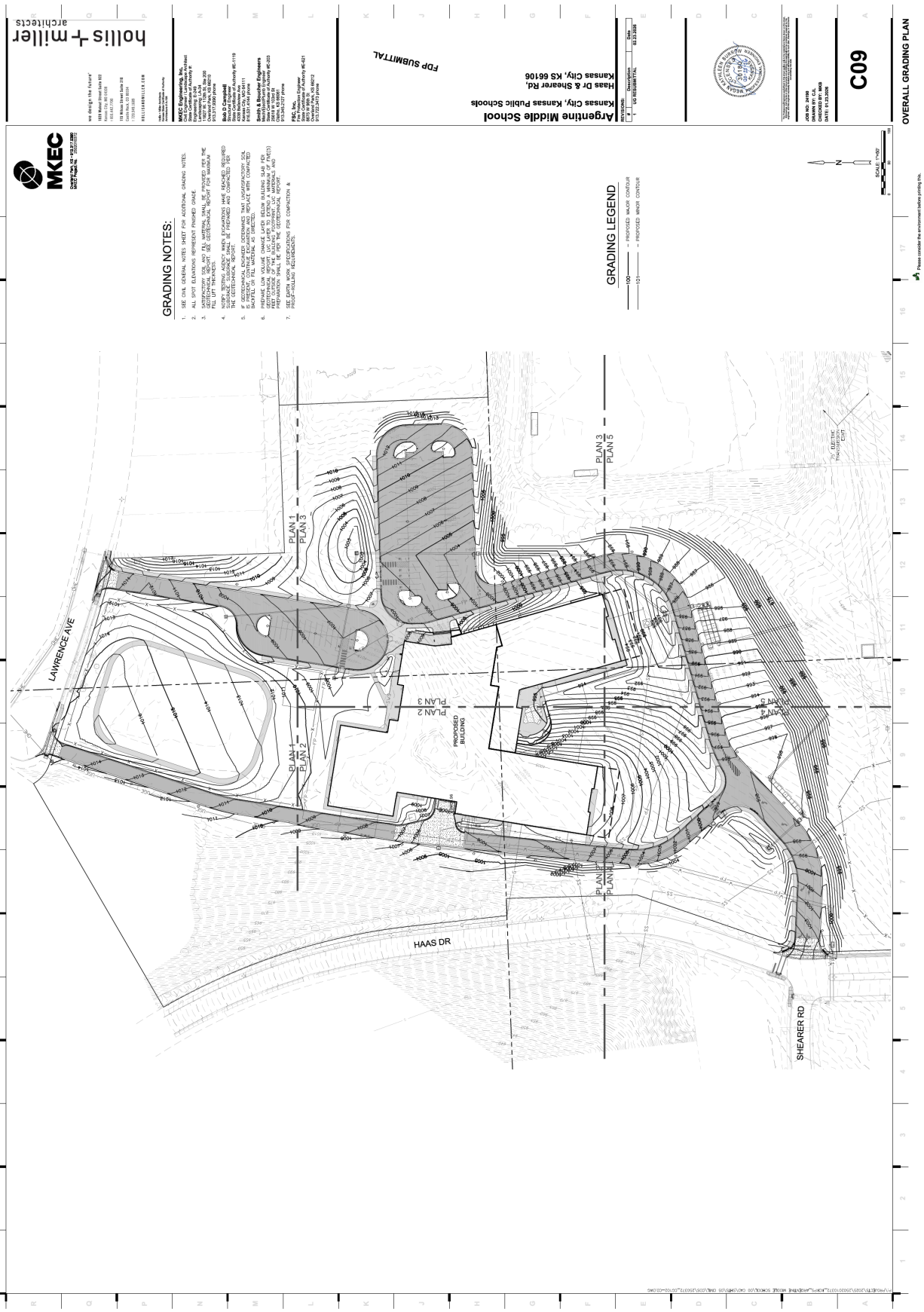


hollis+miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
P02
FINAL PLAT 2
J & J SURVEY LLC
SHEET 2 OF 2
LOT 1
2,604,490 SQ. FT.
59.79 AC.
LOT 2
76,811 SQ. FT.
1.76 AC.
HAAS DRIVE SUBDIVISION
BROWNS 2ND SUBDIVISION
SHEARER AVE.
ORCHARD ST.
PROSPECT ST.
VICINITY MAP
SCALE
LEGEND

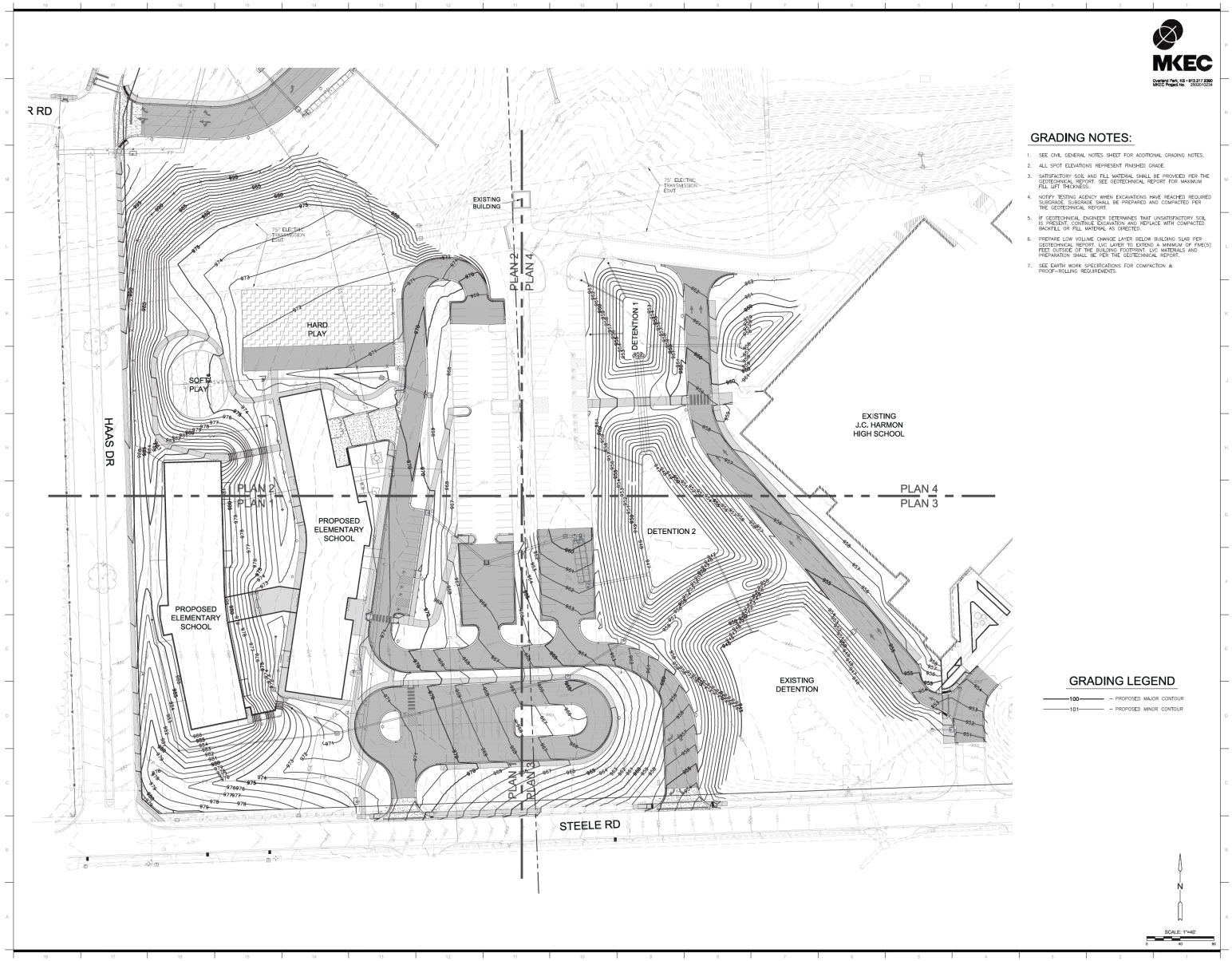


hollis + miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
C08
OVERALL SITE PLAN
MKEC
LAWRENCE AVE
EXISTING SILVERCITY ELEMENTARY
PROPOSED BUILDING
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
HAAS DR
SHEARER RD


Multistudio
KCK ELEMENTARY SCHOOL
OVERALL SITE PLAN
C08
FINAL DEVELOPMENT PLANS
MKEC
EXISTING J.C. HARMON HIGH SCHOOL
PLAN 4
PLAN 3
EXISTING DETENTION
PROPOSED DETENTION 1
PROPOSED DETENTION 2
PROPOSED ARGENTINE MIDDLE SCHOOL
ARGENTINE MIDDLE SCHOOL SCOPE
EXISTING BUILDING
PLAN 2
PLAN 1
STEELE RD
PLAN 5
PLAN 2
HARD PLAY
PROPOSED ELEMENTARY SCHOOL
SOFT PLAY
PROPOSED ELEMENTARY SCHOOL
HAAS DR
SHEARER RD



GRADING NOTES:
GRADING LEGEND
LAWRENCE AVE
HAAS DR
SHEARER RD
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
PROPOSED BUILDING
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FPP SUBMITTAL
C09
OVERALL GRADING PLAN



GRADING NOTES:

1. SEE CIVIL GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL LIFT THICKNESS.
4. NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
5. IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
6. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPORT. LVC LAYER TO EXTEND A MINIMUM OF FIVE(5) FEET OUTSIDE OF THE BUILDING FOOTPRINT. LVC MATERIALS AND PREPARATION SHALL BE PER THE GEOTECHNICAL REPORT.
7. SEE EARTH WORK SPECIFICATIONS FOR COMPACTION & PROOF-ROLLING REQUIREMENTS.

GRADING LEGEND

100 – PROPOSED MAJOR CONTOUR
101 – PROPOSED MINOR CONTOUR

N

SCALE: 1"=40'
0 40 80

MKEC
Overland Park, KS • 913.317.8360
MKEC Project No. 2500010234

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0225-3150

OWNER:
KANSAS CITY, KANSAS PUBLIC SCHOOLS
2220 N. 59TH ST, SUITE 229
KANSAS CITY, KS 66104
913.627.3001
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6000
MULTISTUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6000
MULTISTUDIO

STRUCTURAL ENGINEER:
PMA ENGINEERING
8716 SHAWNEE MISSION PKWY, SUITE 100
MERRIAM PARK, KS 66202
913.851.1352
PMAENGINEERING.COM

CIVIL ENGINEER:
MKEC ENGINEERING, INC.
11627 W. 112TH ST, SUITE 200
OVERLAND PARK, KS 66210
913.317.8360
MKEC.COM

MEP ENGINEER:
SMITH & BOUCHER, INC.
2949 E. 103RD ST.
KANSAS CITY, MO 64137
913.345.2121
SMITHBOUCHER.COM

FOOD SERVICE CONSULTANT:
MHA FOOD FACILITY CONSULTANTS, LLC
7940 CONSER ST
OVERLAND PARK, KS 66204
785.266.5896
MHAFFC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

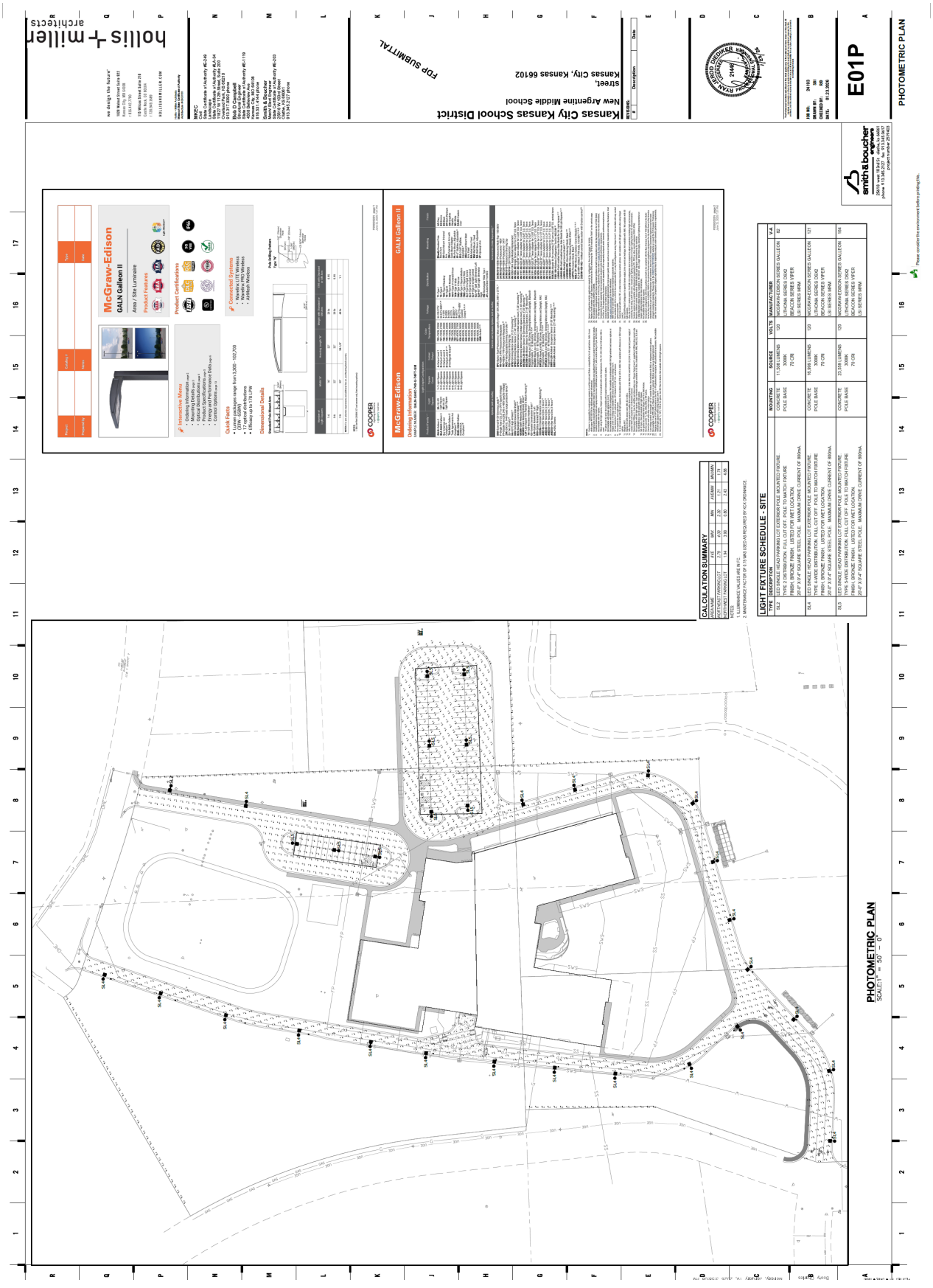
NUMBER	DESCRIPTION	DATE
1	US RESUBMITTAL	02.23.2026

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE APPEARS ON THIS DOCUMENT, THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

OVERALL GRADING PLAN

C09

FINAL DEVELOPMENT PLANS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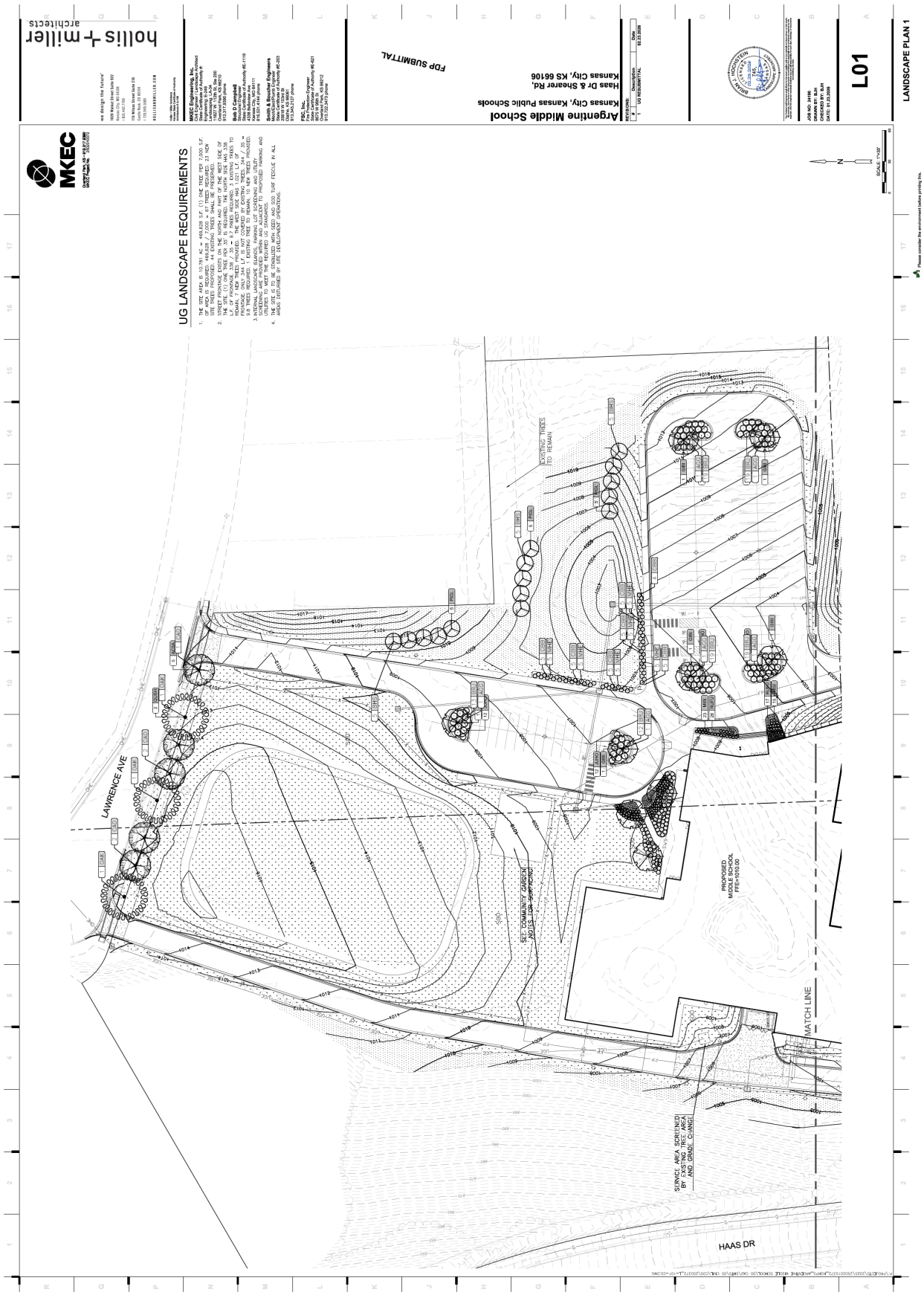
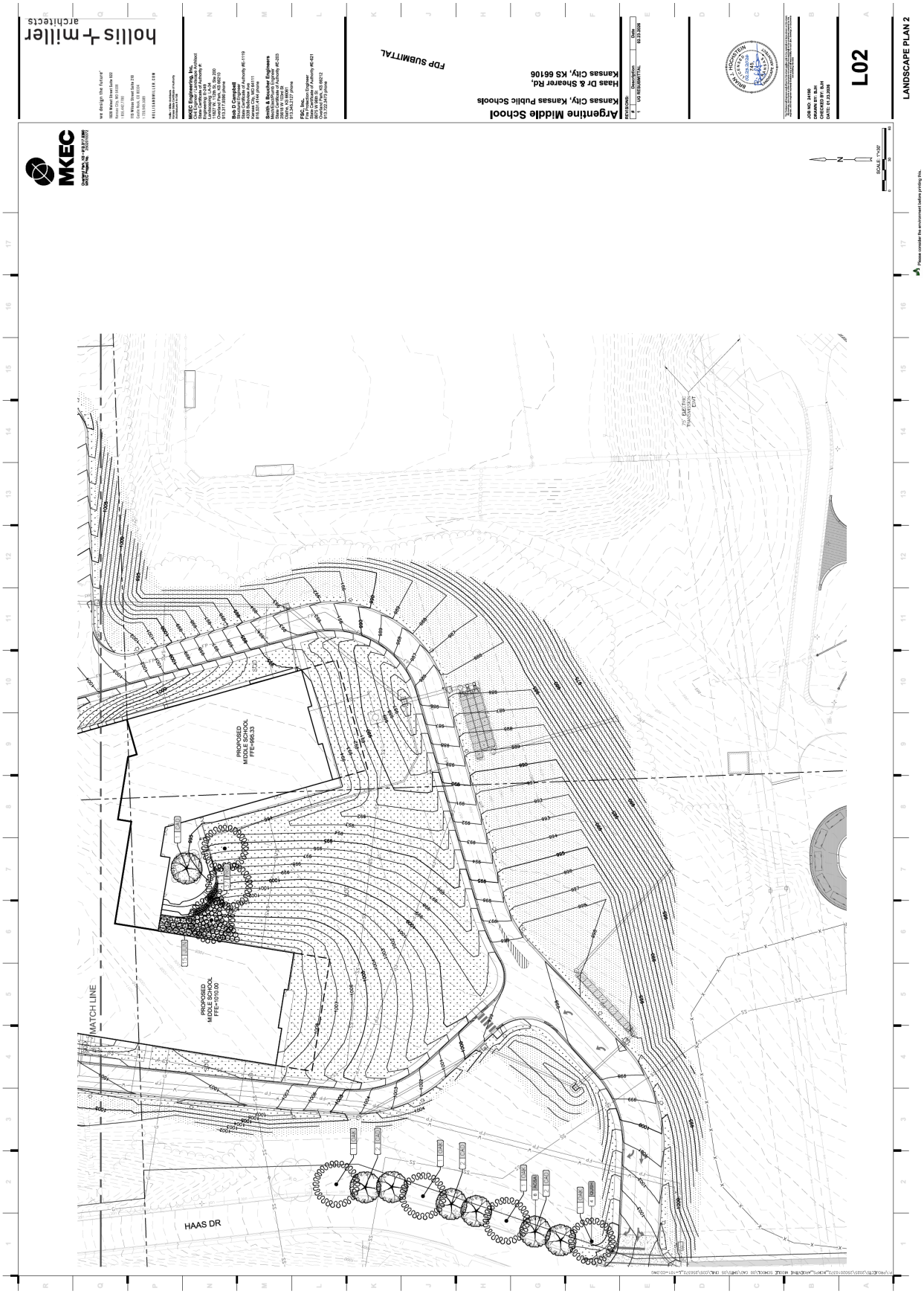
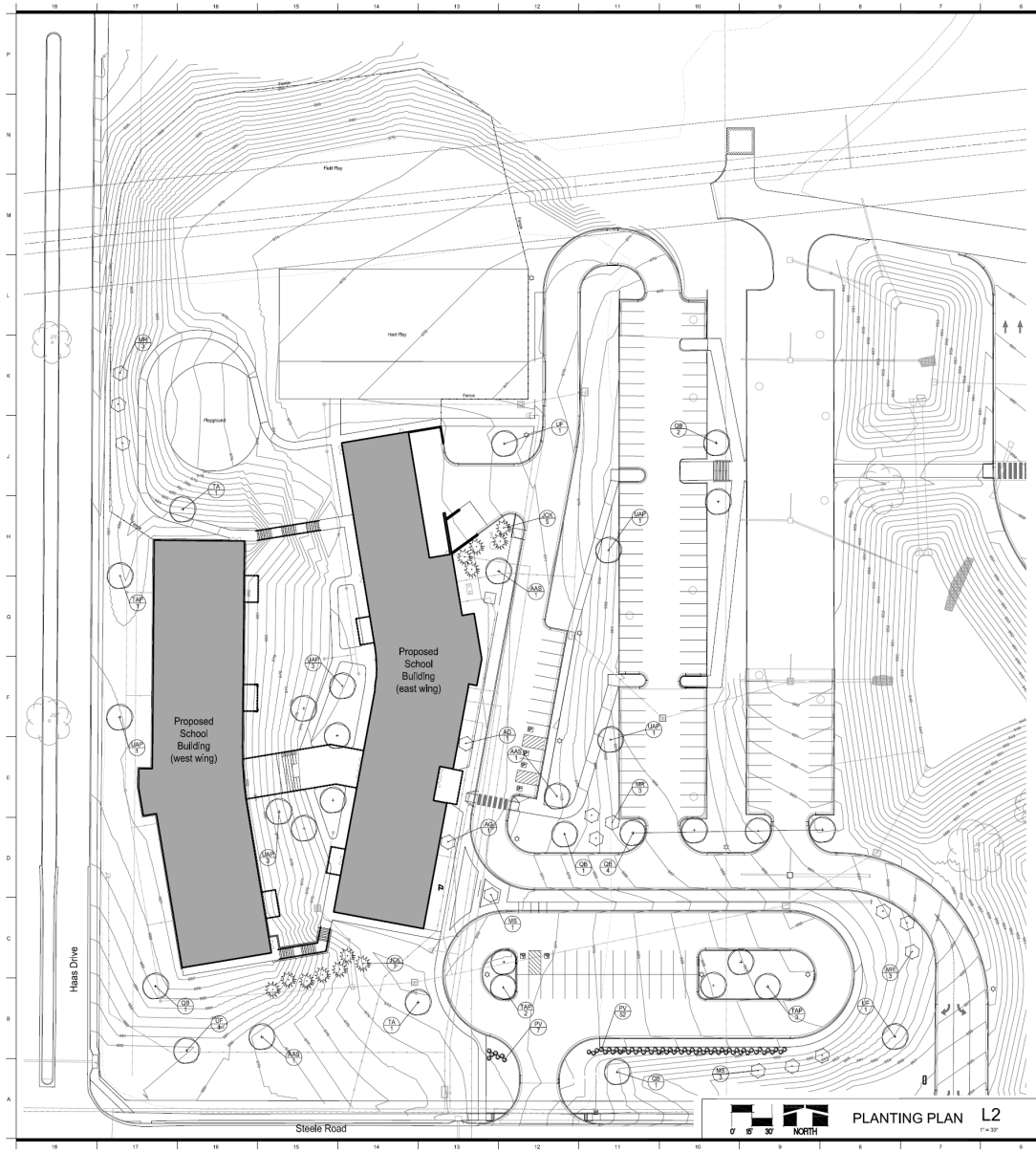
SCALE: 1" = 50' - 0"
CALCULATION SUMMARY
LIGHT FIXTURE SCHEDULE - SITE
McGraw-Edison
GALN Galleon II
Area / Site Luminaire
Kansas City Kansas School District
New Argentine Middle School
Kansas City, Kansas 66102
FOR SUBMITTAL
E01P
PHOTOMETRIC PLAN
holl is + miller
architects
smith & boucher


holis + miller
architects
MKEC
UG LANDSCAPE REQUIREMENTS
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
LANDSCAPE PLAN 1
L01
LAWRENCE AVE
HAAS DR
MATCH LINE
SCALE: 1"=30'



hollis + miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
L02
LANDSCAPE PLAN 2
MKEC
PROPOSED MIDDLE SCHOOL FFE=995.33
PROPOSED MIDDLE SCHOOL FFE=1010.00
MATCH LINE
HAAS DR



PLANTING PLAN L2
1" = 30'

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	SPACING	REMARKS
	Deciduous Trees					
AAS	Acer saccharum Caddo 'Autumn Spectacle'	Autumn Spectacle Caddo Sugar Maple	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
QB	Quercus bicolor	Swamp White Oak	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
TAP	Taxodium ascendens	Pond Cypress	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
TA	Tilia americana 'Redmond'	Redmond Sentry Basswood	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
UAP	Ulmus americana 'New Harmony'	New Harmony American Elm	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
UP	Ulmus x 'Pioneer'	Pioneer Elm	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
	Evergreen Trees					
JV	Juniperus virginiana 'Emerald'	Emerald Juniper	6-8' Ht.	B&B		10' Upward Habit Reg
	Ornamental Trees					
AC	Acer ginnala	Flame Amur Maple	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
AG	Amelanchier grandiflora	Autumn Brilliance Serviceberry	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
	Screening Plants					
PA	Prunus virginiana 'Schubert'	Schubert Chokecherry	10 gallon	#7		Multi-Trk

*Multi-stem tree form as shown.

VEGETATIVE LEGEND

- 2" Shade Tree (Qty. 27)
- 1.5" Caliper Ornamental Tree (Qty. 15)
- 6' Evergreen Tree (Qty. 12)
- Screening 5' Tall Ornamental Grasses

LANDSCAPE NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.

2. PRIOR TO BID SUBMISSION, AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL REVIEW IN DETAIL, AND BE VERY FAMILIAR WITH, THE PLANS AND SPECIFICATIONS. DEVIATIONS FROM THE PLANS AND SPECIFICATIONS ARE ABSOLUTELY NOT ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. LANDSCAPE INSTALLATION WORK NOT CONFORMING TO PLANS AND SPECIFICATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PAYMENT FOR SUCH WORK.

3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL. AFTER THE BID IS AWARDED, IT WILL BE REQUIRED THAT ALL SPECIFIED AND/OR APPROVED SUBSTITUTIONS SHALL BE INSTALLED BY CONTRACTOR WITH NO EXCEPTIONS.

4. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL TOUR AND CAREFULLY REVIEW THE PROJECT SITE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS OR CHARACTERISTICS THAT WILL PREVENT LANDSCAPE INSTALLATION PER THE PLANS AND SPECIFICATIONS. NOTIFICATION OF UNSUITABLE CONDITIONS OR CHARACTERISTICS AFTER BIDDING, AFTER COMPLETION OF LANDSCAPE WORK, OR DURING THE WARRANTY PERIOD, SHALL NOT BE RECEIVED OR CONSIDERED BY THE LANDSCAPE ARCHITECT OR OWNER.

5. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES EXISTING WITHIN THE PROJECT SITE. THE LANDSCAPE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM LANDSCAPE INSTALLATION CONSTRUCTION.

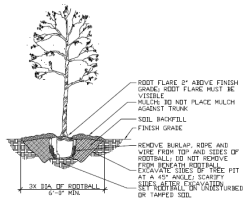
6. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE ALL GRADES AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SITE EARTHWORK CONTRACTOR OF ANY DISCREPANCIES BETWEEN FINISH GRADES, PROPOSED CONTOURS, WALL LOCATIONS, GRADING AND DRAINAGE AS SHOWN ON CIVIL AND NOTIFY OWNER'S REPRESENTATIVE IF SITE CONDITIONS DEVIATE FROM PLANS. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.

7. ALL TREES, SHRUBS, AND GROUND COVER BEDS ARE TO RECEIVE MIN. 3" OF HARDWOOD MULCH, MEASURED AFTER SETTLEMENT HAS OCCURRED.

8. COORDINATE LOCATIONS OF PLANT MATERIAL WITH OTHER SITE ELEMENTS INCLUDING SIGNAGE AND LIGHTING. IF LOCATIONS OF SITE ELEMENTS VARY FROM PLAN, NOTIFY OWNER'S REPRESENTATIVE AND ADJUST LANDSCAPE PLANTINGS ACCORDINGLY TO ACHIEVE THE INTENDED EFFECT.

9. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL, COUNTY, AND STATE CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES BETWEEN THESE CODES AND THE PLANS AND SPECIFICATIONS.

10. NO SITE IRRIGATION.



TREE PLANTING DETAIL L1

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0223-3150

OWNER:
UNIFIED CITY, KANSAS PUBLIC SCHOOLS
3200 N. 65TH ST., SUITE 200
KANSAS CITY, KS 66104
913.627.2800
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4201 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.5555
MULTISTUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4201 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.5555
MULTISTUDIO

STRUCTURAL ENGINEER:
PHAN ENGINEERING
8716 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66212
913.207.1362
PHANENGINEERING.COM

CIVIL ENGINEER:
OLSSON ENGINEERING CONSULTANTS INC.
11201 N. 135TH ST., SUITE 200
OVERLAND PARK, KS 66213
913.317.6200
MKCC.COM

MEP ENGINEER:
SMITH HOUGH HERR, INC.
2810 N. 124TH ST.
OLATHE, KS 66061
913.948.2127
SMITHHOUGHHERR.COM

FOOD SERVICE CONSULTANT:
MARTIN HOSPITALITY CONSULTANTS, LLC
7161 CONSTANCE ST.
OVERLAND PARK, KS 66204
785.266.3466
MHHPTC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

NUMBER	DESCRIPTION	DATE
1	City Comments	02/23/26

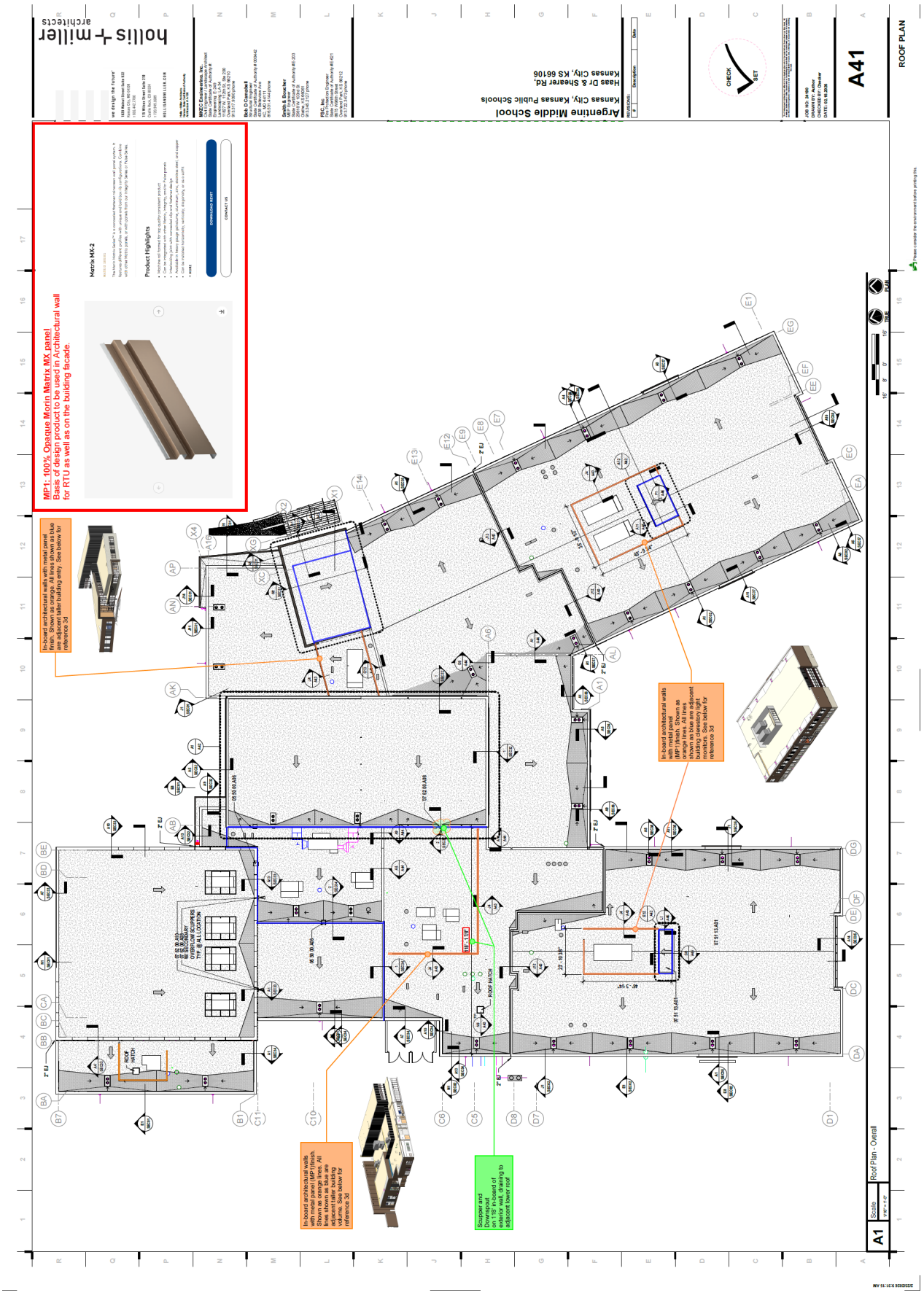
ROBERT J. MURRAY — 640 — KANSAS — LANDSCAPE ARCHITECT
02/23/26

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE ARE AFFIXED TO THIS DOCUMENT, IT IS NOT TO BE USED OR RELIED UPON FOR CONSTRUCTION, ACCORDING PURPOSES OR IMPLEMENTATION

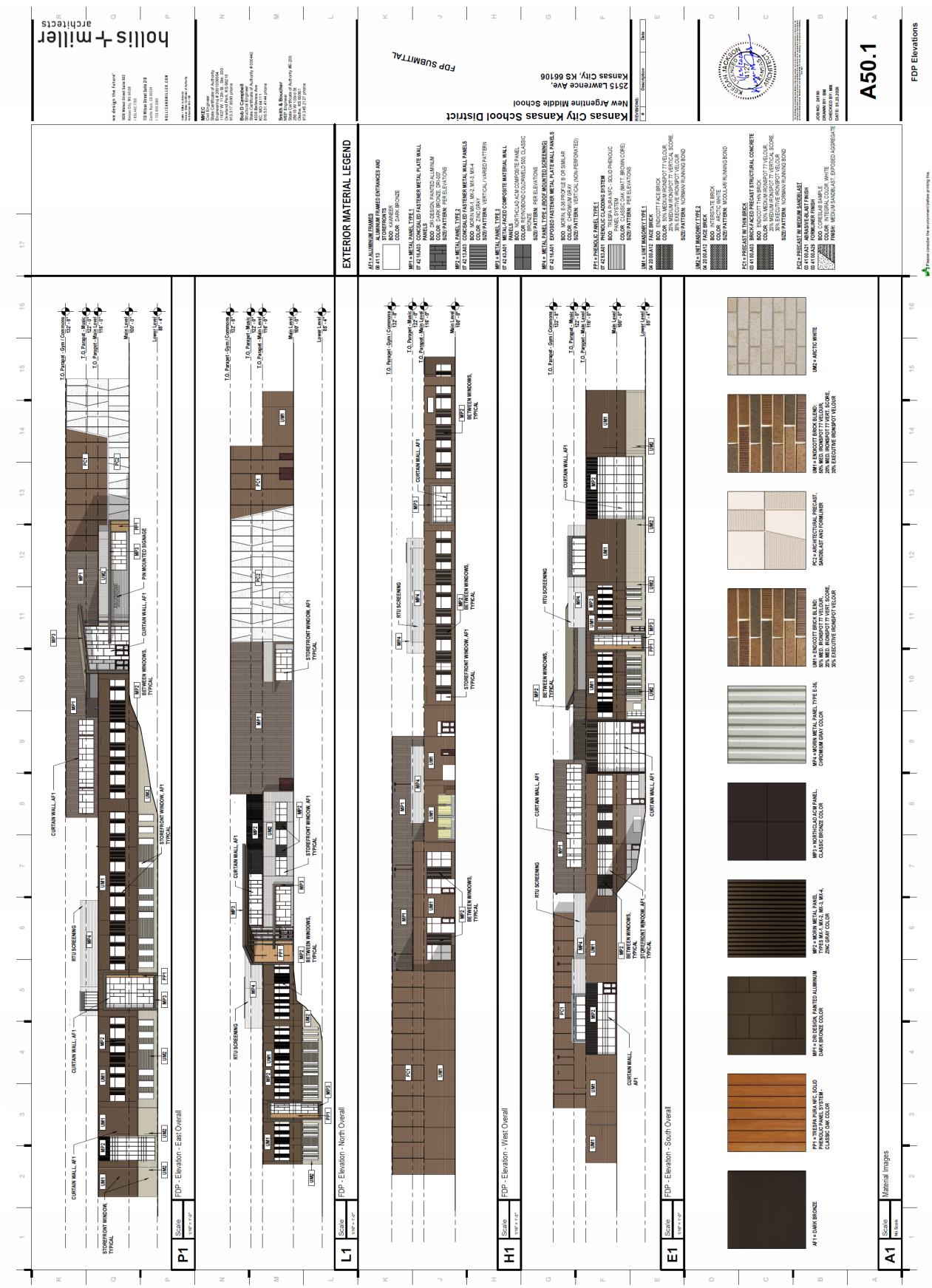
PLANTING PLAN

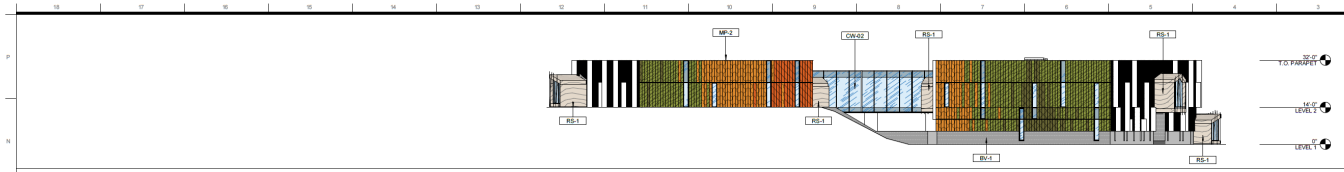
L01

FINAL DEVELOPMENT PLAN



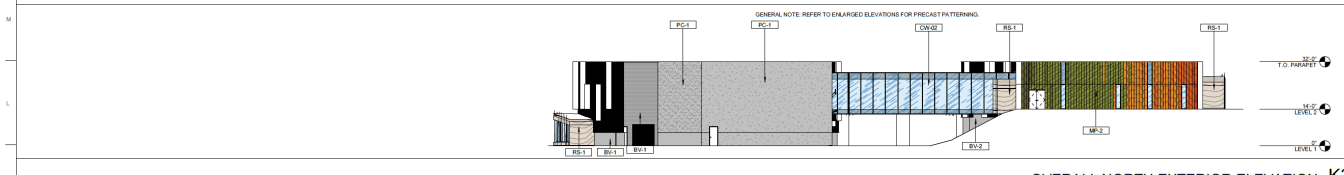
MP1: 100% Opaque Morin Matrix MX panel
Basis of design product to be used in Architectural wall for RTU as well as on the building facade.
Matrix MX-2
Product Highlights
In-board architectural walls with metal panel finish. Shown as orange. All lines shown as blue are adjacent taller building entry. See below for reference 3d
In-board architectural walls with metal panel (MP1)finish. Shown as orange lines. All lines shown as blue are adjacent building clerestory light monitors. See below for reference 3d
In-board architectural walls with metal panel (MP1)finish. Shown as orange lines. All lines shown as blue are adjacent taller building volume. See below for reference 3d
Scupper and Downspout on 18" in-board of exterior wall, draining to adjacent lower roof
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
A41
ROOF PLAN
Roof Plan - Overall


EXTERIOR MATERIAL LEGEND
Kansas City Kansas School District
New Argentine Middle School
2515 Lawrence Ave.
Kansas City, KS 66106
FDP SUBMITTAL
A50.1
FDP Elevations
P1 FDP - Elevation - East Overall
L1 FDP - Elevation - North Overall
H1 FDP - Elevation - West Overall
E1 FDP - Elevation - South Overall
A1 Material images
holis + miller
architects



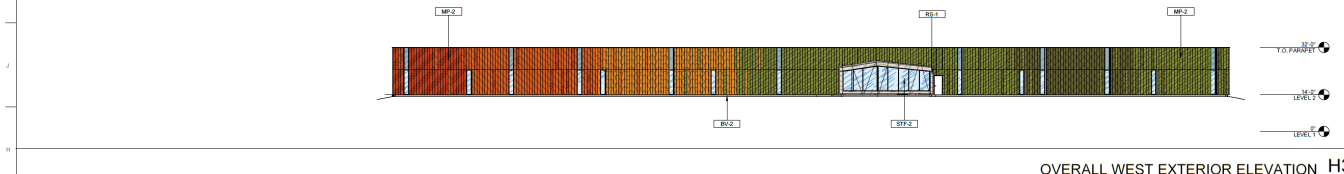
OVERALL SOUTH EXTERIOR ELEVATION N3

1/16" = 1'-0"



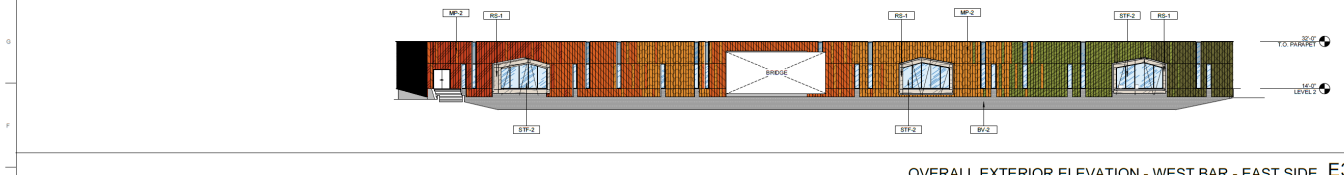
OVERALL NORTH EXTERIOR ELEVATION K3

1/16" = 1'-0"



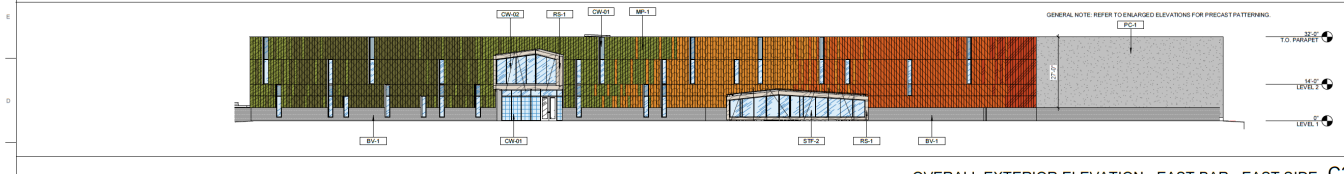
OVERALL WEST EXTERIOR ELEVATION H3

1/16" = 1'-0"



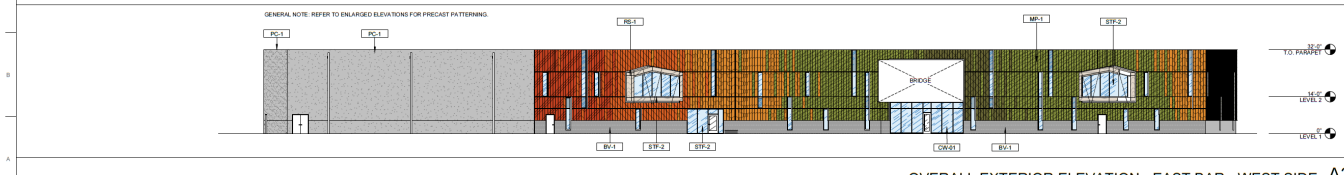
OVERALL EXTERIOR ELEVATION - WEST BAR - EAST SIDE E3

1/16" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST BAR - EAST SIDE C3

1/16" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST BAR - WEST SIDE A3

1/16" = 1'-0"

GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR MATERIAL LEGEND

- IGU-01: CLEAR GLASS
- IGU-02: SPANDREL
- IGU-03: LAMINATED SAFETY GLAZING
- RS-1/RF-03: COMPOSITE PANEL
- BV-1/BV-2: THIN BRICK VENEER
- PC-1/PC-2/PC-3: PRECAST CONCRETE
- MP-1/MP-2/MP-3: METAL PANEL:
  - COLOR 1: DARK GREEN
  - COLOR 2: LIGHT GREEN
  - COLOR 3: YELLOW
  - COLOR 4: ORANGE
  - COLOR 5: RED

THIS SHEET TO BE VIEWED/PRINTED IN COLOR FOR CLARIFICATION OF METAL PANEL COLOR LAYOUT

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0225-3150

OWNER:
KANSAS CITY, KANSAS PUBLIC SCHOOLS
2220 N. 59TH ST., SUITE 229
KANSAS CITY, KS 66104
913.627.3900
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6656
MULTI.STUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6656
MULTI.STUDIO

STRUCTURAL ENGINEER:
PMA ENGINEERING
6716 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66202
913.831.1262
PMA-ENGINEERING.COM

CIVIL ENGINEER:
MKEC ENGINEERING CONSULTANTS INC.
11627 W. 112TH ST. SUITE 230
OVERLAND PARK, KS 66210
913.317.9300
MKEC.COM

MEP ENGINEER:
SMITH & BOUCHER, INC.
2816 W. 103RD ST.
OLATHE, KS 66061
913.345.2127
SMITHBOUCHER.COM

FOOD SERVICE CONSULTANT:
MHA FOOD FACILITY CONSULTANTS, LLC
7340 CONSER ST.
OVERLAND PARK, KS 66204
785.266.5656
MHAFFC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

NUMBER	DESCRIPTION	DATE
01	FDP COMMENTS	02.23.26

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF KANSAS.

JENNIE LIU LICENSED 7330 KANSAS ARCHITECT 02.23.26

OVERALL ELEVATIONS

A50

FINAL DEVELOPMENT PLAN

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: March 9, 2026

Re: **Final Plan Petitions PR2026-002 and PR2026-003 and Final Plat Petition PLAT2026-008 (USD 500 Campus Final Plat)**

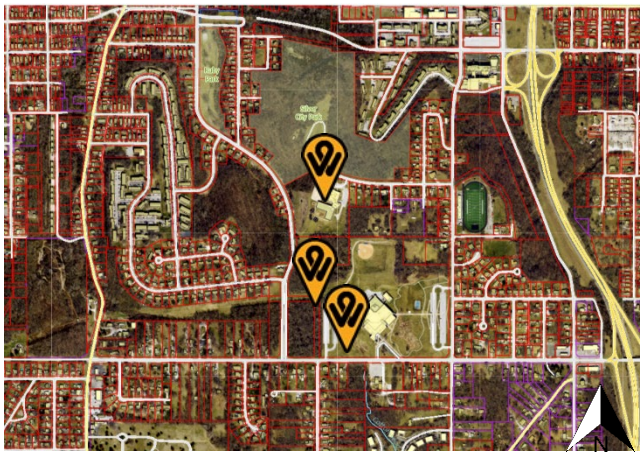
GENERAL INFORMATION

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:
1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive
Kansas City, Kansas 66106

Requested Action and Purpose:
Approve a Final Development Plan and Final Plat to plat two (2) lots and build an elementary and middle school totaling 141,139 square foot.

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



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

Plan Area: PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family homes and Silver City Park
South	R-1 Single and R-2 Two Family Districts	Single-family homes and Living Stone Family Worship Center
East	R-1 and R-1(B) Single Family Districts	Single-family homes
West	R-1 and R-1(B) Single Family Districts	Single-family homes and wooded, undeveloped land

Total Tract Size: 60.57 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public/Institutional, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and 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 Steele Road as a Major Collector, and Haas Drive and Lawrence Avenue as Local Streets.

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.

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 7,000 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. 377 trees are provided.
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – February 13, 2026
Public Hearing:	March 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 two (2) lots and to build an elementary and middle school (Argentine Middle School) totaling 65,396 and 117,695 square feet, respectively, new parking lots, playground, athletic field, walking paths and detention facilities at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 Haas Drive and 2025 Haas Drive.

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. ENV24-2016 – 2024 – Code-Environment – Low hanging tree limbs.
2. CMP24-2619 – 2024 – Enforcement Complaint – Noxious weeds and trees grown into the power lines. Closed.
3. CMP21-2329 – 2021 – Enforcement Complaint – Tree compliant. No violations found.
4. 16220-00596 – 2016 – Graffiti – Graffiti on storage building. Closed.

Outstanding or Related Permit and Cases:

1. Between 2002 – 2014, there have been numerous electrical, commercial, mechanical, plumbing, DRC, elevator certificate and fire suppression permits at the subject property.

Previous Planning Actions:

1. 2025 – PR2025-034 – Preliminary Development Plan for New Elementary and Argentine Middle Schools – Approved.
2. 2025 – PLAT2025-034 – Preliminary Plat for USD 500 Campus – Approved.
3. 2016 – PR-2016-23 – Final Development Plan for futsal courts – Approved.
4. 2016 – PR-2016-2 – Final Development Plan for futsal courts – 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 60.57 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 Steele Road and Lawrence Avenue via Haas Drive. As part of this development, platted right-of-way from 1925 is proposed to be vacated.

   The Traffic Impact Study was reviewed as part of the Preliminary Development Plan by a third party on behalf of Public Works and Traffic Engineering. Additional pedestrian and roadway improvements associated with this development will occur as part of the public improvement plans.

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 Harmon High School is 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 PlanKCK Comprehensive Plan Public/Semi-Public/Institutional land use designation, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and Low-Density Residential land use designation, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

   Additionally, the proposed use conforms to the Subdivision Code, goDotte Countywide Strategic Mobility Plan, which requires sidewalks on Lawrence Avenue, Haas Drive and Steele Road.

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

   The property is accessed from Lawrence Avenue, Steele Road, and Haas Drive. No additional right-of-way is proposed to be dedicated as part of the development.

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 conventional (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 South Patrol, District #331.

e. Fire

Fire service is provided by Station #7, located at South 27th Street and Strong Avenue, which is one-half (½) mile from the subject property.

f. Transit

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

g. Schools

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

h. Streets

The subject property is accessed off Steele Road, a Major Collector, and Haas Drive and Lawrence Avenue, as a Local Streets.

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), 60.57-acre lot for the development of Silver City Elementary School and Argentine 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 elementary and 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 on the Unified Government.

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 Argentine area and is infill development south of Silver City 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 a Final Development and Final Plat.

KEY ISSUES

Vacation of Existing Right-of-Way
Landscaping and Screening
Traffic
Pedestrian Circulation
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. As part of the approval from the Preliminary Development Plan and Preliminary Plat, additional signage and traffic controlling measures were to be further evaluated along Lawrence Avenue to prevent loitering and speeding through the area when school is closed.

   Applicant Response: Acknowledged – a fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation.

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

   Applicant 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) 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 improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

   Applicant Response: Acknowledged.

5. 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: Acknowledged.

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 do not meet this standard.

   Applicant Response: Argentine Middle School - All rooftop equipment is screened from public view by the building parapet, with the exception of units located at few locations. At this location, the design incorporates in-board architectural walls with a metal panel finish (MP1) 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 (Subject: PR2025-033 and PLAT2025-032 - New Central MS), this architectural strategy was deemed acceptable strategy. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted along with 3D views showing how architectural walls acts as extension of building mass.

   New Elementary School – Comment acknowledged. Parapets will screen rooftop equipment from public right of way adjacent to the building.

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

   Applicant Response: Argentine Middle School - Argentine Middle School – One (1) external downspout is 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 downspout is not located on exterior-facing walls and is primarily concealed by the adjacent roof parapet and architectural walls. Due to its location, the surrounding building massing and metal panel finish, it will not be perceived from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspout is located approximately 118'-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.

   New Elementary School – Comment acknowledged and is consistent with current design.

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. Landscaping will comply.

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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

   Applicant Response: Comment acknowledged. Landscaping screen will be provided.

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

   Applicant Response: Comment acknowledged.

Previous Conditions of Approval for PR2025-034 and PLAT2025-034:

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: Existing right-of-way will be vacated by instrument of the plat;
4. 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;
5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;
6. 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 this standard;

7. 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;
8. 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;
9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;
10. 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;
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.
    a. Pole and pylon signs are prohibited in the Sign Ordinance;
12. All landscaping shall be irrigated;
13. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
14. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
15. All 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;
16. 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 at 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;

17. 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;
18. 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;
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 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;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. 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;
22. 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;
23. 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; and,
24. 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:

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** Petitions **PR2026-002, PR2026-003,** and **PLAT2026-008 (USD 500 Campus Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Per the Public Works Department, show one single connection to the Public Main for both projects;**
2. **A fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of the proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation;**
3. **Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;**
4. **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;**
5. **Existing right-of-way will be vacated by instrument of the plat;**
6. **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. **$14.00 for two (2) lots payable to the Unified Treasurer;**
7. **Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;**
8. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building for the**

elementary school, and in specific roof locations, opaque architectural panels for the middle school;

9. **Gutters and downspouts shall be internalized except within the storm shelter for both schools, and one additional location on the interior wall of the middle school. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
10. **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;**
11. **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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;**
12. **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;**
13. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.**
    a. **Pole and pylon signs are prohibited in the Sign Ordinance;**
14. **All landscaping shall be irrigated;**
15. **All deciduous and shade trees shall be at least two (2) inch caliper when planted;**
16. **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);**
17. **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;**
18. **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 at 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;**

19. **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;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained**

from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

26. **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;**
27. **Section 27-210(i) 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 Letter
Final Plat
Site Plan (Middle School and Elementary School)
Grading Plan (Middle School and Elementary School)
Lighting Plan (Middle School and Elementary School)
Landscape Plan (Middle School and Elementary School)
Building Elevations (Middle School and Elementary School)
Site Photographs

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

Final Plan Review – PR2026-002 (Argentine Middle School)

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2026-002** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements 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 **PR2026-002,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Final Plan Review – PR2026-003 (New Elementary School)

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2026-003** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2026-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Final Plat – PLAT2026-008 (USD Campus)

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2026-008**, USD 500 Campus 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

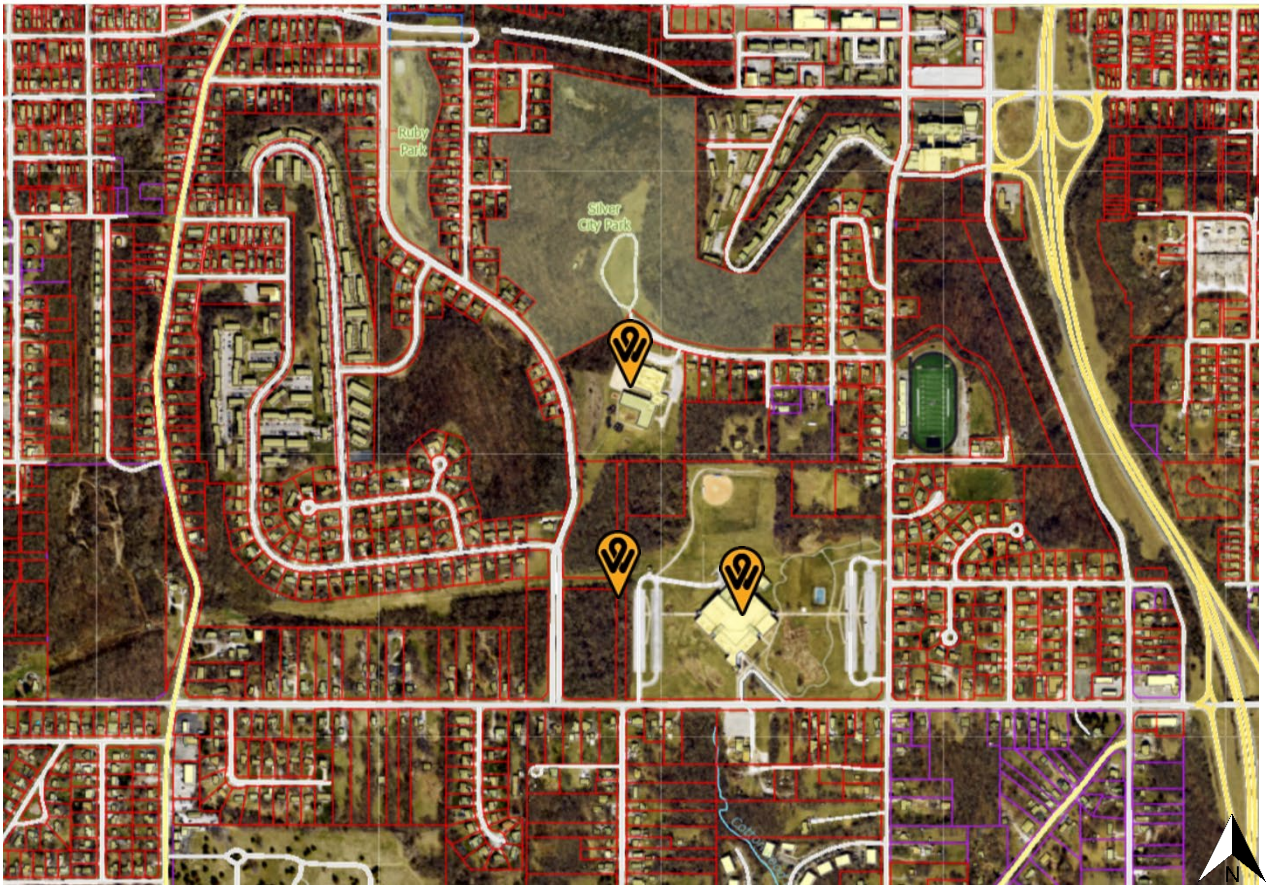
3. _____.

OR

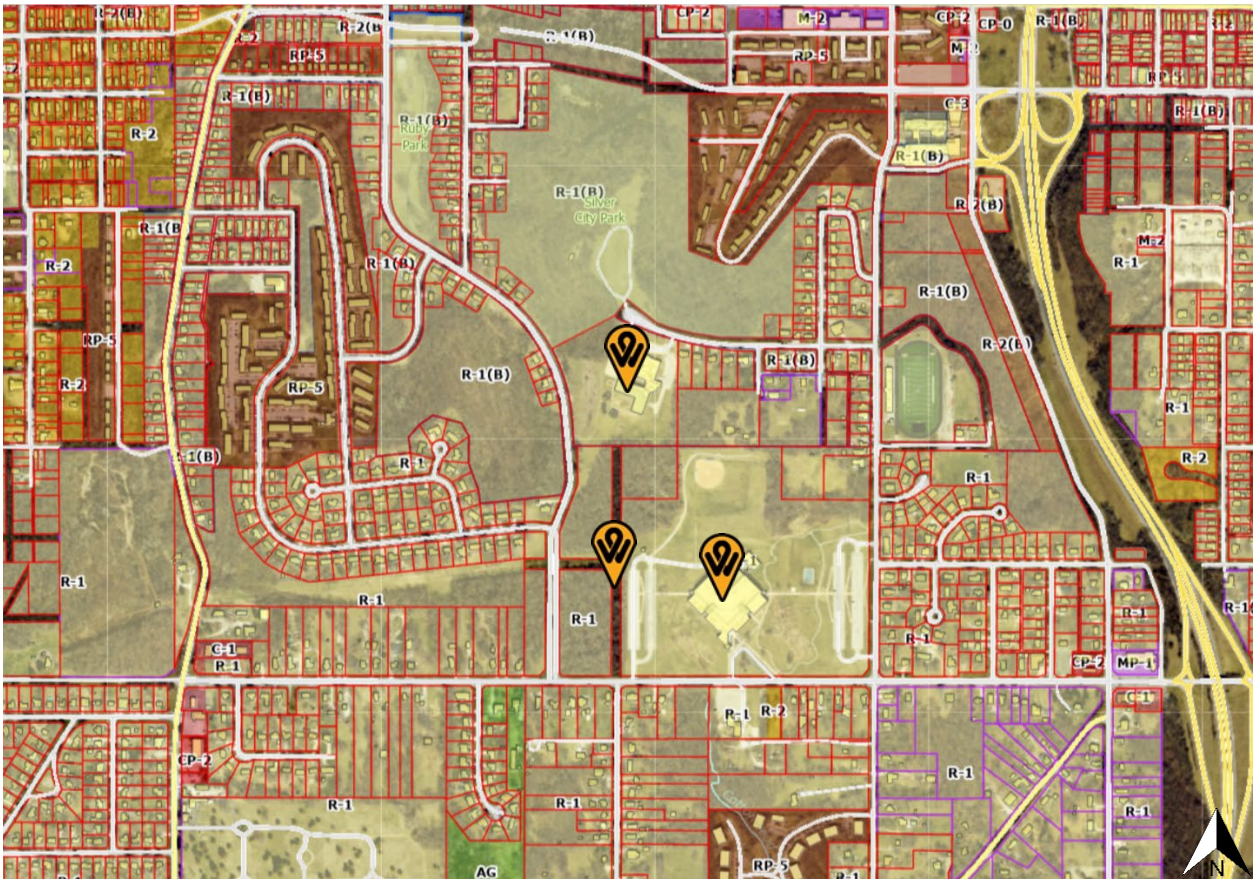
I move the Kansas City, Kansas City Planning Commission **DENY PLAT2026-008**, USD 500 Campus Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1(B)
R-2
RP-5
R-1
C-1
CP-2
M-2
CP-0
C-3
MP-1
AG
Ruby Park
Silver City Park
N

LAND USE MAP

Community Commercial
Urban Mixed Use
Business Park
Parks
Open Space
Low-Density Residential
Medium-Density Residential
Public / Semi-Public Institutional
STRONG
CONNOR
ALVARADO
WOODLAND
SILVER
RUBY
ELMWOOD
WYANDOTTE
BARBER
WILLARD
LAWRENCE
DOUGLAS
SHEARER
CHESTER
HAAS
STEELE
BERRY
DOVER
NORMANDY
VICTORIA
JUNCTION
MATNEY
SHAWNEE
GIBBS
BIRCH
BARBEN
METROPO
SB 18TH ST/US-69 TO EB RUBY AVE
EB RUBY AVE TO NB 18TH ST/US-69
S 21ST ST TO SB 18TH/US-69 HWY
NB 18TH ST/US-69 HWY TO RUBY AVE
STEELE RD TO NB 18TH/US-69 HWY
WB STEELE RD NB 18TH ST/US-69
STEELE RD TO SB 18TH/US-69 HWY
NB 18TH ST/US-69 TO STEELE RD
DNDS

MKEC ENGINEERING SUCCESS

February 23, 2026

Unified Government of Wyandotte County
Department of Planning + Urban Design
701 N 7th Street, Suite 423
Kansas City, Kansas 66101

REFERENCE: Final Plan Petition PR2026-002 & PR2026-003
USD 500 Campus Final Plat (PLAT2026-008 & PLAT2026-009)
Responses to February 17, 2026 Review Comments

Dear Mr. Byron Toy,

The following are our responses to the UG of Wyandotte County comments provided February 17, 2026.

General Planning:

1. As part of the approval from the Preliminary Development Plan and Preliminary Plat, additional signage and traffic controlling measures were to be further evaluated along Lawrence Avenue to prevent loitering and speeding through the area when school is closed.

Response: Comment acknowledged – a fence will be added around the athletic field to prevent loitering at the end of Lawrence Avenue. Signage indicating private service drive will be located on service drive west of proposed Argentine Middle School. Additional signage and traffic controlling measures will be evaluated once the middle school is in operation.

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) 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.

Response: Sidewalk improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

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

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

Response: Comment acknowledged.

5. 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.

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 do not meet this standard.

Response:
Argentine Middle School – All rooftop equipment is screened from public view by the building parapet, with the exception of units located at few locations. At this location, the design incorporates in-board architectural walls with a metal panel finish (MP1) 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 (Subject: #PR2025-033 and PLAT2025-032 - New Central MS), this architectural strategy was deemed acceptable strategy. Please refer to the attached roof plan exhibit with the in-board architectural walls highlighted along with 3d views showing how architectural walls acts as extension of building mass.

New Elementary School – Comment acknowledged. Parapets will screen rooftop equipment from public right of way adjacent to the building.

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

Response:
Argentine Middle School – One (1) external downspout is 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 downspout is not located on exterior-facing walls and is primarily concealed by the adjacent roof parapet and architectural walls. Due to its location, the surrounding building massing and metal panel finish, it will not be perceived from public rights-of-way or typical pedestrian viewing angles adjacent to the building. The downspout is located approximately 118'-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.

New Elementary School – Comment acknowledged and is consistent with current design.

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.

Response: Comment acknowledged. Landscaping will comply.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or twofamily 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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

Response: Comment acknowledged. Landscaping Screen will be provided.

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

Response: Comment acknowledged.

Previous Conditions for Approval for PR2025-034 & PLAT2025-034:

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) 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;

Response: Sidewalk improvements have been added to the east side of Haas Drive between Steele Road and Shearer Road. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.

3. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat;

Response: Comment acknowledged.

4. 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;

Response: Comment acknowledged.

5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;

Response: Comment acknowledged – see accompanying Traffic Study comment response letter.

6. 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 this standard;

Response: Comment acknowledged – parapets will screen rooftop equipment from public right of way adjacent to the building.

7. 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: Comment acknowledged and is consistent with the current design.

8. 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:
Argentine Middle School – Comment acknowledged.

New Elementary School – Five (5) additional trees added to the interior of the parking lot to ensure compliance.

9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;

Response:
Argentine Middle School – (15) Fifteen Black Hills Spruce have been added to the plan to create additional screening. There is a 10' grade change from single family to parking lots and existing landscape material exists and will remain to assist in screening.

New Elementary School – 5' tall screening ornamental grasses have been added along the bus drop-off lane to ensure parking areas are properly screened from the south.

10. 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:
Argentine Middle School – Comment acknowledged.

New Elementary School – trash receptacles will be enclosed with screening wall of the same materials as the primary structure. Screen will be minimum 6' tall on all sides and the gate will face to the east, away from the street.

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

Response: Comment acknowledged – Signage will not be constructed until a signage permit has been issued through the proper channels as noted above.

12. All landscaping shall be irrigated;

Response:
Argentine Middle School – Comment acknowledged.

New Elementary School – All plants are native or adapted to the region and do not need supplemental water once established. Irrigation is not required for these plants to flourish, so no site irrigation is currently provided.

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

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

New Elementary School – Comment acknowledged. Landscaping shall comply with the comment above.

14. 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:
Argentine Middle School – Trees shall be of approved size. Native grasses and plants are not planned.

New Elementary School – Comment acknowledged. Landscaping shall comply.

15. 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.

16. 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;

Response:
Argentine Middle School – Comment acknowledged.

New Elementary School – The plan is to screen transformer utilizing landscaping.

17. 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.

18. 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.

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 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.

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

Response: Comment acknowledged.

21. 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.

22. 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.

23. 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; and,

Response: Comment acknowledged.

24. 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 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: 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

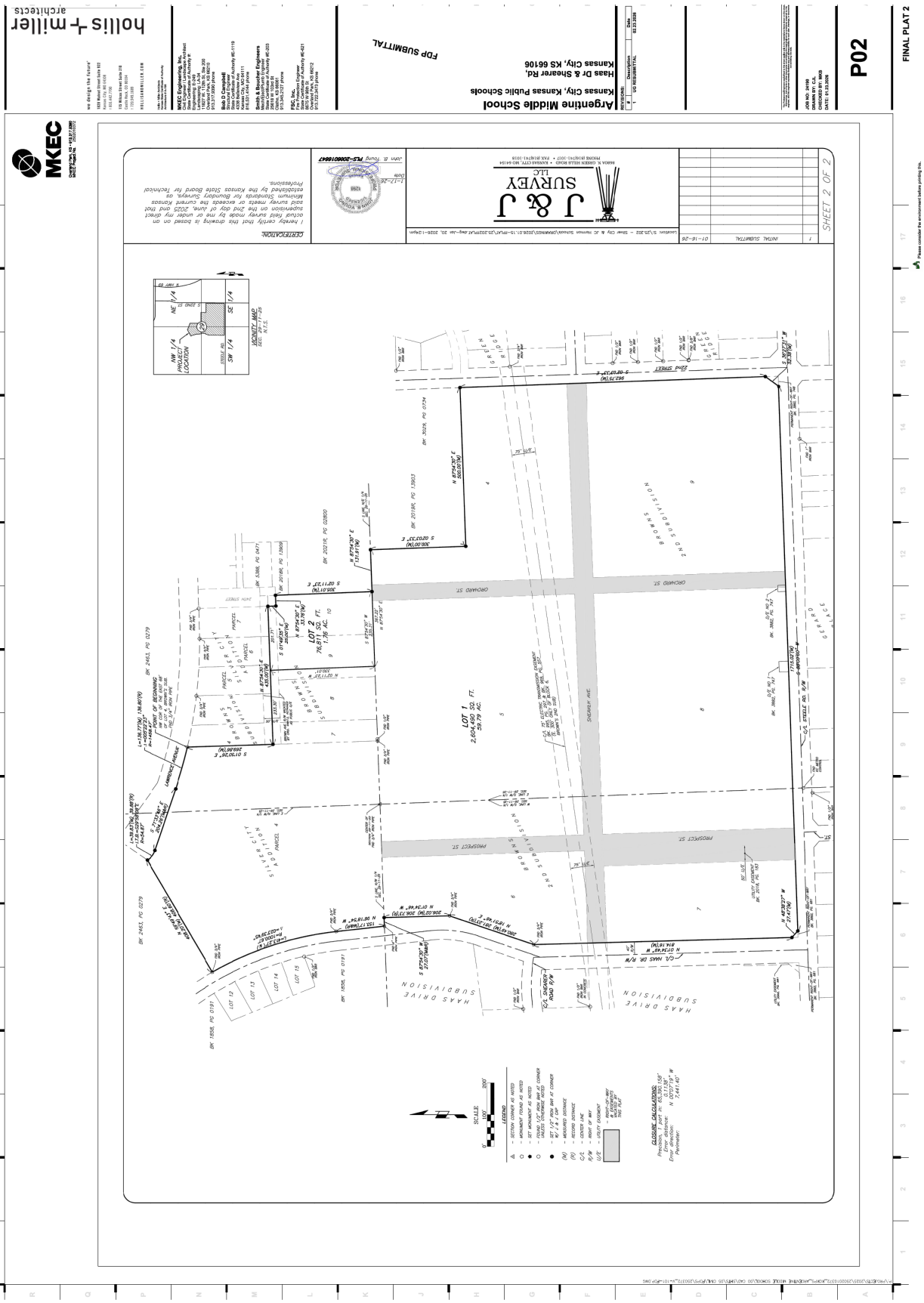
Response: Comment acknowledged.

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

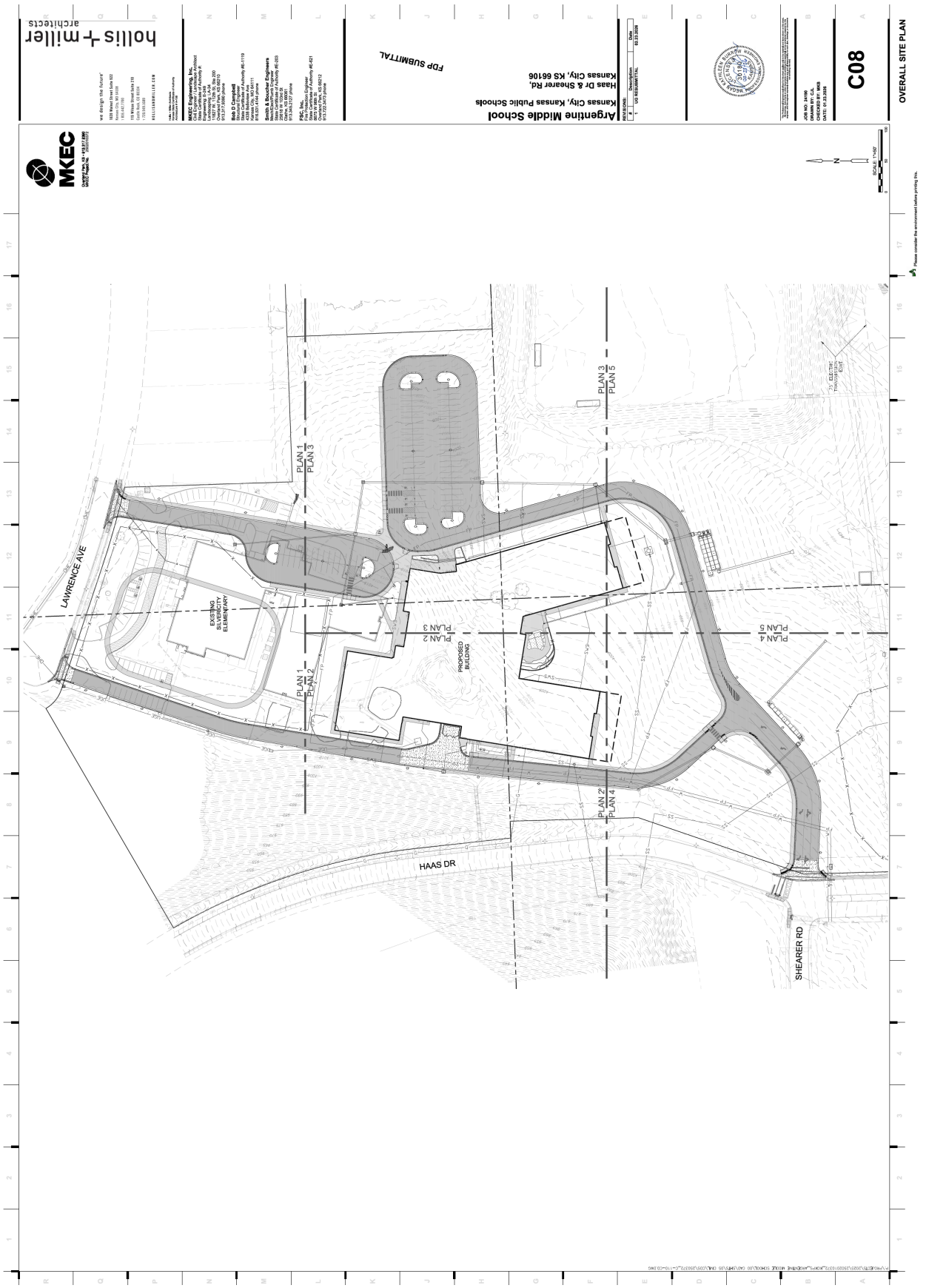
Sincerely,

MKEC ENGINEERING, INC.

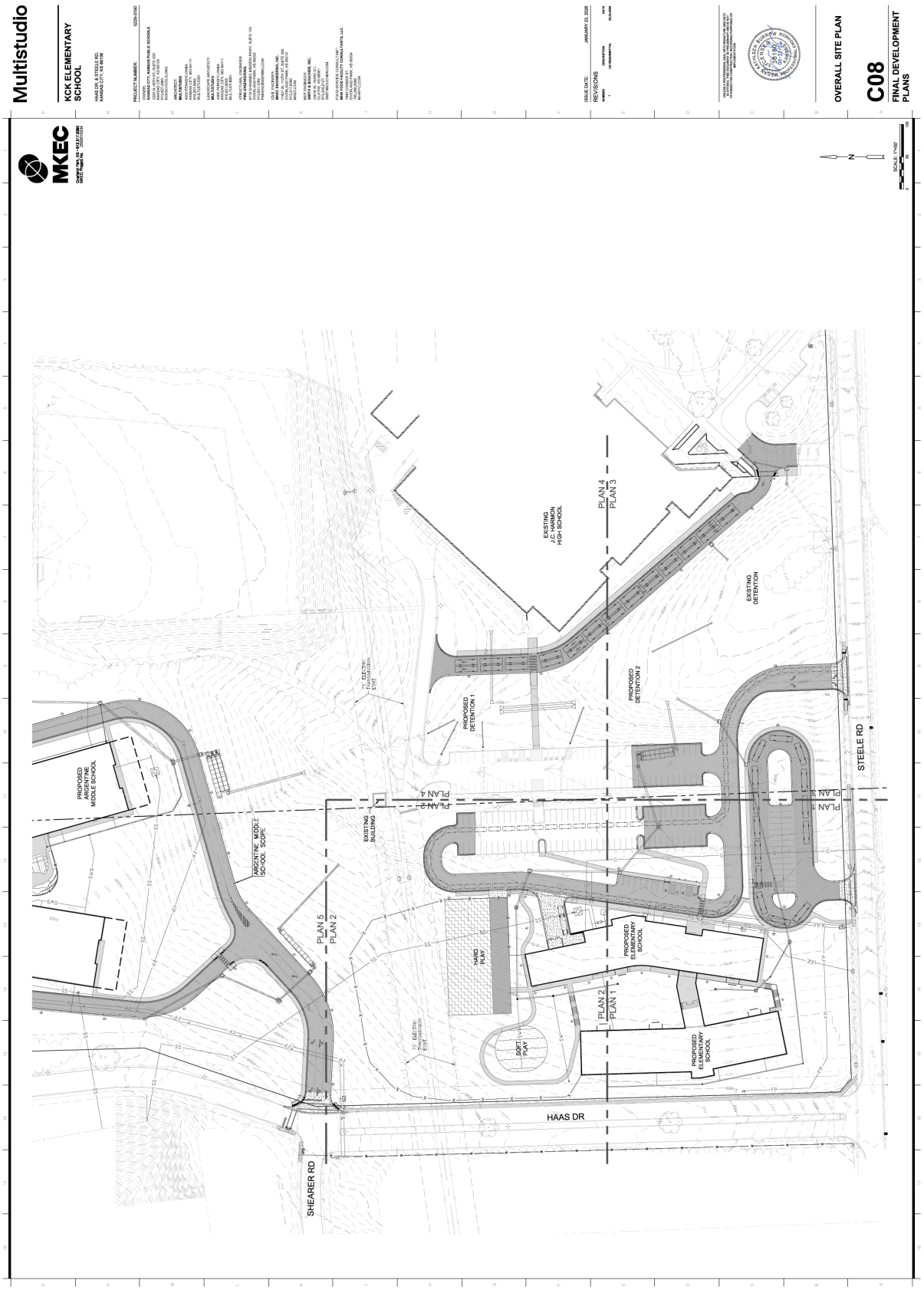
Brian Hochstein, PLA, ASLA, MBA

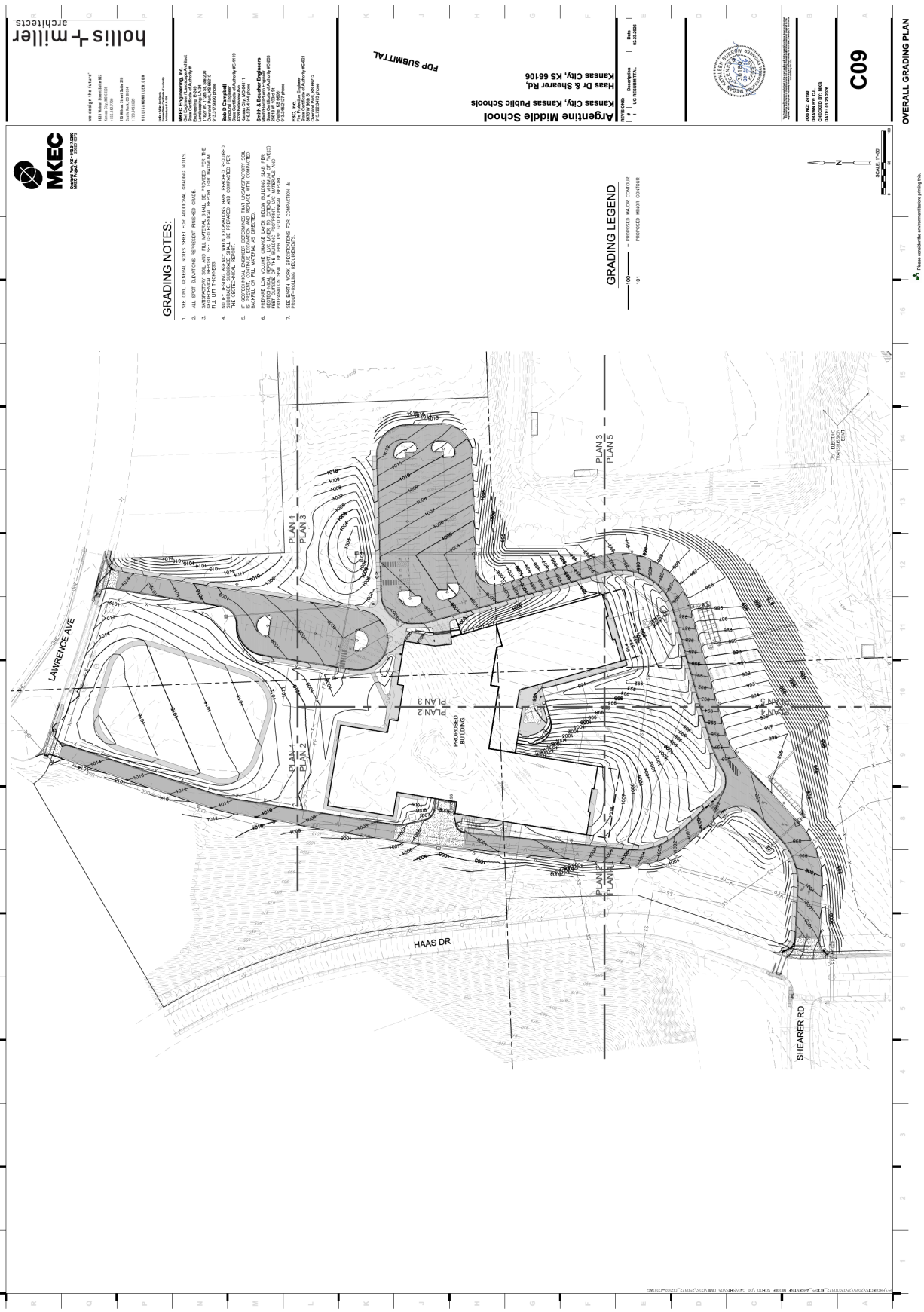


hollis+miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
P02
FINAL PLAT 2
MKEC
J & J SURVEY LLC
SHEET 2 OF 2
LOT 1
2,604,490 SQ. FT.
59.79 AC.
LOT 2
76,811 SQ. FT.
1.76 AC.
HAAS DRIVE SUBDIVISION
SHEARER AVE.
PROSPECT ST.
ORCHARD ST.
VICINITY MAP

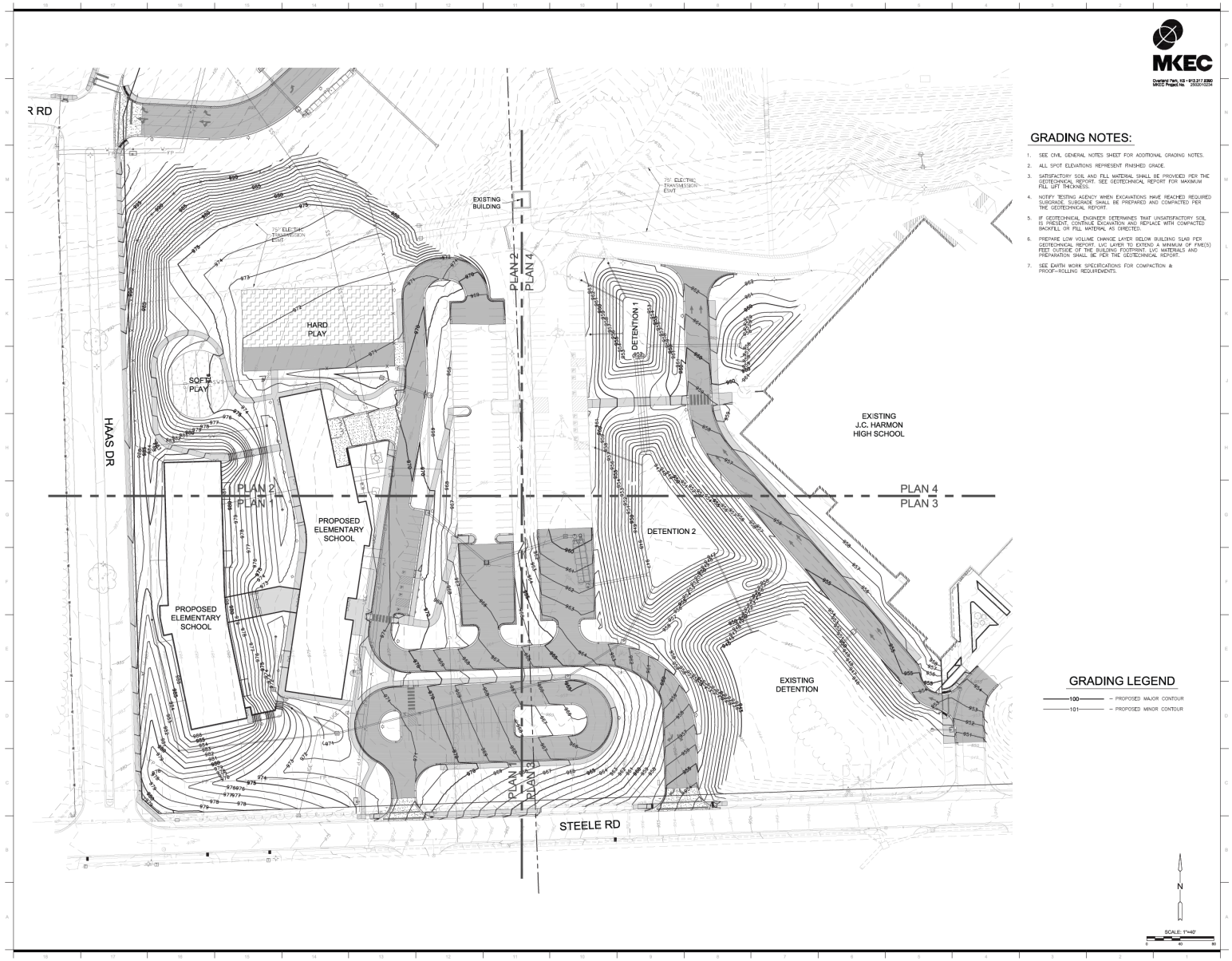


hollis + miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
C08
OVERALL SITE PLAN
MKEC
LAWRENCE AVE
EXISTING SILVERCITY ELEMENTARY
PROPOSED BUILDING
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
HAAS DR
SHEARER RD


Multistudio
KCK ELEMENTARY SCHOOL
OVERALL SITE PLAN
C08
FINAL DEVELOPMENT PLANS
MKEC
EXISTING J.C. HARMON HIGH SCHOOL
PLAN 4
PLAN 3
EXISTING DETENTION
PROPOSED DETENTION 1
PROPOSED DETENTION 2
PROPOSED ARGENTINE MIDDLE SCHOOL
ARGENTINE MIDDLE SCHOOL SCOPE
EXISTING BUILDING
PLAN 2
PLAN 1
STEELE RD
PLAN 5
PLAN 2
HARD PLAY
PROPOSED ELEMENTARY SCHOOL
SOFT PLAY
PROPOSED ELEMENTARY SCHOOL
HAAS DR
SHEARER RD



GRADING NOTES:
GRADING LEGEND
LAWRENCE AVE
HAAS DR
SHEARER RD
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
PROPOSED BUILDING
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FPP SUBMITTAL
C09
OVERALL GRADING PLAN



GRADING NOTES:

1. SEE CIVIL GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
3. SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL LIFT THICKNESS.
4. NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
5. IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
6. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPORT. LVC LAYER TO EXTEND A MINIMUM OF FIVE(5) FEET OUTSIDE OF THE BUILDING FOOTPRINT. LVC MATERIALS AND PREPARATION SHALL BE PER THE GEOTECHNICAL REPORT.
7. SEE EARTH WORK SPECIFICATIONS FOR COMPACTION & PROOF-ROLLING REQUIREMENTS.

GRADING LEGEND

100 – PROPOSED MAJOR CONTOUR
101 – PROPOSED MINOR CONTOUR

N

SCALE: 1"=40'
0 40 80

MKEC
Overland Park, KS • 913.317.8360
MKEC Project No. 2500010234

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0225-3150

OWNER:
KANSAS CITY, KANSAS PUBLIC SCHOOLS
2220 N. 59TH ST, SUITE 229
KANSAS CITY, KS 66104
913.627.3001
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6000
MULTISTUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6000
MULTISTUDIO

STRUCTURAL ENGINEER:
PMA ENGINEERING
8716 SHAWNEE MISSION PKWY, SUITE 100
MERRIAM PARK, KS 66202
913.851.1352
PMAENGINEERING.COM

CIVIL ENGINEER:
MKEC ENGINEERING, INC.
11627 W. 112TH ST, SUITE 200
OVERLAND PARK, KS 66210
913.317.8360
MKEC.COM

MEP ENGINEER:
SMITH & BOUCHER, INC.
2949 E. 103RD ST.
KANSAS CITY, MO 64137
913.345.2121
SMITHBOUCHER.COM

FOOD SERVICE CONSULTANT:
MHA FOOD FACILITY CONSULTANTS, LLC
7940 CONSER ST
OVERLAND PARK, KS 66204
785.266.5896
MHAFFC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

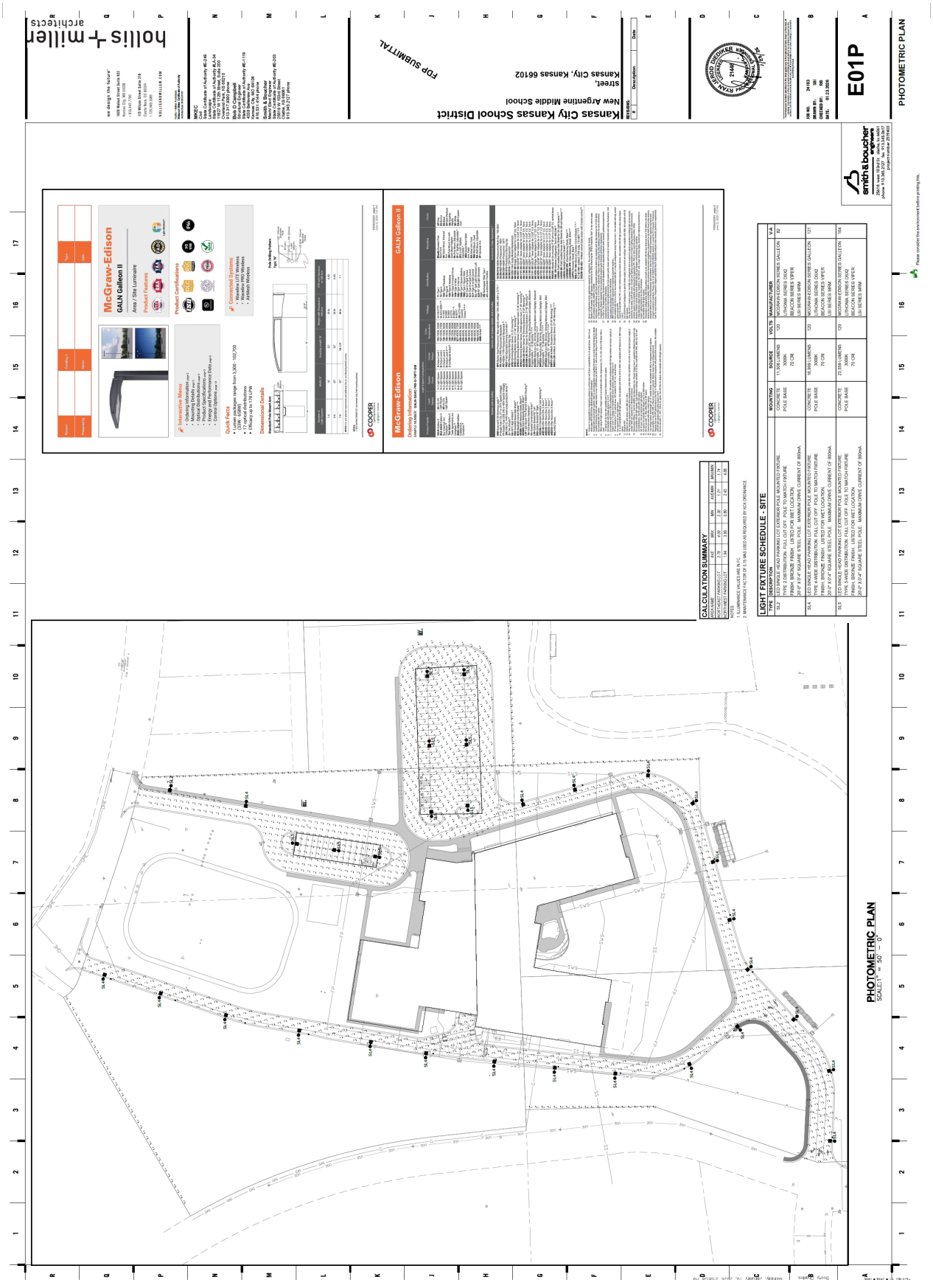
NUMBER	DESCRIPTION	DATE
1	US RESUBMITTAL	02.23.2026

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE APPEARS ON THIS DOCUMENT, THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

OVERALL GRADING PLAN

C09

FINAL DEVELOPMENT PLANS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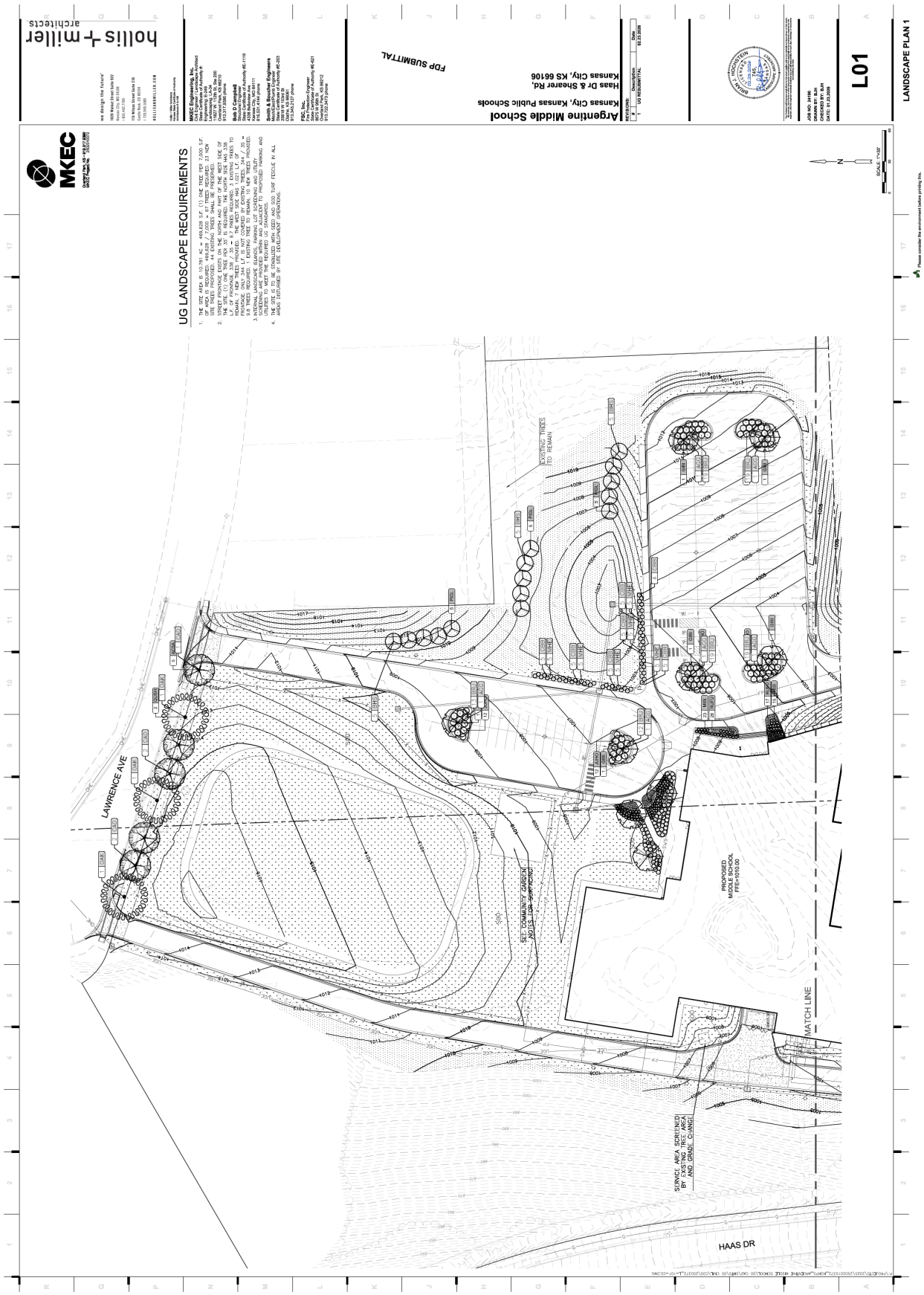
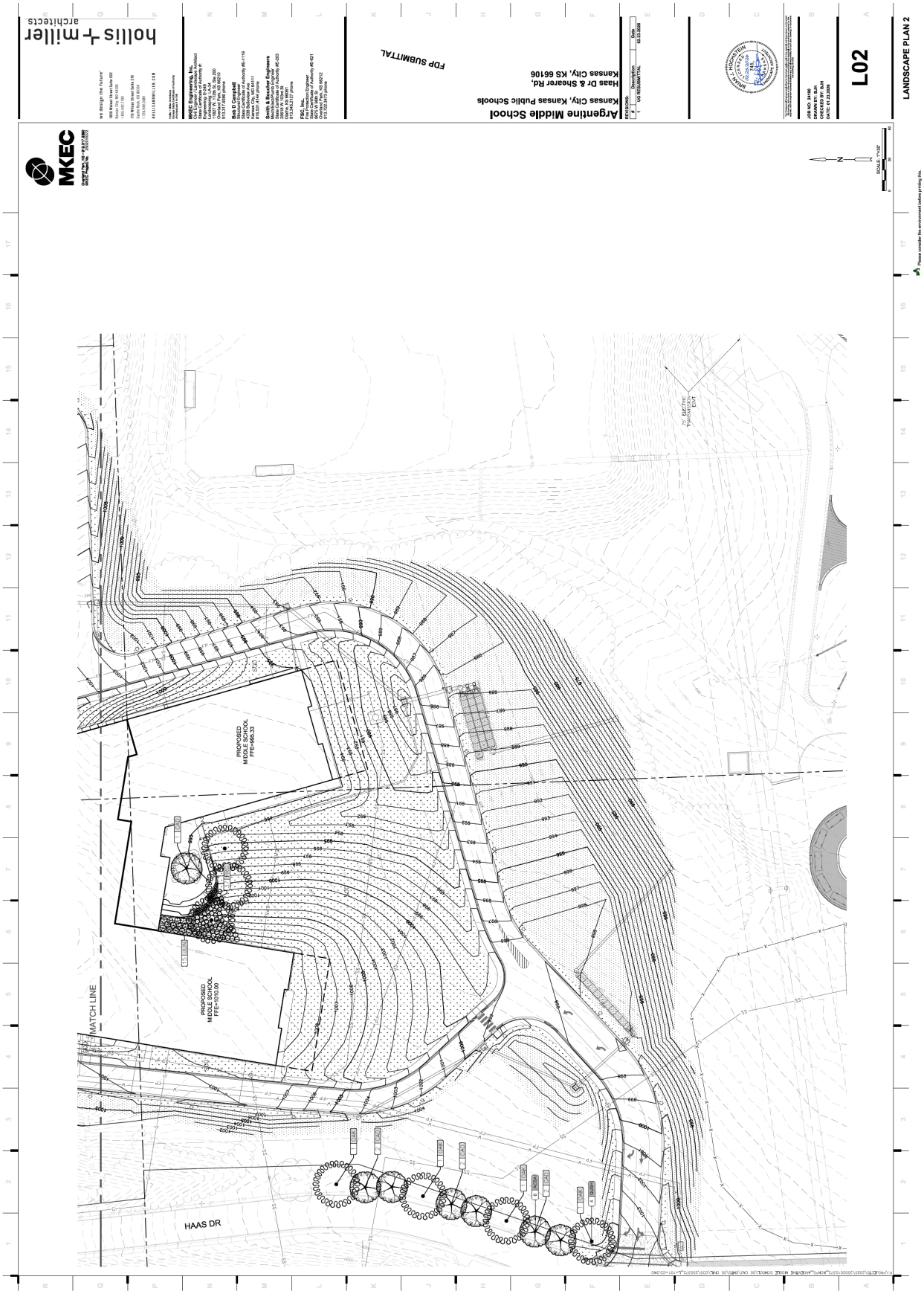
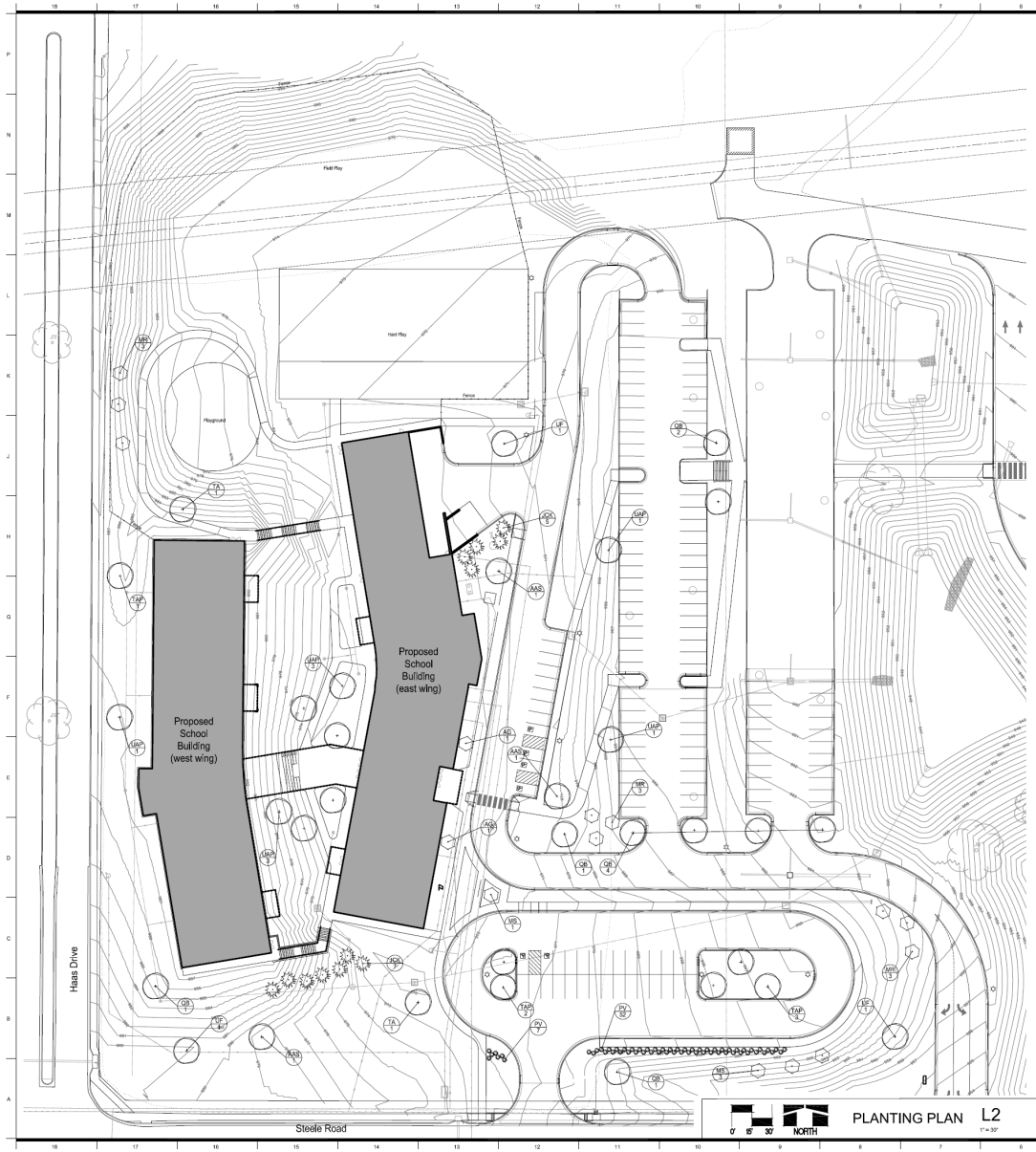
SCALE: 1" = 50' - 0"
CALCULATION SUMMARY
LIGHT FIXTURE SCHEDULE - SITE
McGraw-Edison
GALN Galleon II
Area / Site Luminaire
Kansas City Kansas School District
New Argentine Middle School
Kansas City, Kansas 66102
FOR SUBMITTAL
E01P
PHOTOMETRIC PLAN
holl is + miller
architects
smith & boucher


holis + miller
architects
MKEC
UG LANDSCAPE REQUIREMENTS
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
LANDSCAPE PLAN 1
L01
LAWRENCE AVE
HAAS DR
MATCH LINE
SCALE: 1"=30'



hollis + miller architects
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
FDP SUBMITTAL
L02
LANDSCAPE PLAN 2
MKEC
PROPOSED MIDDLE SCHOOL FFE=995.33
PROPOSED MIDDLE SCHOOL FFE=1010.00
MATCH LINE
HAAS DR



PLANTING PLAN L2
1" = 30'

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	SPACING	REMARKS
	Deciduous Trees					
AAS	Acer saccharum Caddo 'Autumn Spectacle'	Autumn Spectacle Caddo Sugar Maple	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
QB	Quercus bicolor	Swamp White Oak	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
TAP	Taxodium ascendens	Pond Cypress	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
TA	Tilia americana 'Redmond'	Redmond Sentry Basswood	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
UAP	Ulmus americana 'New Harmony'	New Harmony American Elm	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
UP	Ulmus x 'Pioneer'	Pioneer Elm	2" Caliper	B&B		Triple Staked Locate in Hall Entrance
	Evergreen Trees					
JV	Juniperus virginiana 'Emerald'	Emerald Juniper	6-8' Ht.	B&B		10' Upward Habit Reg
	Ornamental Trees					
AC	Acer ginnala	Flame Amur Maple	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
AG	Amelanchier grandiflora	Autumn Brilliance Serviceberry	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
MR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" Caliper	B&B		Triple Staked Locate in Hall Entrance
	Screening Plants					
PA	Prunus virginiana 'Schubert'	Schubert Chokecherry	10 gallon	#7		Multi-Trk

*Multi-stem tree form as shown.

VEGETATIVE LEGEND

- 2" Shade Tree (Qty. 27)
- 1.5" Caliper Ornamental Tree (Qty. 15)
- 6' Evergreen Tree (Qty. 12)
- Screening 5' Tall Ornamental Grasses

LANDSCAPE NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL LANDSCAPE REQUIREMENTS.

2. PRIOR TO BID SUBMISSION, AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL REVIEW IN DETAIL, AND BE VERY FAMILIAR WITH, THE PLANS AND SPECIFICATIONS. DEVIATIONS FROM THE PLANS AND SPECIFICATIONS ARE ABSOLUTELY NOT ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. LANDSCAPE INSTALLATION WORK NOT CONFORMING TO PLANS AND SPECIFICATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PAYMENT FOR SUCH WORK.

3. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL. AFTER THE BID IS AWARDED, IT WILL BE REQUIRED THAT ALL SPECIFIED AND/OR APPROVED SUBSTITUTIONS SHALL BE INSTALLED BY CONTRACTOR WITH NO EXCEPTIONS.

4. PRIOR TO BID SUBMISSION AND PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION WORK, THE LANDSCAPE CONTRACTOR SHALL TOUR AND CAREFULLY REVIEW THE PROJECT SITE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS OR CHARACTERISTICS THAT WILL PREVENT LANDSCAPE INSTALLATION PER THE PLANS AND SPECIFICATIONS. NOTIFICATION OF UNSUITABLE CONDITIONS OR CHARACTERISTICS AFTER BIDDING, AFTER COMPLETION OF LANDSCAPE WORK, OR DURING THE WARRANTY PERIOD, SHALL NOT BE RECEIVED OR CONSIDERED BY THE LANDSCAPE ARCHITECT OR OWNER.

5. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES EXISTING WITHIN THE PROJECT SITE. THE LANDSCAPE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM LANDSCAPE INSTALLATION CONSTRUCTION.

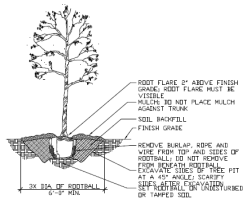
6. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE ALL GRADES AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SITE EARTHWORK CONTRACTOR OF ANY DISCREPANCIES BETWEEN FINISH GRADES, PROPOSED CONTOURS, WALL LOCATIONS, GRADING AND DRAINAGE AS SHOWN ON CIVIL AND NOTIFY OWNER'S REPRESENTATIVE IF SITE CONDITIONS DEVIATE FROM PLANS. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.

7. ALL TREES, SHRUBS, AND GROUND COVER BEDS ARE TO RECEIVE MIN. 3" OF HARDWOOD MULCH, MEASURED AFTER SETTLEMENT HAS OCCURRED.

8. COORDINATE LOCATIONS OF PLANT MATERIAL WITH OTHER SITE ELEMENTS INCLUDING SIGNAGE AND LIGHTING. IF LOCATIONS OF SITE ELEMENTS VARY FROM PLAN, NOTIFY OWNER'S REPRESENTATIVE AND ADJUST LANDSCAPE PLANTINGS ACCORDINGLY TO ACHIEVE THE INTENDED EFFECT.

9. THE LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL, COUNTY, AND STATE CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES BETWEEN THESE CODES AND THE PLANS AND SPECIFICATIONS.

10. NO SITE IRRIGATION.



TREE PLANTING DETAIL L1

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0223-3150

OWNER:
UNIFIED CITY, KANSAS PUBLIC SCHOOLS
3200 N. 65TH ST., SUITE 200
KANSAS CITY, KS 66104
913.627.2800
KCKSCHOOLS.ORG

ARCHITECT:
MULTISTUDIO
4201 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.5555
MULTISTUDIO

LANDSCAPE ARCHITECT:
MULTISTUDIO
4201 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.5555
MULTISTUDIO

STRUCTURAL ENGINEER:
PHAN ENGINEERING
8716 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66212
913.207.1362
PHANENGINEERING.COM

CIVIL ENGINEER:
OLSSON ENGINEERING CONSULTANTS INC.
11201 N. 135TH ST., SUITE 200
OVERLAND PARK, KS 66213
913.317.6200
MKCC.COM

MEP ENGINEER:
SMITH HOUGH HERR, INC.
2810 N. 124TH ST.
OLATHE, KS 66061
913.948.2127
SMITHHOUGHHERR.COM

FOOD SERVICE CONSULTANT:
MARTIN HOSPITALITY CONSULTANTS, LLC
7161 CONSTANCE ST.
OVERLAND PARK, KS 66204
785.266.3466
MHHPTC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

NUMBER	DESCRIPTION	DATE
1	City Comments	02/23/26

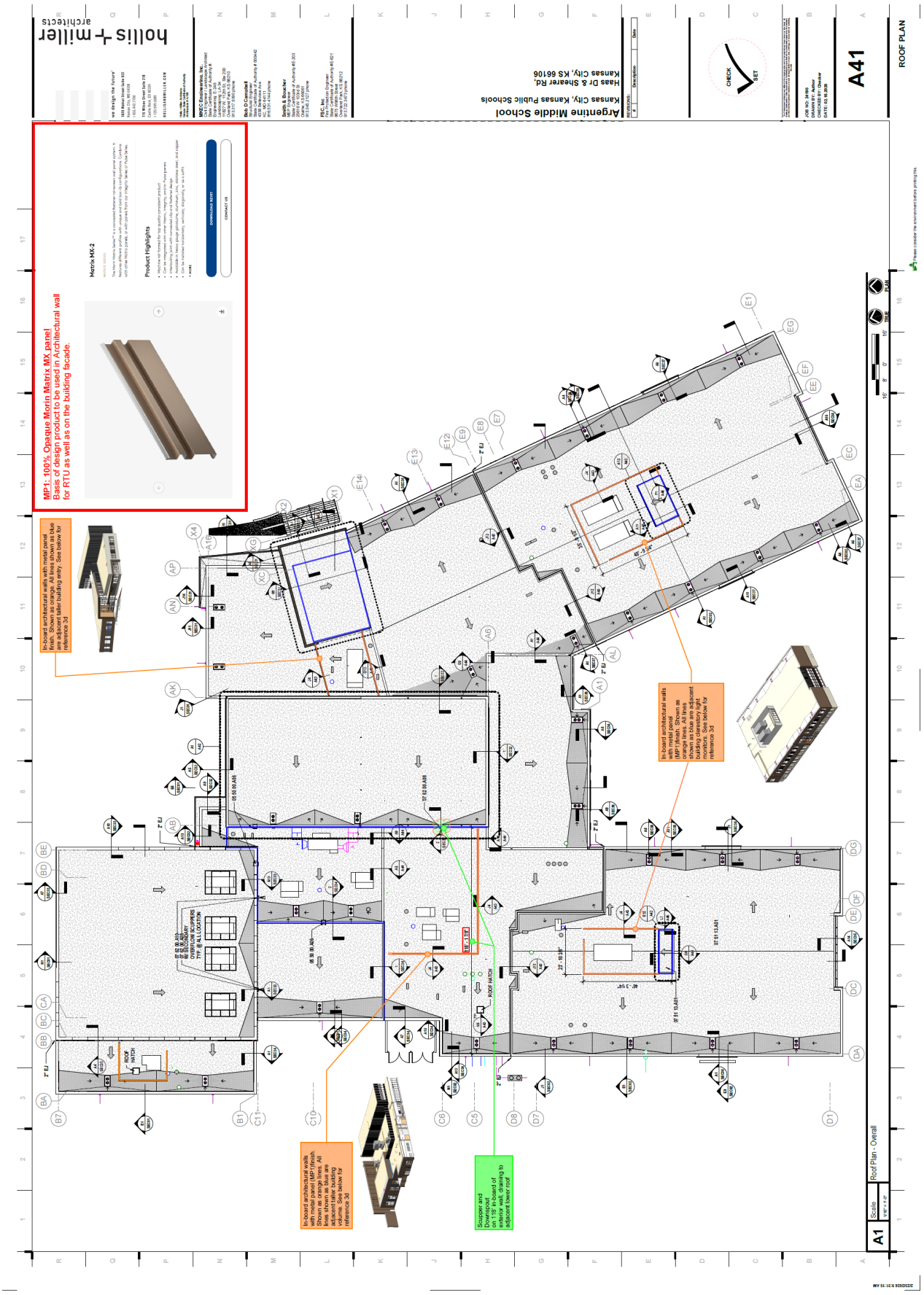
ROBERT J. MURRAY — 640 — KANSAS — LANDSCAPE ARCHITECT
02/23/26

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE ARE AFFIXED TO THIS DOCUMENT, IT IS NOT TO BE USED OR RELIED UPON FOR CONSTRUCTION, ACCORDING PURPOSES OR IMPLEMENTATION

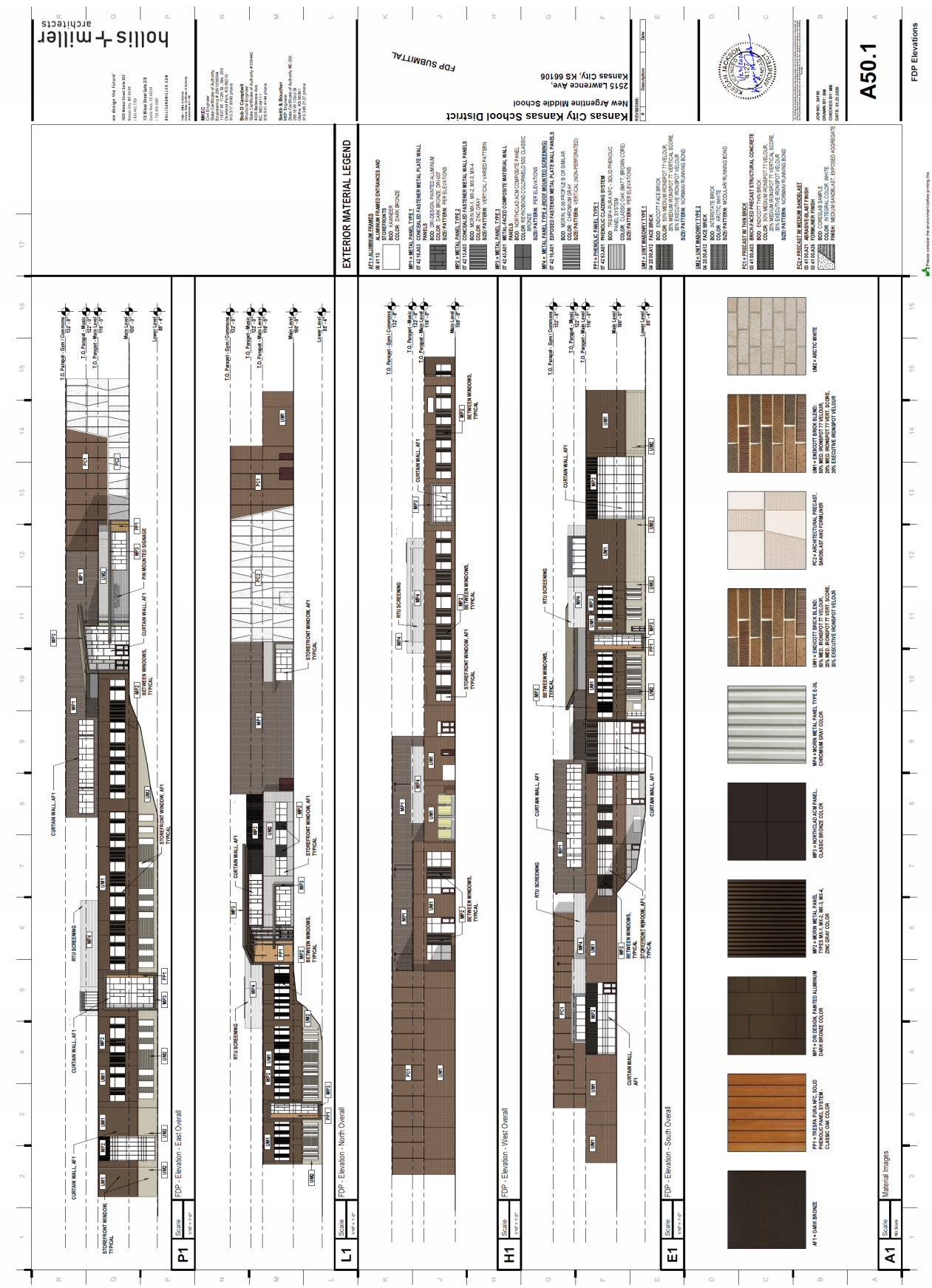
PLANTING PLAN

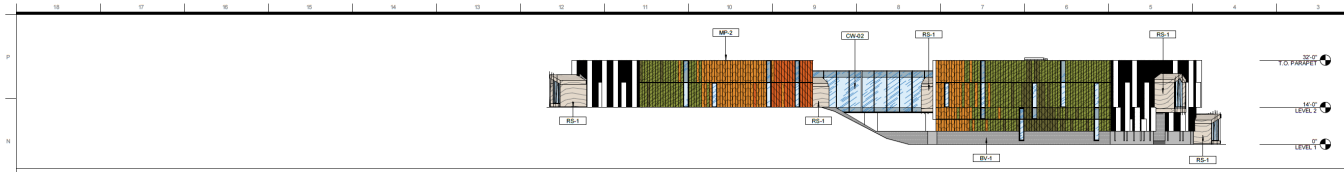
L01

FINAL DEVELOPMENT PLAN



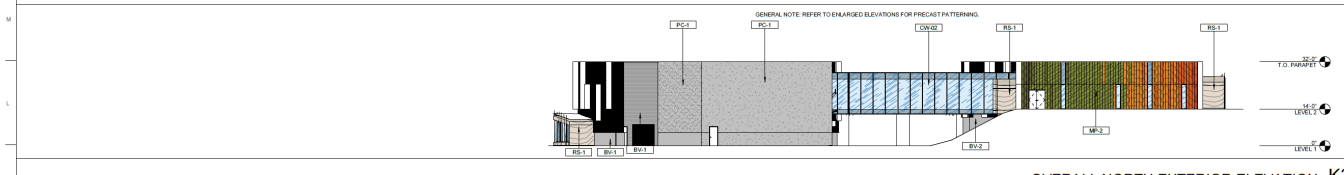
MP1: 100% Opaque Morin Matrix MX panel
Basis of design product to be used in Architectural wall for RTU as well as on the building facade.
Matrix MX-2
Product Highlights
In-board architectural walls with metal panel finish. Shown as orange. All lines shown as blue are adjacent taller building entry. See below for reference 3d
In-board architectural walls with metal panel (MP1)finish. Shown as orange lines. All lines shown as blue are adjacent building clerestory light monitors. See below for reference 3d
In-board architectural walls with metal panel (MP1)finish. Shown as orange lines. All lines shown as blue are adjacent taller building volume. See below for reference 3d
Scupper and Downspout on 18" in-board of exterior wall, draining to adjacent lower roof
Argentine Middle School
Kansas City, Kansas Public Schools
Haas Dr & Shearer Rd,
Kansas City, KS 66106
A41
ROOF PLAN
Roof Plan - Overall


EXTERIOR MATERIAL LEGEND
Kansas City Kansas School District
New Argentine Middle School
2515 Lawrence Ave.
Kansas City, KS 66106
FDP SUBMITTAL
A50.1
FDP Elevations
P1 FDP - Elevation - East Overall
L1 FDP - Elevation - North Overall
H1 FDP - Elevation - West Overall
E1 FDP - Elevation - South Overall
A1 Material images
holis + miller
architects



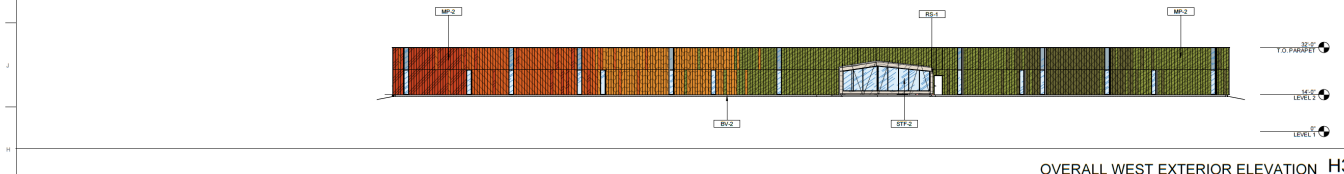
OVERALL SOUTH EXTERIOR ELEVATION N3

1/16" = 1'-0"



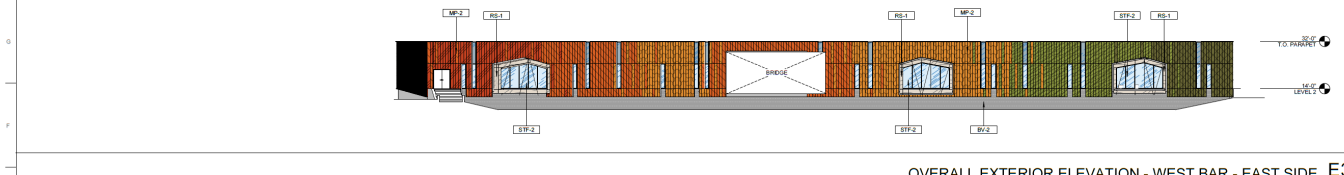
OVERALL NORTH EXTERIOR ELEVATION K3

1/16" = 1'-0"



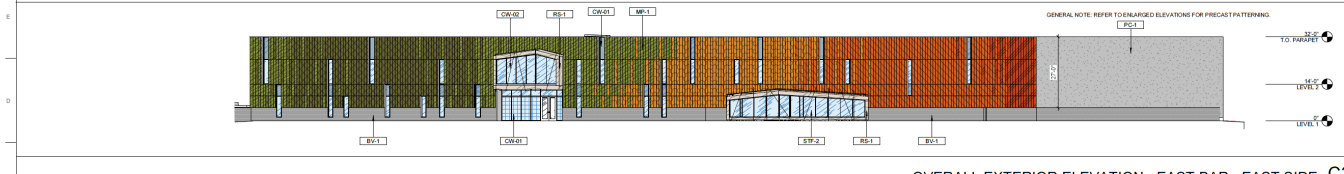
OVERALL WEST EXTERIOR ELEVATION H3

1/16" = 1'-0"



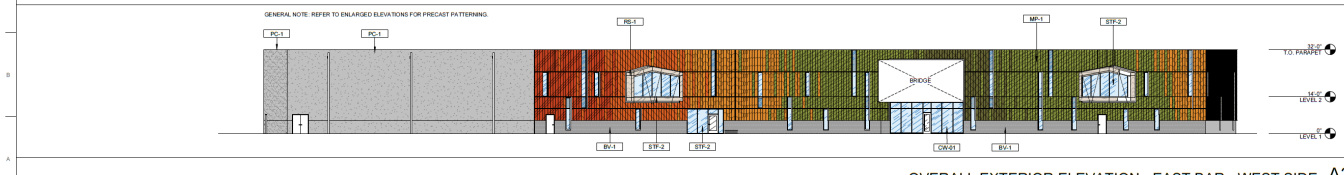
OVERALL EXTERIOR ELEVATION - WEST BAR - EAST SIDE E3

1/16" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST BAR - EAST SIDE C3

1/16" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST BAR - WEST SIDE A3

1/16" = 1'-0"

GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR MATERIAL LEGEND

- IGU-01: CLEAR GLASS
- IGU-02: SPANDREL
- IGU-03: LAMINATED SAFETY GLAZING
- RS-1/RF-03: COMPOSITE PANEL
- BV-1/BV-2: THIN BRICK VENEER
- PC-1/PC-2/PC-3: PRECAST CONCRETE
- MP-1/MP-2/MP-3: METAL PANEL:
  - COLOR 1: DARK GREEN
  - COLOR 2: LIGHT GREEN
  - COLOR 3: YELLOW
  - COLOR 4: ORANGE
  - COLOR 5: RED

THIS SHEET TO BE VIEWED/PRINTED IN COLOR FOR CLARIFICATION OF METAL PANEL COLOR LAYOUT

Multistudio

KCK ELEMENTARY SCHOOL

HAAS DR. & STEELE RD.
KANSAS CITY, KS 66106

PROJECT NUMBER: 0225-3150

OWNER:
KANSAS CITY, KANSAS PUBLIC SCHOOLS
2220 N. 59TH ST., SUITE 229
KANSAS CITY, KS 66104
913.627.3900
KCKSCHOOLS.ORG

ARCHITECT:
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4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6656
MULTI.STUDIO

LANDSCAPE ARCHITECT:
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4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6656
MULTI.STUDIO

STRUCTURAL ENGINEER:
PMA ENGINEERING
6716 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66202
913.831.1262
PMA-ENGINEERING.COM

CIVIL ENGINEER:
MKEC ENGINEERING CONSULTANTS INC.
11627 W. 112TH ST. SUITE 230
OVERLAND PARK, KS 66210
913.317.9300
MKEC.COM

MEP ENGINEER:
SMITH & BOUCHER, INC.
2816 W. 103RD ST.
OLATHE, KS 66061
913.345.2127
SMITHBOUCHER.COM

FOOD SERVICE CONSULTANT:
MHA FOOD FACILITY CONSULTANTS, LLC
7340 CONSER ST.
OVERLAND PARK, KS 66204
785.266.5656
MHAFFC.COM

ISSUE DATE: JANUARY 23, 2026

REVISIONS

NUMBER	DESCRIPTION	DATE
01	FDP COMMENTS	02.23.26

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF KANSAS.

JENNIE LIU LICENSED 7330 KANSAS ARCHITECT 02.23.26

OVERALL ELEVATIONS

A50

FINAL DEVELOPMENT PLAN

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: March 9, 2026

Re: **Change of Zone Petition COZ2025-032 and NuPath Village Preliminary Plat (PLAT2025-042)**

GENERAL INFORMATION

Applicant Information:
Scott Sperry with Kansas Affordable 1, LLC
12220 State Line Road
Leawood, Kansas 66209

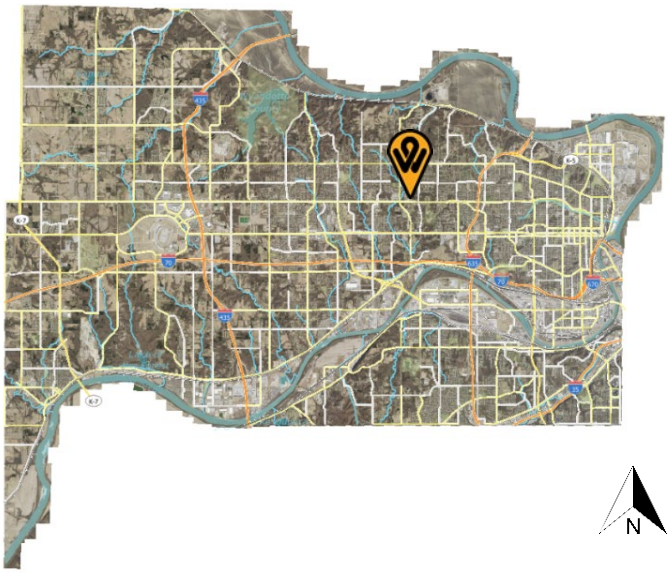
Subject Property:
5444 Parallel Parkway
Kansas City, Kansas 66104

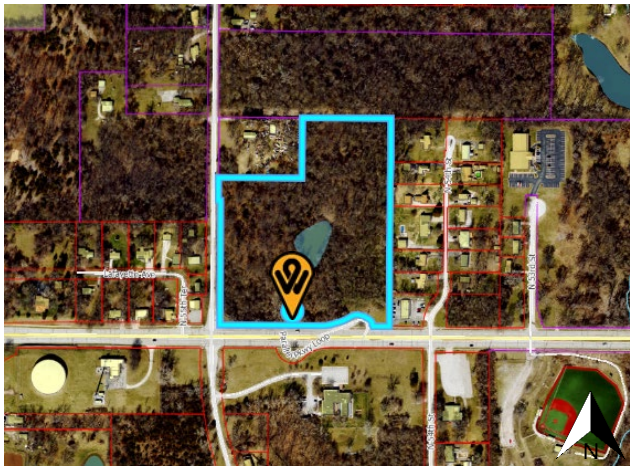
Requested Action and Purpose:
Approval of a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District for a single-family home subdivision.

Preliminary Plat to create 35 lots for a single-family subdivision.

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

Existing Zoning District(s):
RP-5 Planned Apartment and C-1 Limited Business Districts





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

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family Districts	Single-family homes and undeveloped lots
South	RP-5 Planned Apartment District	The Humane Society of Greater Kansas City
East	R-1 Single Family Districts and CP-2 Planned General Business District	Single family homes and a car dealership
West	R-1 Single Family Districts and C-1 Limited Business District	Commercial business and single-family homes

Total Tract Size: 12.28 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for 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 Parallel Parkway as a Major Arterial.

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

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

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 13, 2026

Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District and Preliminary Plat for 35 lots to construct single-family residential homes on 12.28 acres at 5444 Parallel Parkway, Kansas City, Kansas 66104.

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. ABT25-1657 – Abatement – July 30, 2025 – Closed – Tall weeds and grass.
2. ABT25-0474 – Abatement – April 30, 2025 – Closed – Weeds.
3. ABT24-1607 – Abatement – July 31, 2024 – Closed – Tall weeds.
4. CAC23-2875 – Code-Admin Citation – September 7, 2023 – No Payment – Special Assessment – 2024 Lien Tax Role, Administrative Citation-UG Abatement.
5. ABT23-2284 – Abatement – August 23, 2023 – Closed – Tall weeds and trash.
6. ABT23-1759 – Abatement – July 19, 2023 – Closed – Tall weeds and trash.
7. CAC23-1693 – Code-Admin Citation – June 5, 2023 – No Payment – Special Assessment, Administrative Citation-UG Abatement.
8. ABT23-1012 – Abatement – May 18, 2023 – Closed – Tall weeds and trash.
9. ABT23-0153 – Abatement – February 15, 2023 – Closed – Tall weeds and trash.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permits 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 Bethel-Welborn Statistical Neighborhood and Census Block Group #0444003. The neighborhood consists of large lot single-family homes along the north with some smaller single-family lots along the east and west of the subject property. Parallel Parkway is located south of the property and North 55th street is located to the west 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 of single-family homes along North 55th 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 the parcel is zoned RP-5 Planned Apartment and C-1 Limited Commercial Business Districts. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than RP-5 Planned Apartment and C-1 Limited Commercial Business Districts.

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

Based on aerial photography, the property has been vacant wooded land since at least 1997.

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 35 single-family homes will not increase traffic along Parallel Parkway to a degree that will adversely affect the road capacity, safety, or create parking problems. A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

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

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

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

   If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm.

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

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

      To be provided by BPU Electric and Water Divisions.

   b. ***Sanitary Sewer Service***

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

   c. ***Storm Water Control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by West Patrol, District 223.

   e. ***Fire***

Fire service is provided by Station #12, located at Hutton Road and Leavenworth Road.

f. Transit

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

g. Schools

Public Education is provided by Welborn Elementary School, West Middle School, and F.L. Schlagle High School, under Kansas City Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community. The residences will generate property tax for the Unified Government and increased residences would create greater demand on local retail and thereby sales taxes; however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sherrif, schools, etc.).

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 the current zoning, RP-5 Planned Apartment and C-1 Limited Business Districts or open space.

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

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

development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

The developer is responsible for the installation of all infrastructure, including, 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 standards and regulations.

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

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

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

    The subdivision as proposed is compatible in lot size or lot-to-structure proportion with existing development patterns of adjacent properties, primarily to the north, across Haskell Avenue. There are lots similar in size to the proposed subdivision.

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

    It will not cause negative impacts on the natural or social environment.

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

    The subdivision will increase the Unified Government's burden for maintenance of land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining it in perpetuity, unless the applicant privatizes the subdivision roadway, absolving the Unified Government of future maintenance.

    BPU is still responsible for maintaining water and electrical services to this subdivision.

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

The proposed subdivision does not encourage premature extension of public services, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along Parallel Parkway, has large and small single-family homes who are connected to public utilities.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Teams 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

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

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

   Applicant's Response: Acknowledge.

2. Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot.

   Applicant's Response: Acknowledge.

3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Parallel Parkway without variance from the Board of Zoning Appeals.

Applicant's Response: Acknowledge.

4. 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.

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;

    Applicant's Response: Acknowledge.

6. Utility easements shall connect with easements established in adjoining properties;

    Applicant's Response: Acknowledge.

7. 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.

8. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.

    Applicant's Response: Acknowledge.

9. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.

    Applicant's Response: Acknowledge.

10. 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.

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 **COZ2025-032** and **PLAT2025-042** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
2. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
3. **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 (4) 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;**
4. **Each lot must have at least one (1) tree in the front or side yard;**
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. Lighting cannot exceed one (1) footcandle at the property line;**
6. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
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;

8. **Utility easements shall connect with easements established in adjoining properties;**
9. **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;**
10. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow 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.**
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. **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. **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;**

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. **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;**
17. **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;**
18. **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,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map

Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Preliminary Plat
Preliminary Plat County Surveyor Comments
Traffic Study
Storm and BMP Study
Preliminary Sanitary Sewer Memorandum
Preliminary Home Designs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 9, 2026	March 26, 2026
Preliminary Plat	March 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 **COZ2025-032** 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 **COZ2025-032,** 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 **PLAT2025-042** 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. _____.

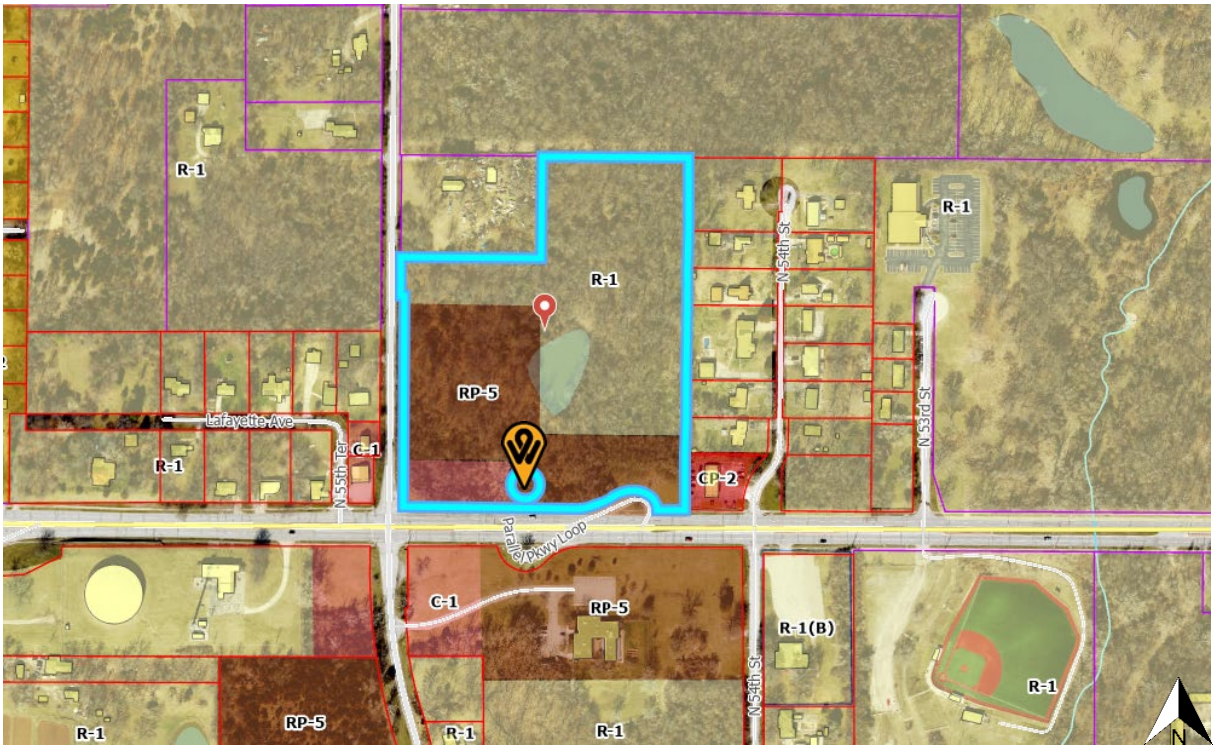
OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-042** 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



LAND USE MAP

ADDITIONAL ATTACHMENTS

Application Number COZ2025-032
Date and Location: Teams – Virtual – 1/26/2026

Meeting called to order at: 5:30

Names of people in attendance:

Heather Smith – Within 200 Feet of Property
Sydney Mollentine – President - Humane Society of Greater KC (200 feet)
Anthony Reed – Within 200 Feet of Property
Scot Sperry – NuJEN Preservation Housing, Inc.
Zac Nichols – Dalmark Development Group
Greg Penrod – Dalmark Development Group
Nathan Murkowski – DCG Construction
John Freshnock – WSKF Architects
Brian Lavery – Continental Consulting Engineers
Matt Watkins – Reece Commercial

Introductions:

Zac Nichols of Dalmark Development Group gave an introductory description of the team. NuPath Village was introduced as a 35-unit single family home Low Income Housing Tax Credit development which is rental for 15 years followed by a homeownership opportunity. The meeting was framed as related to a change in zoning and preliminary plan review. A presentation was made which featured a site plan and schematic designs of the homes and general information was given regarding the development such as size of the homes and the accessibility component of the development.

Questions and answers:

Sydney Mollentine inquired about the timeline of the development. Zac Nichols responded that we would break ground sometime this summer and be complete in the summer or fall of 2027.

Sydney Mollentine asked if Parallel Parkway would be impeded by the development and Zac Nichols indicated that we did not foresee any major disturbances.

Sydney Mollentine asked about the present zoning and if it wasn't presently residential. Zac Nichols and Scot Sperry explained that it was partly residential but also partly commercial and partly for apartments.

Sydney Mollentine asked since there is a homeownership component if someone else would be renting out the units and we explained that Dalmark would be the development and management company.

Sydney Mollentine asked about our pet policy and Zac Nichols indicated it wasn't completely determined at this time but that we typically have a limit for number of pets and a weight limit.

Tony Reed asked if we had surveyed the property and mentioned the dropoff and a sinkhole full of water. Zac Nichols introduced Brian Lavery of Continental Consulting Engineers and we acknowledged the amount of site work that will need to be done and the hurdles of the site.

Tony Reed asked about the checked marks on the site plan and Zac Nichols and Brian Lavery explained that it marked the setbacks.

Meeting adjourned at: 5:54

Minutes taken by: Scot Sperry

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-032
2. That I conducted a neighborhood meeting on 1-26-2026.
3. The notice to nearby property owners was sent on 1-9-2026.
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.

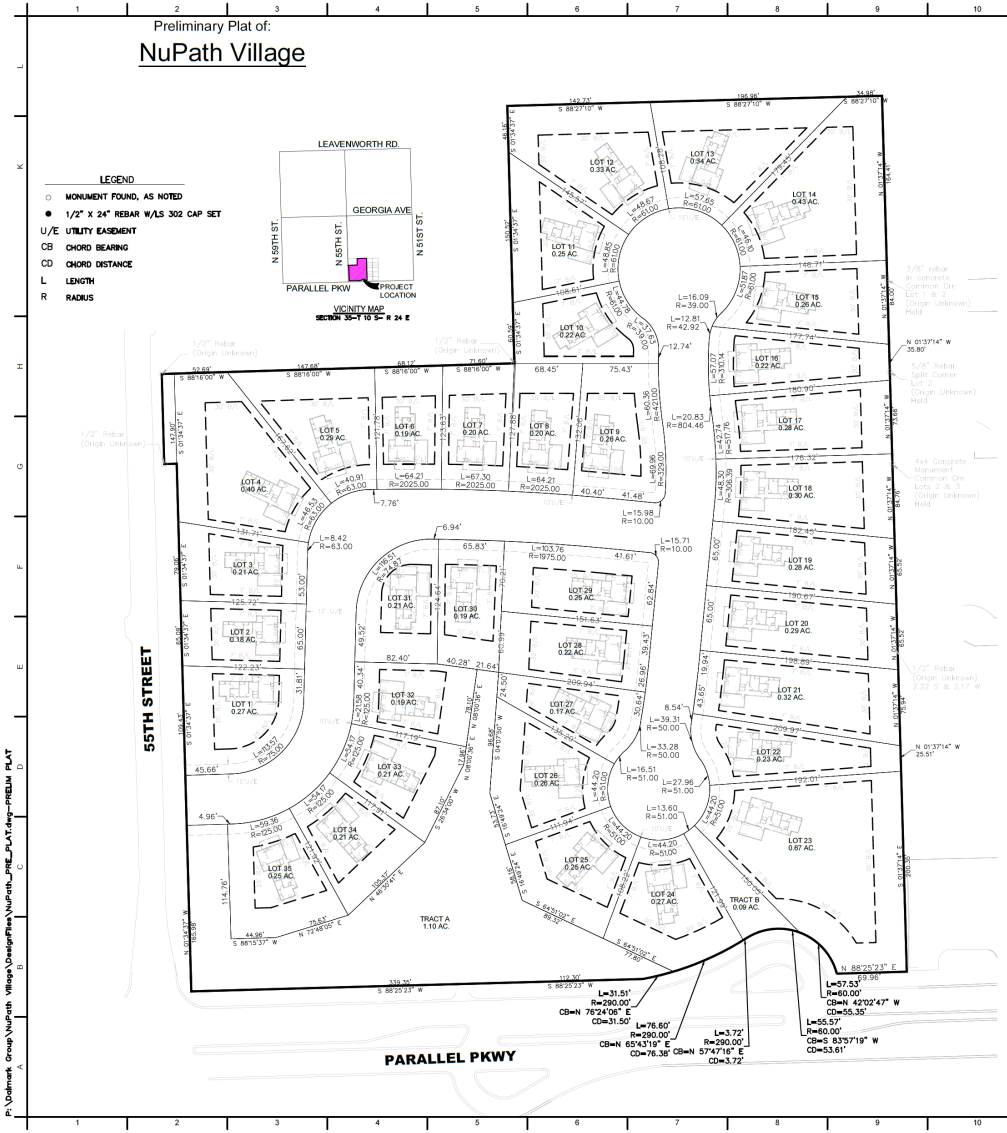
My commission expires 4 of August, 2029.

SARAH BUCHANAN
My Appointment Expires
August 4, 2029

Notary Public

Preliminary Plat of:

NuPath Village



A tract of land located in the Southeast Quarter of Section 35, Township 10 South, Range 24 East, in the City of Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 35; thence North 01°34'37" West, along the Westerly line of said Southeast Quarter, a distance of 50.00 feet; thence North 88°25'23" East, a distance of 37.00 feet to the intersection of the right-of-way of Parallel Parkway and North 55th street as they are defined by the Document in Book 2360 at Page 495 and the POINT OF BEGINNING; thence North 01°34'37" West, along the Easterly right-of-way line, a distance of 527.41 feet; thence South 88°25'23" West, continuing along said Easterly right-of-way line, a distance of 12.51 feet; thence North 01°34'37" West, continuing along said Easterly right-of-way line, a distance of 90.02 feet; thence North 88°16'00" East, a distance of 352.61 feet; thence North 01°34'37" West, a distance of 257.27 feet; thence North 88°27'10" East, a distance of 374.67 feet to the Northwest corner of Lane's Subdivision, a subdivision in the City of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof; thence South 01°37'14" East, along the Westerly line of said Lane's Subdivision, a distance of 875.47 feet to the Northerly right-of-way of Parallel Parkway as defined in Book 2360 at Page 494; thence along said Northerly right-of-way line, the following bearings and distances; thence South 88°25'23" West, a distance of 69.96 feet(70.19 Deed); thence Westerly, along a curve to the left, having a Chord Bearing of North 68°34'43" West, a Chord Distance of 97.08 feet, a Radius of 60.00 feet, an Arc Distance of 113.10 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 68°27'58" West, a Chord Distance of 111.14 feet, a Radius of 290.00 feet, an Arc Distance of 111.83 feet; thence South 88°25'23" West, a distance of 112.30 feet; thence continuing along said Northerly right-of-way line, as defined by Book 2360 at Page 495, South 88°25'23" West, a distance of 339.35 feet to the Point of beginning and containing 534,681.04 square feet or 12.27 acres more or less.

This description was created by Edward K. Dannewitz, PLS 1376 with Continental Consulting Engineers Incorporated on November 11th, 2025.

LOT 1	11594.05 SF
LOT 2	8058.33 SF
LOT 3	8958.92 SF
LOT 4	17547.43 SF
LOT 5	12563.51 SF
LOT 6	8104.96 SF
LOT 7	8711.3 SF
LOT 8	8600.56 SF
LOT 9	11533.13 SF
LOT 10	9492.81 SF
LOT 11	11086.12 SF
LOT 12	14326.41 SF
LOT 13	14737.67 SF
LOT 14	18597.41 SF
LOT 15	11440.03 SF
LOT 16	9525.05 SF
LOT 17	12212.94 SF
LOT 18	13047.84 SF
LOT 19	12126.46 SF
LOT 20	12660.82 SF
LOT 21	14142.31 SF
LOT 22	9861.15 SF
LOT 23	29313.51 SF
LOT 24	11754.68 SF
LOT 25	10690.33 SF
LOT 26	11363.3 SF
LOT 27	7449.56 SF
LOT 28	9538.21 SF
LOT 29	11067.99 SF
LOT 30	8147.29 SF
LOT 31	8944.96 SF
LOT 32	8492.12 SF
LOT 33	9215.21 SF
LOT 34	9207.14 SF
LOT 35	10796.72 SF
TRACT A	47832.58 SF
TRACT B	3963.38 SF

FLOOD ZONE DESIGNATION
Subject property is shown to be located in Zone X (No Screen), Other Areas, "Areas of Minimal Flood Hazard", as shown on Flood Insurance Rate Map 20209C0064E effective September 2, 2015.

CLOSURE STATEMENT
The error of closure for this plat is ()

BASIS OF BEARINGS
The basis of bearings for this subdivision plat is Kansas State Plane Coordinate System, NAD 83. This plat was prepared December (), 2025.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "SECHREST – FIRST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50 FEET

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.ccengineers.com

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

811 Know what's below. Call before you dig.

SEAL

BRIAN C. LANE NUMBER LS-2005018 STATE OF MISSOURI PROFESSIONAL ENGINEER 15305 12/31/2025

PROJECT NO: 2510-33
DATE: 12.26.2025
DRAWN BY: BCL

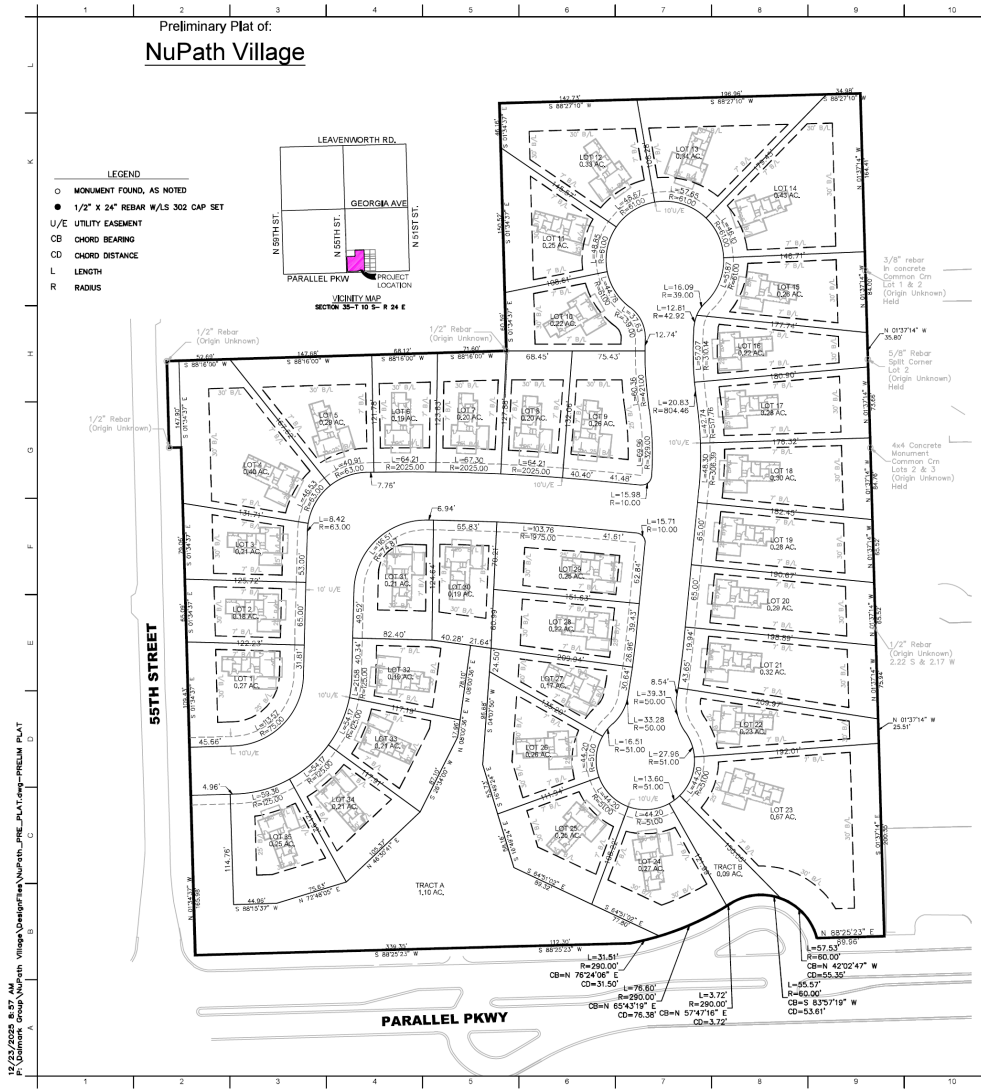
SHEET TITLE
PRELIMINARY PLAT

C010
PRELIMINARY PLANS

P:\Oldmark Group\NuPath Village\Design Files\NuPath_PRE_PLAT.dwg—PRELIM PLAT

Preliminary Plat of:

NuPath Village



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LOT 34	9207.14 SF
LOT 35	10796.72 SF
TRACT A	47832.58 SF
TRACT B	3963.38 SF

Plat is Preliminary in nature therefore i have not comments.

FLOOD ZONE DESIGNATION
Subject property is shown to be located in Zone X (No Screen), Other Areas, "Areas of Minimal Flood Hazard", as shown on Flood Insurance Rate Map 20209O0064E effective September 2, 2015.

CLOSURE STATEMENT
The error of closure for this plat is ()

BASIS OF BEARINGS
The basis of bearings for this subdivision plat is Kansas State Plane Coordinate System, NAD 83. This plat was prepared December (), 2025.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "RECHRIST – FIRST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

GRAPHIC SCALE
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(IN FEET)
1 INCH = 50 FEET

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NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

811 Know what's below. Call before you dig.

SEAL

BRIAN C. LANE NUMBER LICENSED 16305 PROFESSIONAL ENGINEER

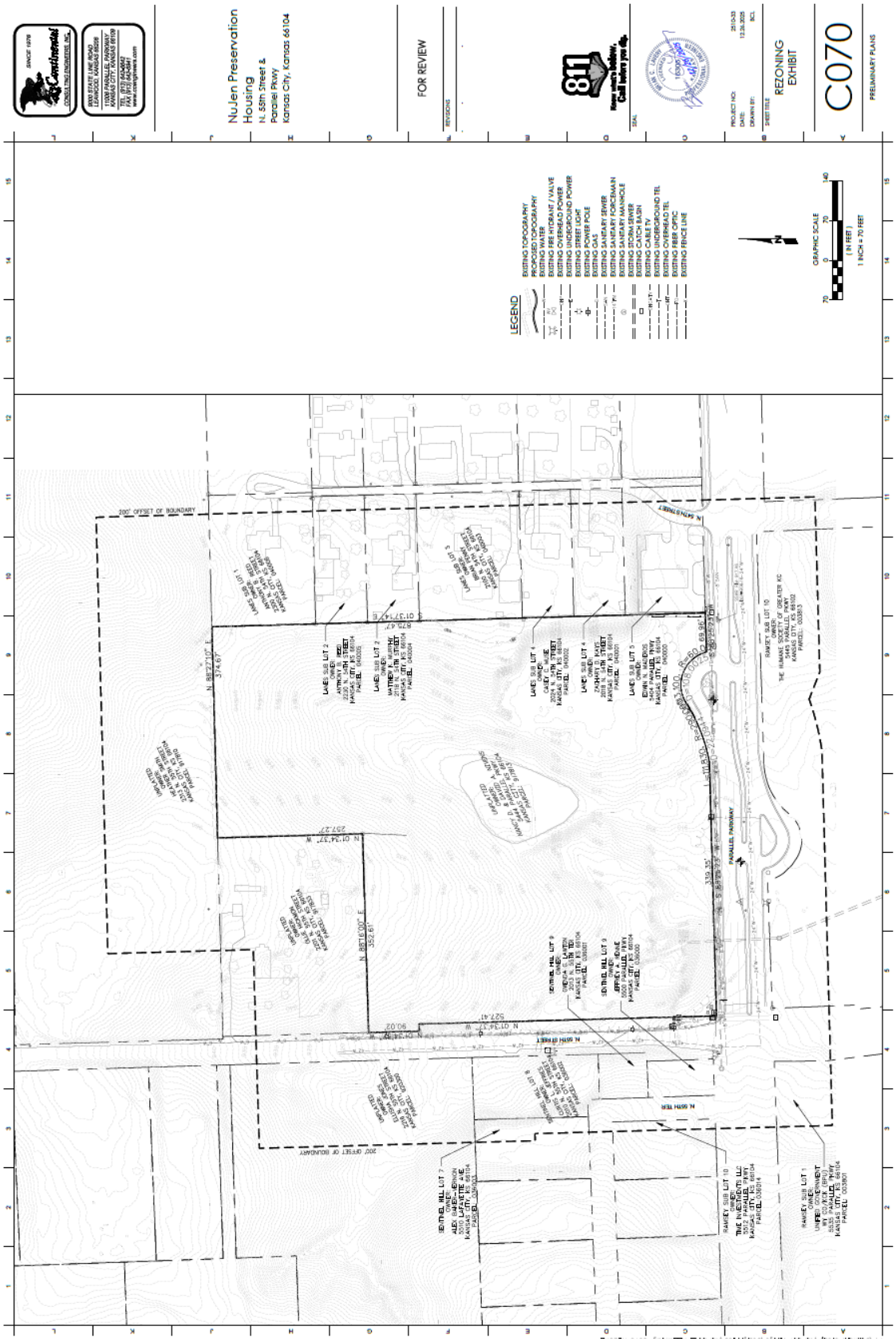
PROJECT NO: 2510-33
DATE: 12.26.2025
DRAWN BY: BCL

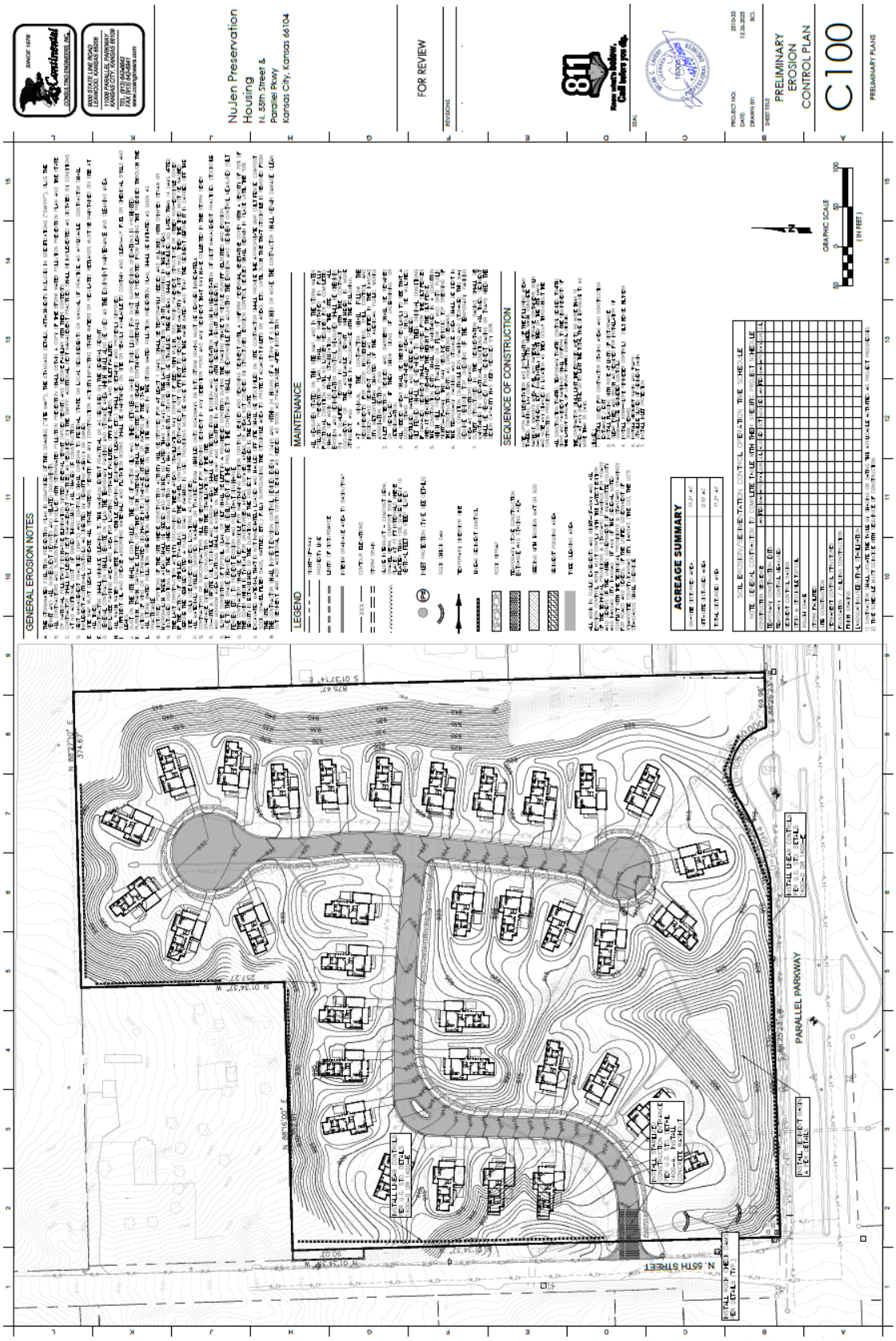
SHEET TITLE
PRELIMINARY PLAT

C010
PRELIMINARY PLANS

12/23/2025 8:57 AM
P:\Dalmark Group\NuPath Village\Design Files\NuPath_PRE_PLAT.dwg-PRELIM PLAT

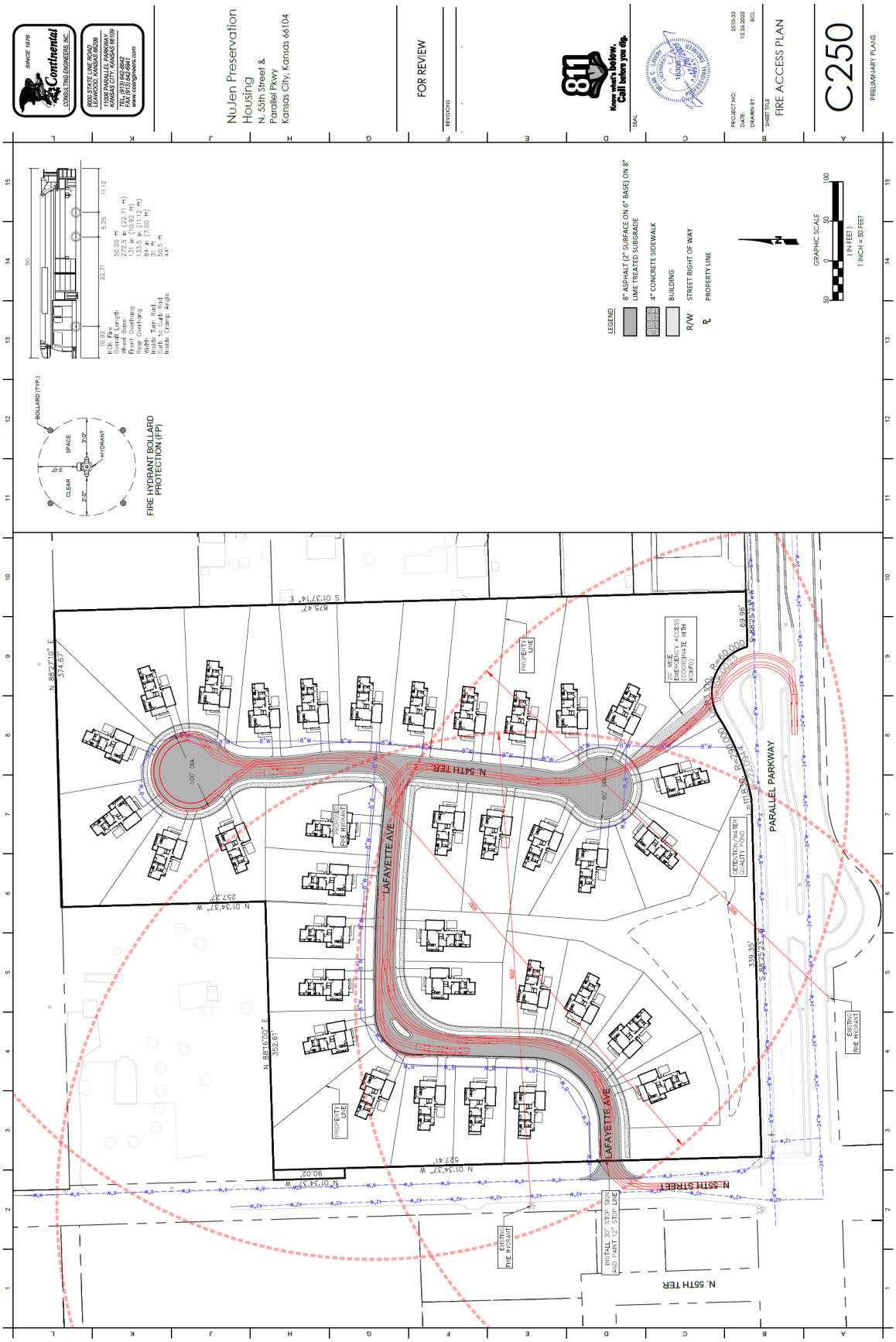
NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
SURVEY
C050
PRELIMINARY PLANS
LEGEND
PARALLEL PARKWAY
N. 55TH STREET
N. 55TH TER
N. 54TH STREET


NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
REZONING EXHIBIT
C070
PRELIMINARY PLANS
LEGEND
GRAPHIC SCALE
1 INCH = 70 FEET
200' OFFSET OF BOUNDARY
N 55TH TER
PARALLEL PARKWAY


NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
PRELIMINARY EROSION CONTROL PLAN
C100
PRELIMINARY PLANS
GENERAL EROSION NOTES
LEGEND
MAINTENANCE
SEQUENCE OF CONSTRUCTION
ACREAGE SUMMARY
GRAPHIC SCALE
PARALLEL PARKWAY
N. 55TH STREET

Continental
NuJen Preservation Housing
N. 55th Street & Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
SITE PHOTOS
C160
PRELIMINARY PLANS
PARALLEL PARKWAY
N. 56TH STREET

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
SITE PLAN
C200
PRELIMINARY PLANS
LEGEND
8" ASPHALT [2" SURFACE ON 6" BASE] ON 8" LIME TREATED SUBGRADE
4" CONCRETE SIDEWALK
BUILDING
STREET RIGHT OF WAY
PROPERTY LINE
GRAPHIC SCALE
1 INCH = 50 FEET
TRACT A
TRACT B
LAFAYETTE AVE
N. 54TH TER
N. 55TH STREET
N. 55TH TER
PARALLEL PARKWAY


NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
FIRE ACCESS PLAN
C250
PRELIMINARY PLANS
FIRE HYDRANT BOLLARD PROTECTION (FP)
LEGEND
8" ASPHALT (2" SURFACE ON 6" BASE) ON 8" LIME TREATED SUBGRADE
4" CONCRETE SIDEWALK
BUILDING
R/W STREET RIGHT OF WAY
PROPERTY LINE
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET
N. 54TH TER
LAFAYETTE AVE
PARALLEL PARKWAY
N. 55TH STREET
N. 55TH TER
PROPERTY LINE
EXISTING FIRE HYDRANT
INSTALL 30" STOP SIGN AND PAINT 12" STOP LINE
20' WIDE EMERGENCY ACCESS (COORDINATE WITH KCKFD)
DETENTION/WATER QUALITY POND
100' DIA.
80' DIA.

GENERAL GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER. ALL ASPHALT PARKING AREAS SHALL BE A MINIMUM OF 2% SLOPE UNLESS OTHERWISE NOTED. ALL PAVEMENTS WITHIN ADA PARKING AREAS SHALL NOT EXCEED 2% TOTAL SLOPE. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO FINAL SUBGRADE CONSTRUCTION OF ANY AREAS NOT WITHIN THIS SLOPE REQUIREMENTS.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
5. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), HIGH DENSITY POLYETHYLENE DUAL WALL PIPE (HDPE), OR POLYPROPYLENE DUAL WALL PIPE (PP). RCP SHALL BE MINIMUM CLASS III PER ASTM C-76. ALL CONCRETE PIPE JOINTS SHALL BE "O-RING" OR SINGLE OFFSET RUBBER GASKETS AS MANUFACTURED BY TYLOX "SUPERSEAL" (OR AN APPROVED EQUAL). HDPE PIPE SHALL BE PER ASTM F2306 WITH CORRUGATED EXTERIOR, SMOOTH INTERIOR WITH WATER TIGHT JOINTS (WT). PP PIPE SHALL PER ASTM F2881 WITH CORRUGATED EXTERIOR, SMOOTH INTERIOR WITH WATER TIGHT JOINTS.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE INDIVIDUAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AS ISSUED BY THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND SURVEYS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR CONSTRUCTION.
12. ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL, 12 INCHES IN ISLANDS. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. PRIOR TO PLACING FILL ANY EXISTING SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHOULD BE BENCHED. THE BENCHES SHOULD BE CUT WIDE ENOUGH TO ACCOMMODATE THE COMPACTION EQUIPMENT.
15. IN AREAS WHERE THE THICKNESS OF THE ENGINEERED FILL IS GREATER THAN FIVE FEET, PAVEMENT CONSTRUCTION SHOULD NOT COMMENCE UNTIL SO AUTHORIZED BY THE ON-SITE GEOTECHNICAL ENGINEER TO EVALUATE FOR CONSOLIDATION.
16. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER, EARTHWORK OPERATIONS SHOULD NOT BE ALLOWED TO PROCEED IF AMBIENT TEMPERATURES ARE AT 40F AND ARE DROPPING. THEY CAN BE RE-STARTED WHEN TEMPERATURES ARE 34F AND RISING.
17. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
18. REFER TO PAVING DETAILS FOR UNDERCUT AND SUBGRADE COMPACTION REQUIREMENTS UNDER PAVED AREAS.
19. CONTRACTOR SHALL GRADE TO SUBGRADE ELEVATIONS IN PAVED AREAS WITH A TOLERANCE OF 0.10± FEET. ALL GRASSED AREAS SHALL BE GRADED TO WITHING 0.10± FEET OF FINAL ELEVATION.
20. PRIOR TO BEGINNING PREPARATION OF SUBGRADE, ALL AREAS UNDER PAVEMENTS SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, LARGE ROCK FRAGMENTS (GREATER THAN 6 INCHES IN ANY DIMENSION) AND ANY OTHER DELETERIOUS MATERIAL. ALL VEGETATION SHALL BE HAULED OFF. TOPSOIL MAY BE RESPREAD AT THE END OF GRADING OPERATIONS. THE ACTUAL STRIPPING DEPTH SHOULD BE BASED ON VISUAL EXAMINATION DURING CONSTRUCTION AND THE RESULTS OF PROOF-ROLLING OPERATIONS. THE ROOT SYSTEMS OF ALL TREES (NOT DESIGNATED TO REMAIN) SHALL BE REMOVED IN THEIR ENTIRETY.
21. SUBSEQUENT TO COMPLETION OF STRIPPING AND OVER-EXCAVATION, ALL BUILDING AND PAVEMENT AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SYSTEMATICALLY PROOF-ROLLED USING A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE. UNSUITABLE SOILS THAT ARE DETECTED AND THAT CAN NOT BE RECOMPACTED SHOULD BE OVER-EXCAVATED AND REPLACED WITH ENGINEERED FILL.
22. ROCK UNDERCUT: IN AREAS OF PROPOSED PAVEMENT, ROCK SHALL BE UNDERCUT A MINIMUM OF 12" BELOW BOTTOM OF ASPHALT OR CONCRETE AND BROUGHT TO SUBGRADE ELEVATION WITH SUITABLE FILL MATERIALS (SEE BELOW). IN PARKING LOT ISLANDS AND AREA IMMEDIATELY ADJACENT TO BUILDING ROCK SHALL BE UNDERCUT A MINIMUM OF 30" BELOW PROPOSED TOP OF CURB ELEVATIONS FOR THE ISLAND OR 30" BELOW PROPOSED GRADE FOR AREAS AROUND BUILDING. NOTE: NO ROCK IS ANTICIPATED IN THESE AREAS.
23. ALL SEDIMENT BASINS SHALL BE FULLY CLEANED, AND RESHAPED TO THEIR FINAL FORM AS BMP BASINS PRIOR TO FINAL RESTORATION

PARKING LOT, SITE, AND PAD PREP NOTES:

1. SITE PREPARATION: AREAS TO RECEIVE FILL AND BACKFILL SHOULD BE STRIPPED OF SURFACE VEGETATION, ROOTS LARGER THAN 4" DIAMETER, TOPSOIL, SOFT SOIL, UNCONTROLLED FILL AND OTHER DELETERIOUS MATERIALS. THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FILL. PROOF-ROLLING WITH A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE (OR EQUIVALENT PROOF ROLLING EQUIPMENT) CAN BE CONSIDERED AS A MEANS OF EVALUATING THE SUBGRADE. ANY SOFT SOILS OR YIELDING AREAS OBSERVED DURING PROOF ROLLING SHOULD BE EXCAVATED AND BACKFILLED WITH SOIL OR CRUSHED ROCK COMPACTED TO THE DENSITIES SPECIFIED IN THE SUBSEQUENT COMPACTION SUMMARY.

2. SUITABLE FILL MATERIALS:
- BENEATH AND WITHIN 5' OF BUILDING PADS:
  LOW VOLUME CHANGE (LVC) MATERIAL CLASSIFIED AS GM OR CL (LL<45 AND PI<23).
- ALL LOCATIONS AND ELEVATIONS EXCEPT WHERE FREE DRAINING MATERIAL IS REQUIRED
  CL (LL<45 AND PI<23).
- BENEATH PAVEMENT AREAS AND AT DEPTHS GREATER THAN 24" BELOW BUILDING FINISHED GRADE:
  CL (LL>45 AND/OR PI>23) (NATIVE CLAY SOILS)
- WELL GRADED GRANULAR:
  GW WHERE FREE DRAINING MATERIAL IS REQUIRED.

UNTREATED, HIGHLY PLASTIC CLAY, IF ENCOUNTERED, SHOULD BE PLACED AT LEAST 24 INCHES BELOW PAVEMENT SUBGRADES. HOWEVER, THE ON-SITE HIGHLY PLASTIC CLAY MAY BE USED AT SHALLOWER DEPTHS IF TREATED WITH CLASS C FLY ASH OR PORTLAND CEMENT. IF TREATMENT WITH FLY ASH AND/OR PORTLAND CEMENT IS SELECTED, CONSULT WITH GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS.

ALL FILL SHALL BE PLACED AT 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY PER ASTM D698.
- CLAY SOIL WITH A LL<45 SHALL BE PLACED WITH -2% TO +2% OF OPTIMUM MOISTURE.
- CLAY SOIL WITH A LL>45 SHALL BE PLACE AT 0% TO +4% OF OPTIMUM MOISTURE.
- GRANULAR MATERIAL SHALL BE PLACED WITH SUFFICIENT COMPACTION SUCH THAT IT DOES NOT PUMP WHEN PROOFROLLED.

3. FILL OR BACKFILL SHOULD BE PLACED IN UNIFORMLY THICK LIFTS AND COMPACTED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 9 INCHES WHEN LARGE, SELF PROPELLED EQUIPMENT IS USED. LIFT THICKNESS SHOULD NOT EXCEED 4" WHERE SMALL HAND-GUIDED EQUIPMENT IS USED.
DEPENDING ON THE SOIL MOISTURE AT THE TIME OF CONSTRUCTION, AERATION OR WETTING MAY BE REQUIRED TO ACHIEVE PROPER COMPACTION. DELETERIOUS MATERIAL SHOULD NOT BE INCLUDED IN FILL, AND THE FILL SHOULD NOT BE PLACED ON SOFT MATERIALS OR FROZEN GROUND.
4. ONSITE INSPECTION AND TESTING BY THE GEOTECHNICAL ENGINEER SHALL BE A REQUIREMENT. IN ALL FILL AND CUT AREAS, TOPSOIL AND OTHER MATERIALS DEEMED UNSUITABLE BY THE ONSITE GEOTECHNICAL ENGINEER SHALL BE REMOVED AND REPLACED WITH CONTROLLED FILL.
5. PROPER SITE GRADING SHALL BE DONE TO CONTROL RUNOFF AND EROSION. PROPER GRADING AVOIDS PONDING OF WATER AND DIRECTS RUNOFF TO DESIGNATED EROSION CONTROLS. PONDING OF WATER ON FINISHED SUBGRADE, INFILTRATION OF WATER INTO EXCAVATIONS AND SOFTENING OR DAMAGING OF THE BEARING MATERIAL DUE TO RAIN OR WATER ACCUMULATION SHALL BE PREVENTED BY USING TEMPORARY DIVERSION BERMS OR CHANNELS.
6. ROCK FILL SHOULD BE SELECTIVELY PLACED WHERE DEEP FOUNDATIONS ARE NOT REQUIRED. EXCAVATED ROCK USED AS FILL MUST BE WELL-GRADED AND HAVE A MAXIMUM PARTICLE SIZE OF 12 INCHES. IF EXCAVATED ROCK DOES NOT CONTAIN A UNIFORM DISTRIBUTION OF PARTICLE SIZES, IT MUST BE MIXED WITH WELL-GRADED GRANULAR MATERIALS TO FORM A WELL-GRADED MIXTURE. ROCK LIFTS CONSISTING OF LIMESTONE AND SHALE SHOULD NOT BE PLACED WITHIN 1 FOOT OF UNDERGROUND PIPES OR WITHIN 5 FEET OF PAVEMENT SUBGRADES AND STRUCTURE FOUNDATIONS.

THE LIFT THICKNESS OF ROCK FILL IS LIMITED BY THE MAXIMUM PARTICLES SIZE AND SHOULD NOT EXCEED 12 INCHES. ROCKS OR BOULDERS TOO LARGE TO PERMIT PLACEMENT IN A 12-INCH-THICK LAYER SHOULD BE REDUCED IN SIZE. ROCK FILL SHOULD BE PLACED IN UNIFORM LIFTS USING A LARGE TRACKED DOZER SUCH AS A CATERPILLAR D8 OR A 10-TON VIBRATORY ROLLER UNTIL IT IS UNIFORMLY COMPACTED AND STABLE. LIFTS OF ROCK FILL THAT PUMP OR YIELD DURING PLACEMENT SHOULD BE REMOVED AND REPLACED. ACCEPTANCE CRITERIA FOR ROCK FILL SHOULD BE BASED ON A VISUAL EVALUATION DURING PLACEMENT SINCE THE IN-PLACE DENSITY OF COARSE ROCK FILL CANNOT BE MEASURED.
7. EXISTING UNDOCUMENTED FILL WITHIN 5' OF THE BUILDING PAD SHALL BE REMOVED TO A DEPTH OF 5'. NOTE: IN SOME CASES THE CUT TO EXISTING GRADE WILL ACHIEVE THIS. ALL MATERIAL WITHIN 2 FEET OF THE BOTTOM OF THE BUILDING SLAB SHALL BE REMOVED AND RE-COMPACTED. THIS MATERIAL SHALL MEET THE REQUIREMENTS OF LVC ABOVE.

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.coeng1ners.com

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

811 Know what's below. Call before you dig.

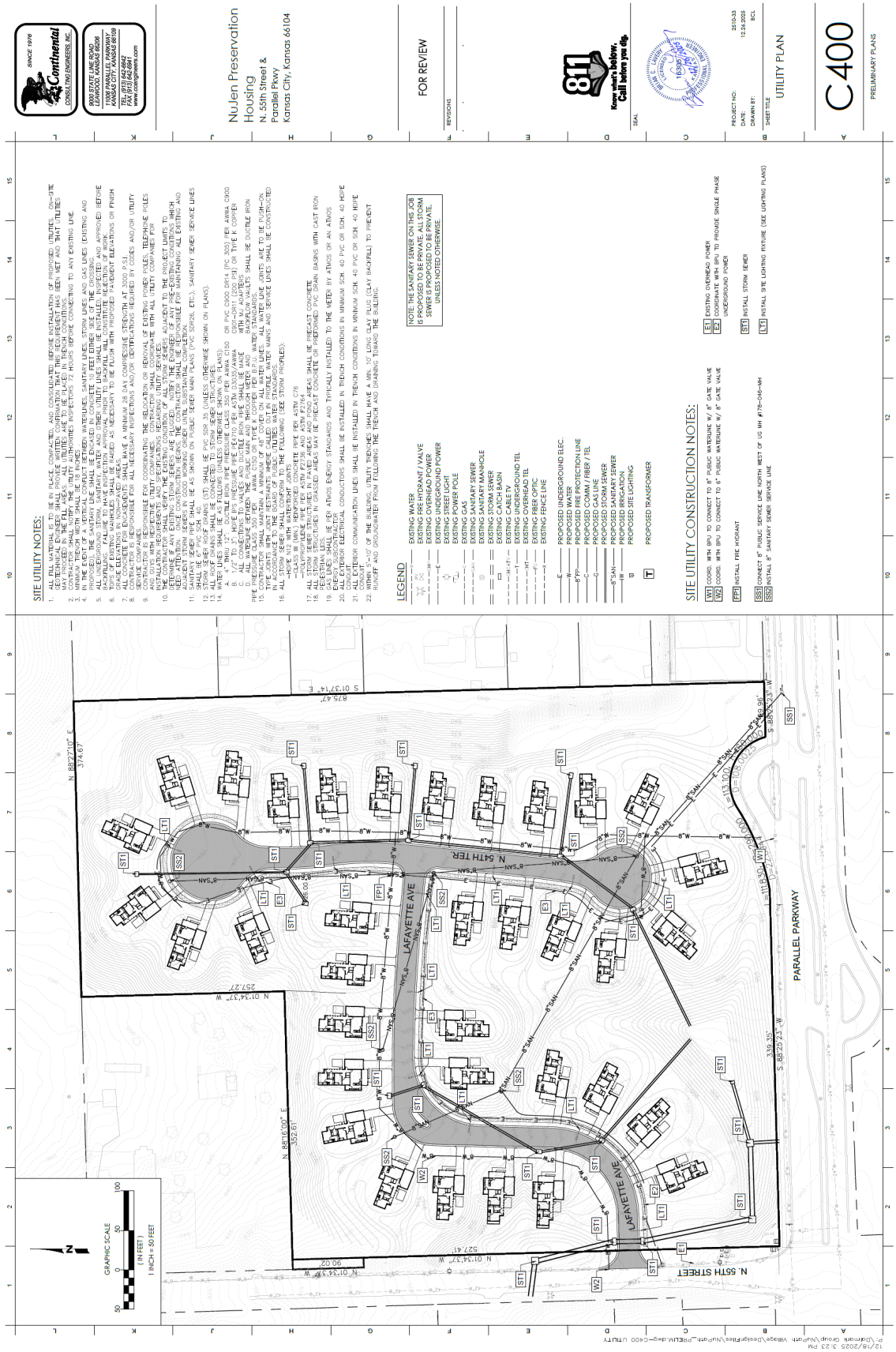
SEAL

PROJECT NO: 2510-33
DATE: 12.26.2025
DRAWN BY: BCL

SHEET TITLE
GRADING PLAN

C300

PRELIMINARY PLANS



SITE UTILITY NOTES:
LEGEND
SITE UTILITY CONSTRUCTION NOTES:
NuJen Preservation Housing
N. 55th Street & Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
811
Know what's below. Call before you dig.
UTILITY PLAN
C400
PRELIMINARY PLANS
LAFAYETTE AVE
N. 54TH TER
N. 55TH STREET
PARALLEL PARKWAY
GRAPHIC SCALE

NuJen Preservation Housing
N. 55th Street & Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
STREET LIGHTING PHOTOMETRIC PLAN
C800
PRELIMINARY PLANS
TRACT A
TRACT B

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
LANDSCAPE PLAN
L100
PRELIMINARY PLANS
GRAPHIC SCALE
1 INCH = 50 FEET
N. 54TH TER.
LAFAYETTE AVE
PARALLEL PARKWAY
N. 55TH STREET

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.

9000 State Line Road
Leawood, Kansas 66206

11006 Parallel Parkway, Suite 1
Kansas City, Kansas 66109

Tel: (913) 642-6642
Fax: (913) 642-6941

December 26, 2025

Kris Finger, P.E.
Unified Government Traffic Engineer
Unified Government of Wyandotte County, Kansas City, Kansas
701 N. 7th Street
Kansas City, Kansas 66101

RE: NuJen Preservation Housing Proposed Single Family Development
NE Corner of 55th Street and Parallel Parkway, Kansas City, Kansas

Mr. Finger,

This letter is written to provide preliminary information on the proposed NuJen Preservation Housing project proposed at the northeast corner of 55th and Parallel Parkway in Kansas City, Kansas. A Level 1 Traffic Impact Study will be provided by Priority Engineers in early January when additional field data is collected (intersection geometry, traffic counts, traffic controls, etc.).

1. Peak Hour Site Generated Trips from NuJen Preservation Housing Development

Table 1: AM Preliminary Trip Generation

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	AM Peak Hour Trips
210	Single Family Detached Housing	Dwelling Units	0.7	35	25

Table 2: PM Preliminary Trip Generation

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	PM Peak Hour Trips
210	Single Family Detached Housing	Dwelling Units	0.94	35	33

2. Location Description

This project proposes 35 single family residential units at the northeast corner of 55th Street and Parallel Parkway with access onto 55th Street. See Figure 1.

3. Land Use

The existing land use is undeveloped and is zoned for a combination of C-1 (commercial) zoning at the immediate NE corner, RP-5 outside of that and then transitioning to R-1. The proposed land use is entirely single family R-1, less dense than the current zoning would indicate.

4. Connectivity and Circulation

This subdivision intends to only connect to the west to 55th Street which is listed as a minor collector in

the GoDotte Mobility document. The connection to the public street is approximately 200' north of Parallel Parkway within the intersection influence zone for an arterial/collector per UG policy. Any further north and it interrupts the drainage from the west at an 8'x2' box culvert which is undersized and likely floods the road. Further north of that, the site becomes inaccessible due to grade. The site (see Figure 1) is accessed from 55th Street and terminates in cul-de-sacs on the east side of the project. The southern cul-de-sac will have a path through Tract D out to the turn-around in Parallel for emergency vehicle access.

5. Trip Generation Estimate

Table 3: Total Project Trip Generation Daily

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	Total Trips
210	Single Family Detached Housing	Dwelling Units	9.43	35	330

6. Existing Parking and Proposed Parking

There is currently no development or improvements on the site and it has no parking. It is proposed that 35 single family dwellings are constructed on the site and each home will have an attached garage plus a driveway that is at least 35 feet in length and 10 feet in width to park an additional vehicle. Street parking on one side of the street can be identified in the future with coordination from the KCKFD.

Additional information and analysis will be provided in the Level 1 TIS proposed in early January.

Sincerely,
CONTINENTAL CONSULTING ENGINEERS, INC.

Brian C. Lavery, P.E.
Continental Consulting Engineers, Inc.

General Information

This storm drainage and stormwater BMP (Best Management Practices) memorandum addresses the drainage requirements for the proposed NuJen Preservation Housing single family home development at 5444 Parallel Parkway in Wyandotte County, Kansas City, Kansas. NuPath Village is a 35-unit single family residential development. There are 35 single family units that comprise the community. The property lies on 12.29 acres of undeveloped land that is at the northeast corner of 55th Street and Parallel Parkway in Kansas City, Kansas.

Existing Site

This property is currently undeveloped, wooded and generally drains from the north to the south with steep terrain. There is an existing pond located centrally which is controlled by a small weir and acts as retention for the northeast corner of the site. There is an existing stream at the southwest which is captured by an existing stormwater drainage system at the southern edge of the property that captures most of the runoff from the property. This stream originates on the western edge of the property and runs southeast until terminating along the southern edge of the property where the runoff is captured by an existing 36" RCP that drains south to a storm manhole and continues further south in a 36" RCP. An existing 4' x 10' curb inlet located on Parallel Parkway near the southeast corner of the site captures runoff not retained by the pond or captured by the stream and flows west along the southern edge of the property through a 15" RCP to a 4' x 5' inlet and continues west to the same manhole from where it is routed south in the 36" RCP. (See Figure 1 for the existing site, Figure 2 for existing drainage basins onsite and adjacent, Figure 3 for PondPack schematic of existing drainage model).

The main site drainage as well as the runoff from the west leaves the property at the point noted as 'Existing South Outflow', (see Figure 2). In the 100-yr Type II SCS storm, the peak flow at this location is 169.21 cfs. There is a small amount of flow that sheet flows off both the northeast of the site and southeast of the site where no development will occur. In the 100-yr Type II SCS storm, the peak flow along at the northeast is 0.68 cfs and at the southeast is 1.11 cfs.

Proposed Development

NuJen Preservation Housing is proposing construction of 35 single family home units and one detention pond. The developed area of the homes, will all drain to an extended dry detention basin toward the south side of the site, just north of Parallel Parkway. This basin will serve as both a detention basin and an extended dry detention water quality BMP. (See Figure 4 for Proposed Development, Figure 5 for proposed drainage basins onsite and adjacent, Figure 6 for PondPack schematic of proposed drainage model.)

The extended dry detention basin at the south of the site will detain water in storm events and reduce the proposed peak release rate from the existing 100-yr peak flowrate of 169.21 cfs to a proposed 100-yr peak flowrate of 132.20 cfs.. The increase in

curve number from 66 to 77 will require a value rating of 6.5 points per the MARC BMP Manual. An extended dry detention basin in addition to inlet filters in a treatment train will serve as BMPs to get a water quality value rating of 6.6, meeting the BMP requirements. (See Figure 7 and BMP Worksheets).

With the increased curve number and increased runoff from the NuJen Preservation Housing development, the Extended Dry Detention Basin functions to provide adequate storm water quality as well as detention to keep the peak release rates from the site at or below existing flow rates meeting the requirements of the Unified Government.

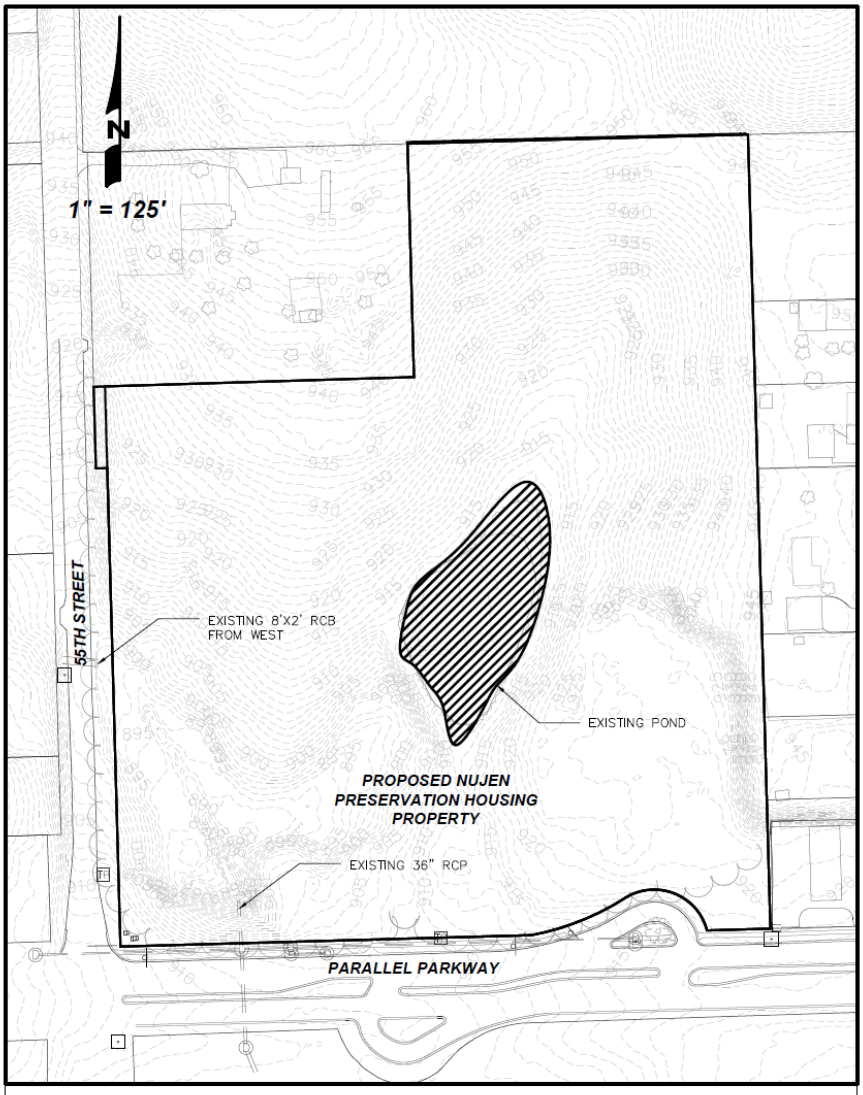


FIGURE 1 - EXISTING PROPERTY

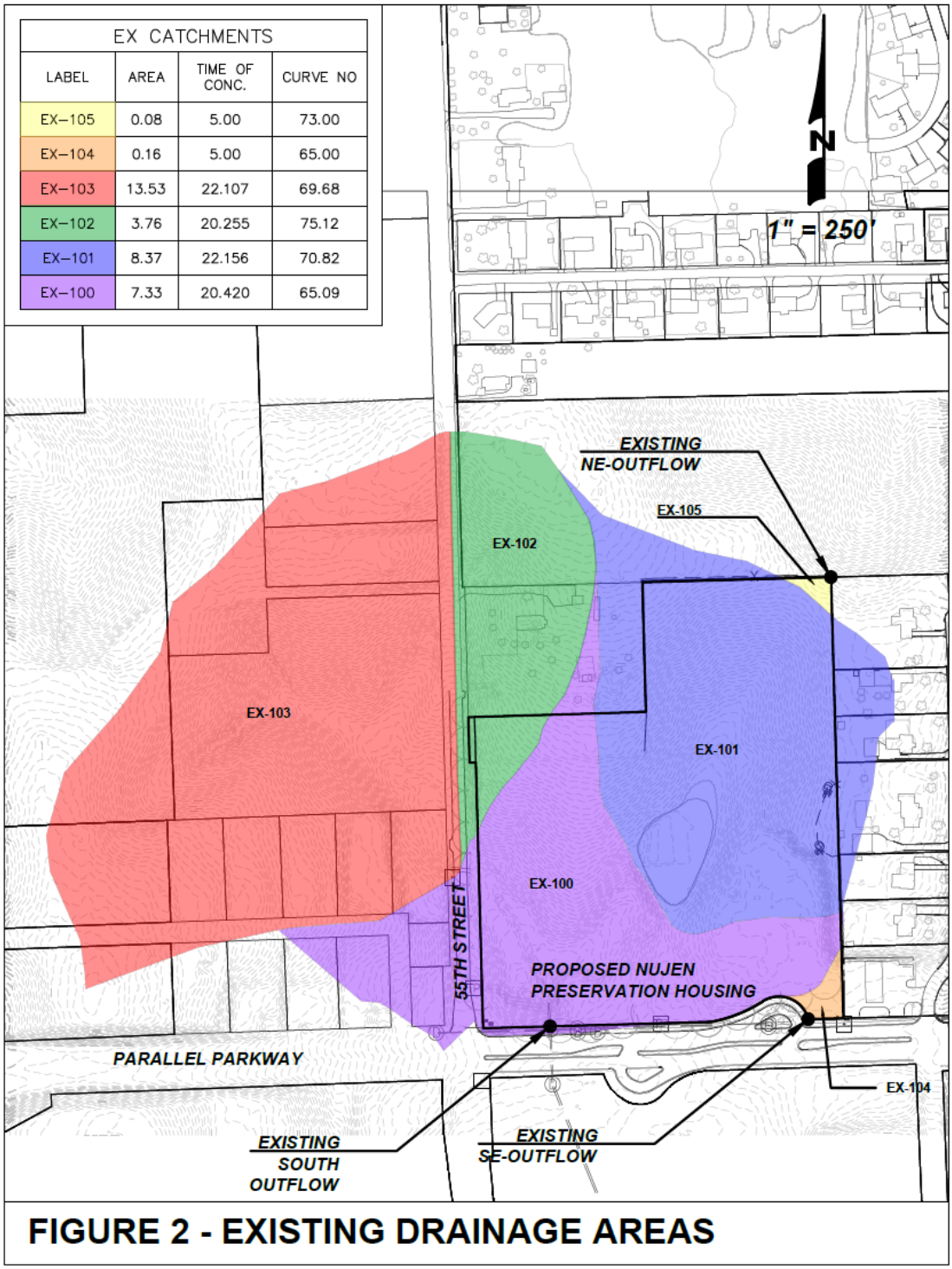


FIGURE 2 - EXISTING DRAINAGE AREAS

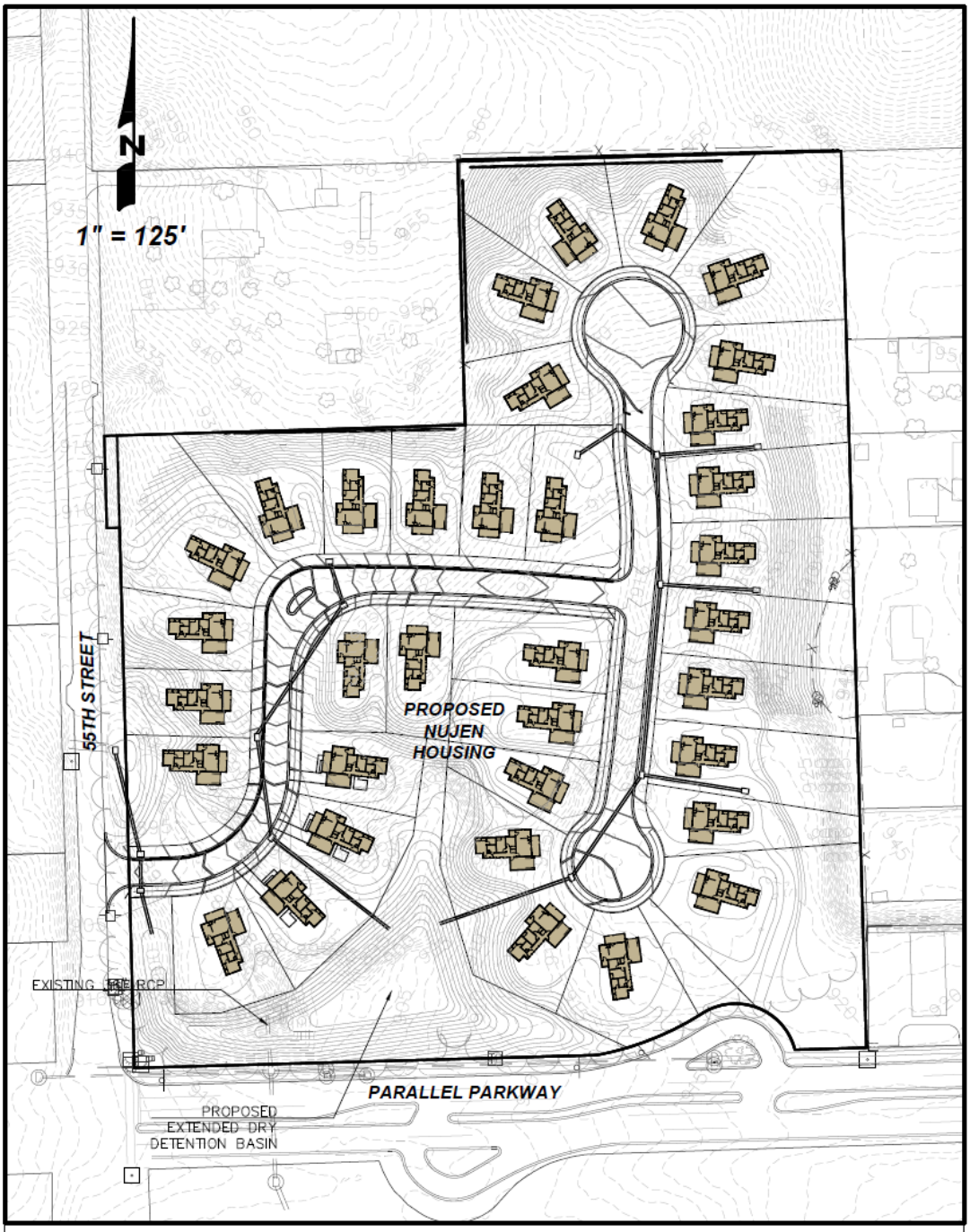


FIGURE 4 - PROPOSED DEVELOPMENT

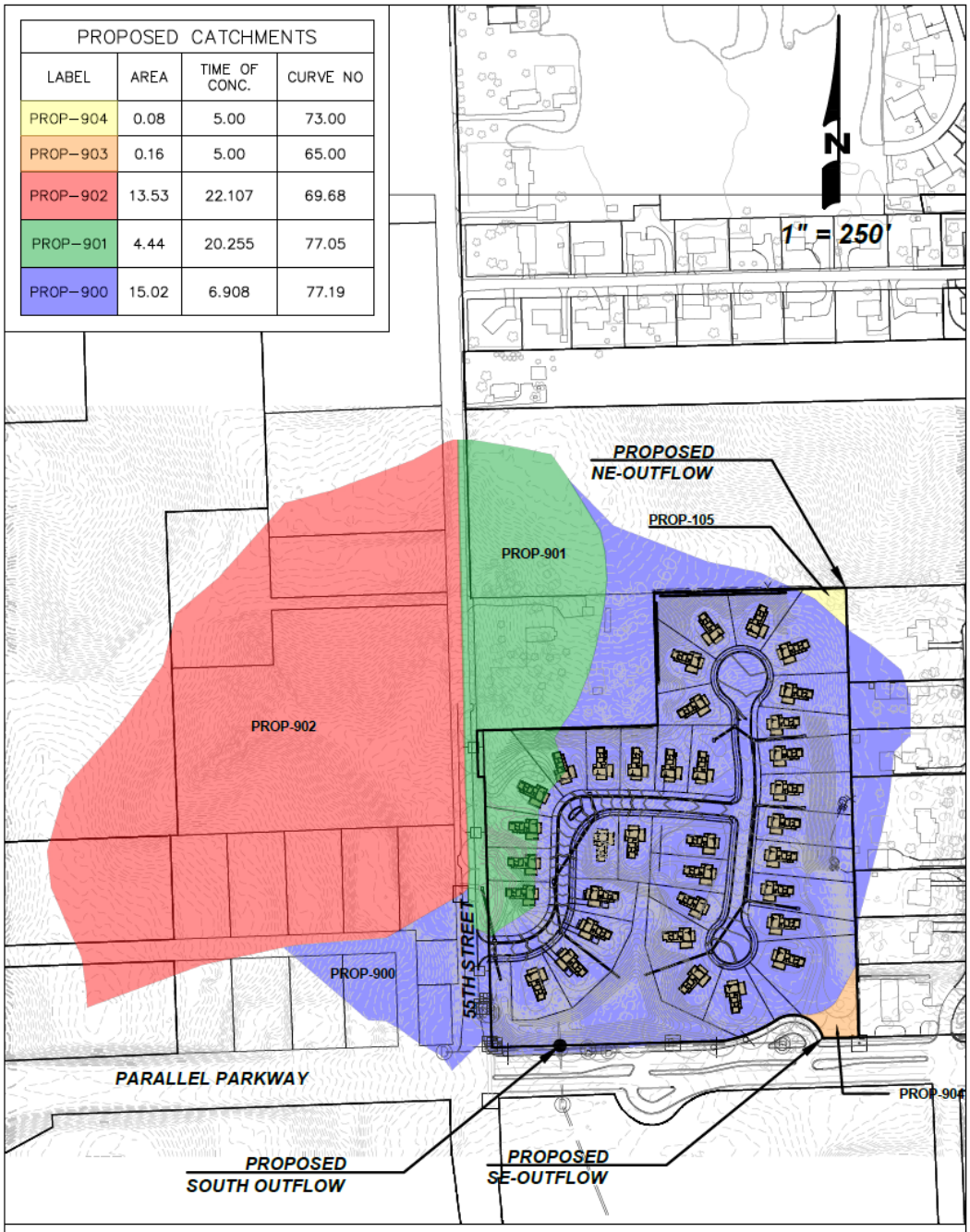


FIGURE 5 - PROPOSED DRAINAGE AREAS

General Information

This sanitary sewer memorandum addresses the sanitary sewer requirements for the proposed NuJen Preservation Housing development at 5444 Parallel Parkway in Wyandotte County, Kansas City, Kansas. NuPath Village is a 35-unit single family residential development. There are 35 single family units that comprise the community. The property lies on 12.29 acres of undeveloped land that is at the northeast corner of 55th Street and Parallel Parkway in Kansas City, Kansas (see Figure 1).

Existing Sanitary Facilities

This property is currently served by a gravity sanitary sewer. The closest sanitary sewer is UG MH 178-046 which lies on the southeast corner of this property. There is an 8" diameter PVC sewer draining east out of this. The 8" sanitary line heading out of MH 178-046 is sloped at 1.40% to the east.

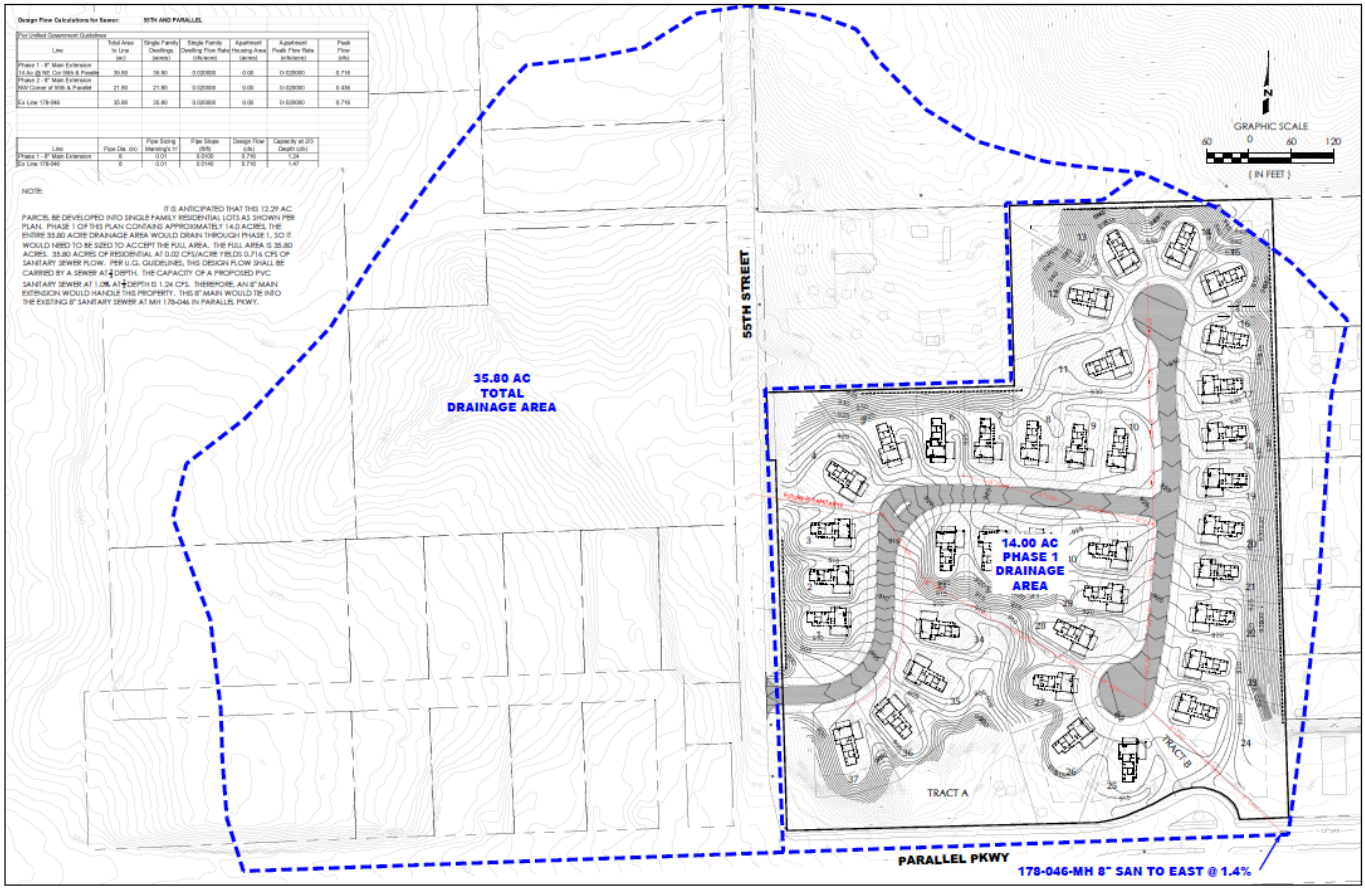
Proposed Development

NuJen Preservation Housing is proposing construction of 35 single family home units that will connect to the sanitary sewer via private service lines running just northwest of MH 178-046.

The total area of residential development to this new private service line is 35.80 acres. Per the calculations from the plumbing engineer, the design flow for this development is 268 gpm. Based off a slope of 1%, Manning's 'n' value of 0.010, a 8" PVC sewer line has the capacity of 463 gpm (1.24 cfs) at 2/3 full flow per U.G. Guidelines. The proposed service line at the main shall be 8" based on this information. The service line can be reduced in size at it serves fewer buildings. Based off a slope of 1.40%, Manning's 'n' value of 0.010, the existing 8" PVC sewer line has the capacity of 1.47 cfs at 2/3 full flow.

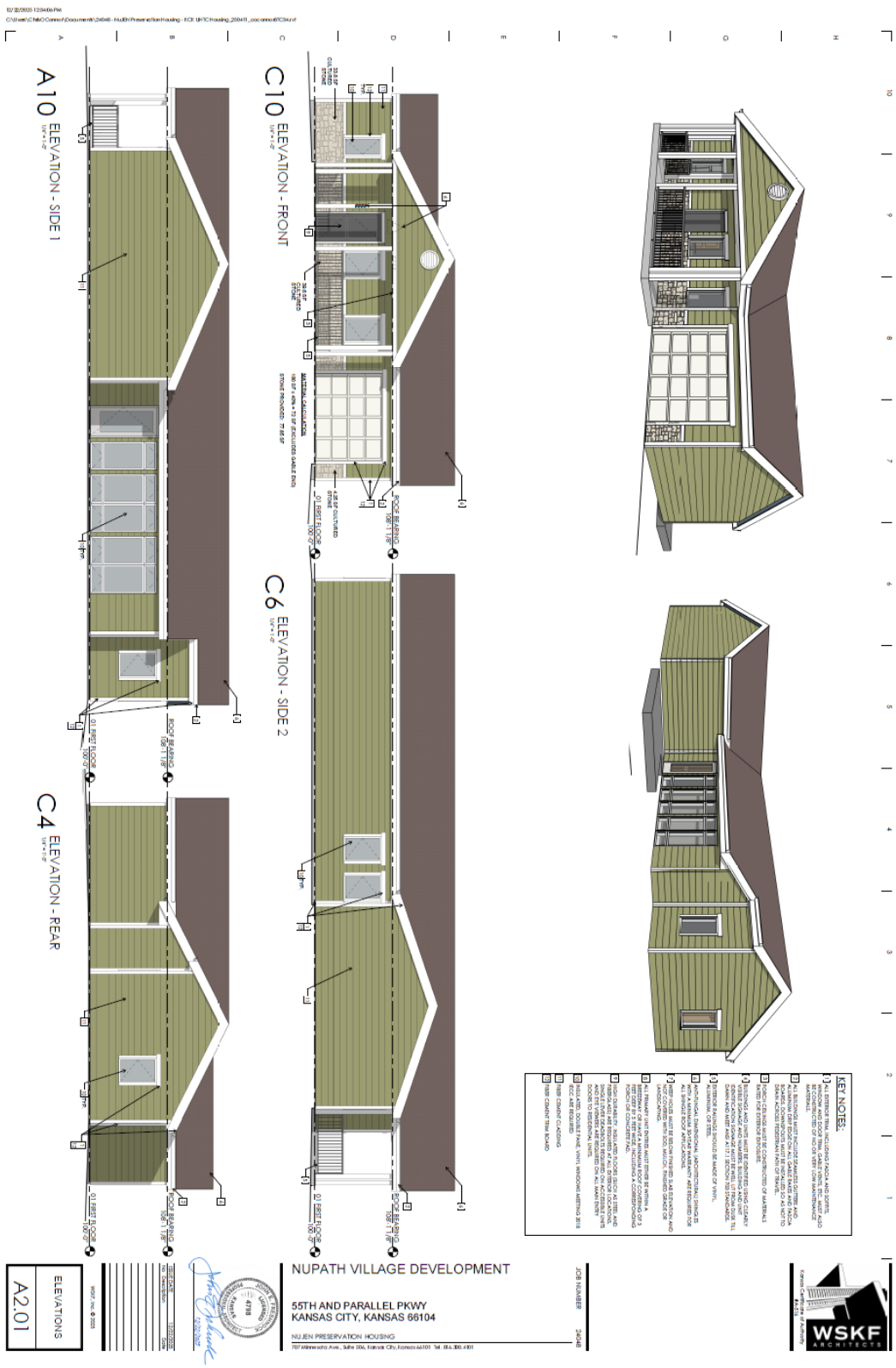
Conclusion

Based upon the calculations and assumptions described in this memorandum, the existing public sanitary sewer network and the proposed public main extension within this project has and will have the capacity to serve the NuJen project.



NE Corner 55th and Parallel (UG Parcel 917813) - Sanitary Sewer Exhibit

05 / 14 / 2025


A10 ELEVATION - SIDE 1
C10 ELEVATION - FRONT
C6 ELEVATION - SIDE 2
C4 ELEVATION - REAR
KEY NOTES:
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NUJEN PRESERVATION HOUSING
ELEVATIONS
A2.01
WSKF ARCHITECTS

A10 ELEVATION - FRONT
B10 ROOF PLAN
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NU:EN PRESERVATION HOUSING
ROOF ITERATIONS
A2.11
WSKF ARCHITECTS

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: March 9, 2026

Re: **Change of Zone Petition COZ2025-033**

GENERAL INFORMATION

Applicant Information:
Tyler Coey
Pearl Properties, LLC
4306 West 78th Terrace
Prairie Village, Kansas 66208

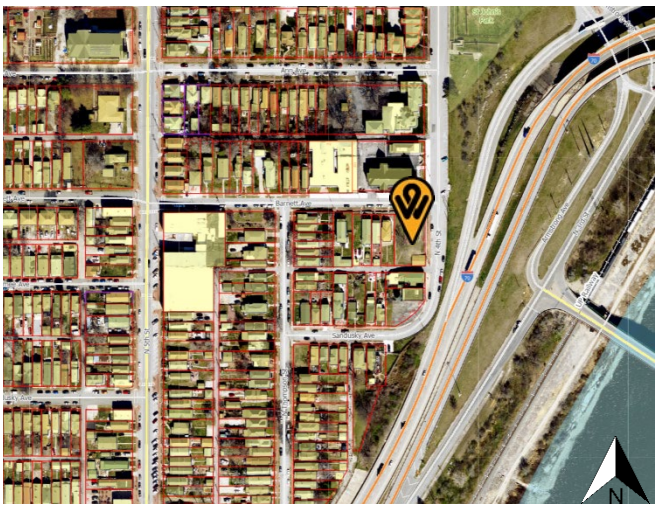
Subject Property:
403 Barnett Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:
Approval of a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District.

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

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

Proposed Zoning District(s):
R-2(B) Two Family District



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	St. John's Catholic Church
South	CP-1 Planned Limited Business District	Commercial business
East	None	Interstate 70 ramp
West	R-1(B) Single Family District	Single-family home

Total Tract Size: 0.24 Acre

Comprehensive Plan Area: Central Area Plan

Comprehensive Plan Designation: The Central Area Plan designates this property as Urban Density, which allows single family homes, 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 North 4th Street and Barnett Avenue as a Local Streets.

Parking Requirement: Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Six (6) spaces must be provided. The applicant has provided a site plan, but parking spaces are not depicted on the plan, so Staff cannot determine how many parking spaces are available for each dwelling unit.

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. There is a one (1) tree in the front yard.

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 2, 2026

Public Hearing: March 9, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tyler Coey with Pearl Properties, LLC, has applied for a Change of Zone to rezone one (1) parcel from R-1(B) Single Family District to R-2(B) Two Family District to keep the existing structure as a duplex.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. Between 2003 – 2016, there were 7 Code Enforcement violations ranging from brush in front of the garage, tall weeds all over the property, junk and trash all over the property, and remodeling without permits.

Outstanding or Related Permit and Cases:

1. 2016 – Plumbing, electrical, and building permit for interior remodeling.
2. 2011 – Plumbing permit for repairs to a hot water tank.

Previous Planning Actions:

1. ER2021-027 – Landmarks environs review for a retaining wall along North 4th Street in 2021.
2. COZ 2092 – Strawberry Hill Neighborhood Downzoning. This parcel was downzoned from RP-5 Planned Apartment District to R-1(B) Single Family District in 2000.
3. BOZA 1570 – Variance for 13-foot side yard setback to build a three-story deck. Approved on June 19, 1995.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This subject property is within the Riverview Statistical Neighborhood and the Downtown Shareholders Neighborhood Business Group, Strawberry Hill Neighborhood Group, Census Block Group #0419001. The neighborhood consists of single-family homes along Barnett Avenue, commercial businesses

south on North 4th Street and St. John's Catholic Church and Catholic Club. The site is two (2) blocks east of North 5th Street, which is the north/south mixed-use block in Strawberry Hill.

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

   The zoning and uses of properties nearby are set out above. The proposed use, a duplex, is abutting a single-family home to the west. The south side of the parcel abuts a commercial building. On the north side, across Barnett Avenue is a church and social club. To the east is North 4th Street, which sits above Interstate 70.

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

   Removal of the restrictions should not detrimentally affect nearby property because previously, Planning Staff has determined that the property was a duplex in 1995, albeit the first floor is not inhabited and is currently being remodeled.

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

   Staff is unable to determine as to the length of time the property has been vacant. The last rental license expired in 2012.

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

   The proposed use is reasonably necessary for the convenience and welfare of the public as the proposal will lead to additional housing units being rehabilitated. The proposed use will not substantially or permanently injure the use, quality, or marketability of nearby property so long as it is properly designed to continue to be consistent with nearby uses.

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

   The proposed use will not inherently lead to an increase in traffic as it will be a duplex and it is not expected to be to the point where it would affect road capacity, safety, or create parking problems in the driveway or along North 4th Street or Barnett Avenue.

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

The proposed use conforms to the Central Area Plan, which allows single family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

A duplex complies with the Urban Density land use designation in the Central Area Plan.

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

If the site is properly managed and maintained, the proposed use will not cause environmental harm as the structure and garage are pre-existing.

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

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

UG provides sanitary sewer service.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by East Patrol, District 115.

e. Fire

Fire service is provided by Station #1, located at North 6th Street and Armstrong Avenue.

f. Transit

Kansas City ATA provides service at 6th and Ann Avenue, approximately three (3) blocks northwest, Route #101.

g. Schools

Public Education is provided by Grant Elementary School, Rosedale Middle School, and Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

The economic impact of the proposed use would be limited. The proposed use would be for the economic benefit of the property owner; however, the rehabilitation use of a duplex would add to the housing stock to an area that needs rental housing units.

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

The project can meet all ordinance requirements with revisions.

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. The proposed use would benefit the property owner and correct a non-conforming use of the property. If denied, the property owner can continue to convert the structure to single-family dwelling.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 403 Barnett Avenue, Kansas City, Kansas 66101 on January 21, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Site Plan
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. For reference, the structure was built circa 1920. The 1942 Wyandotte County, Kansas zoning ordinance designated this property as “D” Single-Family Dwelling District, which allowed a lot or premises to be occupied by a two-family dwelling whenever the lot contains a minimum area of 12,000 square feet and wherever there is a minimum side yard on each side of the two-family dwelling of not less than 10 feet in width.

This is further confirmed in the 1950 Kansas City, Kansas zoning ordinance, which designated this property as “E” Apartment District. “E” Apartment District allowed any use permitted in the “C” and “D” Two-Family Districts, which included two-family dwellings.

The structure as proposed is legal, non-conforming and rezoning the property to R-2(B) Two Family District will establish the use as legal and conforming.

2. For reference, this parcel was downzoned as part of a large neighborhood downzoning known as the Strawberry Hill Neighborhood Downzoning occurring in 2000 (COZ 2592). This property was downzoned from RP-5 Planned Apartment District to R-1(B) Single Family District.

   The area was downzoned to discourage the conversion of structures to multi-family and encourage the conversion of multi-family structures to single family.

   In the September 11, 2000, City Planning Commission staff report, 403 Barnett Avenue, was identified as a single-family home converted to a duplex. Additionally, if the structure was legally converted, it would be able to remain in use as a duplex.
3. A rental license for two (2) units was issued from 1996 – 2001, and from 2005 – 2012.
4. The garage off North 4th Street appears to be a converted two (2) car garage into a single car garage. Provide elevations depicting a two (2) car garage.

   Applicant Response: As depicted in the attached drawings, the main part of the garage itself is 24’ x 31.5’ with the 13’ wide garage door extending an additional 2.5’ to the east resulting in an overall length of 34’. So, the main part of the garage is significantly longer and wider than the typical two car garage, (which in my suburban home is 19’ x 22’ with a 16’ door). Though the 13’ wide garage door at 403 Barnett Ave is more narrow than the typical 16’ two (2) car garage door, we feel that the additional (12’ of) length of the garage and the additional (5’ of) width allows ample room for two (2) cars to maneuver in and out independently. Granted, someone could block the door and not leave room for a second car to pull in or out, but that’s pretty much the case for any two-car garage.

5. Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises.

   Applicant Response: We indicate that two (2) off-street parking spaces are required. We feel we comply with that as explained in our response to comment #4.

6. Repair existing sidewalk along Barnett Avenue.

   Applicant Response: We acknowledge that the need as legitimate and will comply when a building permit has been issued, if not before.

7. Install a handrail on the front stairs.

   Applicant Response: We acknowledge the legitimacy of that comment and will comply when a building permit has been issued, if not before.

8. Remove the gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread.

   Applicant Response: We acknowledge the legitimacy of that comment and plan to extend the brick sidewalk up to the riser of the first stair when a building permit has been issued, if not before.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-033** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Two (2) off-street parking spaces are provided within the garage;**
2. **Repair existing sidewalk along Barnett Avenue with the building permit;**
3. **Install a handrail on the front stairs with the building permit;**
4. **Remove the gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread with the building permit;**
5. **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 stie area for uses other than residences;**
6. **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;**
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. **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;**
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 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,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Email from Planning Department dated September 22, 2005
Applicant Response Letter
Neighborhood Meeting Documents

Site Plan
Floor Plan
Building Rendering
Garage Elevations
Site Photographs provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 9, 2026	March 26, 2026

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

MOTIONS

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-033** 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 **COZ2025-033,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

R-1(B)
C-D
RP-5
R-2(B)
Ann Ave
Barnett Ave
C-1
M-2
Tauromee Ave
Sandusky Ave
C-3
N 5th St
N Thompson St
N 4th St
St John's Park
Armstrong Ave
N 3rd St
UP Railway
70
N

LAND USE MAP

Public/Semi-Public
ANN
Parks/Open Space
SB N FRONT ST TO WB I-70 HWY
I-70
ARMSTRONG
BARNETT
Mixed-Use
5TH
Urban Density
14TH
ROMEE
THOMPSON
SANDUSKY
EB I-70 HWY TO NB N 3RD ST
N

Speise, Steve

From: Speise, Steve
Sent: Thursday, September 22, 2005 11:32 AM
To: Monslow, Joe D
Subject: 403 Barnett

Joe,

This property was a duplex in 1995 when Edwin Metcalfe owned it and was zoned RP-5 Apartment District. Then it was changed to R-1(B) single family with the Strawberrry Hill neighborhood zoning. Anyway, 2 units are legally established and can continue.

Steve

3/27/2006

Text by: Steven Sudekum
Drawings by: Tyler Coey
Pearl Properties LLC members

January 29, 2026

To:
Byron Toy, AICP, Lead Planner
Department of Planning and Urban Design
Unified Government of Wyandotte County · Kansas City Kansas

Subject: Applicant's Response to Draft Staff Report
Application Number: COZ2025-033 (R-1B to R-2B)

We've reviewed the Draft Staff Report for COZ2025-033. Our responses to "Staff Comments and Suggestions" follow.

First, our apologies for not meeting the January 26, 2026 deadline for providing this response. There's not a good excuse for that lapse. If you need to delay the UG hearing because staff doesn't have enough time between now and the hearing to consider our responses, then we understand and accept that's on us.

Below we provide responses to all the staff comments. We first want to address comment #4 on page 7 of the Draft Staff Report which we consider the most significant comment which questions whether the garage can be considered a two car garage.

As depicted in the attached drawings, the main part of the garage itself is 24' x 31.5' with the 13' wide garage door extending an additional 2.5' to the east resulting in an overall length of 34'. So the main part of the garage is significantly longer and wider than the typical two car garage, (which in my suburban home is 19' x 22' with a 16' door). Though the 13' wide garage door at 403 Barnett Ave is more narrow than the typical 16' two car garage door, we feel that the additional (12' of) length of the garage and the additional (5' of) width allows ample room for two cars to maneuver in and out independently. Granted, someone could block the door and not leave room for a second car to pull in or out, but that's pretty much the case for any two-car garage.

Comments #s 1, 2 and 3 on page 7 are informational and accurate, as far as we know.

Comment #5, indicates two off-street parking spaces are required. We feel we comply with that as explained in our response to Comment #4.

Comment #6 advises that we need to repair the existing sidewalk along Barnett Ave. We acknowledge that need as legitimate and will comply when a building permit has been issued, if not before.

Comment #7 advises that we need to install a handrail on the exterior stairs leading to the front door. We acknowledge the legitimacy of that comment and will comply when a building permit has been issued, if not before.

Comment #8 advises that we need to remove gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread. We acknowledge the legitimacy of that comment and plan to extend the brick sidewalk up to the riser of the first stair when a building permit has been issued, if not before.

Our responsed to the "Standard Conditions" enumerated on page 8 of the Draft Staff Report follow.

#1 calls for one shade tree per dwelling unit and one tree per 7000 square feet yard space, if I interpret the latter correctly. There are currently two big trees on the site, so we meet the requirement for one tree for each of the two dwelling unit. As we interpret #1 we need to plan to plant one more tree to comply with the requirement for one tree per 7000 square feet of yard space, which we agree to do.

#2 - We understand that the tree we plant (per #1) needs to comply with the specifications described in #2 of the standard conditions enumerated on page 8 of the Draft Staff Report.

#3 – We have no plans to install any signs and none exist currently, but if we ever do (which is highly unlikely) we will comply with the directive in #3 of the standard conditions enumerated on page 8 of the Draft Staff Report.

#4 – We might need some clarification on #4 of the standard conditions enumerated on page 8 of the Draft Staff Report. We have two exterior lights on the front of the house. They are hooded but I believe they cast light in 180 degrees (approximately), so we might need to change those to comply with #4. We will accept your recommendation and comply accordingly.

#5 – We plan on getting a building permit for all aspects of the work to be performed

#6 – We're hopeful that new curb cuts (for off street parking or other purpose) will not be required, but if we do cut the curb we make sure they are constructed to UG standards.

#7 – We've responded to Planning Engineering comments (received separately) related to separation of sanitary sewer lines and will continue to work with Planning Engineering and Building Inspection to comply with their directives.

#8 – We understand that a certificate of occupancy will not be issue for the permitted work until that work has been completed.

#9 – We understand that we will need to pay $125 fee withing 30 days of the UG Board of Commissioners meeting, otherwise the petition (COZ) if approved would become invalid.

Prepared by:
Steven Sudekum
4737 Canaan Lake Dr
Kansas City, KS 66109

January 23, 2026

To:
Byron Toy, AICP, Lead Planner
Department of Planning and Urban Design
Unified Government of Wyandotte County · Kansas City Kansas

Subject: Neighborhood Meeting MINUTES regarding 403 Barnett
Application Number: COZ2025-033 (R-1B to R-2B)
Date and Location: Meeting held at 403 Barnett Ave, KCK 66101 on January 21, 2026

Names of people in attendance:

- Tyler Coey (COZ applicant, Pearl Properties LLC member and majority shareholder with his wife Alaina)
- Steven Sudekum (COZ applicant's representative, Pearl Properties LLC managing member)
- Cynthia Sudekum (Pearl Properties LLC member)
- Adrienne Nastav (Neighbor)

Meeting called to order at: 6:00pm . Adrienne arrived around 6:15pm.

Introductions were made.

Attendees were provided access to copies of the proposed building plans / layout that were submitted as part of the COZ application, which if approved would result in two apartments, one upstairs and one downstairs, each with their own private first floor entrance. Tyler and Steve then conducted a tour through the property, referring to the proposed plans as they went, taking questions and comments from Adrienne along the way. During the tour Adrienne mentioned that she'd lived in her house up the street since the 1960s and had been in the 403 Barnett when it was occupied by previous owners. She described the past configuration of the rooms as not working well and she was generally very positive regarding the existing and proposed layout.

Nearing the end of the tour and wide ranging conversation along the way, Steve asked Adrienne if she had any objections to the change of zone which would allow the property to become a legal duplex. Adrienne indicated she would not have any objections to the change of zone with the following caveats. Adrienne mentioned that given unfortunate events surrounding short term rentals in the immediate vicinity, she would not want it to become a short term rental property and that parking should be off-street or along the long stretch of 4th Street making up the property's eastern boundary. Steve indicted that there were no plans for the property's use as a short term rental. Tyler indicated that there was a detached garage which would be available to tenants for off-street parking.

Meeting adjourned at approximately: 7:30pm

Names of people not in attendance who contacted Tyler by phone, email or spoke to him in person:

- John Rebeck

The next door neighbor John Rebeck called Tyler, apologized for missing the meeting and wished him good luck. John had no objection to the change of zone application.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Steven S. Sudekum, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-033.
2. That I conducted a neighborhood meeting on January 21, 2026.
3. The notice to nearby property owners was sent on January 7, 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.

Steven S. Sudekum
Affiant

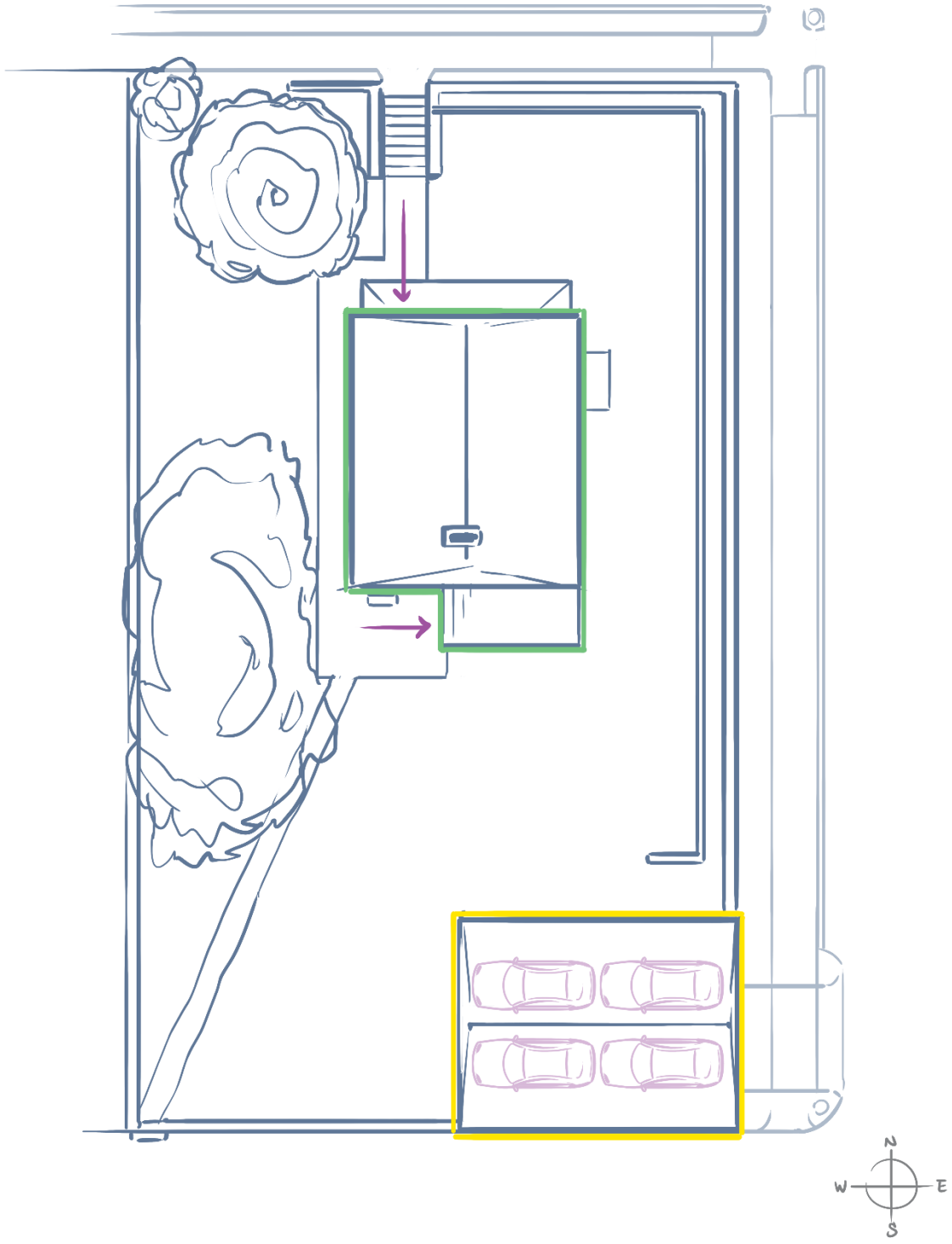
SUBSCRIBED IN MY PRESENCE AND SWORN to before me

this 22 day of January, 2026.

My commission expires 02 of 04, 2024.

Deborah Ritschel
Notary Public - State of Kansas
My Commission Expires 04-02-24

Deborah Ritschel
Notary Public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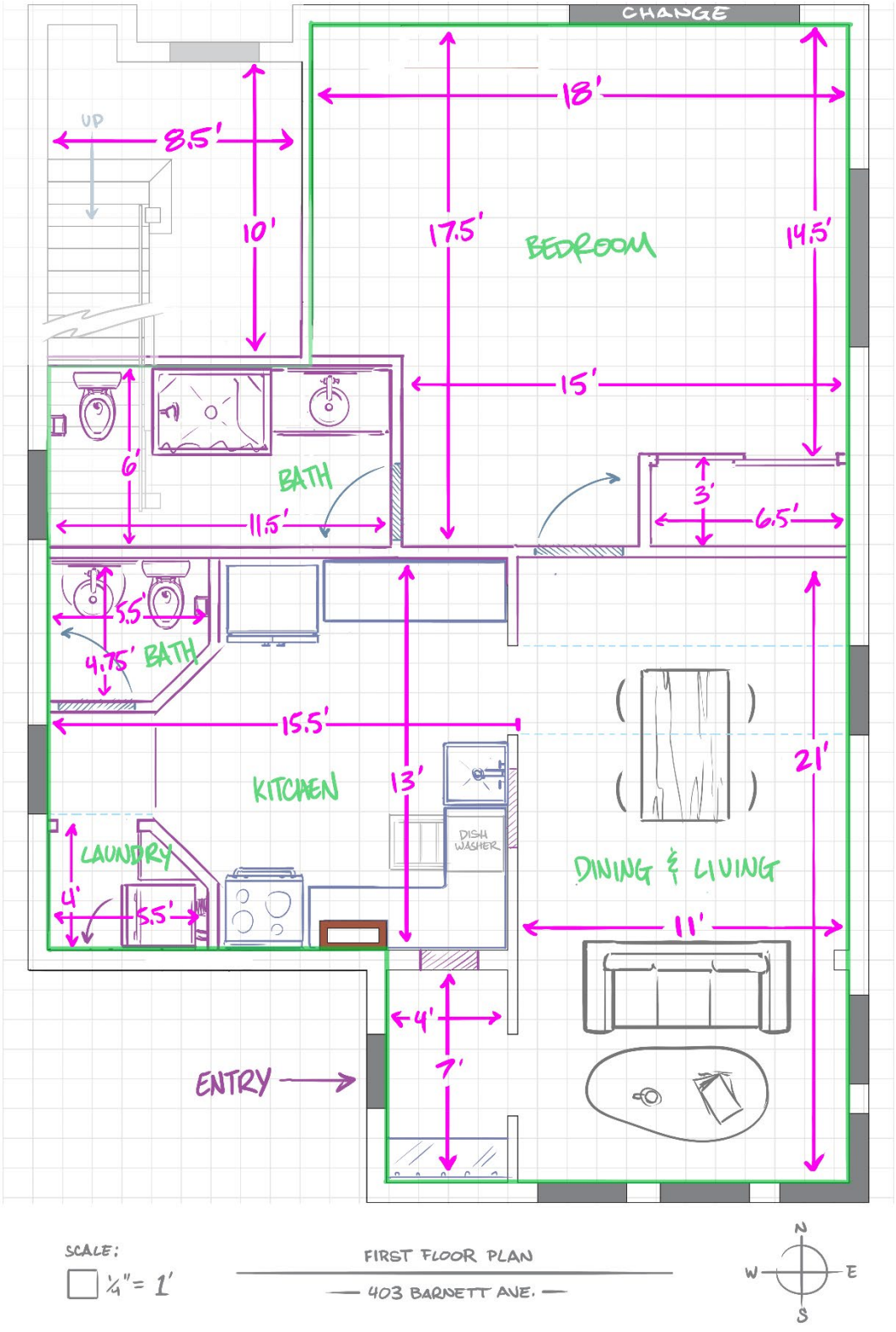
CHANGE
UP
8.5'
10'
18'
17.5'
14.5'
BEDROOM
15'
6'
BATH
11.5'
3'
6.5'
5.5'
4.75'
BATH
15.5'
KITCHEN
13'
21'
DISH WASHER
LAUNDRY
4'
5.5'
DINING & LIVING
11'
4'
7'
ENTRY
SCALE:
¼" = 1'
FIRST FLOOR PLAN
403 BARNETT AVE.
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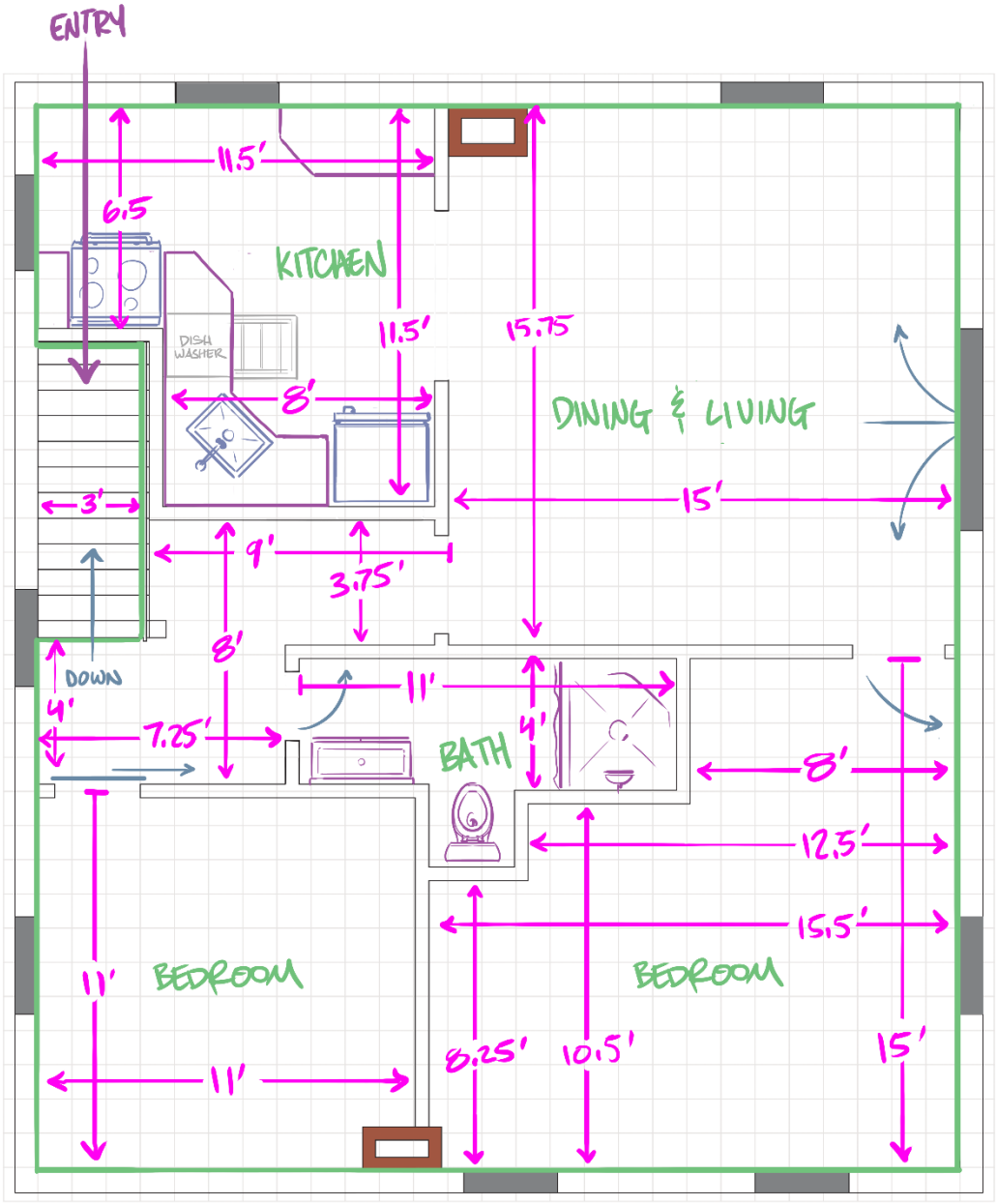
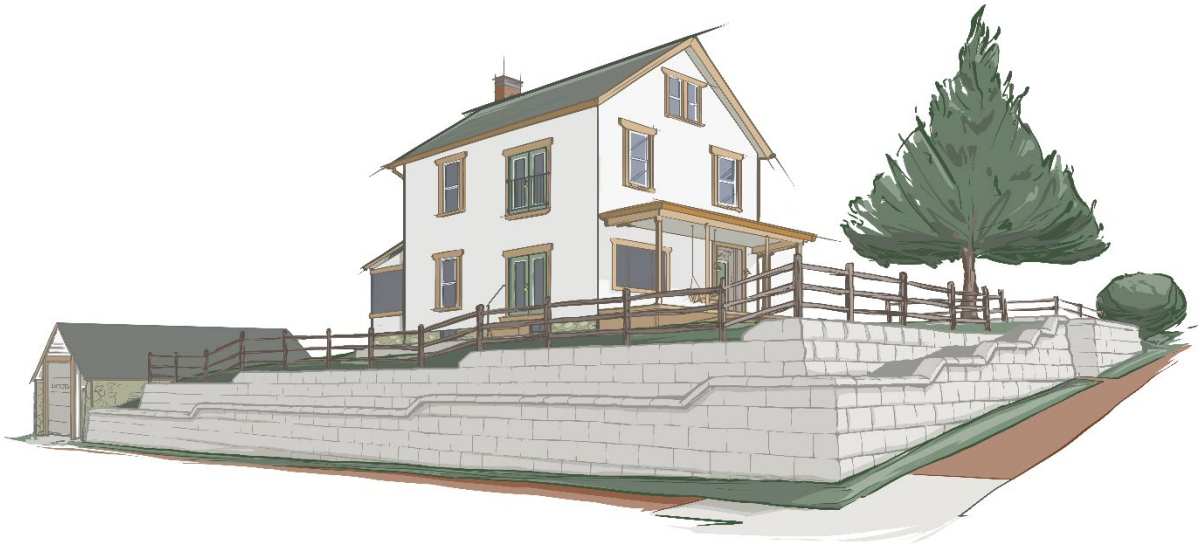


SCALE: ¼" = 1'

SECOND FLOOR PLAN

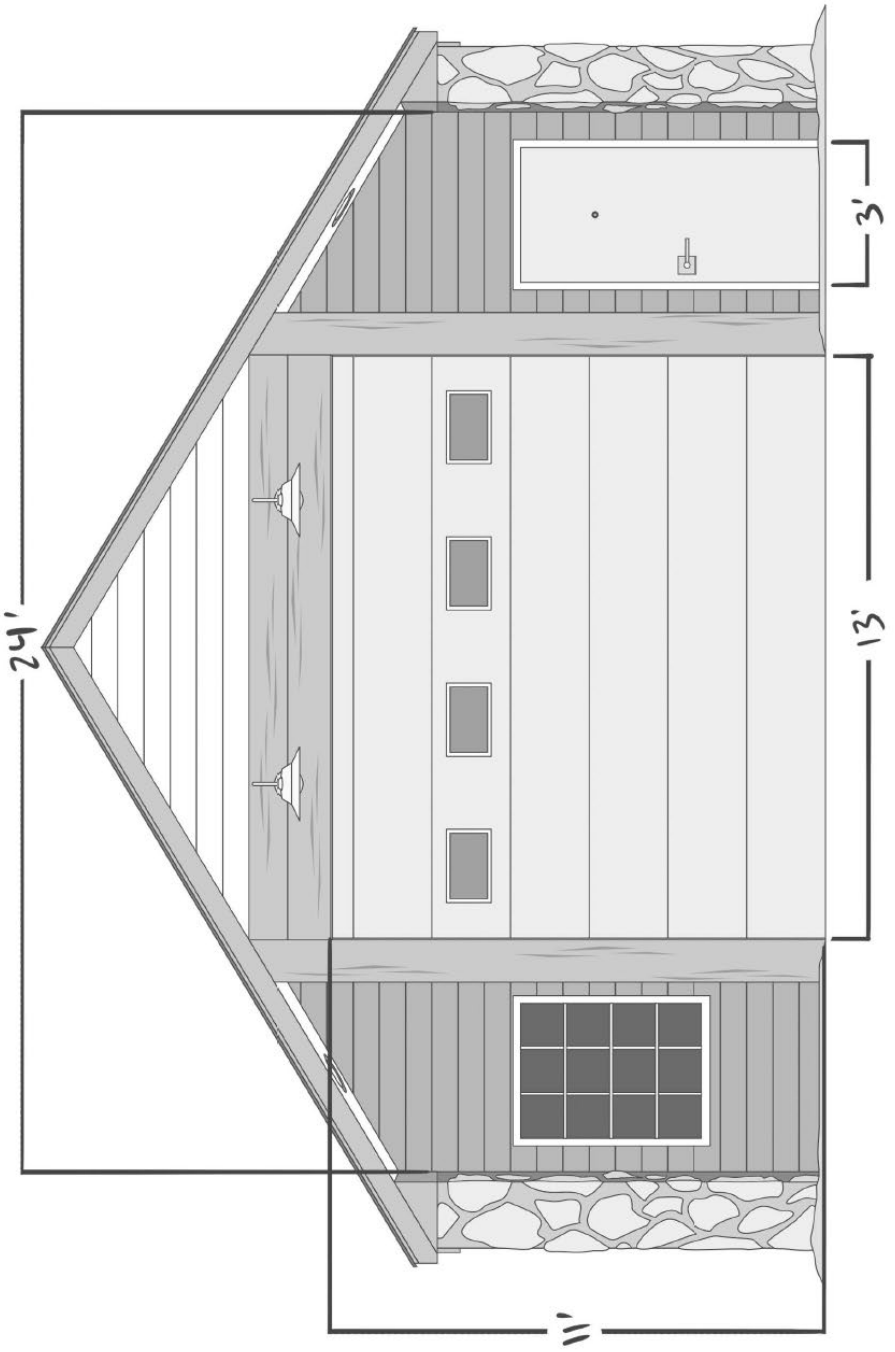
403 BARNETT AVE.

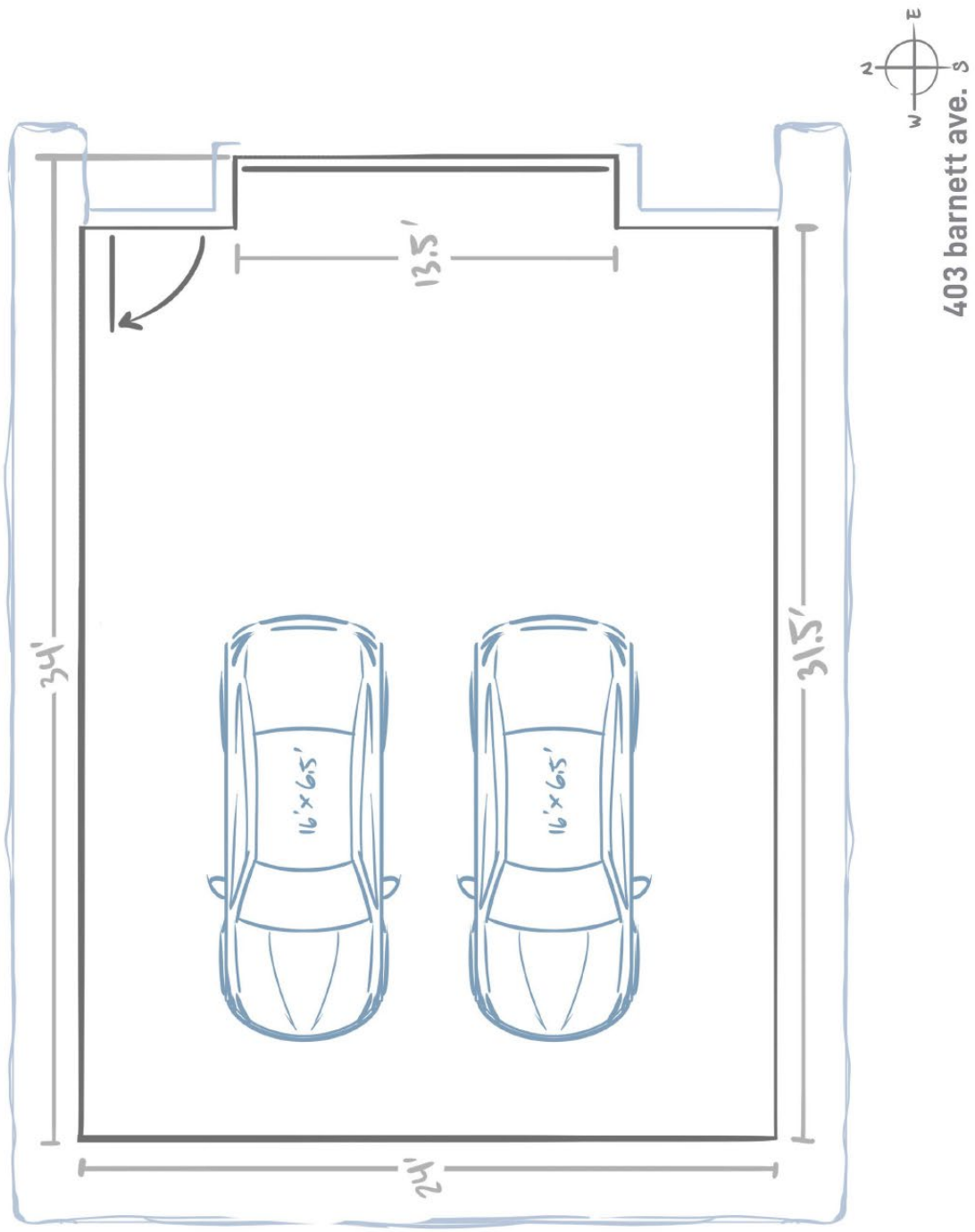
N W E S



The Pearl House

403 BARNETT AVE.


403 barnett ave.
24'
3'
13'
11'


403 barnett ave.
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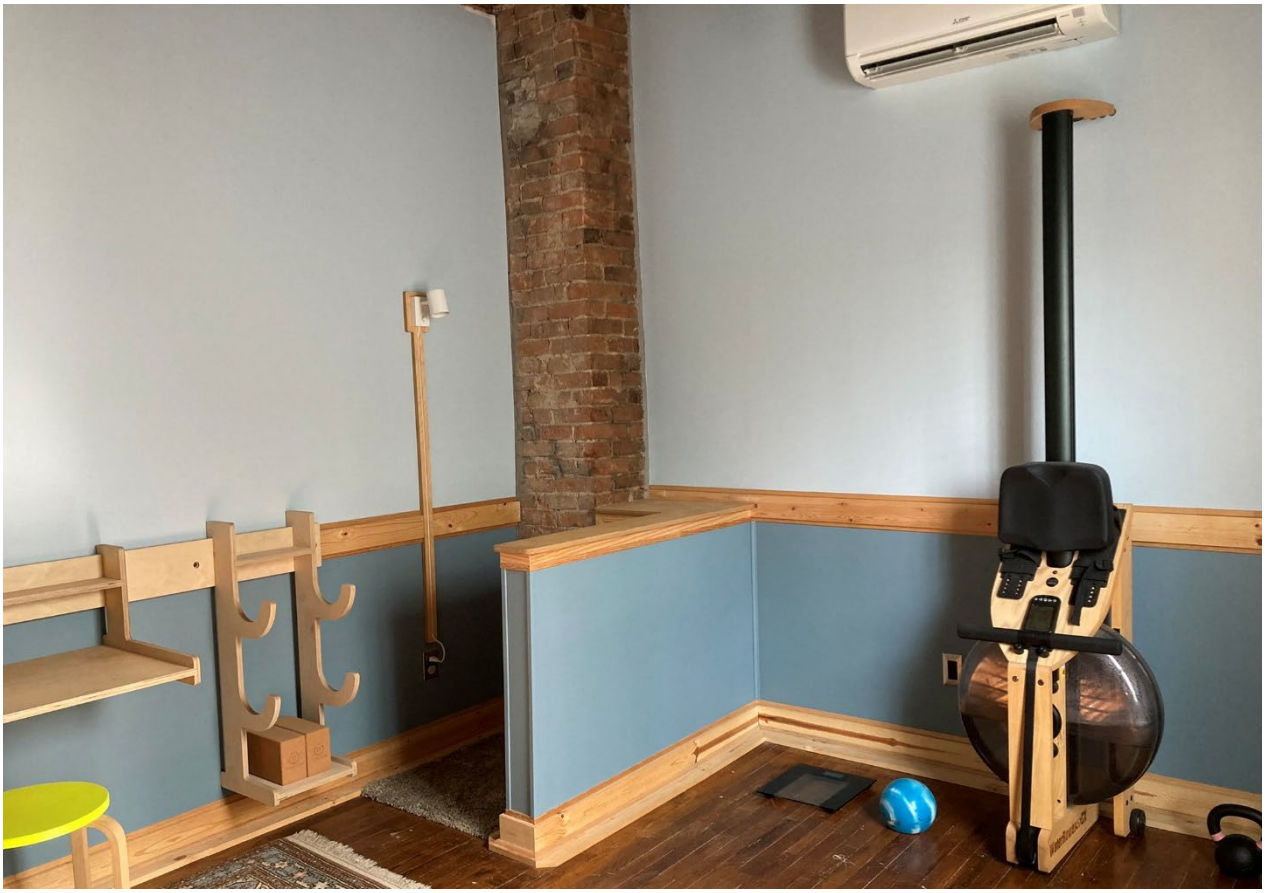
W
13.5'
34'
31.5'
24'
16'x6.5'
16'x6.5'

ONE WAY



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: March 9, 2026

Re: **Special Use Permit Petition SP2025-063**

GENERAL INFORMATION

Applicant Information:
Albert Hermans with SDC Engineering
Applicant and Representative
5907 Raytown Trafficway
Raytown, Missouri 64133

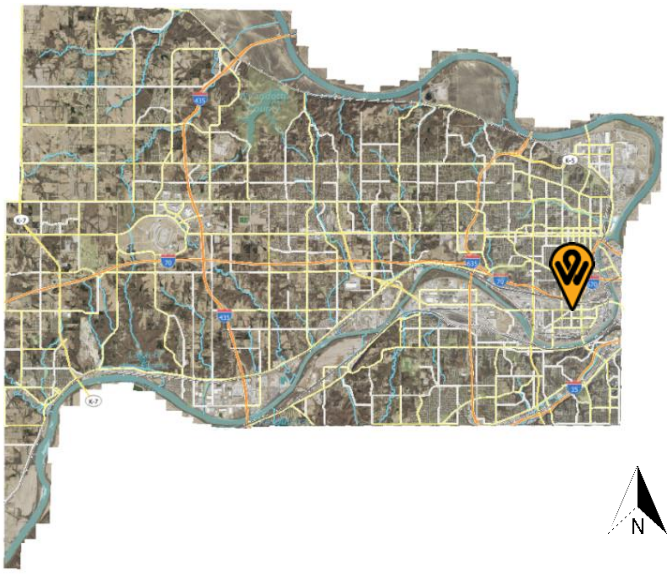
Subject Property:
825 Kansas Avenue
Kansas City, Kansas 66105

Requested Action and Purpose:
Approval of a Special Use Permit to build a 284 square foot addition and operate as a liquor store.

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

Existing Zoning District(s):
C-3 Commercial District

Comprehensive Plan Area:
Armourdale Area Plan



	Adjacent Zoning	Adjacent Uses
North	C-3 Commercial District	Restaurant and grocery store
South	R-2(B) Two Family District	Single-family home
East	M-2 General Industrial District	Auto repair shop
West	R-2(B) Two Family District	Vacant lot and single-family home

Total Tract Size: 0.20 Acre

Comprehensive Plan Designation: The Armourdale Area 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 Kansas Avenue as a Minor Arterial and Argentine Boulevard as a Minor Collector.

Parking Requirement: Section 27-467(e) states uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. The structure is 2,165 square feet, including the 284 square foot addition, which requires 9 parking spaces. The applicant is providing 11 off-street parking spaces for the liquor store.

The Unified Government passed an ordinance on July 17, 2025, which does not require off-street parking for commercial businesses and mixed-use buildings with up to six (6) residential units.

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-foot (6') high architectural 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 – September 18, 2025
Letters to Property Owners – September 19, 2025, November 14, 2025, December 1,

	2025, January 5, 2026 and February 2, 2026
Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Albert Hermans with SDC Engineering, is requesting a Special Use Permit to build a 284 square foot addition by enclosing an outdoor canopy onto an existing liquor store at 825 Kansas Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There are no building, zoning, or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. BOZA2025-027 – Variance for separation distance between an existing liquor store and two (2) churches and a park.
2. 2024 – DRC24-0002 – Building Permit for a 284 square foot addition to add on existing liquor store.
3. 2018 – 18325-00037 – Building Occupancy.
4. 2005 – 5385-00148 – Mechanical Permit to replace a unit on the roof.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Armourdale Statistical Neighborhood, Census Block Group 0426002. The neighborhood features a mix of single-family

residential, as well as commercial businesses. The property is located in a commercial node along Kansas Avenue, which is a major mixed-use corridor — residential dwellings, and commercial and industrial businesses that run west to North 18th Street and east to the Kansas River.

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 nearby properties are set out above. The proposed use is an existing use that is not necessarily compatible with an abutting single-family home, as noise from loitering and illumination from exterior lighting, however, if managed properly, the proposed use should be compatible with nearby properties.

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 a liquor store as it is already existing and the need for the Special Use Permit is due to the 284 square foot addition. There is the possibility for increased traffic and parking demand, as well as potential impacts from noise and illumination, however, if managed properly, these impacts should not be an issue.

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

   The property is not vacant. The business is an existing liquor store.

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 Armourdale Area Plan designates this property as Community Commercial, which allows medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

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

   The proposed use will inherently lead to an increase in traffic and parking demand, as the property currently serves a lower intensity use than what is proposed. The proposed use, however, is not expected to lead to an increase in traffic to the point where it will exceed the capacity of Kansas Avenue, a Major Arterial, and/or Argentine Boulevard, a Major Collector.

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.***

   A liquor store is not reasonably necessary for the convenience and welfare of the public. In the past, other liquor stores have faced opposition from residential neighbors who have claimed that adding a liquor store, albeit an addition will substantially or permanently injure the appropriate use, visual quality, or marketability of their adjoining properties.

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

   Noise and illumination are typical issues with this type of use, however, these are not expected to be an issue as long as it is managed properly.

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

   The proposed use would not pollute air or land as it is located in an existing, permitted structure. If the applicant properly manages the property, trash from patrons should be minimal and temporary.

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

    There are no irreplaceable natural resources that would be damaged by the proposed uses in a pre-existing building in a built-out commercial area with a 284 square foot addition.

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

    A liquor store expansion is not reasonably necessary for the convenience and welfare of the public because there is little relative gain to the public health, safety, and welfare when compared to the hardships that may be imposed on the nearby individual landowner or landowners. The operator must continue to work with nearby residents in order to create goodwill between the parties and form a working relationship that will allow for the continued use of a liquor store to operate while still preserving the quiet enjoyment of the residential property owners.

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

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

to meet all conditions of approval.

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

The proposed use would not result in overcrowding as the business function operates within an existing building with adequate parking. There is a propensity for a liquor store to induce loitering, however, a certificate of occupancy for the addition would provide a limit on undue concentrations of populations.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 825 Kansas Avenue, Kansas City, KS 66105 on February 5, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Separation Distance from Shawnee Park
Hours of Operation
Lighting and Screening from Residences

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. As described is the DRC recommendation form, a Variance must be applied for due to the separation distance from Shawnee Park. Enclosing the canopy thereby increasing the total square footage of the building requires a Special Use Permit, but the building is within 1,300 feet of Shawnee Park.
2. What are the proposed hours of operation during the weekday and/or weekend?

   Applicant Response: Sunday: 9:00 AM – 10:00 PM, Monday – Saturday: 9:00 AM – 11:00 PM

3. No sales may occur outside.

   Applicant Response: No sales will occur outside.

4. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator.

   Applicant Response: If sold, the associated Special Use Permit will not be transferred.

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 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. Subject to approval, the Special Use Permit shall be valid for two (2) 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.
9. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
10. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-063** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Hours of operation are Sunday: 9:00 AM – 10:00 PM and Monday – Saturday: 9:00 AM – 11:00 PM;**
2. **No sales may occur outside;**
3. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
4. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
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 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. **Subject to approval, 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;**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site Plan
Floor Plan
Site Photographs

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-063** 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. _____.

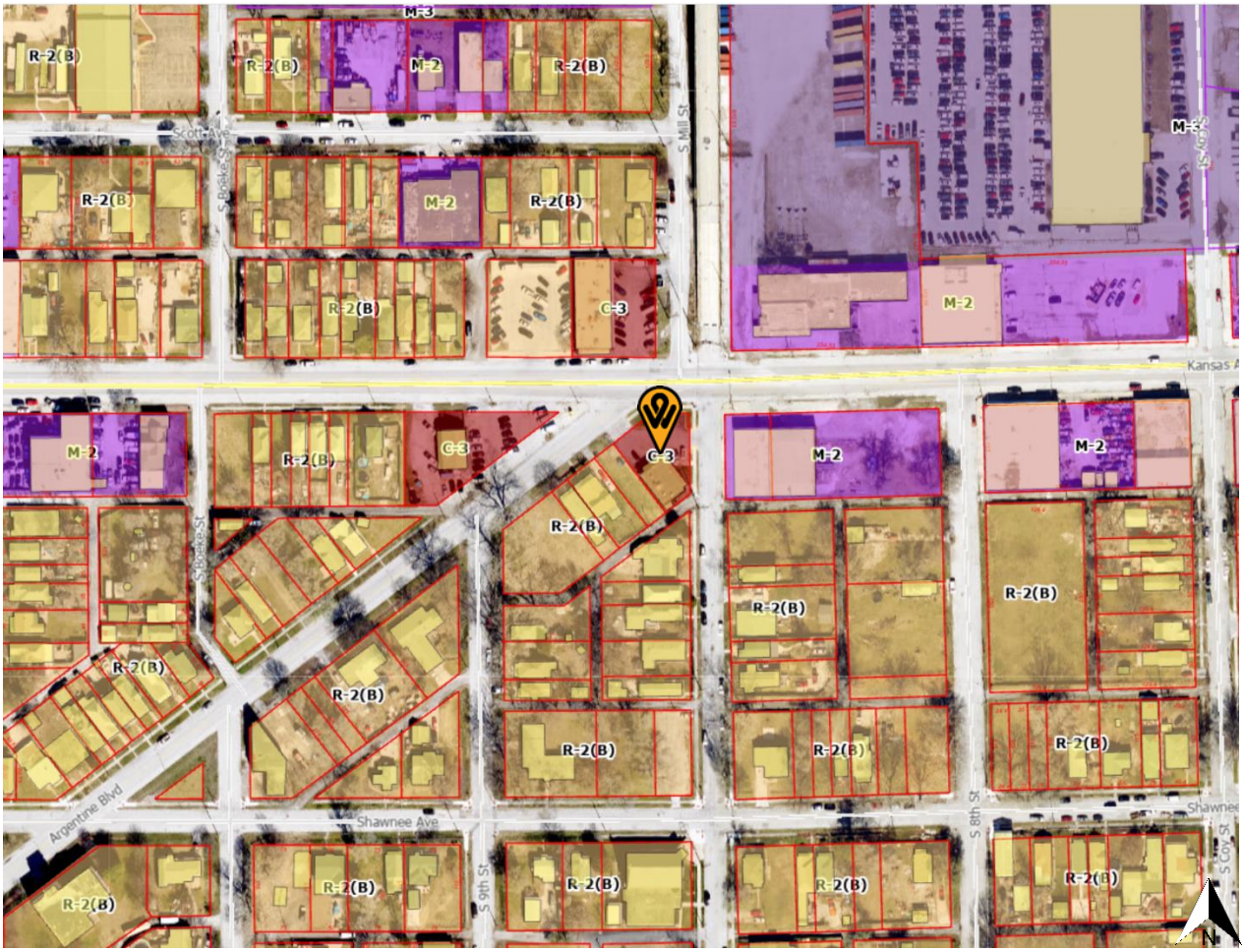
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-063,** 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 MAP

ZONING MAP



M-3
R-2(B)
M-2
C-3
Scott Ave
S Boeke St
S Mill St
S Coy St
Kansas A
Argentine Blvd
Shawnee Ave
S 9th St
S 8th St
N

LAND USE MAP

Employment
Business Park
KANSAS
MILL
Community Commercial
ARGENTINE
9TH
8TH
Urban Density
N

ADDITIONAL ATTACHMENTS

Sign-in Sheet Armourdale liquors

Date 10/14/25

825 Kansas Ave

Name	Telephone Number	Email Address
Binay	913-948-4940	binay77@yahoo.com
MITHUN	9133435356	SMITHUN1607@GMAIL.COM
KUMAR	9139123632	Jvarma1011@gmail.com
carlos	816-663-4966	PJvarma008@gmail.com
Jaime Marquez	913-275-3090	Jmarquez.const@gmail.com
ALBERT HERMANS	816-564-6176	alhermans@sdc-corp.com

Page 1 of 1

MARQUEZ
CONSTRUCTION INC.

MINUTES:

Application Number: SP2025-063
Date and Location: 10/14/25
- 825 Kansas Ave
Kansas City, KS 66105

Meeting called to order at: 6:00 PM

Names of people in attendance:
- Binay Sharma (Owner)
- Mithon (employee)
- Carlos (employee)
- Jaime Marquez (applicant)
- Albert Herman's (architect)

No neighbors arrived to meeting.

Introductions:

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

Questions and answers (include the following):
- Who asked question or gave comment
- What was the question or comment

- Who answered the question/comment
- What was the answer given

Meeting adjourned at:6:45

Minutes taken by: Jaime Marquez

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MO)
) SS:
COUNTY OF Cass)

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

1. That I am the petitioner for Petition # SP 2025-063.
2. That I conducted a neighborhood meeting on 10/14/2025.
3. The notice to nearby property owners was sent on 09/29/25.
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.

10/16/25

Affiant

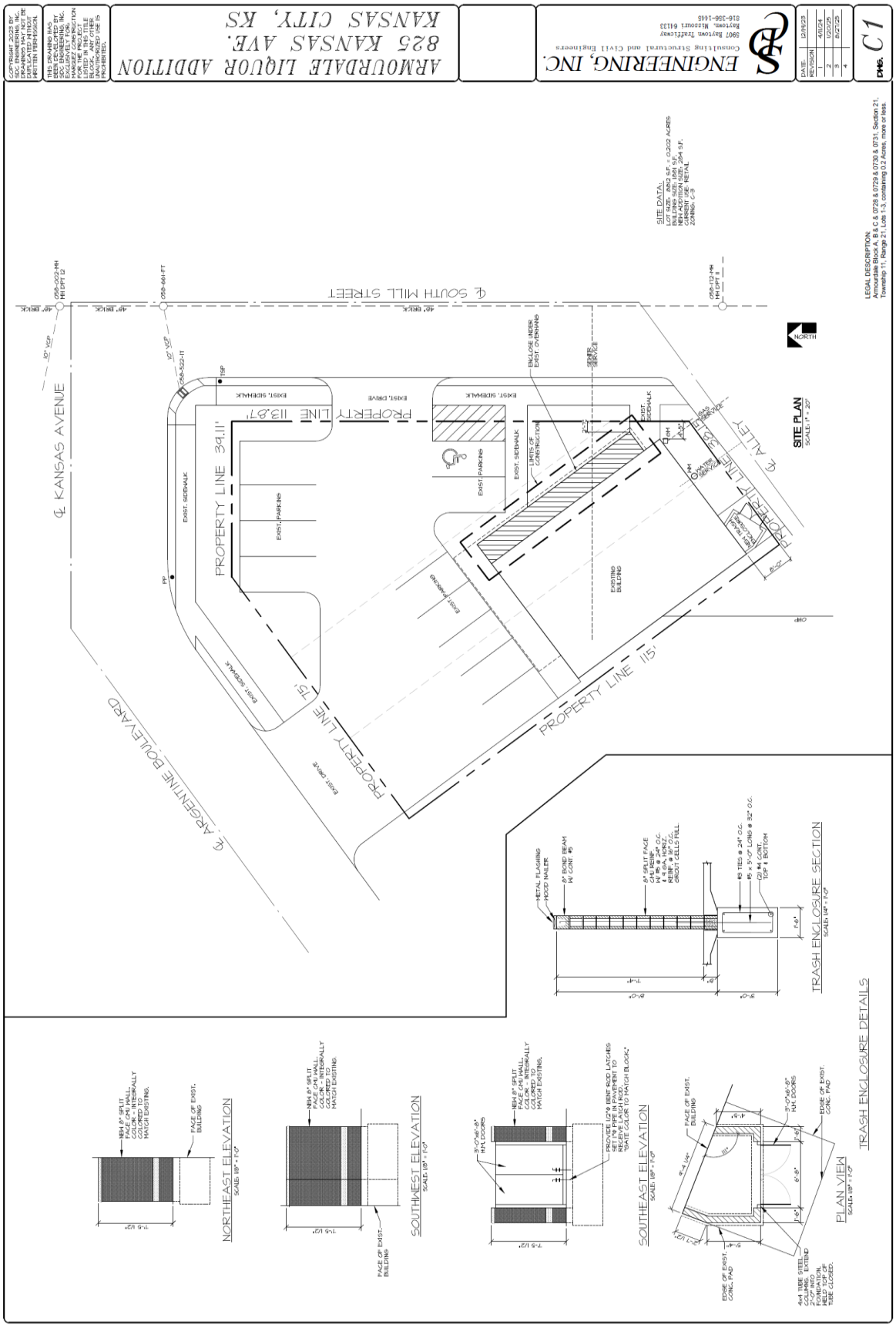
Jaime Marquez

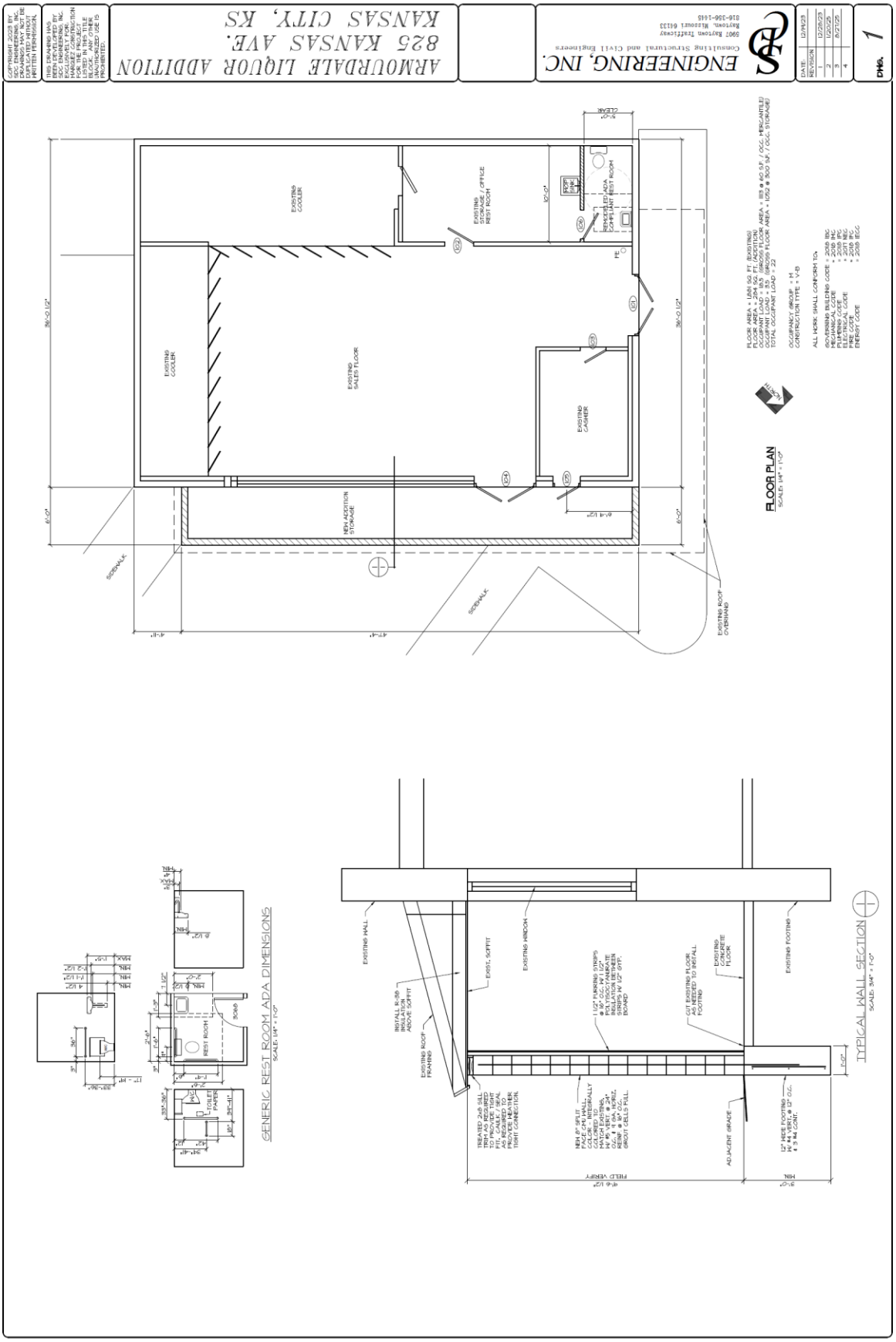
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 16th day of October, 2025.

My commission expires Mar of 16, 2029.

CYNTHIA L WHITNEY
Notary Public - Notary Seal
Cass County - State of Missouri
Commission Number 25948351
My Commission Expires Mar 16, 2029

Cynthia L Whitney
Notary Public


ARMOURDALE LIQUOR ADDITION
825 KANSAS AVE.
KANSAS CITY, KS
ENGINEERING, INC.
Consulting Structural and Civil Engineers
5907 Raytown Trafficway
Raytown, Missouri 64133
816-356-1445
C1
SITE PLAN
SCALE: 1" = 20'
℄ KANSAS AVENUE
℄ SOUTH MILL STREET
℄ ARGENTINE BOULEVARD
℄ ALLEY
PROPERTY LINE 39.11'
PROPERTY LINE 113.87'
PROPERTY LINE 115'
PROPERTY LINE 15'
PROPERTY LINE 38.5'
EXIST. SIDEWALK
EXIST. PARKING
EXIST. DRIVE
EXISTING BUILDING
LIMITS OF CONSTRUCTION
ENCLOSE UNDER EXIST. OVERHANG
SEWER SERVICE
NORTH
LEGAL DESCRIPTION:
Armourdale Block A, B & C & 0728 & 0729 & 0730 & 0731, Section 21, Township 11, Range 21, Lots 1-3, containing 0.2 Acres, more or less.
SITE DATA:
LOT SIZE: 8,812 S.F. = 0.202 ACRES
BUILDING SIZE: 1,861 S.F.
NEW ADDITION SIZE: 2,264 S.F.
CURRENT USE: RETAIL
ZONING: C-3
TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE DETAILS
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"
PLAN VIEW
SCALE: 1/8" = 1'-0"


ARMOURDALE LIQUOR ADDITION
825 KANSAS AVE.
KANSAS CITY, KS
ENGINEERING, INC.
Consulting Structural and Civil Engineers
5907 Raytown Trafficway
Raytown, Missouri 64133
816-356-1445
DATE: 12/14/23
REVISION
1 12/28/23
2 1/20/25
3 8/27/25
4
DWG. 1
FLOOR PLAN
SCALE: 1/4" = 1'-0"
EXISTING COOLER
EXISTING SALES FLOOR
EXISTING CASHIER
EXISTING STORAGE / OFFICE REST ROOM
NEW ADDITION STORAGE
EXISTING ROOF OVERHANG
SIDEWALK
GENERIC REST ROOM ADA DIMENSIONS
SCALE: 1/4" = 1'-0"
REST ROOM
TOILET PAPER
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"
EXISTING WALL
EXISTING WINDOW
EXISTING FOOTING
EXISTING CONCRETE FLOOR
EXIST. SOFFIT
EXISTING ROOF FRAMING
ADJACENT GRADE
FIELD VERIFY

ARMOURDALE LIQUOR ADDITION
825 KANSAS AVE.
KANSAS CITY, KS
ENGINEERING, INC.
Consultine Structural and Civil Engineers
5907 Bayroun Trafficway
Bayroun, Missouri 64133
816-356-1445
DATE: 12/4/25
REVISION
1
2
3
4
DWG. 2
NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"
SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"
NORTHEAST ELEVATION
SCALE: 1/4" = 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: March 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, January 5, 2026 and February 11, 2026

Public Hearing: February 9 and March 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 Census 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:

Update – March 9, 2026:

This application was held over by the City Planning Commission at the February 9, 2026 meeting for the Applicant to conduct an additional neighborhood meeting. That neighborhood meeting is scheduled to occur on March 10, 2026, therefore the Applicant is asking for a 30-day holdover until April 13, 2026.

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 **HOLD OVER** 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. **At the Applicant's request, they are seeking a 30-day continuance to conduct a neighborhood meeting scheduled on March 10, 2026. They will return to the Planning Commission on March 10, 2026 to provide an update on their neighborhood meeting.**

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
Kansas Department of Wildlife and Parks E-Mail
Kansas Department of Health and Environment E-Mail
Department of the Army E-mail
Letters of Support
Letter of Opposition
Notice of Second Neighborhood Meeting Scheduled for March 10, 2026

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026 Held over March 9, 2026	March 26, 2026
Preliminary Plan Review	February 9, 2026 Held over March 9, 2026	March 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

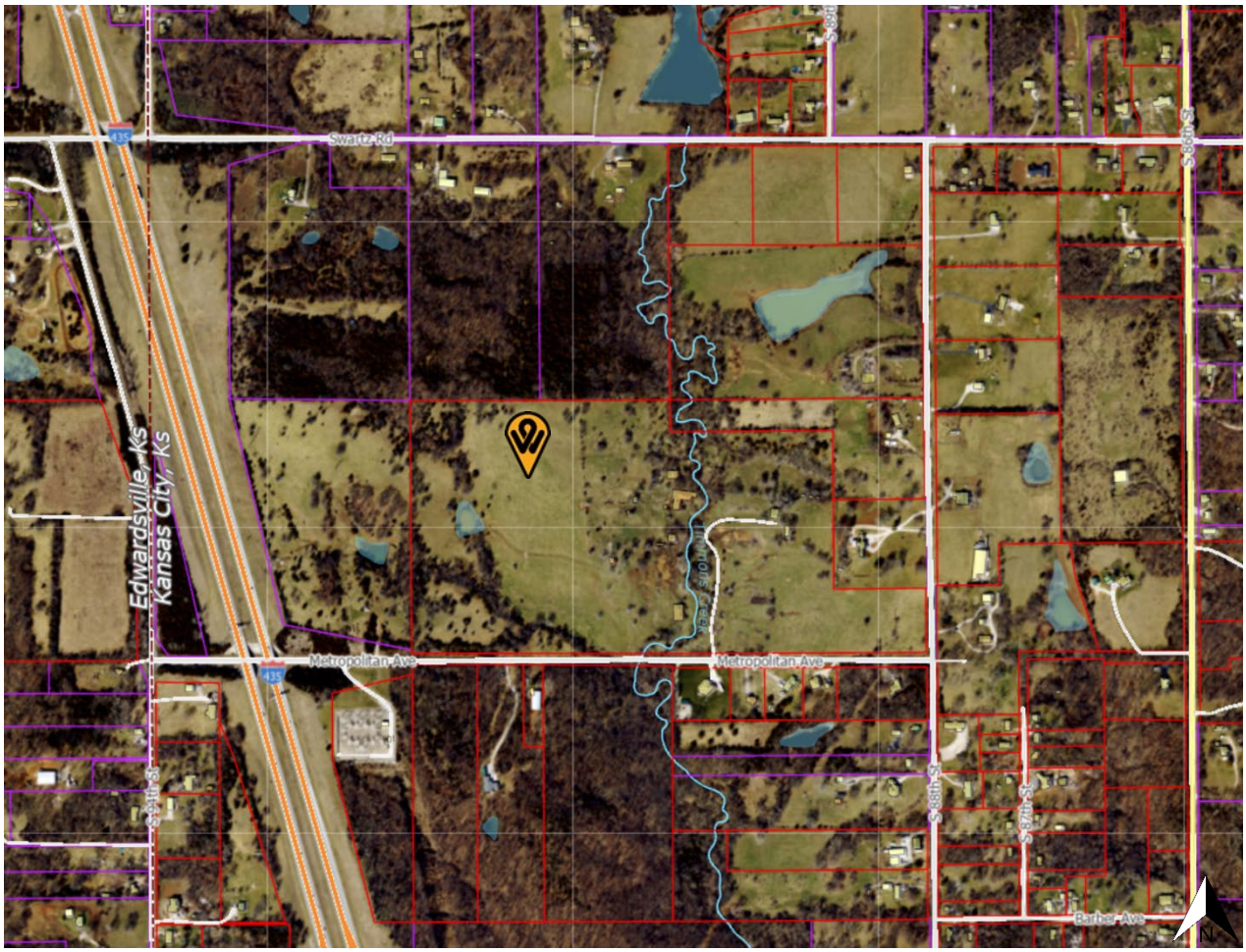
3. _____.

OR

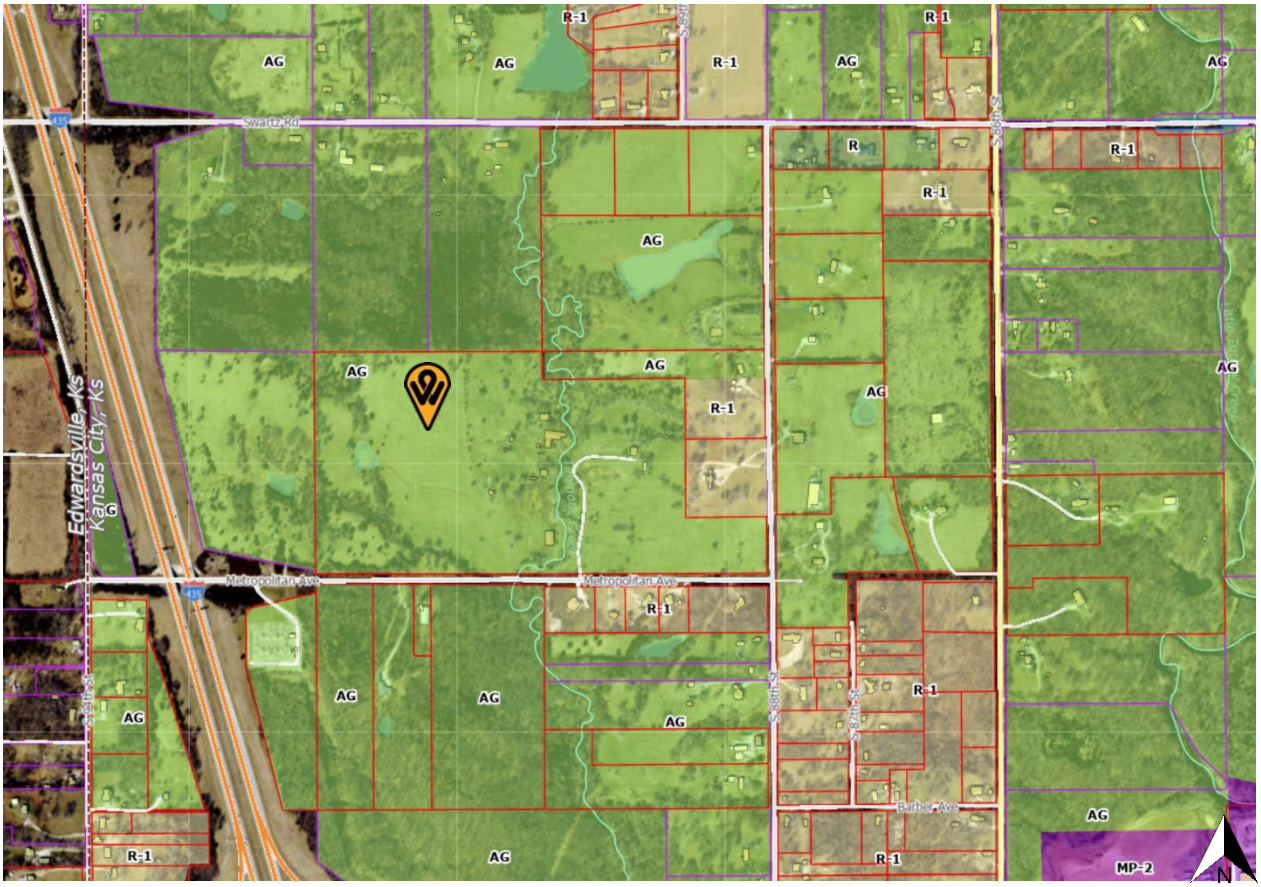
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PR2025-039,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; 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:

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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.
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- **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

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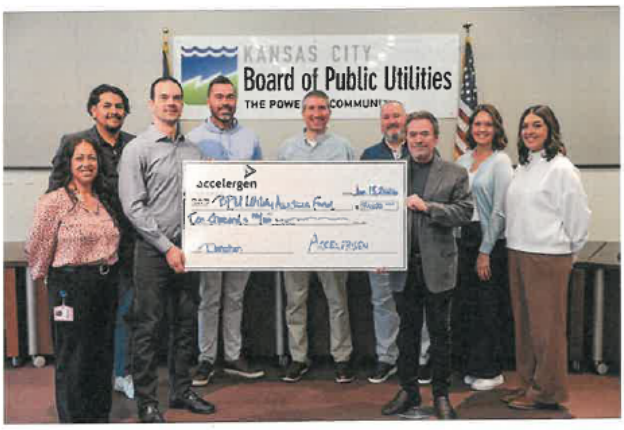
accelergen
ENERGY

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.

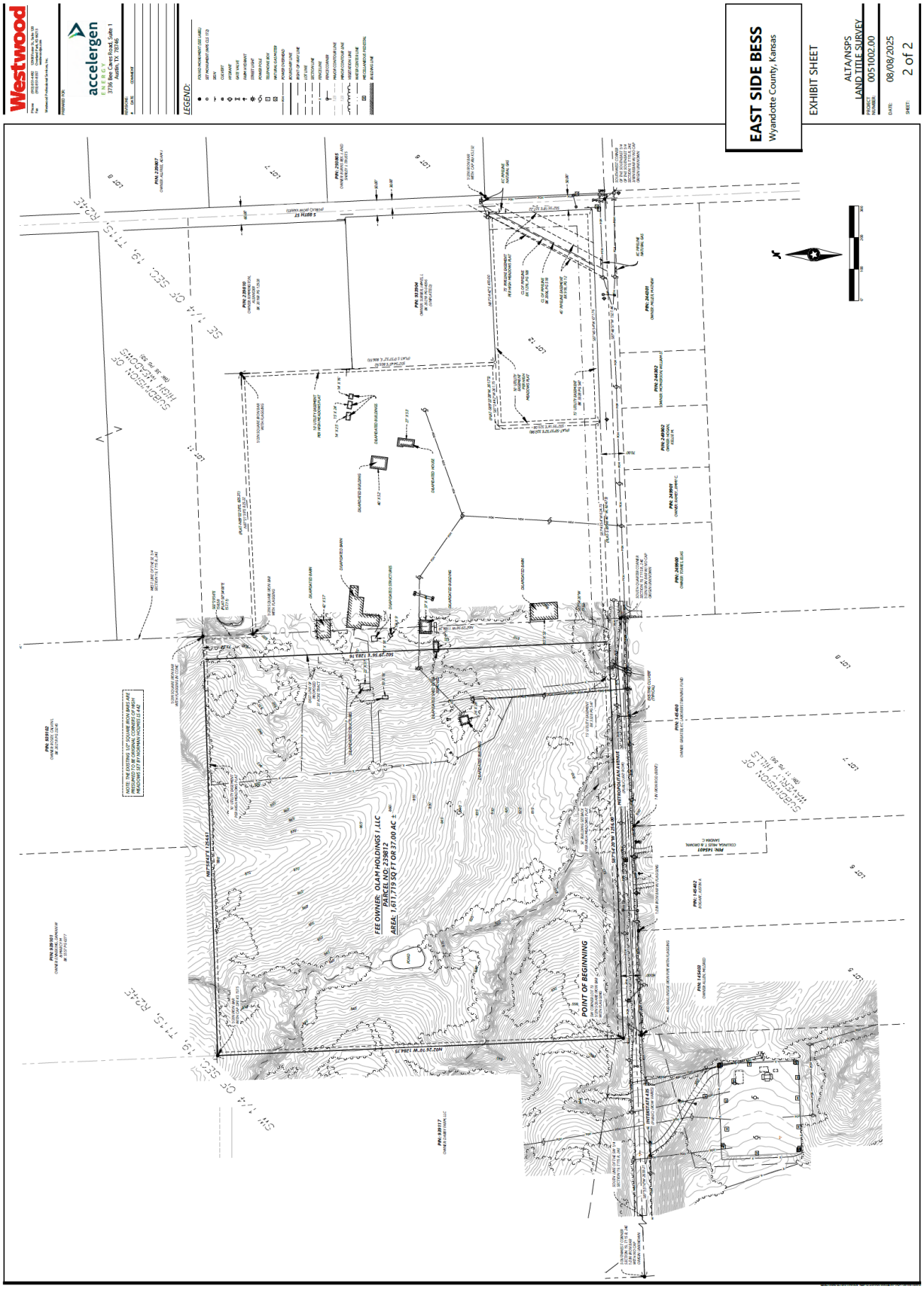
Michael G Tay
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20th day of January, 2026.

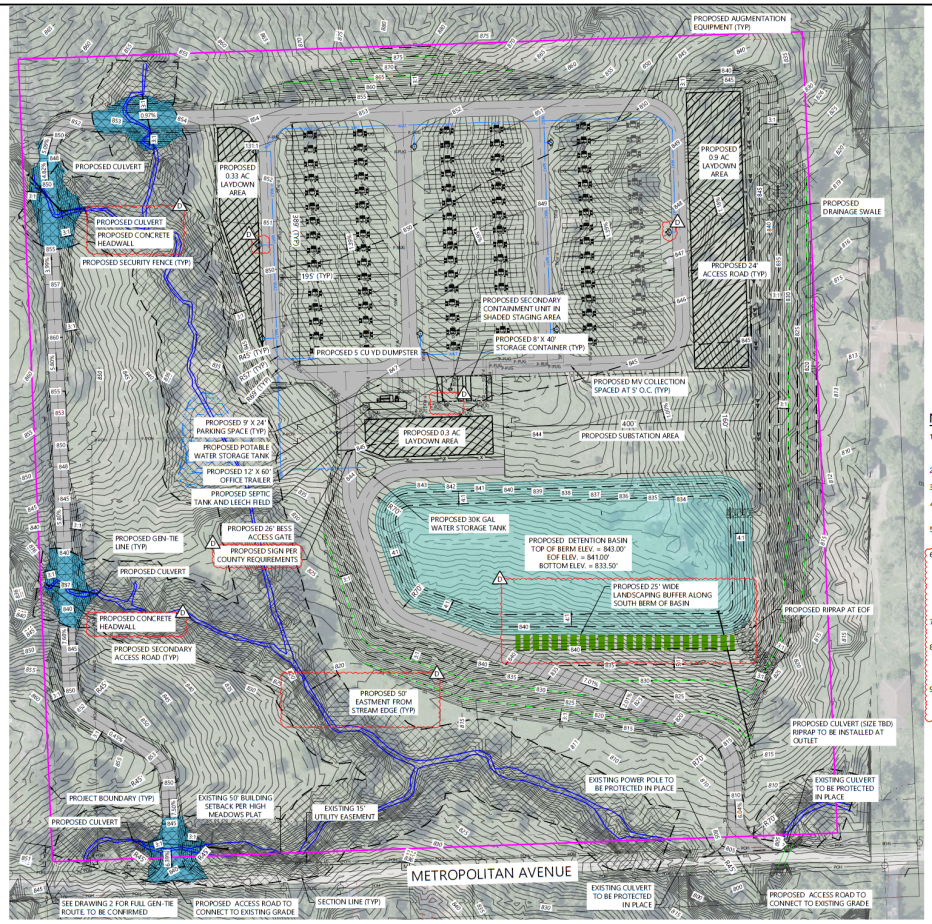
My commission expires 8th of December, 2027.

KASANDRA WRIGHT
Notary Public, State of Kansas
My Appointment Expires
12-8-2027

Kasandra Wright
Notary Public


Westwood
accelergen
ENERGY
3736 Bee Cave Road, Suite 1
Austin, TX 78746
LEGEND:
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
FEE OWNER: OLAM HOLDINGS I, LLC
PARCEL NO: 239812
AREA: 1,611,719 SQ FT OR 37.00 AC ±
POINT OF BEGINNING
SUBDIVISION OF HIGH MEADOWS
SUBDIVISION OF WAVERLY HILLS
SE 1/4 OF SEC. 19, T11S, R24E
SW 1/4 OF SEC. 19, T11S, R24E

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 I.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..

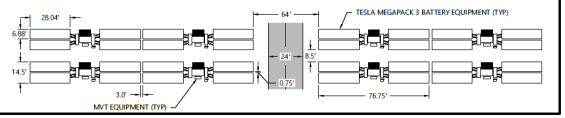
EARTHWORK QUANTITIES

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
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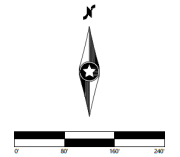
Westminster, CO 80021
westwoo@pb.com
Westwood Professional Services, Inc.

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



East Side Energy Storage Project

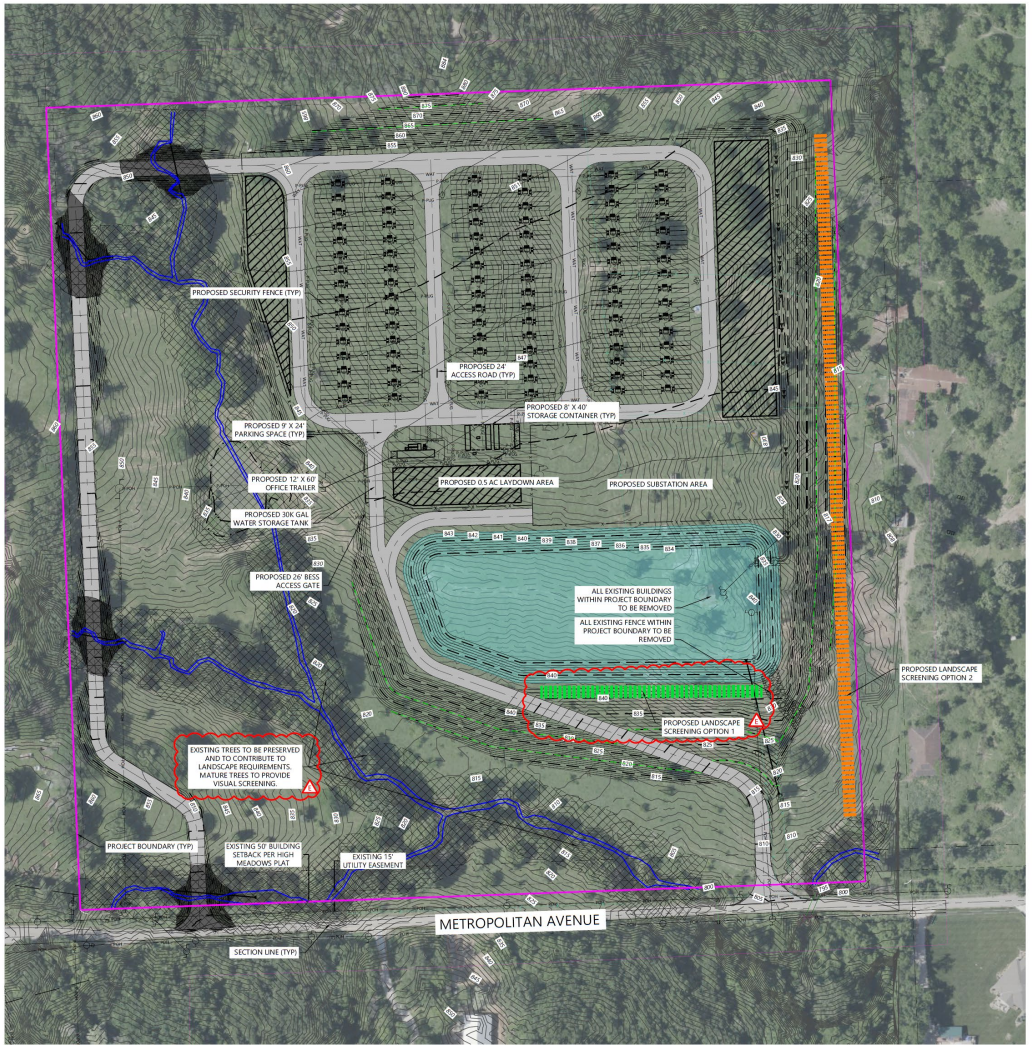
Wyandotte County, Kansas

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:

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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

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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

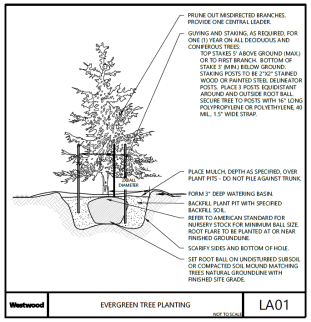
SHEET: L101 REV: E

SP2025-094 and PR2025-039

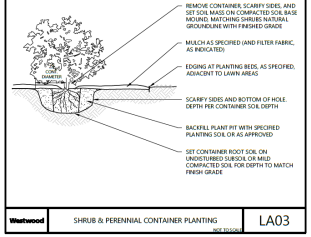
March 9, 2026

98

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

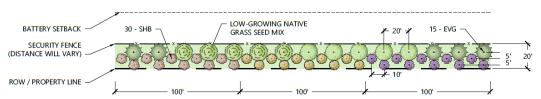
COMMON / BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES		
WHITE FIR / ABIES CONCOLOR	6' HT.	H 40'-65' W 15'-25'
EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT.	H 25'-40' W 20'-25'
BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT.	H 40'-65' W 15'-25'
COLORADO SPRUCE / PICEA PUNGENS	6' HT.	H 25'-40' W 20'-25'

COMMON / BOTANICAL NAME	SIZE	MATURE SIZE
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

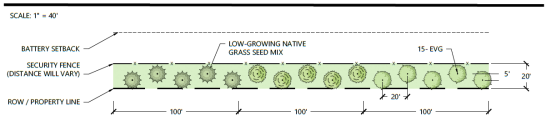
PROPOSED LANDSCAPE SCREENING OPTION 1 - ONE ROW OF EVERGREEN TREES & ONE OFFSET ROW OF SHRUBS

SCALE: 1" = 40'



PROPOSED LANDSCAPE SCREENING OPTION 2- ONE OFFSET ROW OF EVERGREEN TREES

SCALE: 1" = 40'



Westwood

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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

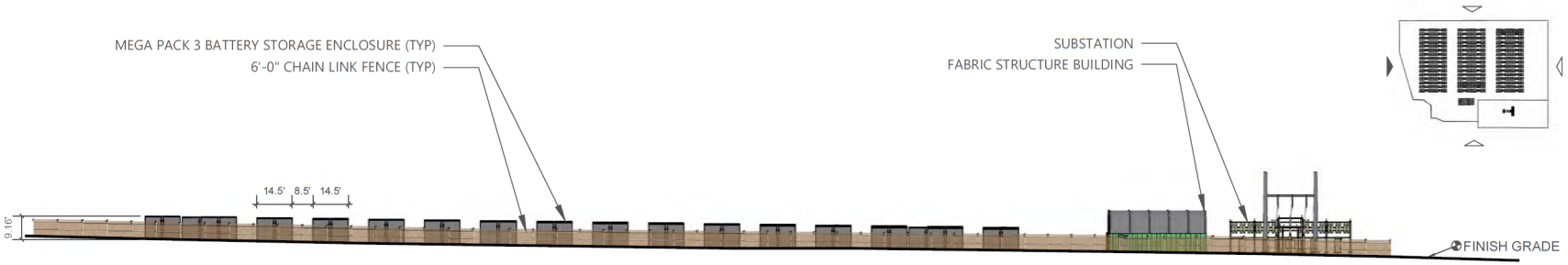
Wyandotte County, Kansas

Landscape Notes & Details

NOT FOR CONSTRUCTION

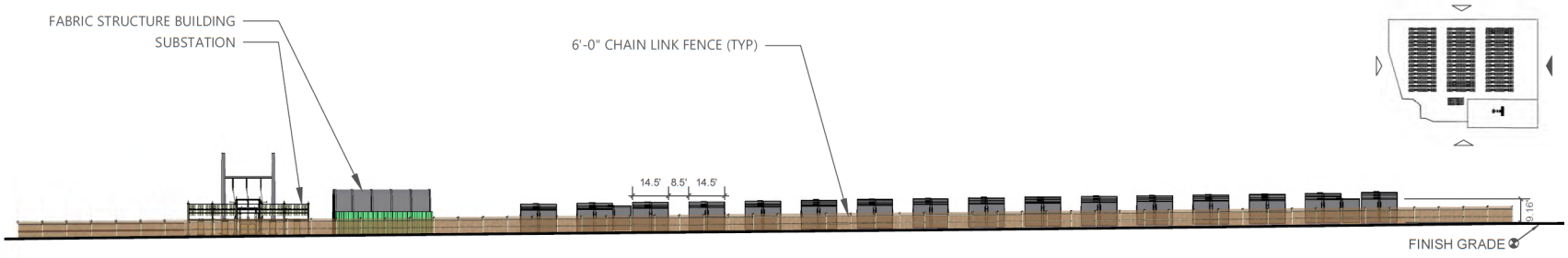
DATE: 01/19/2026

SHEET: L100 REV: E



1 ELEVATION: WEST VIEW

SCALE: 1"=40'



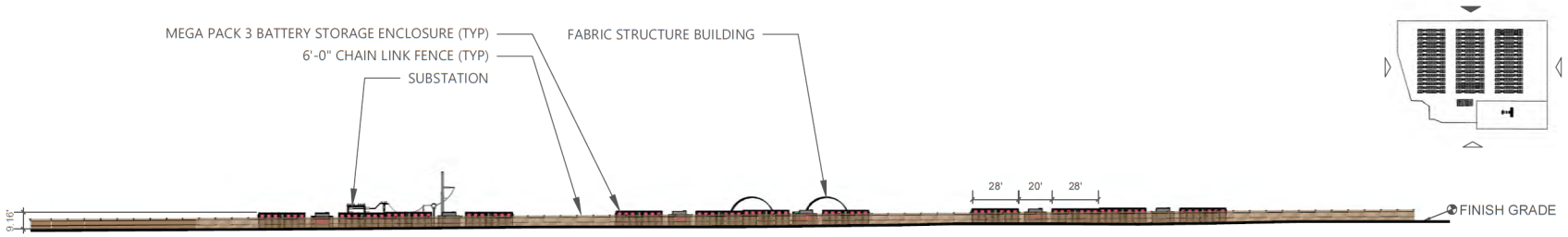
2 ELEVATION: EAST VIEW

SCALE: 1"=40'

EAST SIDE ENERGY STORAGE

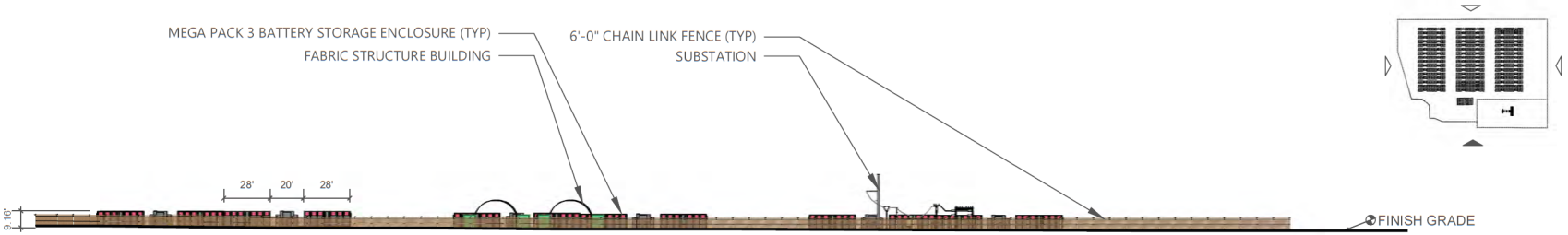
BATTERY ENERGY STORAGE SYSTEM (BESS)

SEPTEMBER 2025



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

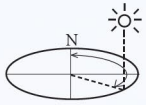
Date: 9-9-2025

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**

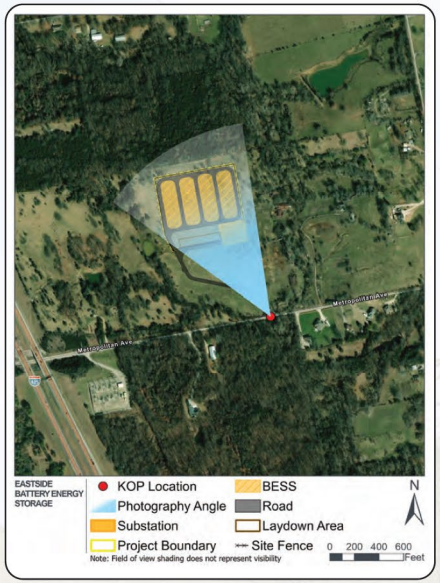
Wind: **9 mph**

Cloud Cover: **40 %**

Temperature (°F): **80° F**

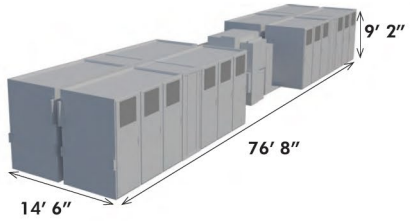
Simulation was prepared using information provided by client, "2025-9-22 East Side BESS-CAD" dated September 22, 2025. Locations, colors, and heights may vary based on final engineering and design.

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

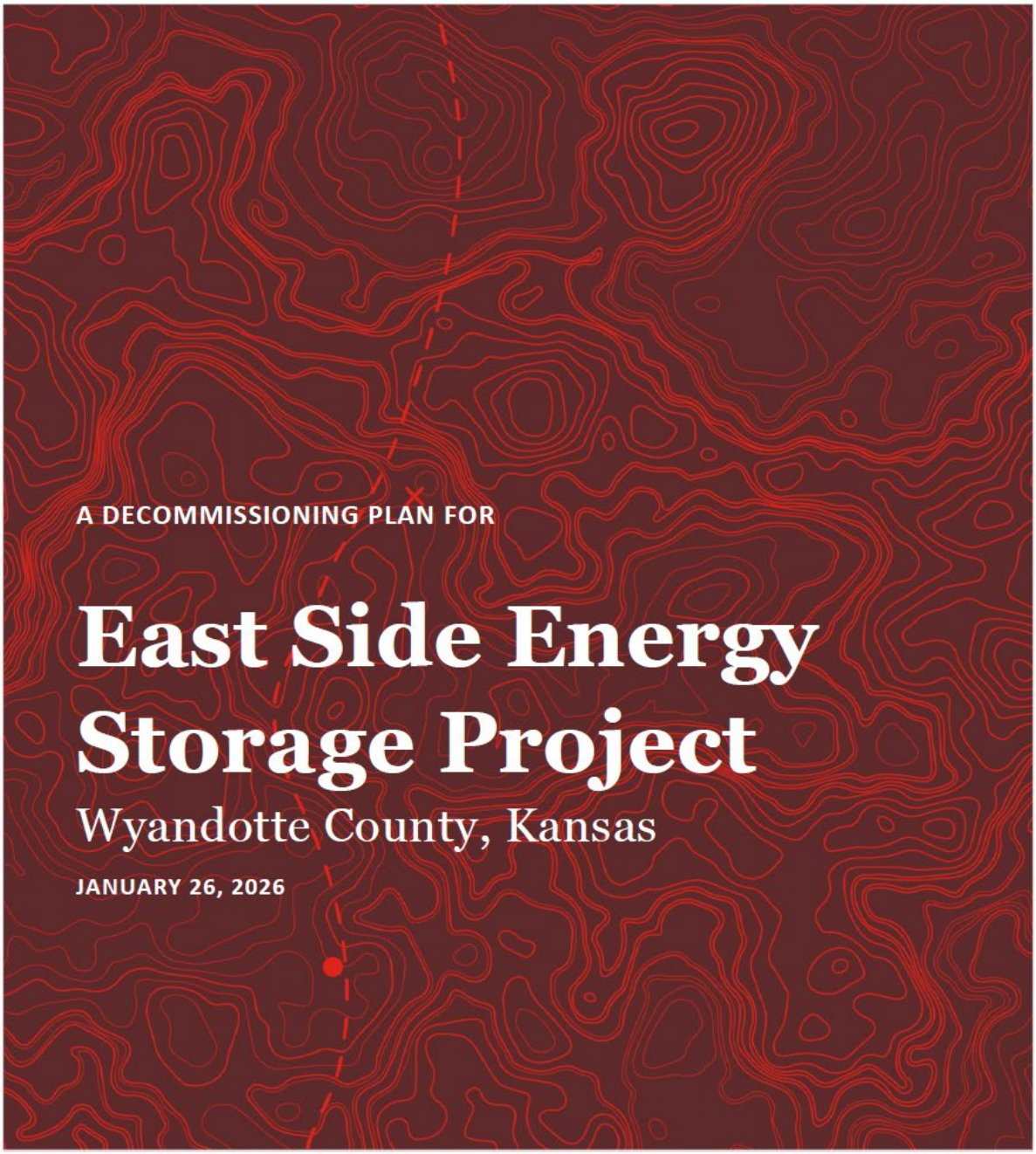
Lens Focal Length (mm):
50

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

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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

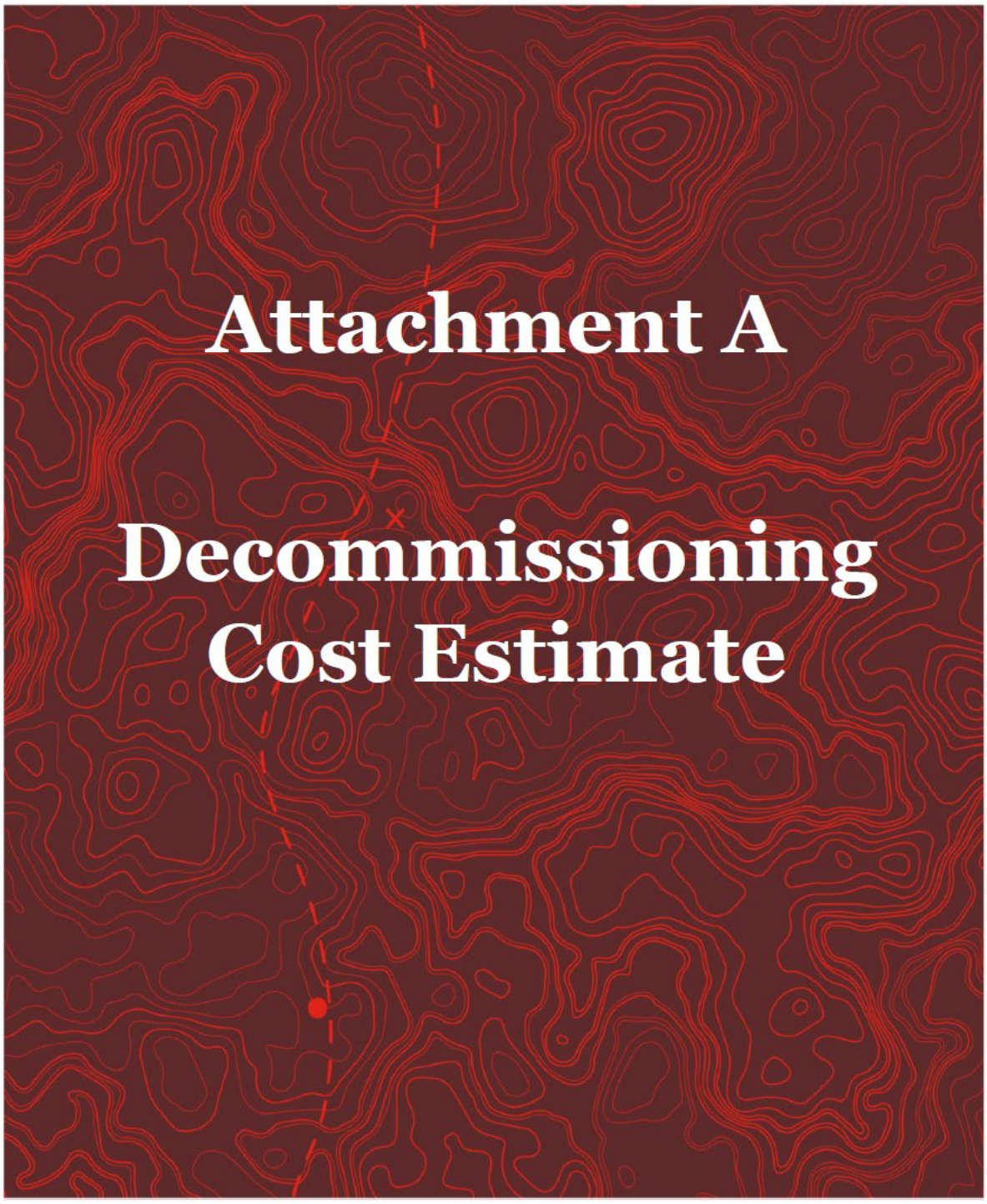
Decommissioning of the entire Project will be initiated if the Project has surpassed the useful lifespan of the batteries and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a thirty (30)-week period. The estimated costs for decommissioning are tied 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.

Outlook

Fw: KDWP Updated Review (ERT20260180) - East Side Storage battery energy storage system construction

From Zac Eddy [KDWP] <Zac.Eddy@KS.GOV>
Date Fri 2026-02-20 11:04 AM
To Sean Martin <smartin@energyrenewalpartners.com>

See below.

--
Zac Eddy | *Terrestrial Ecologist*
Kansas Department of Wildlife and Parks
512 SE 25th Ave. | Pratt, KS 67124
O: (620) 672-0788 | M: (620) 388-0043
ksoutdoors.gov

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From: Zac Eddy [KDWP] <Zac.Eddy@KS.GOV>
Sent: Thursday, February 19, 2026 9:21 AM
To: lwyles@energyrenewalpartners.com <lwyles@energyrenewalpartners.com>
Subject: KDWP Updated Review (ERT20260180) - East Side Storage battery energy storage system construction

Lauren Wyles,

Thank you for submitting updated information to the KDWP Ecological Review Tool website regarding the proposed East Side Storage Project to build a utility-scale energy storage system in Wyandotte County, Kansas (S19-T11S-R24E). The site's Automated Determination for the project indicates secondary review by KDWP staff is necessary. We have reviewed the project for potential impacts to critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as Kansas Department of Wildlife and Parks managed areas for which this agency has administrative authority.

We note the project will occur near documented records of Smooth Earth Snake (*Virgina valeriae*). The species is listed as a Species in Need of Conservation by the State of Kansas. As such, we discourage the removal of oak-hickory dominated forest areas on rocky slopes or hills in the area. We recommend construction alternatives that will target non-native grassland areas, previously developed areas and Eastern-red cedar dominated woodland areas while avoiding clearing of oak-hickory stands. We also provide the following comments and general recommendations. When applicable:

- **Avoid or minimize the removal of native upland or riparian hardwood timber and vegetation when moving or constructing new power lines.**
- **Consult the Avian Power Line Interaction Committee Marking Guidelines for mitigating avian collisions by marking power lines appropriately.**
- **Install perch guards on infrastructure with repeat avian mortality.**
- **Avoid impacts to existing streams, wetlands, and riparian corridors.**
- **Avoid instream and stream bank disturbances including stabilizing the banks with foreign materials (e.g. riprap).**
- **Avoid encroachment or development in floodplains.**
- **Implement operational strategies and technologies to minimize potential wildlife aversion resulting from additional noise from cooling systems.**
- **Minimize light pollution by using low-intensity, shielded lighting. Consider using warmer color temperatures (below 3000K) to reduce skyglow.**
- **Consider ways to improve water use efficiency if liquid-cooled battery arrays are used.**
- **Develop contingency plans for fire, battery malfunction, and inadvertent chemical releases from storage components. Abide by all relevant environmental contamination and contaminant removal guidance.**
- **Implement and maintain standard erosion control Best Management Practices during all aspects of construction by installing sediment barriers (wattles, filter logs, rock check ditches, mulching, or any combination of these) across the entire construction area to prevent sediment and spoil from entering aquatic systems. Barriers should be maintained at high functioning capacity until construction is completed and vegetation is established. For more information on erosion BMPs go to: http://www.kdheks.gov/stormwater/#construct.**
- **Replant grassland disturbances with native grasses and forbs, we recommend using the local seed mix for USDA-NRCS conservation practice 643 - Rare and Declining Habitat.**

Results of our review indicate there will be no significant impacts to designated critical wildlife habitats; therefore, no special mitigation measures are recommended. The project will not impact any public recreational areas, nor could we document any potential impacts to currently-listed threatened or endangered species. No Department of Wildlife and Parks permits or special authorizations will be needed if construction is started within one year, and no design changes are made in the project plans. Permits may be required from other agencies. We encourage consultation with all applicable regulatory authorities—including, but not limited to Kansas Department of Health and Environment, Kansas Department of Agriculture-Division of Water Resources, and the U.S. Army Corps of Engineers.

Since the Department's recreational land obligations and the State's species listings periodically change, if construction has not started within one year of this date, or if design changes are made in the project plans, the project sponsor must contact this office to verify continued applicability of this assessment report. For our purposes, we consider construction started when advertisements for bids are distributed.

Please consider this email our official review for this project. Thank you for the opportunity to provide these comments and recommendations. Please let me know if you have any questions or concerns about the preceding information.

Further coordination on this project can be completed by updating or editing the original project submission on the KDWP Ecological Review Tool website. If you have any questions, please direct them electronically to kdwp.ess@ks.gov to streamline the process for all parties.

Thank you.

--

Zac Eddy | *Terrestrial Ecologist*
Kansas Department of Wildlife and Parks
512 SE 25th Ave. | Pratt, KS 67124
O: (620) 672-0788 | M: (620) 388-0043
ksoutdoors.gov

Kansas
Department of
Wildlife and Parks

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Outlook

RE: Permitting Guidance for East Side Storage Project

From Wendi Kessler [KDHE] <Wendi.Kessler@ks.gov>
Date Mon 2026-03-02 10:26 AM
To Jayleen Ramirez <Jramirez@energyrenewalpartners.com>; NEDO_Administrators <kdhe.NEDO.Admin@ks.gov>
Cc Sean Martin <smartin@energyrenewalpartners.com>

Good morning,
Thank you for contacting the Kansas Department of Health and Environment (KDHE).

Please note that the Northeast (NE) District Office does not process permit applications or provide detailed permitting determinations. For program-specific permitting information, KDHE is organized into the following bureaus:

- **Bureau of Air (BOA)** – Air construction permits, Title V permits, and asbestos notifications
- **Bureau of Water (BOW)** – NPDES permits, wastewater, stormwater, lagoons, and drinking water systems
- **Bureau of Waste Management (BWM)** – Solid waste, hazardous waste, underground storage tanks (USTs), and remediation
- **Bureau of Environmental Remediation (BER)** – Site cleanup programs, including spills, brownfields, and voluntary cleanup

Each bureau provides permit guidance, application forms, and contact information on the KDHE website:
https://www.kdhe.ks.gov/
The primary permitting page, which outlines available permits and how to begin the application process, is available at:
https://www.kdhe.ks.gov/313/Permitting
This page also includes access to the Kansas Environmental Information Management System (KEIMS), the online portal used for submitting many permit applications:
https://ks-kdhe2.civicplus.com/249/Kansas-Environmental-Information-Managem

If you have questions regarding a specific project or permit type, it is recommended to contact the appropriate bureau directly using the contact information provided on the website.

Best regards,

Wendi Kessler [KDHE]
District Environmental Administrator
Office 785-330-8605
Wendi.kessler@ks.gov

From: Jayleen Ramirez <Jramirez@energyrenewalpartners.com>
Sent: Friday, February 27, 2026 3:42 PM
To: NEDO_Administrators <kdhe.NEDO.Admin@ks.gov>
Cc: Sean Martin <smartin@energyrenewalpartners.com>
Subject: Permitting Guidance for East Side Storage Project

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon,

On behalf of our client, East Side Storage LLC, Energy Renewal Partners, LLC is requesting further coordination if any permits for the Project will be required by the Kansas Department of Health and Environment, including the following items below. Additionally, I've attached a site plan for your review.

- NPDES Construction Stormwater General Permit (≥1 acre disturbance)
- Section 401 Water Quality Certification associated with USACE Section 404 permits
- Air quality for generators
- Solid and hazardous wastes

Project: East Side Storage Project
Site Location: Wyandotte County, Kansas
Project Description: Approximately 37 acres as a proposed battery energy storage facility and ancillary infrastructure. Results of our field assessments indicate habitats within the project area consist of undeveloped pastureland, mixed woodlands, an emergent wetland, and stream corridors of various flow regimes.

Please confirm receipt of this submission and let us know if any additional information is required to complete your review.

Thank you for your time and assistance.

Jayleen Ramirez
Environmental Scientist
Energy Renewal Partners, LLC
Office: (512) 222-1125
Mobile: (832) 784-2252

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, KANSAS CITY DISTRICT
601 E. 12TH STREET, 635 FEDERAL BUILDING
KANSAS CITY, MO 64106-2824

December 3, 3024

Regulatory Branch
NWK-2024-00156

Ms. Monica Downer
Energy Renewal Partners, LLC
4330 Gaines Ranch Loop, Suite 110
Austin, TX 78735

Dear Ms. Downer:

This letter is in response to your request submitted on behalf of East Side Storage, LLC for a Jurisdictional Determination. The site is located in Section 19, Township 11 South, Range 24 East, Wyandotte County, Kansas. Your request has been assigned Regulatory File No. NWK-2024-00156. Please reference this file number on any correspondence to us or to other interested parties concerning this matter.

This letter contains an approved jurisdictional determination for your project site. This jurisdictional determination is valid for a 5-year period from the date of this letter unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal (NAO-RFA) form. If you request to appeal this determination, you must submit a completed NAO-RFA form to the Northwestern Division Office at the following address:

Division Engineer
U.S. Army Corps of Engineers, Northwestern Division
ATTN: Melinda M. Larsen
Regulatory Appeals Review Officer
1201 NE Lloyd Blvd., Suite 400
Portland, OR 97232
Telephone: 503-808-3888

In order for an NAO-RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAO-RFA. Should you decide to submit an NAO-RFA form, it must be received at the above address by February 1, 2025. It is not necessary to submit an NAO-RFA form to the Division Office if you do not object to the determination in this letter.

In the event that you disagree with an approved jurisdictional determination, and you have **new information** not considered in the original determination, you may request reconsideration of that determination by the Corps District prior to initiating an appeal. To request this reconsideration based upon new information, you must submit the completed NAO-RFA form and the new information to the District Office so that it is received within 60 days of the date of the NAO-RFA. Send approved jurisdictional determination reconsideration requests to:

District Commander
ATTN: David R. Hibbs
Chief, Regulatory Branch
U.S. Army Engineer District, Kansas City
601 East 12th Street, Suite 402
Kansas City, MO 64106-2824
Voice: 816-389-3990 – FAX: 816-389-2032

The Corps of Engineers has jurisdiction over all waters of the United States. Discharges of dredged or fill material in waters of the United States, including wetlands, require prior authorization from the Corps under Section 404 of the Clean Water Act (33 USC 1344). The implementing regulation for this Act is found at 33 CFR 320-332.

We are interested in your thoughts and opinions concerning your experience with the Kansas City District, Corps of Engineers Regulatory Program. Please feel free to complete our Customer Service Survey form on our website at: https://regulatory.ops.usace.army.mil/customer-service-survey/. You may also call and request a paper copy of the survey which you may complete and return to us by mail.

If you have any questions concerning this matter, please feel free to write or contact me at 816-389-3739 or by email at jesse.s.cochran@usace.army.mil. Please reference Regulatory File No. NWK-2024-00156 in all comments and/or inquiries relating to this project. This letter is only being provided to you electronically at: mdowner@energyrenewalpartners.com.

Sincerely,

Mr. Jesse Cochran
Project Manager

Enclosures

cc (electronically w/o enclosures):

Environmental Protection Agency,
Watershed and Grants Branch
U.S. Fish and Wildlife Service, Manhattan, Kansas
Kansas Department of Wildlife and Parks
Kansas Department of Health and Environment
Kansas Department of Agriculture

LETTERS OF SUPPORT

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,

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

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,

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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,

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Sincerely,
Mrs. Lisa Walker-Yeager
Kansas City, KS 66104
lisawalkeryeager@gmail.com

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]

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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]

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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,

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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

Outlook

Public comment in support of East Side Energy Storage

From Vicki Arnett <vickiarnett@everyactioncustom.com>
Date Mon 2/9/2026 10:25 AM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from vickiarnett@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

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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. Vicki Arnett
Topeka, KS 66604
vickiarnett@sbcglobal.net

Public comment in support of East Side Energy Storage

From Asher Caulfield <tote_talkers9w@everyactioncustom.com>
Date Mon 2/9/2026 4:32 PM
To rmorris@wycokck.org <rmorris@wycokck.org>

[You don't often get email from tote_talkers9w@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 Kansas, 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, Mr. Asher Caulfield Lenexa, KS 66219 tote_talkers9w@icloud.com

Letter from Sierra Club to support East Side BESS

From Ty Gorman <ty.gorman@sierraclub.org>
Date Sat 2/7/2026 4:10 PM
To Morris, Rose <rmorris@wycokck.org>; Toy, Byron <btoy@wycokck.org>; aferris <aferris@kckbpu.onmicrosoft.com>

You don't often get email from ty.gorman@sierraclub.org. Learn why this is important

Hi Rose and Byron,

The Kansas Sierra Club is sending this letter to support the proposed Battery Energy Storage System (East Side BESS) at 8900 Metropolitan in KCK. BESS technology provides flexibility, rapid response capabilities, and grid stabilization, ensuring that energy remains available during peak demand periods. While battery storage is still evolving, its role in enhancing grid resilience and integrating renewable energy sources will become increasingly important in the years ahead.

The Sierra Club supports this battery energy storage project because it can reduce costs and bring more energy capacity without pollution to the local electric distribution system. It should also provide approximately $20 million in county revenue over its lifespan, 65 local construction jobs, 7 operational positions, and an estimated $9 million in annual energy savings by providing dispatchable local capacity.

This investment has the potential to help replace local polluting energy sources like the Nearman Coal plant, and ensure a better supply of local reliable energy in case of extreme weather events and high transmission congestion. In addition, the community should expect benefits like quarterly contributions of $5,000 to local organizations during permitting and construction, as well as scholarships for students pursuing STEM and energy careers once operational.

Wyandotte County has a long history of industrial land use and historically under-invested neighborhoods. Areas such as Armourdale, Argentine, and Quindaro are adjacent to rail yards, scrap yards, manufacturing plants, and other heavy infrastructure. The commission should approve this clean energy project to bring needed investment into the community and eliminate projects that create significant amounts of pollution in our neighborhoods.

Thank you!

Ty Gorman (he/him)
Sierra Club Sr. Campaign Organizing Strategist
Beyond Coal Campaign
Southwest Power Pool, Kansas
E-Mail: ty.gorman@sierraclub.org
Cell: 913.227.9310

LETTERS OF OPPOSITION

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.

Battery Energy Storage at 89th & Metropolitan

From Jamie Burns <jamierburns@hotmail.com>
Date Mon 2/2/2026 11:11 AM
To Planninginfo@wycokck.org <Planninginfo@wycokck.org>

[You don't often get email from jamierburns@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification] Hello, My name is Jamie Burns, resident of Wyandotte County in zip code 66111. I am writing to oppose the approval of special use permit to install a Battery Energy Storage System in the neighborhood of 89th & Metropolitan in Kansas City, KS. This area is too close to residents of the community that could be negatively impacted by this installation- not only by the negative environmental effects, but also the risk of fire, as well as the negative impact to property values of neighboring homes. Thank you for listening. Jamie Burns 48 N 102nd St, Edwardsville, KS 66111

Battery Energy Storage System

From Donna OHare <khromegal@yahoo.com>
Date Mon 2/9/2026 3:12 PM
To Morris, Rose <rmorris@wycokck.org>; Lopez, Philip <pjlopez@wycokck.org>

You don't often get email from khromegal@yahoo.com. Learn why this is important

I wish I could attend the meeting but walking is difficult for me. I live 3 blocks east of the proposed site and have lived here for 60 of my 70 years. This is a rural area and not a business area. I do not want this storage system anywhere near me. Since I live east of it any accident or error in their handling of the batteries would be blown my direction. I'm concerned for the safety of having it there especially since this is the company's first attempt at this. I also object to the company walking away from the site after their 20 year planned use of the land. There should be some assurance that the land will be usable when they are done with it. I already have to listen to the heavy equipment running in the business park off K32 which I'm sure will benefit from this more than I. I have no cable but an ATT high speed line runs down my street but not for me, but for the business park. There's a quality of life issue here. All this is ruining the neighborhood and once this is approved they'll be more infringement into the neighborhood and we'll lose our neighborhood. I grew up here and bought grandparents house. On this street there are several children who have purchased their parents house. This speaks to how we prefer the neighborhood to stay the same. Please do not vote for this. Thank you.

Donna oh are
1325 S86th St
Kansas City, KS 66111

From: Jodi Maxey <jodi.maxey13@gmail.com>
Sent: Monday, February 9, 2026 4:01 PM
To: Morris, Rose <rmorris@wycokck.org>
Cc: pjlipoz@wycokck.org <pjlipoz@wycokck.org>
Subject: Battery Energy Storage Systems

You don't often get email from jodi.maxey13@gmail.com. Learn why this is important

Hello,
I live at 2029 Orchard St, Edwardsville, KS 66111, about two miles away from the proposed BESS site. I am strongly opposed to this going in at this location. There are many homes around the area that will be affected by this being put in. I'm guessing property values will decline for those homes. This area should be built up for people to get into homes. We rely strongly on property taxes. We are tired of businesses coming in, taking up land, and getting tax deals. Please do not approve the special permit for the BESS. I have not read about one positive thing for the communities these things go into.

I appreciate the hard work you do for Wyandotte County.

Thank you, Jodi Maxey

Battery Storage Facility

From Sandy Zugelder <sazugelder@gmail.com>
Date Mon 2/9/2026 9:03 PM
To rmorris@wycokck.org <rmorris@wycokck.org>
Cc pjlopez@wycokck.org <pjlopez@wycokck.org>

You don't often get email from sazugelder@gmail.com. Learn why this is important

I am a resident of Wyandotte County. I am sending this email to say I am OPPOSED to the Battery Storage Facility that has been proposed at 8900 Metropolitan Avenue. This is in conjunction with PR2025-039.

Sandy Zugelder

(No subject)

From Jerry Cigich <woodsmancig@att.net>
Date Mon 2/9/2026 5:31 PM
To pjlopez@wycokck.org <pjlopez@wycokck.org>
Cc rmorris@wycokck.org <rmorris@wycokck.org>

You don't often get email from woodsmancig@att.net. Learn why this is important

opposition for Battery energy storage system

Opposition to Battery Storage

From Sandra Cigich <scigich1957@att.net>
Date Mon 2/9/2026 2:03 PM
To rmorris@wycokck.org <rmorris@wycokck.org>
Cc pjlopez@wycokck.org <pjlopez@wycokck.org>

You don't often get email from scigich1957@att.net. Learn why this is important

Opposition of Battery Storage System can not attend tonight's meeting
Thank you
Sandra Cigich
9201 Swartz Rd
KCK 66111

Proposed battery energy storage system

From melissaknight509@gmail.com <melissaknight509@gmail.com>
Date Mon 2/2/2026 10:49 AM
To Planninginfo@wycokck.org <Planninginfo@wycokck.org>

[You don't often get email from melissaknight509@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification] I am OPPOSED to the approval of the special use permit for the proposed battery energy storage system located at 8900 Metropolitan Ave, Kansas City, Ks Thank you, Melissa Knight Sent from my iPhone

From: courtney slinkard <courtneyslinkard@gmail.com>
Sent: Sunday, February 8, 2026 5:38 PM
To: PlanningInfo <Planninginfo@wycokck.org>
Subject: Battery energy storage system

You don't often get email from courtneyslinkard@gmail.com. Learn why this is important

To whom it may concern,

I live in the area where they are trying to put in this battery energy storage system . I am 100% against them using a special permit for the system. Please don't allow the system to go in.

Thank you for your time Courtney Slinkard

RE: OFFICIAL OPPOSITION TO CASE PR2025-039 and PR2025-94(East Side Energy Storage LLC)

From Sandra Drown <sdrown15@gmail.com>

Date Sat 2/21/2026 4:29 PM

To Pacheco, Dr. Carlos <c.pacheco@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>; Morris, Rose <rmorris@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Davis, Andrew <adavis@wycokck.org>; Hill, Evelyn <ehill@wycokck.org>; bburns@wycokck.org <bburns@wycokck.org>

You don't often get email from sdrown15@gmail.com. Learn why this is important

To the Unified Government Planning Commission and Board of Commissioners:

I am a direct neighbor at **9111 Metropolitan Ave**, located directly across the street from the proposed 8900 Metropolitan Ave project. I formally object to this Special Use Permit based on the following critical technical and financial facts:

1. Corporate & Financial Opacity: The applicant, **East Side Energy Storage LLC**, is a Delaware shell company formed only 15 months ago (11/14/23), operating out of a **residential home in Overland Park**. This $250 million project is being led by **Accelergen Energy LLC** (founded late 2020), a startup with **zero completed utility-scale projects**. Their total funding of $50 million is "bridge" capital for deposits—not the $200M+ required for construction. Our neighborhood should not be a "test case" for a startup's first venture into high-voltage thermal energy storage. A company that has existed for barely five years and has never successfully energized any sites as of today, lacks the institutional experience to manage the complex safety and infrastructure risks inherent in a $250 million project.

1. **Incompatibility with the Golden Factors:** This project fails the "Character of the Neighborhood" test. A 24/7 industrial hum at **60dB** (100x more intense than our 30dB rural baseline) is a permanent nuisance that cannot be mitigated by a standard fence. Accelergen **representative Josh admits they intend to sell this project**. This creates a dangerous accountability gap: Who do we call at 3:00 AM when the noise is unbearable? A mail-drop service in Topeka? A Delaware LLC with no assets? A global corporation like Blackstone that has no local office?. Yet oh, Accelergen is also an out of state company. No one to contact locally before or after that sale.

2. **Zero Long-Term Local Economic Benefit:** This project provides **no permanent local jobs**. While there may be temporary construction work, once operational, these sites are monitored remotely. Wyandotte County is being asked to sacrifice its safety and property values for a facility that employs **zero** local residents.

3. **No Local Energy Commitment:** The developer has **no contract or commitment** to provide energy storage to our local Board of Public Utilities (BPU). This is a "merchant" facility designed to sell power to out-of-state markets. Wyandotte County is being asked to bear 100% of the industrial risk while receiving 0% of the energy benefit.

4. **Infrastructure Bottleneck:** Metropolitan Avenue is a 20-foot rural road with **no shoulders**. Fire hydrants are located on the project side, while overhead utility lines and mature residential trees line my side. Staging a single KCKFD Type 1 Pumper (10.5 ft wide) at a hydrant creates a **total blockade**, preventing all residential emergency egress. There is physically no room to widen this road without relocating city power lines and destroying the residential trees and more.

5. **Inadequate Fire Flow Infrastructure:** The existing fire hydrants on Metropolitan Avenue were designed for residential and agricultural protection. They do **not** accommodate the industrial-scale "Fire Flow" (gallons per minute) required to manage a 300 MW lithium-ion thermal runaway event. Cooling a battery fire requires thousands of gallons of continuous water for days; our current infrastructure cannot support this, posing a catastrophic risk to neighboring homes.

6. **Misleading Visual Impact Claims:** Accelergen representative Josh has stated on the record that this facility would be **"unseen."** This is factually incorrect. From my front yard, I will have a direct, unobstructed view of an industrial battery array. The developer's attempt to downplay the visual blight proves a lack of transparency and a disregard for the "Character of the Neighborhood" protected under the **Golden Factors**.

7. **Property Value Diminishment:** This industrialization of an agricultural zone creates a "market stigma." Independent data suggests a **5% to 7% decrease in property values** for adjacent homes. This project represents a direct, uncompensated taking of my home equity.

8. **Industrial Encroachment**: As seen in recent denials in Saline County and Sumner County, commissions are increasingly finding that large-scale Battery Energy Storage Systems (BESS) are inconsistent with rural-residential and agricultural zones.

We chose this location to purchase in 2021 to live in a quiet, rural area away from industrial blight. This $250 million project is in total violation of the agricultural character we invested in. A plant like this belongs in an industrial park, not across the street from homes and livestock.

I urge you to recommend **DENIAL**.

Respectfully,

Sandra Drown

Submitted via email rmorris@wycokck.org
Please deliver to the following City Planning Commission

Beverly Easterwood, Karen Jones, Brandie Armstrong, Duane Beth, Jim Ernst, Jake Miller, Mark Mohler, Mary Beth Schwartz, Joseph Straws, Aaron Ward

February 9 2026

City Planning Commissioners
Unified Government of Wyandotte County
Planning & Zoning
701 North 7th Street
Kansas City Kansas 66101

RE: SP2025-094 and PR2025-039 – East Side Battery Energy Storage System (BESS)

To: City Planning Commission
Unified Government of Wyandotte County / Kansas City, Kansas

Dear Chair and Members of the City Planning Commission,

RiSE4EJ (Rise for Environmental Justice) submits this comment letter regarding Petition **SP2025-094** and Petition **PR2025-039** for the proposed **East Side Battery Energy Storage Facility** at **8900 Metropolitan Avenue**. We recognize that battery energy storage is increasingly being pursued as part of modern grid planning and may offer benefits for energy reliability. However, the purpose of this comment is not to argue for or against battery storage in concept. Rather, it is to request that this Commission ensure a transparent, safety-centered, and community-informed process before advancing a decision on a facility of this scale in a rural residential area.

We respectfully request that the City Planning Commission continue (delay) action on these petitions and require the following before any recommendation is made to the Unified Government Board of Commissioners:

1. Additional community engagement meetings, facilitated with adequate notice and accessible materials
2. Extended public access to the full application, including all technical documents needed for independent review
3. Verification of required state and regional approvals relevant to battery storage and grid integration (including Southwest Power Pool and applicable state agencies), or clear documentation of the timeline and status of those approvals

The Staff Report itself notes that zoning approval does not mitigate the need for additional permits and licenses for safe and proper operation. Given the life-cycle and potential risk profile of this type of facility, we believe a more deliberate and transparent review process is appropriate and necessary.

Battery energy storage facilities are widely recognized to involve specific safety considerations, including thermal runaway, fire hazards, hazardous materials response, and post-incident contamination management. Federal agencies, including the U.S. Environmental Protection Agency, have published guidance emphasizing the importance of safe management and emergency planning for BESS facilities.

Before any local approval proceeds, we request that the Commission require:

- Clear identification of the battery chemistry and materials to be used
- Publicly accessible documentation of emergency response planning, including the role of the Kansas City, Kansas Fire Department
- Clear training commitments and resources for first responders, including annual training and equipment needs
- Disclosure of potential emissions and plume impacts in the event of a facility fire, including modeling and dispersion analysis

The Staff Report includes conditions referencing emergency response planning, plume modeling, and hazard mitigation analysis. RiSE4EJ supports these conditions and urges that they be made fully transparent to the public prior to any final approval.

The proposed site includes streams and wetlands and is adjacent to sensitive natural features. The application includes discussion of detention basins and containment strategies.

However, stormwater runoff and post-incident runoff management must be addressed not only as a site engineering matter but as a public health and environmental protection matter. In Kansas, construction and land disturbance activities may require a **Stormwater Pollution Prevention Plan (SWPPP)** and **National Pollutant Discharge Elimination System Permit Program (NPDES) permit coverage**, under KDHE wastewater and pollution control programs. We request that the Commission require clear documentation of:

- Whether NPDES/SWPPP coverage is required
- The timeline for those permits
- How contaminated runoff would be prevented from leaving the site during emergencies
- Where any contaminated water or soils would be transported and disposed of

The Staff Report indicates the facility lifecycle is expected to be approximately 20 years, with potential repowering or decommissioning thereafter. The Staff Report also includes a decommissioning bond requirement and recurring updates. RiSE4EJ strongly supports requiring:

- A detailed decommissioning plan
- Financial assurance equal to the full net removal cost
- Regular third-party updates of decommissioning cost estimates
- A clear process for land restoration and post-decommissioning environmental assessment

This is consistent with emerging statewide policy discussions in Kansas that emphasize transparency, meaningful involvement, and decommissioning/financial assurance for large energy facilities, including battery energy storage systems.

We have seen in multiple industrial and utility projects that claims regarding cost savings, community revenue, or rate impacts are sometimes presented as certain outcomes, even when they are not guaranteed or enforceable. If the applicant is claiming local economic benefits (jobs, tax revenue, energy savings, or contributions to community organizations), those claims should be:

- Documented with clear assumptions
- Publicly accessible
- Enforceable through conditions of approval or formal agreements

RiSE4EJ respectfully urges the City Planning Commission to continue SP2025-094 and PR2025-039 until the public has had adequate time and access to the full application materials needed for a meaningful review, and until key safety, environmental, and permitting questions are transparently addressed.

We acknowledge East Side Battery is trying to do this correctly, and would not argue that more information and broader engagement is needed. Since, as an outside developer, they are not aware of the lack of follow through and failed promises when any agreement is made between the BPU or UG, whether claiming it can reduce costs and creating jobs and economic benefit, never makes it back to those they intend to support.

Sierra club would agree that more comprehensive analysis is required, and Sierra Club should not be dictating what a contribution to the community should be,

IBEW cannot confirm that the initial workforce will be local hires, and furthermore the operational positions are minimum 3-7 employees.

If the Unified Government intends to "do this correctly," then taking additional time for thorough analysis and meaningful community engagement is not a delay, but a necessary investment in public trust, safety, and long-term community protection.

Thank you for your consideration.

Sincerely,

Atenas Mena
Beto Lugo
RiSE4EJ: info@rise4ej.org | 913-608-9266 | rise4ej.org

NOTICE OF SECOND NEIGHBORHOOD MEETING SCHEDULED FOR MARCH 10, 2026

East Side
ENERGY STORAGE

Accelergen Energy
3736 Bee Caves Road, Suite 1, Unit 124
Austin, TX 78746

February 26th, 2026

SUBJECT: Neighbor Meeting for East Side Energy Storage

Dear Neighbor,

Accelergen Energy has filed two applications with the Planning + Urban Design Department #SP2025-094 and #PR2025-039. The purpose of this **Special Use Permit and Preliminary Development Plan** is for a **300MW Battery Energy Storage System (BESS)** project at **8900 Metropolitan Ave, Kansas City, KS 66111.**

We are having a neighborhood meeting on Tuesday, March 10th, 2026, from 6:00-7:30PM at Legacy Events at 1000 N 82nd St., Kansas City, KS 66112.

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

To help ensure receipt, this letter is being sent via both standard U.S. Mail and certified mail. We look forward to seeing you at the neighborhood meeting. Please RSVP for the meeting by using the QR code or at **https://eastside-mar2026.eventbrite.com.**

Sincerely,

Josh Skogen
SVP Development
Accelergen Energy
josh.skogen@accelergen.com

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: March 9, 2026

Re: **Special Use Permit Petition SP2025-097**

GENERAL INFORMATION

Applicant Information:
Matthew Ostermann and Mary Woelk
4105 Francis Street
Kansas City, Kansas 66103

Subject Property:
4101 Francis Street
Kansas City, Kansas 66103

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

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

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

Plan Area:
Rosedale Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	KU Endowment Association parking lot
South	R-1(B) Single Family District	Single-family home
East	R-1(B) Single Family District	Single-family home
West	R-1(B) Single Family District	Single-family home

Total Tract Size: 0.27 Acre

Comprehensive Plan Designation: The Rosedale Area Plan designates the subject property as Single Family Neighborhood, which allows for single family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed-use or neighborhood corridor.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates West 41st Avenue and Francis Street as a Local Streets.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. Two (2) off-street parking spaces are required. The Applicant is providing two (2) parking spaces.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. Two (2) trees are planted in the front yard

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 2, 2026

Public Hearing(s): March 9, 2026

Public Support: Staff received three (3) letters of support for the proposal.

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicants, Matthew Ostermann and Mary Woelk with Easter Wolf LLC, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4101 Francis Street.

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. Between 2003 – 2022, there have been various code enforcement violations for trash enclosures in the front of the property, trash, couch on the front porch, garage needs a roof, and vehicles parked on unimproved surfaces.
2. Between 2006 – 2023, there have been various building, mechanical, electrical and plumbing permits acquired for demolition of a detached garaged, build a new detached garage, electrical service upgrade, installation of a 50-gallon natural water gas heater

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 Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, the Rosedale Development Association Business Group, Historic Hanover Heights Neighborhood Group and Census Block #0452002. The neighborhood consists of single-family homes within the Historic Hanover Heights historic district, as this property is at the end of the block face, intersecting West 41st Avenue and Francis 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 R-1(B) Single Family District zoning, but specifically single-family homes and KU Endowment Association parking lot to the north, across West 41st Avenue. The 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 to Rainbow Boulevard, the primary north-south commercial corridor in Rosedale. 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 Plan. The Rosedale Area Plan designates the property as Single Family, which allows for single family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed-use or neighborhood corridor. The proposed use (single-family home) conforms to the Rosedale Area Plan land use designation with a Special Use Permit.

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

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

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

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

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

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

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

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

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

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing 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 six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via 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

Noise, Illumination, and Vibration
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How are you addressing the comments from the home inspection?

   Applicant Response: We currently have a long-term tenant un the home whose lease is ending in no later than April 30th. Once he is out, we plan on going through the entire house and remedying all the items in the inspection report. We already have estimates to fix the siding, rood, masonry, windows and drainage outside that we have obtained when we purchased the residence.

2. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?

   Applicant Response: The whole house will be rented. It consists of a kitchen, dining room, great room, office, three (3) bedrooms, and large 3rd floor lofted space. The house also has one (1) full bath and one (1) ¾ bath. The rear driveway to the home can easily handle four (4) cars. All guests will be instructed to park there.

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

Applicant Response: Per the Wyandotte County license, six (6) maximum.

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: We will be self-managing this property as we live next door.

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

   Applicant Response: Since we live next door, we have met all the neighbors through several Hanover Heights picnics and neighborhood meetings. Per the requirements of this application, we mailed our contact information to anyone within a 200' radius of the property in question, so they can reach us by either phone or email, but they can also knock on our door.

   Due to the nature of our neighborhood be adjacent to KU Med many of the homes around us are long term rentals with their owners either living elsewhere or not directly named on the title for the home.

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: Less than 30 minutes, probably less as we live next door.

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

   Applicant Response: This is our first time running any short-term rental so we do not have any historical data to work with. However, being optimists, we would assume a 67% occupancy rate, or two-thirds of the year we would be booked. (Occupancy rate begin number of occupied rooms / total number of rooms).

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;

      Applicant Response: Will be installed, if not already.

   b. GFCI outlets required in bathrooms;

      Applicant Response: Will be installed, if not already.

   c. Double keyed locks are not allowed;

      Applicant Response: A coded deadbolt is planned to be installed on the

front door that we can configure after each guest.

d. Copper cannot be used for gas supply lines;

Applicant Response: None to our knowledge.

e. Windows must be operable, not blocked or boarded;

Applicant Response: All windows will be operable by the time the unit goes to the STR market. We have an estimate on file to fix all windows on the building.

f. Handrails are required at sets of 4 or more stairs/ risers;

Applicant Response: To our knowledge proper hand rails are present at all stairs, this will be reverified before the STR goes to market.

g. Hot water tank and furnace must be vented properly and operational;

Applicant Response: Done.

h. Electric panel and circuits must be safe; and,

Applicant Response: Done.

i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: We have a cleaner picked out, they clean our own home, that will be used for cleaning the unit after each guest departs.

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: Both AirBNB and VRBO collect lodging taxes on behalf of the owner. We also have a professional accountant that helps us with our taxes for all of our real-estate business matters.

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

Applicant Response: Yes, we will also have them posted in a visible area in the home, as well as in the welcome book.

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

Applicant Response: No.

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: We will include this in the welcome packet as well as make it visible wherever we post house rules.

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 **SP2025-097** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is four (4). 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 the applicant's declaration, pets are not allowed at the property; however, in accordance with ADA requirements, service animals are**

permitted. If a guest requires a service animal or an assistance animal for health-related reasons, we have policies in place to ensure proper care and responsible handling. We provide pet waste bags and appropriate disposal facilities on the property;

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 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 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 (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.**

ATTACHMENTS

Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Floor Plan
Home Inspection Report
Site Plan
Floor Plans
Images Submitted by the Applicant
Letters of Support

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-097** 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 **SP2025-097,** 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.

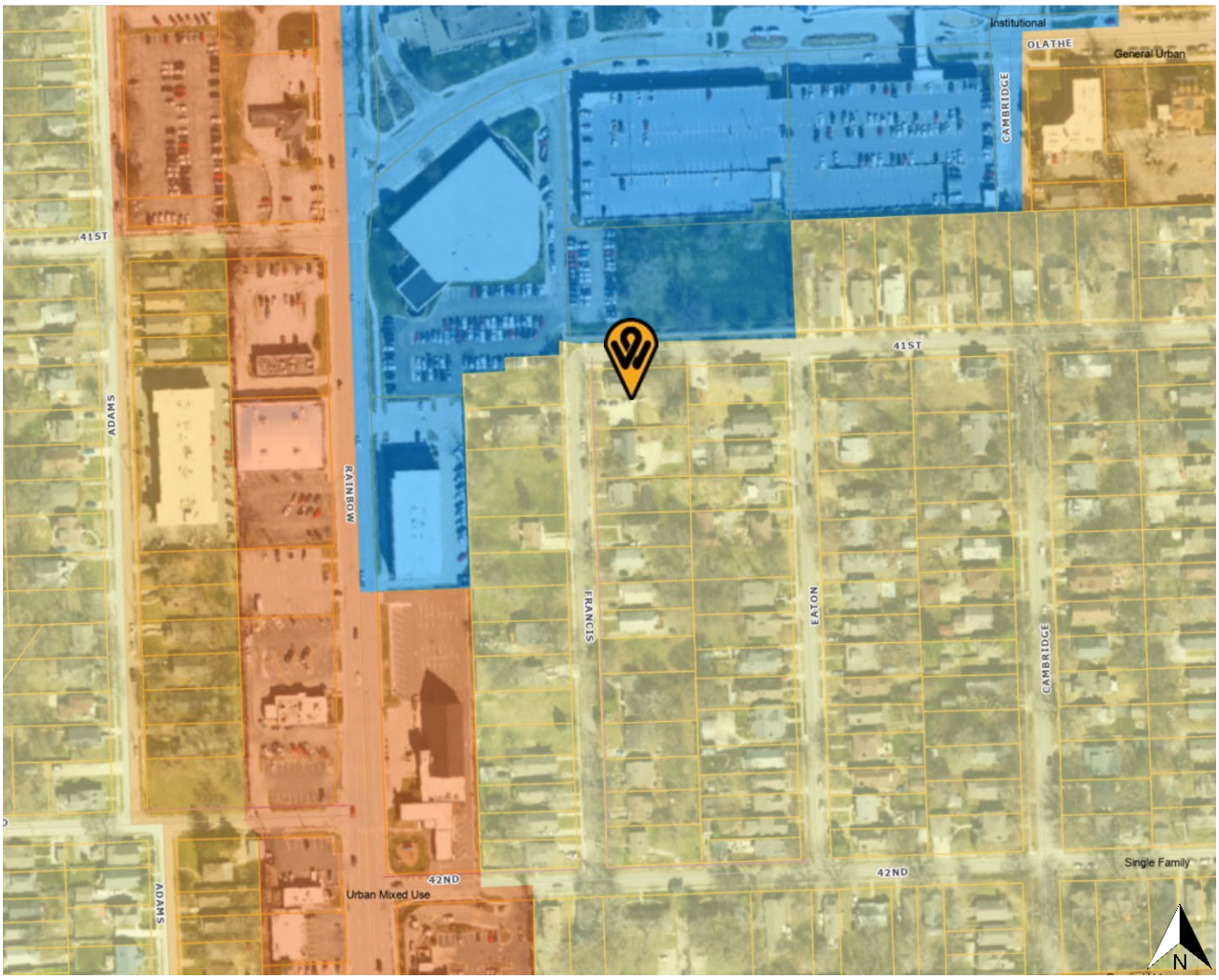
ATTACHMENTS

AERIAL IMAGERY

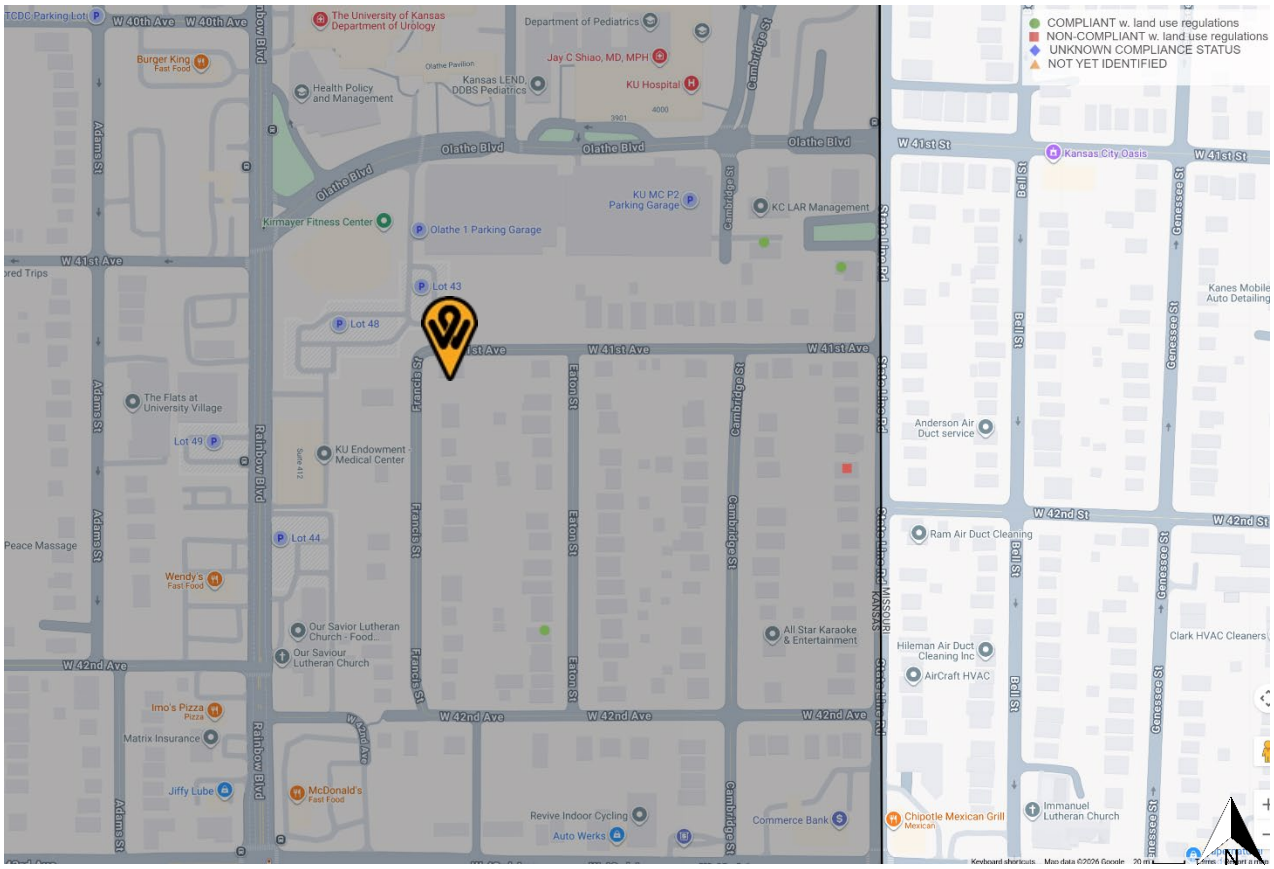
ZONING MAP

CP-1
CP-0
CP-0
CP-2
R-1(B)
R-1(B)
W 41st Ave
RP-5
R-1(B)
C-1
CP-0
R-1(B)
R-1(B)
R-1(B)
C-1
R-1(B)
RP-5
Tabor St
N

LAND USE MAP


Institutional
OLATHE
General Urban
CAMBRIDGE
41ST
ADAMS
RAINBOW
FRANCIS
EATON
CAMBRIDGE
42ND
Urban Mixed Use
Single Family
N

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

1. How are you addressing the comments from the home inspection?
We Currently have a long-term tenant in the home whose lease is ending in no later than April 30th. Once he is out, we plan on going through the entire house and remedying all the items in the inspection report. We already have estimates to fix the siding, roof, masonry, windows and drainage outside that we obtained when we purchased the residence.

2. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?
The Whole House will be rented. It consist of a Kitchen, Dinning Room, Great Room, Office, 3 Bedroom and a large 3rd floor lofted space. The house also has one full Bath and one ¾ bath. The rear driveway to the home can easily handle 4 cars. All guests will be instructed to park there.

3. What is the maximum number of people that will be staying at any one time?
Per the Wyandotte County License 6 max.

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.

We will be self-managing this property as we live next door.

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

Since we live next door, we have met all the neighbors through several Hanover Heights picnics and neighborhood meetings. Per the requirements of this application we mailed our contact information to anyone within a 200' radius of the property in question, so they can reach us by either phone or email, but they can also knock on our door.

Due to the nature of our neighborhood be adjacent to KU med many of the homes around us are long term rentals with their owners either living elsewhere or not directly named on the Title for the home.

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

Less than 30 Minutes, probably less as we live next door.

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

This is our first time running any Short Term Rental so we do not have any historical data to work with. However, being optimists we would assume a 67% occupancy rate, or 2/3 of the year we would be booked. (Occupancy rate being # of occupied rooms / total number of rooms).

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 **- Will be Installed, If not already**
b. GFCI outlets required in bathrooms - **Will be Installed, If not already**
c. Double keyed locks are not allowed **– A coded deadbolt is planned to be installed on the front door that we can reconfigure after each guest**
d. Copper cannot be used for gas supply lines **– None to our knowledge**
e. Windows must be operable, not blocked or boarded – **All windows will be operable by the time the unit goes to the STR market. We have an estimate on file to fix all windows on the building.**
f. Handrails are required at sets of 4 or more stairs/ risers – **To our knowledge proper hand rails are present at all stairs, this will be reverified before the STR goes to market.**
g. Hot water tank and furnace must be vented properly and operational - **Done**
h. Electric panel and circuits must be safe - **Done**
i. Facility cleaned and sanitized after each guest check-out. **We have a cleaner picked out, they clean our own home, that will be used for cleaning the unit after each guest departs.**

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

Both AirBNB and VRBO collect lodging taxes on behalf of the owner. We also have a professional accountant that helps us with our taxes for all of our real-estate business matters.

10. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.? **Yes, we will also have them posted in a visible area in the home, as well as in the welcome book .**

11. Will guests be allowed to bring pets to the property? **- NO**

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. – **We will Include this in the welcome packet as well as make it visible where ever we post house rules.**

About Our Short-Term Rental Proposal

We live at 4105 Francis St, directly next door to 4101 Francis St. We moved into 4105 in April of 2020. As long as we have lived next door, it has been a long-term rental. Tenants have ranged from a group of 4-6 college kids to a single dad. During our time next door, we have watched the house fall more and more into disrepair.

In November of 2023, 4101 Francis went on the market for sale. We were curious about the property next door so we arranged a tour. We were shocked to find that the interior of the home was in great condition, with almost no alterations and all the original wood work intact and untouched. We decided to get the funds together to purchase 4101 Francis St. and start the process of restoring this home back to its former glory, we did not want to sit by and watch this once beautiful house slowly disintegrate and become more and more of an eye sore for our neighborhood.

The exterior repairs required are extensive, and running it as a long-term rental is not producing enough income to cover the costs. So, we have decided to run it as a short-term rental through sites like AirBNB and VRBO to provide the funds for all repairs needed.

The entirety of the house will be available to the renter. There is a standalone 2-car garage in the rear of the property that will be kept as owner's access only. Renter will not have access to this standalone garage.

Renter's will be able to park behind the east side of the house on the concrete driveway in front of the 2-car garage. This driveway can hold up to 4 vehicles. While this driveway behind the house should be adequate to fit the needs of the rental, there is a parking lot to the south of the house that can handle overflow if needed. Both the east driveway and south parking lot should assure that there is no parking impact in our neighborhood from the short-term rental.

As this is the house next door to our home, we intend on self-managing the property. We believe this home is in a prime location for providing much needed lodging around the KU med campus. When not used as a nightly rental it will be a guest house for our family and friends when they visit.

We hope this additional information has answered any questions you might have about our short-term rental application. However, if you have any additional questions please join our virtual neighborhood meeting, or reach out to us directly through the contact information provided on the previous page.

Sincerely,

Matthew and Hanni

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Sincerely,

Matthew and Hanni

4101 Francis Neighborhood Meeting Minutes
January 26th, 2026
5:30pm

Meeting started at 5:30pm on Google Meets per mailed letter.

Attendees: Matthew Ostermann, Hanni Woelk

No other persons from the mailing list attended the meeting.

Meeting adjourned at 6:00pm.

SP2025-097 Neighborhood Meeting

While we didn't have anyone attended our virtual Neighborhood Meeting, in the weeks prior we did have two people that we mailed our letters out to reply via email and text. Those replies are on the following pages.

Jan 26, 2026

Meeting Jan 26, 2026 at 23:29 UTC

Meeting records Transcript

Summary

Matthew Ostermann and Hanni Woelk attended the meeting, where they discussed logistical and technical issues, including difficulties with name changes and Hanni Woelk's computer charger. The main talking points involved the affidavit process, which Matthew Ostermann confirmed they had completed and planned to sign and submit the next day, along with the meeting minutes and Google Meets transcript. Matthew Ostermann officially closed the meeting at 6 PM due to a lack of other attendees and confirmed they would send out the meeting minutes.

Details

- **Meeting Preparation and Attendance** Matthew Ostermann and Hanni Woelk joined the meeting, which was set to be transcribed and recorded on video by Matthew Ostermann. Hanni Woelk asked if attendees should put their names in the chat, to which Matthew Ostermann explained they could not change their name without changing the whole account name (00:00:00). Matthew Ostermann mentioned that they were prepared with a video recording using their phone as an extra measure, in addition to the transcription by Google Meets (00:05:56). Ultimately, the meeting concluded at 6 PM without any other attendees (00:26:01).
- **Technical Issues and Logistics** Hanni Woelk experienced a computer issue when their charge cord came apart. Matthew Ostermann asked about audio quality, but Hanni Woelk commented that Matthew Ostermann appeared "a little fuzzy" visually (00:02:05). Hanni Woelk and Matthew Ostermann discussed the affidavit process, where Matthew Ostermann confirmed having filled it out and planning to get it signed and submitted the next day, with the meeting minutes and transcript attached (00:23:58).

- **Meeting Conclusion and Next Steps** As no one attended the meeting by 6 PM, Matthew Ostermann officially closed the meeting and confirmed that they would send the meeting minutes. Hanni Woelk had sent text via the texting thread, and Matthew Ostermann noted the availability of the transcript via Google Meets to be attached to the affidavit for submission the following day (00:26:01).

Suggested next steps

Matthew Ostermann will get the affidavit signed, scan it in, and submit it tomorrow, including the date the meeting was conducted, the date notices were sent out, a list of meeting minutes, and the meeting transcript.

You should review Gemini's notes to make sure they're accurate. Get tips and learn how Gemini takes notes

Please provide feedback about using Gemini to take notes in a short survey.

SP2025-097 Neighborhood Meeting

A video recording of this meeting can be found at:

https://www.dropbox.com/scl/fi/6cve160hfr2h79tl8kqze/SP2025-097-Neighborhood-Meeting-Video.mp4?rlkey=uws4jy1yp636rgiebhp13d0zd&st=ne784riu&dl=0 or the QR Code Below

The video above and all other items are within our Dropbox file for this entire STR application Process at:

https://www.dropbox.com/scl/fo/xo4q5yanztwxdpxhcrfzv/ALvEjJg3gyEZzWekSilrbng?rlkey=zqj4hjqkphw9d8b6wbckyjfil&st=0hcyipr2&dl=0 or the QR Code Below

The Neighborhood Meeting was transcribed by Google Gemini.

The entire transcript is available upon request.

December 22, 2025
Matthew Osterman/Eastern Wolf
4101 Francis
Kansas City, KS

RECOMMENDED REPAIRS

The following is a list of recommended repairs or concerns based on the inspection conducted by **Miki Mertz** of Complete Home Inspection (913-268-0222), ASHI Certified Inspector #95399. Items listed are improperly installed, not functioning as intended, unsafe or otherwise defective.

It is not the responsibility of the inspector to require repairs. This list is provided for the convenience of the parties involved in the real estate transaction to assist you in the negotiation process. This listing is only a portion of the full report. Do not take action until you have read the full report. Do not hesitate to obtain a second opinion regarding any of the items listed here or in the body of the report.

Repairs should be made by a qualified contractor. I encourage you to get and keep copies of the repair receipts for work that is performed.

Photos of some of the defects can be found in the body of the report listed under the specific category mentioned.

DECK

One of the main floor joists under the back deck is split. Reinforce as needed.

ROOF and GUTTERS

Roof shingles are very worn. There is evidence of hail damage. Based on the high number of hail damaged roofs in the Kansas City area, I recommend that you contact your insurance company to see if they will insure this house. Regardless of the inspector's opinion on the extent of any hail damage, it is the insurance company's opinion that matters in this situation.

The roof is old. It may continue to function without leaks for awhile, but I recommend planning to replace it in the near future.

There is evidence of leakage around the built in gutter collection openings. Repair as needed.

There are some bends and dents in the gutters.

The down spout is damaged at the NW corner.

EXTERIOR

Damaged siding under front third floor window.

Repair the damaged siding piece at the upper NE.

Wood rot under the second floor SE window.

Tuck pointing recommended. This is a process that fills in worn or missing mortar joints between bricks. A brick specialist should properly fill the gaps in the mortar joints all around the house.

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I recommend a brick specialist repair the brick at the NW and SE walls that have moved due to foundation settlement and rotation. If not repaired there is a danger that the bricks can fall off the house, harming the structure and people.

There are a couple of places on the eaves that have been patched with wire, likely to keep pests out. A more permanent repair is recommended. The tenant reports that there seems to be a squirrel or other pest that found its way into the house again. Consult pest specialist to locate, remove and seal up the access point.

HEATING, VENTILATION & AIR CONDITIONING

I was unable to cause the mini split system that provides heating and cooling to the third floor to operate. Repair as needed. With the mini split not working, the third floor is not a habitable space.

The pipe insulation on the exterior for the mini split unit is damaged. Repair as needed for best operation.

The thermostat is loose at the wall. Secure as needed.

ELECTRICAL SYSTEMS

I recommend that a licensed electrician examine and repair electric items, including, but not limited to the following listed items. The nature of the professional electrician's evaluation may determine more items in need of attention.
There are missing bushings where wires pass through the main electric panel enclosure. This can be a safety hazard. Install proper connecting bushings.

There are ground and neutral wires sharing the same screw connector at their buss bar. This was a common practice in the past, but now, most electricians feel that they should not share the same screw. Consult electrician for corrections.

A former fuse box is now serving as a junction box on the second floor, but is not properly contained in a safe metal box. I recommend it be repaired to prevent electric hazard.

The sub panel in the garage is improperly wired. The bonding connection in a sub panel is not supposed to be connected to the neutral buss bar. Consult licensed electrician for correction.

Cover plate missing at receptacle/switch at back door front house.

PLUMBING SYSTEM

The water flow at the upstairs bathroom shower and sink are very weak. The kitchen faucet is also weaker than desired. This is likely related to the older supply pipes. I recommend repairing for better operation.

KITCHEN

The food waste disposal is not working. Repair or replace as needed.

The dishwasher is not working. Repair as needed.

Adjust the back right burner to fully light.

BATHROOM

Repair the toilet in the first floor bath. It is loose at the floor, allowing it to wobble and possibly leak. Change the wax seal and re-secure it to the floor.
Repair the sink in the upstairs bathroom. Part of the drain pipe has been replaced with a corrugated piping material. Although sold at home improvement stores, this type of pipe isn't supposed to be used because codes call for a smooth interior surface that doesn't catch debris. It will work, but may tend to clog or become smelly due to trapped drainage. You may want to consult a licensed plumber about other options. There is an "S" trap installed

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at the bathroom sink. This type of trap was common decades ago, but is no longer approved because it can cause the water in the trap to be siphoned out and allow sewer gases to enter the house. Consult plumber for other options.

INTERIOR

Missing door knob for toilet room door in upstairs bathroom.

Adjust the latch to hold the door closed in the basement.

Third floor front room doesn't have a door knob, only a dead bolt. Repair for convenience and safety.

The door fits too tightly at SE bedroom. Adjust as needed.

Pocket doors between livingroom and diningroom don't operate.

The back exterior door frame and trim are rotted at the bottom and there is a large gap at the bottom, allowing air, water, leaves and pests to enter. Repair as needed.

The windows in the home are old and showing their age. It may be a good investment to plan to replace the windows with newer, more energy efficient windows.

Paint is peeling on the inside and outside of the windows. Based on their age, this may also contain lead paint, which should be handled with care to prevent health risks.

The windows were not fully inspected today due to the overall condition of the windows. The first one I tried had the top sash slam down and required two of us to move it back to the closed position.

Sash cords on the old windows are broken or missing at many locations. The window will not stay up by itself. This can be a safety hazard, although it is normal for the age of the window.

Cracked window glass in NW bedroom and first floor bathroom.

The attic loft ladder is not safe. I recommend replacing it.

The basement stairs hand railing is not long enough at the top and is set too high for normal installation.

The basement stairs are open on the side, which can be a safety hazard for children. Although typical for the age of the house, I recommend adding additional railings, vertical slats or a solid wall for improved safety.

GARAGE

There is some siding rot on the west side of the garage.

STRUCTURAL

There is one wood post in the area under the basement stairs next to the electric panel that is not connected to the floor. Repair as needed.

ADDITIONAL COMMENTS

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The following are important comments the inspector wants to bring to your attention. Although these are not necessarily serious repair recommendations at this time, it is important information for you to know about and monitor in the future. These comments usually deal with maintenance, safety, or future expense of items that are nearing or beyond a normal life expectancy. Items that were not inspected may also be included here.

SITE

Maintain a positive slope away from the house. Periodically inspect the area around the house and adjust as needed. When adding fill dirt, keep it away from touching the siding of the house to prevent termites and wood rot. The slope of the yard near the house is relatively flat or neutral slope. Although there aren't any specific concerns at this time, it would be a wise investment to improve the grading around the house to create a positive slope for water to run away from the foundation.

There are a few places where the ground is too close or in contact with wood siding or trim at basement windows. Try to keep soil from touching wood and monitor for wood rot and termite activity.

DECK

Decks are not permanent structures. They have an average life expectancy of about 15-20 years, based on proper installation, maintenance, weather and other natural events. The deck materials are aging with limited remaining life. Monitor for weakening wood and plan to replace all or part in the near future.

For the best life of the wood, maintain with proper water treatment. If you want a color, choose stain, not paint. Some products are a stain and water seal all-in-one. The deck wood is very dry and starting to crack and splinter. Water treatment and/or stain recommended to protect the wood and extend the life of the deck.

EXTERIOR

There are imperfections, typical for all houses.

Paint is peeling on various areas of the lap siding and wood shingle siding.

Paint peeling on front columns. Touch up as needed.

The trim boards need maintenance attention to prevent deterioration and/or water entry. Paint is peeling on the trim boards. Touch up painting recommended to protect the boards. Lead paint may be present on the exterior painted surfaces. If you paint your own house, use caution to properly clean up and work around a potential lead paint hazard. If hiring someone to paint, be sure they are a Certified Renovator trained to handle lead dust and protect you. This sometimes increases costs. For more information go to www.epa.gov/lead.

HEATING, VENTILATION & AIR CONDITIONING

Some of the flexible ducts in the basement are sagging. Add proper support.

ELECTRICAL SYSTEMS

White insulated wires are being used on 240 circuits to carry current. Although this is a common practice, it is not correct. The wire should be indicated as "hot" by being black. Many electricians color or tape the white wire when used this way.

PLUMBING SYSTEM

Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that some or all of the pipes will need to be replaced.

INTERIOR

Some windows have storm windows, some are missing.
Some screen panels were installed on some of the windows, but they are screwed in place from the outside. When

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installing new windows, new screens should be provided.

The attic loft should be used with caution so as not to fall off the loft, since there is not a safety railing on the side.

FOUNDATION

Monitor condition of walls for any significant changes and consult a specialist if necessary in the future. The amount of movement in the basement is fairly typical for the age and type of foundation. Grading improvement will help reduce water entry and future movement.

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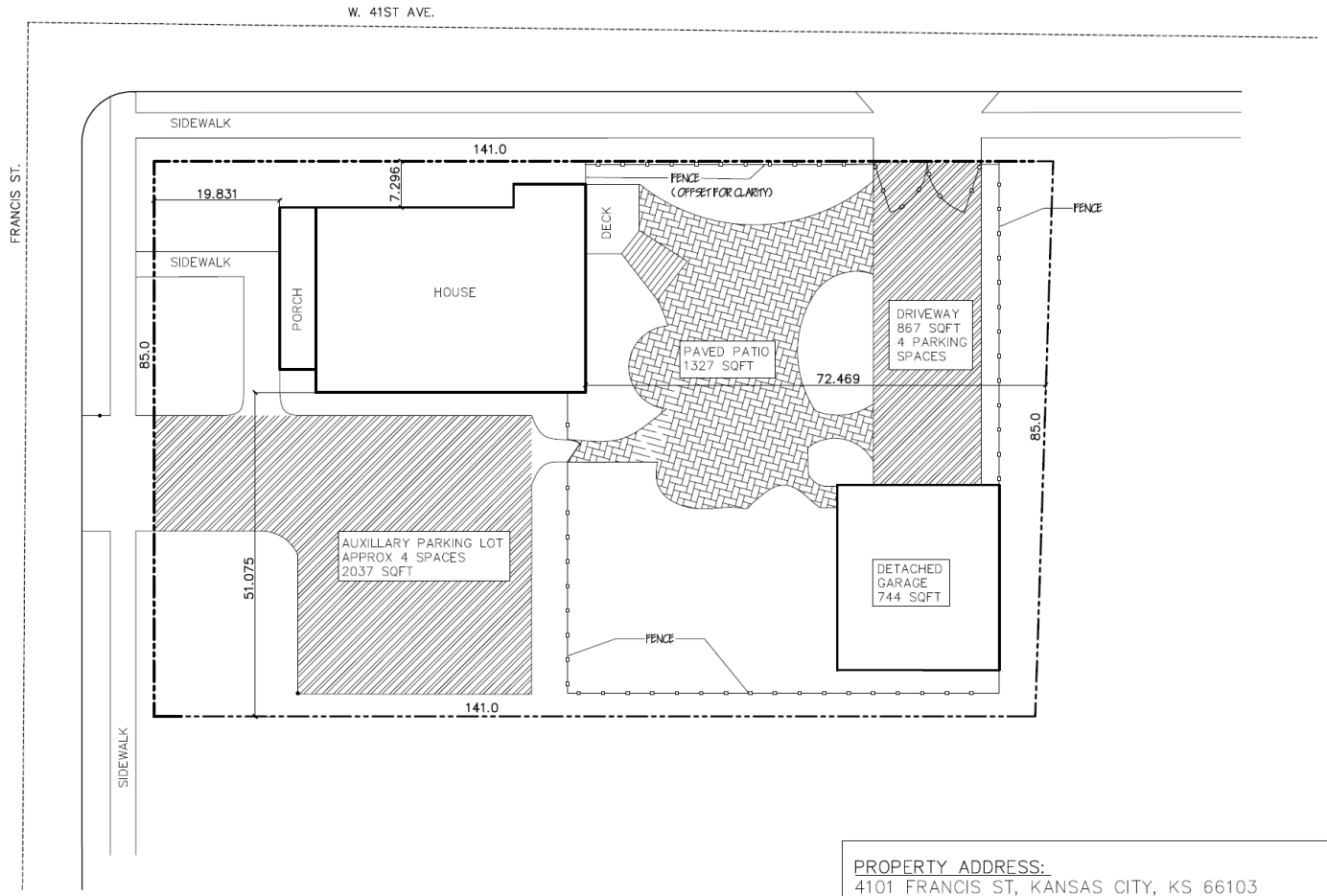


N

1 SITE PLAN
1/16" = 1'-0"

PROPERTY ADDRESS:
4101 FRANCIS ST, KANSAS CITY, KS 66103

LEGAL DESCRIPTION:
THE NORTH 30 FEET OF LOT 24 AND ALL OF LOT 25, HANOVER HEIGHTS NO. 2, AN ADDITION NOW IN AND PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

PROJECT NAME: FRANCIS STREET SHORT TERM RENTAL
PROJECT NUMBER: 240125
PROJECT LOCATION: 4101 FRANCIS ST, KANSAS CITY, KS 66103
PROJECT CONTACT: MATTHEW OSTERMANN, PE, 913-735-3235, MATTHEW@EASTERNWOLF.CO
CONTRACTOR LICENSE #: N/A
DRAWING DATE: 12/03/2025

PAGE
1
4

PROJECT NAME: FRANCIS STREET SHORT TERM RENTAL PROJECT NUMBER: 240125
PROJECT LOCATION: 401 FRANCIS ST, KANSAS CITY, KS 66103
PROJECT CONTACT: MATTHEW OSTERMANN, PE. 913-735-5235, MATTHEW@EASTERNWOLF.CO
CONTRACTOR LICENSE #: N/A DRAWING DATE: 12/03/2025
PAGE 2 / 4

PROJECT NAME: FRANCIS STREET SHORT TERM RENTAL **PROJECT NUMBER:** 240125
PROJECT LOCATION: 4101 FRANCIS ST, KANSAS CITY, KS 66103
PROJECT CONTACT: MATTHEW OSTERMANN, PE. 913-735-3235. MATTHEW@EASTERNWOLF.CO
CONTRACTOR LICENSE #: N/A **DRAWING DATE:** 12/03/2025

PAGE 3 / 4

1 SECOND FLOOR
1/4" = 1'-0"

PROJECT NAME: FRANCIS STREET SHORT TERM RENTAL PROJECT NUMBER: 240125
PROJECT LOCATION: 4101 FRANCIS ST, KANSAS CITY, KS 66103
PROJECT CONTACT: MATTHEW OSTERMANN, PE, 913-735-3235, MATTHEW@EASTERNWOLF.CO
CONTRACTOR LICENSE #: N/A DRAWING DATE: 12/03/2025

PAGE 3 / 4

1 THRID FLOOR
1/4" = 1'-0"

Gmail

Eastern Wolf <info@easternwolf.co>

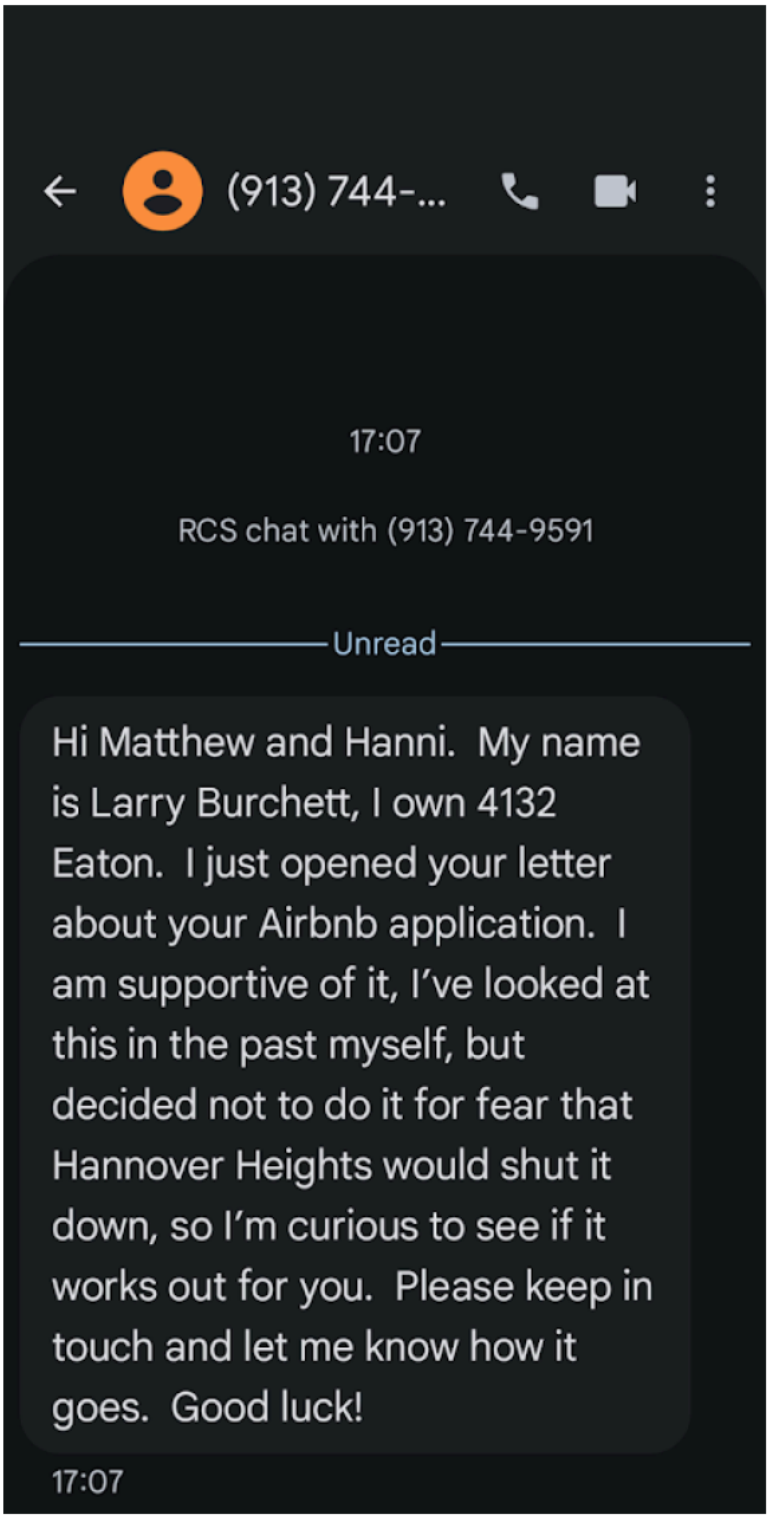
Neighborhood property meeting

1 message

Leah Anderson <andersonleah28@gmail.com> Tue, Jan 13, 2026 at 1:39 PM
To: "info@easternwolf.co" <info@easternwolf.co>

Hello Mathew and Hanni,
My name is Leah Anderson and I'm your neighbor at 4145 Francis St.
(I believe we might have met once at Leo's BBQ some summers back?)
I got your letter regarding the property at the corner of the block. I will not be able to attend the meeting, however, I wanted to write to show my support.
I am so glad someone in the neighborhood bought the house and is so studious in taking care. I'd really be disappointed if outside entities bought it, or KU med. As great as they are for neighbors, I get worried at times that they may buy up more property, or land in the neighborhood.
Your proposal letter was enough info for me. I know first hand, with this house, how expensive home ownership, upkeep, and especially renovations can be.
I hope it brings you in enough money to keep restoring such a beautiful house. ...especially with the world cup coming!
Good luck!! ...and...if you need anything please feel free to get a hold of me.

-leah anderson
913 424 0300


(913) 744-...
17:07
RCS chat with (913) 744-9591
Unread
Hi Matthew and Hanni. My name is Larry Burchett, I own 4132 Eaton. I just opened your letter about your Airbnb application. I am supportive of it, I've looked at this in the past myself, but decided not to do it for fear that Hannover Heights would shut it down, so I'm curious to see if it works out for you. Please keep in touch and let me know how it goes. Good luck!
17:07

HANOVER HEIGHTS

A National and State Historic Neighborhood in Kansas City, KS tucked between State Line and Rainbow & 43rd and Olathe Blvd.

UG Planning Commissioners
UG Planning and Development Staff
701 North 7th Street
Kansas City, KS 66101

February 23, 2026

Re: SP2025-097 Non-Owner-Occupied Short-Term rental request
4101 Francis Street Hanover Heights KCKS
Matthew Ostermann and Hanni Woelk residing at 4105 Francis

Dear City Planning Commissioners and UG Staff:

The above application will be heard at your March 9th meeting. We respectfully wish to advise you that the Hanover Heights Historic Neighborhood is in favor of its approval as presented in the applicants' summary.

We are confident that Matthew and Hanni are responsible stewards of our neighborhood. And we look forward to seeing their property preserved and restored to serve as an attractive anchor for the northwest neighborhood boundary. The homeowners' commitment is already yielding a positive influence on nearby neighbors, and we commend them for their role as a stabilizing influence along Francis Street.

We recognize that approval of this adjacent homeowner short-term rental (STR) will effectively prevent any further STRs on Francis Street. By prioritizing resident owners over absentee investors, we protect the historic character of our neighborhood and ensure that Hanover Heights remains a community defined by long-term commitment rather than transient commercial interests.

Thank you for being our advocate regarding all land use and planning processes in Rosedale.

Sincerely,

Gilbert A. Pintar,
President Hanover Heights
4178 Cambridge, KCKS 66103

ec: Commissioner Christian Ramirez
Commissioner Tyler Kump
Sarah Oltved, RDA Executive Director
M. Ostermann & Ms. Woelk, 4105 Francis Ave

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: March 9, 2026

Re: **Special Use Permit Petition SP2026-002**

GENERAL INFORMATION

Applicant Information:
Emily Thornton
4250 North 109th Terrace
Kansas City, Kansas 66109

Subject Property:
13109 Everett Court
Kansas City, Kansas 66109

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

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
Prairie Delaware Piper Master Plan

	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Single-family residence
South	RP-5 Planned Apartment District	Single-family residence
East	RP-5 Planned Apartment District	Single-family residence
West	RP-5 Planned Apartment District	Single-family residence

Total Tract Size: 0.04 Acre

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 Everett Court 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. Applicant meets the requirements.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

Public Hearing(s): March 9, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Emily Thornton, is requesting a Special Use Permit to operate a Non-Owner-Occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 13109 Everett Court.

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. ENV26-0138 – Code-Environment – January 28, 2026 – Closed – Grey Mercury vehicle parked with no tags.

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 Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Census Block Group #0448032. The neighborhood consists of single-family homes with RP-5 Planned Apartment District zoning to the north, east, south, and west of the subject property. To the north of the property, State Avenue is located.

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 RP-5 Planned Apartment District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby

properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. 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. The proposed use conforms to the Prairie Delaware Piper 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, should not exceed the capacity of Everett Court, 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. 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 six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that

prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on February 19, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Overcrowding

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Has the applicant addressed any issues from the Home Inspection Report?

   Applicant Response: There were only some minor concerns on inspection report. No major concerns. Once property is vacant, the entire home will be remodeled and inspection report will be reviewed. Per your "draft", regarding the loose toilet, all new flooring is going in, so all toilets are being removed, then will be re-set with new wax rings. Also on the maintenance item, regarding the hole where the AC line enters the house, that will be sealed.

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

   Applicant Response: Six (6).

3. 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: Owl Stays will be managing this Short term rental. I have a signed agreement with them, they will oversee the property 24/7. During the neighborhood meeting on 2/19 Alex will be notifying neighbors that his company will be the contact.
   Alexander Repsholdt
   Chief Executive Officer
   913-276-0272 (cell)
   alex@owlstays.com

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

Applicant Response: Owl Stays will be handling all neighbors' issues. If they do reach out to me directly, I will request communication be done in writing (email or text) to have record and direct the concerns to Owl Stays.

5. 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: Owl Stays has a great team and responds in a timely manner for any issues. If needed, I'm only 12 minutes away from the property and can assist as needed.

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

   Applicant Response: ≈ 62 % – 65 % occupancy annually. This means roughly 226 – 237 nights booked per year on average by guests.

7. 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: All of the above items will be maintained and installed as required. Per inspection report, items are in working order. Owl Stays has a system in place for cleaning after each check out.

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

   Applicant Response: For bookings made through major platforms such as Airbnb and Vrbo, these platforms collect and remit applicable state and local lodging taxes directly to the appropriate taxing authorities on behalf of the host, as required by Kansas law.

   For any direct bookings made outside of third-party platforms, the property owner/manager will collect the appropriate lodging taxes from guests and remit them directly to the Kansas Department of Revenue and any applicable local taxing authority.

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

Applicant Response: Yes, the "Welcome Book" paper copy will be in the property that lists all the rules and regulations.

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

    Applicant Response: At this time, no pets allowed unless it is a qualified service animal.

11. 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: We will get this added to the Welcome packet.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-002** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Floor Plan
Home Inspection Report
Insurance Policy
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	March 9, 2026	March 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 **SP2026-002** 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 **SP2026-002,** 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.

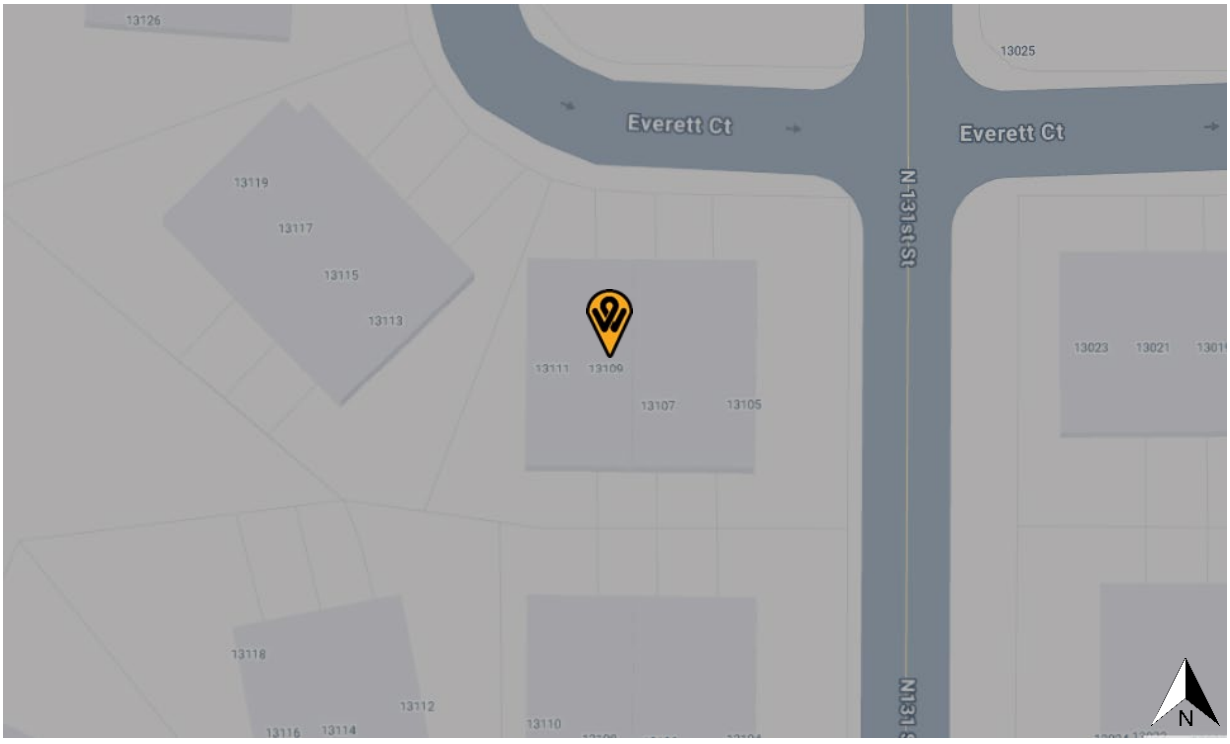
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)

) SS:

COUNTY OF WYANDOTTE)

Comes now **Emily Thornton**, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #**SP2026-002**
   13109 Everett Court, Kansas City, KS 66109
2. That I conducted a neighborhood meeting on **2/19/2026**.
3. The notice to nearby property owners was sent on **2/4/2026**.
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.

Emily Thornton
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20 day of February, 2026.

My commission expires 09 of 11, 2027.

SAYSAY THAN
Notary Public, State of Kansas
My Appointment Expires
09/11/2027

Notary Public

Emily Thornton

Cell: 913-543-0054 | Email: TheLegendsLandingKC@gmail.com

MEETING MINUTES:

Application Number **SP2026-002**

Date and Location: 2/19/2026 via ZOOM

https://us05web.zoom.us/j/83941698980?pwd=O1aV2zAS1tdALXYlABfvQNOK7wjGJg.1

Meeting ID: 839 4169 8980

Passcode: 5xBdQe

Meeting called to order at: 2:01pm

Names of people in attendance: 4, Emily Thornton, Alex Repsholdt, Angela (Alex's Operations Manager), Joy Brown (neighbor)

Introductions:

Presentation by applicant (Emily Thornton) & STR Manager Alex Repsholdt.

Information given to those in attendance included details of the Short Term Rental, such as location, reasoning why it would be an ideal STR and background about the Management Company (Owl Stays).

Property Overview - Name: The Legends Landing KC. Tagline: Stay Close to the Action.

13109 Everett Court, Kansas City, KS 66109 – Townhome

3 Bedroom, 2.5 Bathroom, 1 Car Garage

Onsite Parking - 2

How the STR will be used – Entire Home | Minimum Stay Length – 3 nights, with exception of orphan days, one-sided orphan days, some holidays being 4 minimum, and last minute bookings being potentially 1 night.

Typical Guests – Business Professionals, Event Attendees,

This is designed for responsible, short stays — not events or gatherings.

Management & accountability:

Owl Stays – Alex Repsholdt Team | 24/7 local contact phone number

- The property is overseen by a licensed, local short-term rental manager with active monitoring and enforcement.

Rules & enforcement:

- Quiet hours (usually 10pm–7am)
- Explicit no-party policy
- No events, no gatherings
- Violation = immediate removal + platform reporting

Safety & compliance:

Smoke/CO detectors | Fire extinguishers | Permit & inspection compliance

Impact on the neighborhood:

- Property is maintained at a higher standard
- Frequent inspections vs long-term neglect
- No absentee tenant issues
- Local spending by guests

Questions and answers (include the following):

All Questions asked by Joy Brown, all answers by Alex

Joy Brown's question: will we be turning it into a STR? Alex replied YES.

Right off, Joy Brown said she will be at the meeting and not give consent. Said it would be better to have an evening meeting

Joy Brown questions:

- Worried about noise -
    - Owl Stays standards exactly the same as any long term management property. Clearly posted quiet hours 6am -10pm. Noise decibel tracker $10/mth- get alerts when it's violated. Neighbors will get Alex's contact info and white glove treatment. Response time less than 10 minutes.
- Parties -
    - Not big enough for parties. Every guest has the opportunity to correct violations, notice first, if it gets worse then a visit, escalate with police.
- Proximity -
    - direct contact info given for management. Staff overseas first, Escalation to Alex or Angela very simple.
- Prior Experience- friend had one, property damaged, etc-
    - margins for STR insane. Times have changed, margins very tight now. Legislators way more organized.
- Property Value - Chiefs stadium -
    - not going to have an affect on values
- How does this as a business affect our livelihood. Peoples homes, not a business.
    - will be basically the same as a long term rental. Real estate is a good retirement strategy. The government limits options for retirement. Evaluating Risk - STR have less risk than LTR.

Trial period - only granted 1 year. Renew if approved - 2 years.

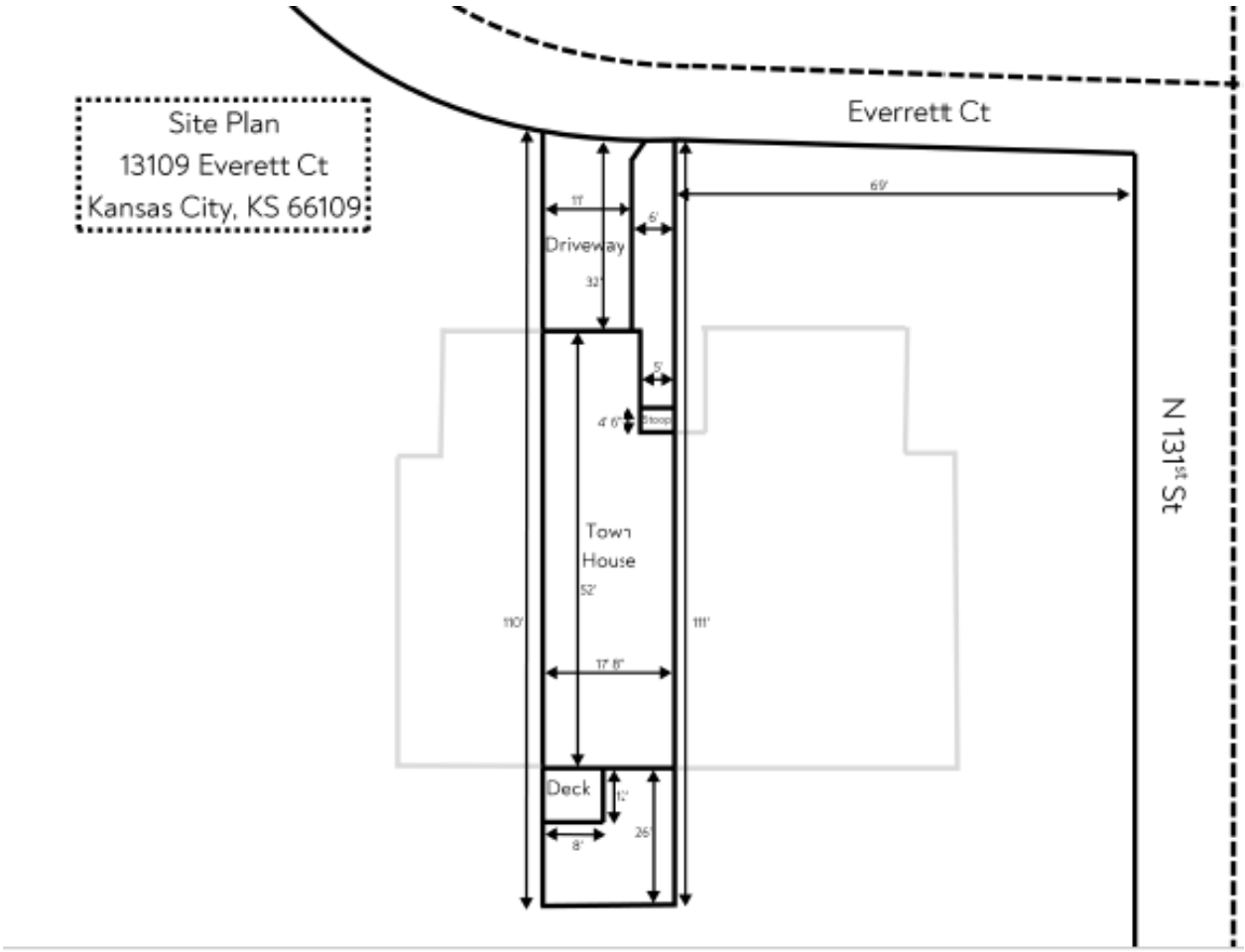
Prove to neighbors that Owl Stays does a good job.

Alex - Close meeting with this thought - come to the commissioner meeting. Speak about concerns. Potentially schedule another evening meeting and some more neighbors will be involved. Come up with some days and time that will work for her and let Alex know!

Joy also mentioned she has alot to think about!

Meeting adjourned at: 2:49pm

Minutes taken by: Emily Thornton


Site Plan
13109 Everett Ct
Kansas City, KS 66109
Everrett Ct
N 131st St
11'
6'
Driveway
32'
69'
5'
4' 6"
Stoop
Town
House
52'
110'
111'
17' 8"
Deck
12'
8'
26'

TOTAL: 1607 sq. ft

Basement 1: 398 sq. ft, 1st floor: 549 sq. ft, 2nd floor: 660 sq. ft

EXCLUDED AREAS: UTILITY: 151 sq. ft, GARAGE: 245 sq. ft, WALLS: 189 sq. ft

Measurements are calculated by technology deemed highly reliable, but not guaranteed

N

Note: In the header above, you'll see "Full report," "Summary," & "Major Concerns" on the left. On the right, you'll see the "PDF" button. Use these to navigate the report.

Categories:

MAJOR CONCERN:

A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often immanent or may be very difficult or expensive to remedy.

MINOR CONCERN:

A functional component that is defective or not operating as intended. Items that inevitably lead to, or directly cause adverse impact on the value of the home, or unreasonable risk to people or property. These concerns typically require further evaluation and are more complicated to remedy.

MAINTENANCE & INFORMATIONAL ITEMS:

Maintenance Items, DIY Items, Recommended Upgrades, and Informational Items will fall into this category. These things will ultimately lead to Minor Concerns or Major Concerns if left neglected. These items are generally more straight forward to remedy.

Recommendations

9.6.1 Faucets & Fixtures

Minor Concern

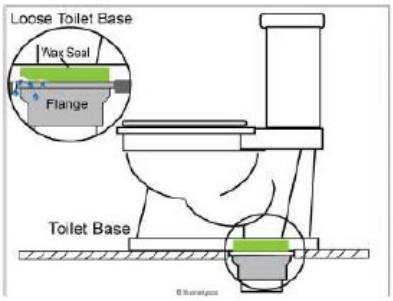
TOILET - LOOSE

The toilet(s) was not tightly secured to the floor, which can result in leaks. I recommend having the toilet evaluated and repaired as necessary by a qualified plumbing contractor.

This condition is considered conducive to mold growth.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hallway Bathroom

Primary Bedroom Bathroom

Recommendations

10.2.1 Air Conditioning

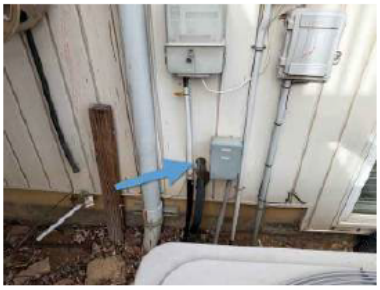
Maintenance/Informational Items

LINE SET - SEAL WALL PENETRATION

The hole where the air conditioner line set enters through the exterior wall was not sealed. In order to prevent moisture intrusion and energy loss, I recommend having the penetration sealed by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



DECLARATIONS

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy.

91-B4-F853-4 **Policy Number**

Named Insured and Mailing Address
EMILY L THORNTON REVOCABLE
TRUST DATED 7/8/21
4250 N 109TH TER
KANSAS CITY, KS 66109-4171

Coverage afforded by this policy is provided by:

STATE FARM FIRE AND CASUALTY COMPANY
PO Box 853907
Richardson TX 75085-3907

A Stock Company with Home Offices in Bloomington, Illinois.

The Policy Period begins and ends at 12:01 a.m. Standard Time at the residence premises.

06/18/2025 **Effective Date**
12 months-Policy Period
06/18/2026 **Expiration of Policy Period**

Limit of Liability - Section 1
$ 219,100 Dwelling (Coverage A)
Actual Loss Loss of Rents (Coverage C)
Sustained-
12 months

Policy Type
Rental Dwelling Policy
Special Form 3

Location of Premises
13109 EVERETT CT
KANSAS CITY, KS 66109

Automatic Renewal - If the **Policy Period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Deductibles - Section 1 $4382
ALL LOSSES In case of loss under this policy, the deductible will be applied per occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to your policy.

Policy Premium $976.00

Forms, Options, & Endorsements
RENTAL DWELLING END FE 5610

LIABILITY- $1,000,000

Additional Insured
THORNTON, EMILY
4250 N 109TH TER
KANSAS CITY, KS 66109-4171

Loan Number:

Agent Name & Address
REED INS AND FIN SVCS IN
21632 Midland Dr
SHAWNEE, KS
66218 (913)422-0123

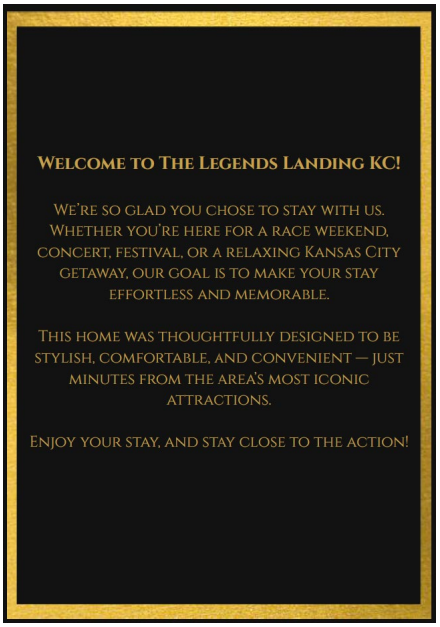
Prepared: January 13, 2026

9BB8
Agent's Code

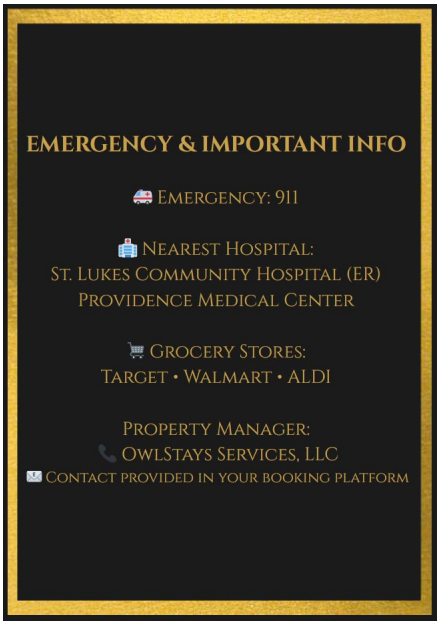
559-916.5

MORTGAGEE COPY

THE
LEGENDS LANDING
KANSAS CITY
Stay Close to the Action
WELCOME BOOK

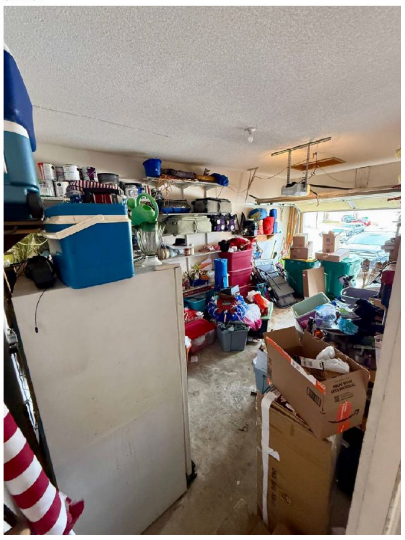

WELCOME TO THE LEGENDS LANDING KC!
WE'RE SO GLAD YOU CHOSE TO STAY WITH US. WHETHER YOU'RE HERE FOR A RACE WEEKEND, CONCERT, FESTIVAL, OR A RELAXING KANSAS CITY GETAWAY, OUR GOAL IS TO MAKE YOUR STAY EFFORTLESS AND MEMORABLE.
THIS HOME WAS THOUGHTFULLY DESIGNED TO BE STYLISH, COMFORTABLE, AND CONVENIENT — JUST MINUTES FROM THE AREA'S MOST ICONIC ATTRACTIONS.
ENJOY YOUR STAY, AND STAY CLOSE TO THE ACTION!

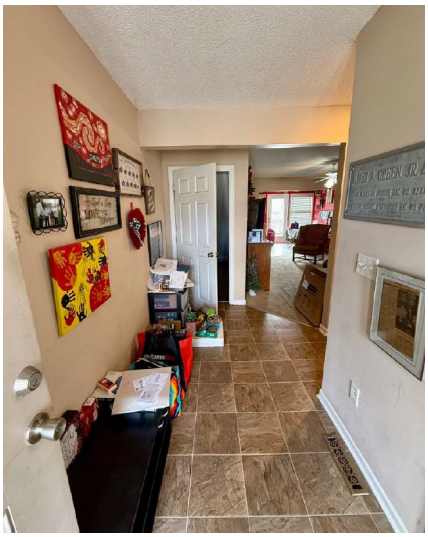
HOUSE RULES
✓ REGISTERED GUESTS ONLY
✓ QUIET HOURS: 10:00 PM – 8:00 AM
✓ NO SMOKING OR VAPING INSIDE
✓ NO PARTIES OR EVENTS
✓ RESPECT NEIGHBORS & COMMUNITY
✓ PETS ONLY IF APPROVED IN ADVANCE
THANK YOU FOR HELPING US KEEP THIS HOME BEAUTIFUL FOR FUTURE GUESTS!


EMERGENCY & IMPORTANT INFO
🚑 EMERGENCY: 911
🏥 NEAREST HOSPITAL:
ST. LUKES COMMUNITY HOSPITAL (ER)
PROVIDENCE MEDICAL CENTER
🛒 GROCERY STORES:
TARGET • WALMART • ALDI
PROPERTY MANAGER:
📞 OWLSTAYS SERVICES, LLC
✉️ CONTACT PROVIDED IN YOUR BOOKING PLATFORM

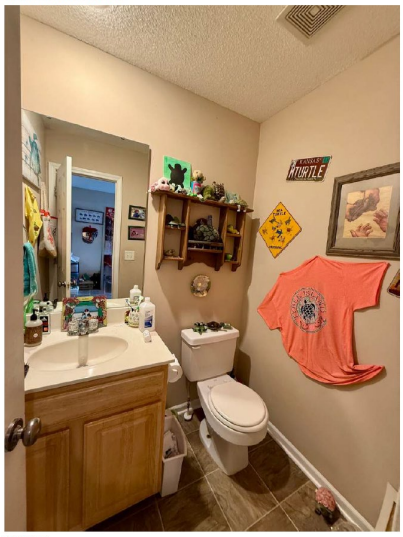
YOUR STAY INCLUDES:
🛏️ 3 BEDROOMS | SLEEPS UP TO 6
🛁 2.5 BATHROOMS
🚗 PRIVATE GARAGE + DRIVEWAY PARKING
📶 HIGH-SPEED WI-FI
📺 SMART TVS
🍽️ FULLY EQUIPPED KITCHEN
🧺 WASHER & DRYER
❄️ CENTRAL HEATING & AIR

GARAGE

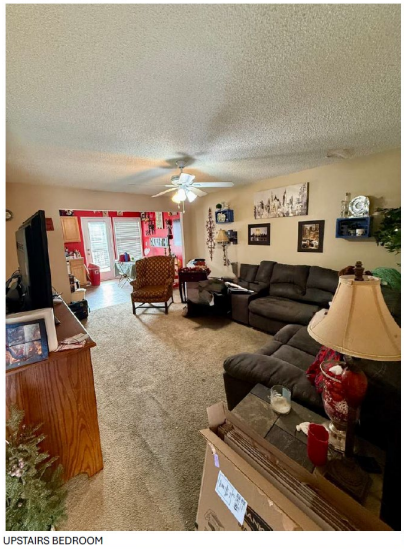




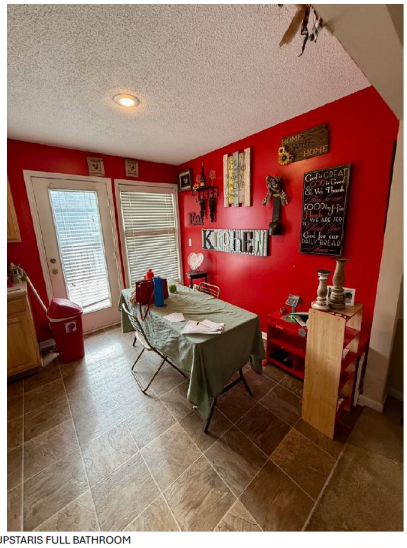
1/2 BATH ON MAIN LEVEL



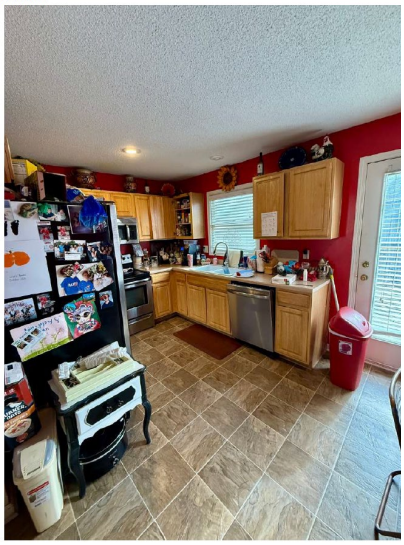
MAIN FLOOR LIVING ROOM



DINING ROOM

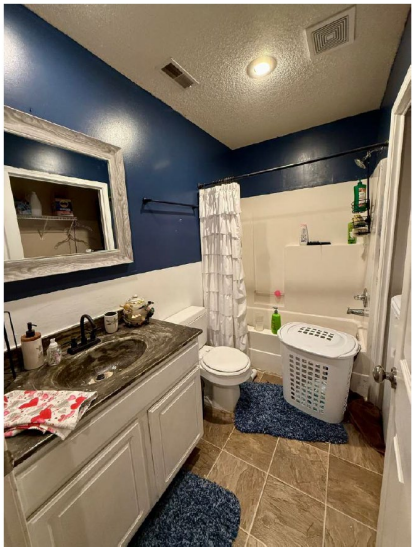


KITCHEN

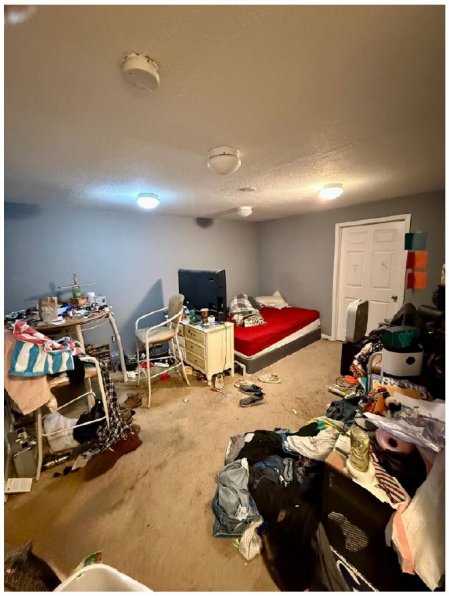


UPSTAIRS BEDROOM

UPSTARIS FULL BATHROOM



2ND LIVING AREA – WILL BE MOVIE LOUNGE/GAME ROOM



3RD BEDROOM

STORAGE

BACK OF HOUSE

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: March 9, 2026

Re: **Special Use Permit Petition SP2026-003**

GENERAL INFORMATION

Applicant Information:
Dennis Mendoza
8021 Clearwater Drive
Kansas City, Missouri 64152

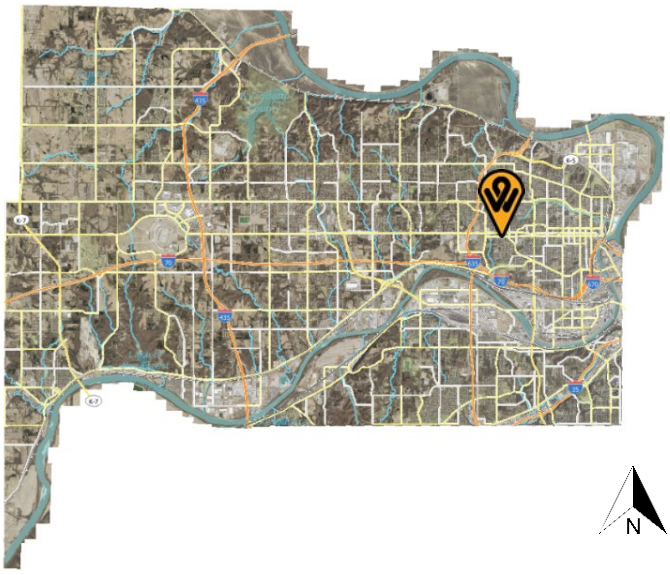
Subject Property:
1417 Minnesota Avenue
Kansas City, Kansas 66102

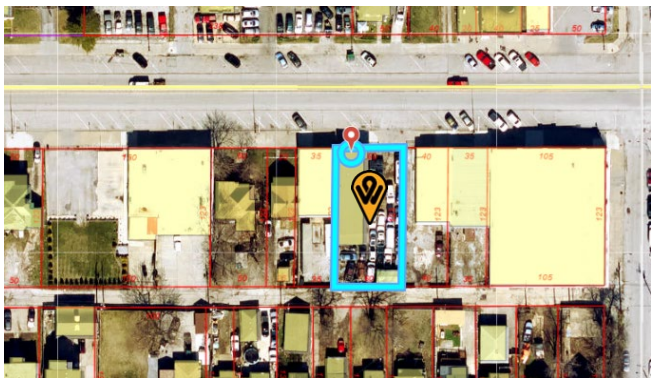
Requested Action and Purpose:
Approval of a Special Use Permit for used automobile sales.

Commission Districts:
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William J. Burns, Jr

Existing Zoning District(s):
C-3 Commercial District

Plan Area:
Downtown Area Plan





	Adjacent Zoning	Adjacent Uses
North	C-3 Commercial District	Convenience store and Mexican restaurant
South	R-1(B) Single Family District	Single family homes
East	C-3 Commercial District	KC Auto and Performance
West	C-3 Commercial District	Mechanic shop

Total Tract Size: 0.16 Acre

Comprehensive Plan Designation: The Downtown Area Plan designates the subject property as Urban Residential**,** which allows higher density residential, 12 units per acre or greater, in an urban format (typically attached units – townhomes/stacked flats). Detached patio homes/zero lot line or single-family homes may be acceptable based upon density, design and location. Live/work units with commercial/retail/office on the first floor and residential above are allowed at the corners of blocks and if they do not deter from the residential character of the neighborhood. Institutions including schools and churches would be allowed within the Urban Residential land use designation.

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

Parking Requirement: Section 27-467(e) states that four (4) spaces per 1,000 square feet of floor area in the building.

Landscaping Requirement: Section 27-467(g) states that trees are required to be provided at not less than one 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. Applicant is required to have one (1) tree.

Applicant do not meet the requirement.

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

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

PROPOSAL

Detailed Outline of Requested Action: The applicant, Dennis Mendoza, is requesting a Special Use Permit for used automobiles sales at 1417 Minnesota Avenue Kansas City, Kansas 66102.

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. STR23-0280 – Structural – March 8, 2023 – Closed – The fence near the alley needed to be resecured and a window on the front of the property was boarded.
2. 19220-00570 – Graffiti – September 24, 2019 – Completed – Graffiti along they alley.
3. 19220-00030 – Graffiti – January 15, 2019 – Completed – Graffiti per PD.
4. 18220-00562 – Graffiti – August 28, 2018 – Completed.
5. 18220-00540 – Graffiti – August 20, 2018 – Completed.
6. 18220-00514 – Graffiti – July 31, 2018 – Completed.
7. 17395-00039 – Stop Work Order – February 28, 2017 – Completed.
8. 14220-00418 – Graffiti – September 17, 2014 – Completed – Graffiti on the back fence.

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 Character of the Neighborhood.

The subject property is located within the Riverview Statistical Neighborhood, Cathedral Neighborhood Group, and Census Block Group #0417003. The neighborhood consists of commercial properties to the north, east, and west. To the south of the subject property, single family residential zoning is located.

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 C-3 Commercial District to the north, east, and west. To the south of the property, R-1(B) Single-Family District is found. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

   The proposed use is suitable for the subject property as the use is allowed within the current zoning, however, it does not follow the Downtown Area Plan land use. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Downtown Area Plan. The Downtown Area Plan designates the subject property as Urban Residential**,** which allows higher density residential, 12 units per acre or greater, in an urban format (typically attached units – townhomes/stacked flats). Detached patio homes/zero lot line or single-family homes may be acceptable based upon density, design and location. Live/work units with commercial/retail/office on the first floor and residential above are allowed at the corners of blocks and if they do not deter from the residential character of the neighborhood. Institutions including schools and churches would be allowed within the urban residential land use designation. The proposed use does not conform to the Downtown Area Plan designation because the nature of the proposed use is commercial in nature.

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

The proposed use does not the potential to increase vehicular traffic, and should not exceed the capacity of Minnesota Avenue, a Minor Arterial street 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 because there are other commercial businesses with the same use as being proposed within less than 880 feet to the north, east, and west of the subject property. The proposed use will not affect the use, quality, or marketability of nearby properties.

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, dust, and illumination is not expected to occur 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.

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 businesses 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 as there are already three (3) other business with the same use as being proposed less than a quarter of a mile away. If denied, the property owner may not use the property as a dealership, however, they can still use the property for other commercial business.

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

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

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

    The proposed use could potentially result in the overcrowding of land due to the size of the site. If managed properly, however, the size of the site is not a major concern.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1417 Minnesota Avenue on February 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Landscaping
Site Overcrowding
Outside storage

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The subject property has operated as a mechanic shop intermittently since 2001. If the applicant were proposing to continue that same use, a Special Use Permit would not be required. Staff recommends approval of the current request because the proposed dealership use will prohibit non-functional vehicles site, which are more commonly associated with a mechanic shop. By transitioning to a dealership, the applicant is expected to maintain a cleaner and more orderly appearance from the public right-of-way.

2. What are the days and hours of operation?

   Applicant's Response: Monday to Saturday from 10:00 AM to 6:00 PM.

3. How many cars will be on site?

   Applicant's Response: Between 10 to 12 cars.

4. No mechanical work can be done on site.

   Applicant's Response: No mechanical work will be done on site.

5. How many parking spaces are provided for customers, for employees, and for the cars to be sold?

   Applicant's Response: I will have 9 parking lots for cars to be sold

I will have three (3) parking lots for customers and the two (2) employees will park the cars inside the bays.

6. Are there any plans to repave the parking?

   Applicant's Response: Yes, the parking lot will be repaved after we get approved for the dealer. The building will be painted outside. The gate will be replaced with another nicer one, the fence on the back will be replaced and paint it too, will make the property nice outside and inside after we get approved.

7. Provide a site plan reflecting the number of parking spaces.

   Applicant's Response: Provided.

8. There are three (3) parking spaces along the south property line, adjacent to the alley do not appear to have the maneuvering area needed to park there.

   Applicant's Response: There is room to back out.

9. How do you comply with Section 27-593(b)(19)?

   Section 27-593(b)(19) Used car/truck lots and light automotive service and maintenance only in C-2 general business district, C-3 commercial district, M-1 light industrial and industrial park district, M-2 general industrial district, and M-3 heavy industrial district subject to the following criteria:

   a. Repurposing of structure(s) for used car/truck lots or light automotive service and maintenance.
      1. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff.
      2. Landscaping, screening, and façade improvements to meet commercial design guidelines.
   b. Signage.
      1. Following all permanent sign requirements under section 27-727.
      2. Following all special event display requirements under section 27-734.
      3. No display on sidewalks.
   c. Façade, landscaping, and screening.
      1. For new buildings:
         i. All commercial design guidelines and district regulations shall be upheld in C-3 commercial districts including, but not limited to, the creation of quality development with respect to site planning, architectural design and landscaping.
         ii. Commercial uses in industrial districts shall be subject to commercial design guidelines.
      2. For existing structures:
         i. Such modifications as:
            a. Restoring original brick.

b. Any necessary repair of the facade.
c. New doors or windows if existing fixtures are in disrepair.
d. Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed and tuck pointed.
e. For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required.

d. *Condition of automobiles/trucks.*
   1. Automobiles/trucks available for sale, rent or lease must not be inoperable, ruined, dismantled or wrecked.

e. *Parking*.
   1. The display area shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
   2. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
   3. Each automobile shall be in a striped, designated parking space.

f. Install/repair sidewalks per code.

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 review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-003** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **No installation, mechanic repair or tire sales is permitted on site;**
2. **Hours of operation are Monday to Saturday from 10:00 AM to 6:00 PM;**
3. **No more than 9 cars may be displayed for sale on the property at any one time;**
4. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
5. **Per Sections 27-667-27-676, every vehicle must be in a designated and striped parking space. Provide a site plan indicating the number of parking stalls, indicating which stalls are dedicated to customers, employees and staff, vehicles for sale, or vehicles for repair. Detailed dimensions of each parking stall are required. Non-ADA parking stalls must be 9' wide from the inside of stripe to inside of stripe and 18' in length;**
6. **Section 27-463(g) requires that screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two (2) family zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
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;**
8. **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;**
9. **If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
10. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit,**

and if so, must take it upon themselves to initiate the building permit process accordingly;

11. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
12. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
13. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
14. **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;**
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 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;**
16. **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;**
17. **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,

18. **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
Neighborhood Meeting Documents
Site Plan
Floor Plan
Conservation District Comments
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026	March 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 **SP2026-003** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-003** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

02/22/2026

Neighborhood meeting

1417 Minnesota ave kansas city ks 66102

Name	Signature
Flor I. Herrera A.	
mrs. Herrera asked if any cars	
to be sold will be parked on the street	
Answer: Cars will be park inside the lot.	

NEIGHBORHOOD MEETING INFORMATION

1) only one person attended
Flor Idalia Herrera
she had one question, if I was going to park any cars on the street,
answer was, we will park all the cars inside the lot,

2) One contacted me by phone or Email.

3) I will be sending the notarized affidavit on monday the 23rd around 10:00 am

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Clay)

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

1. That I am the petitioner for Petition # SP2026-003.
2. That I conducted a neighborhood meeting on 02-22-2026.
3. The notice to nearby property owners was sent on 02-07-2026.
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.

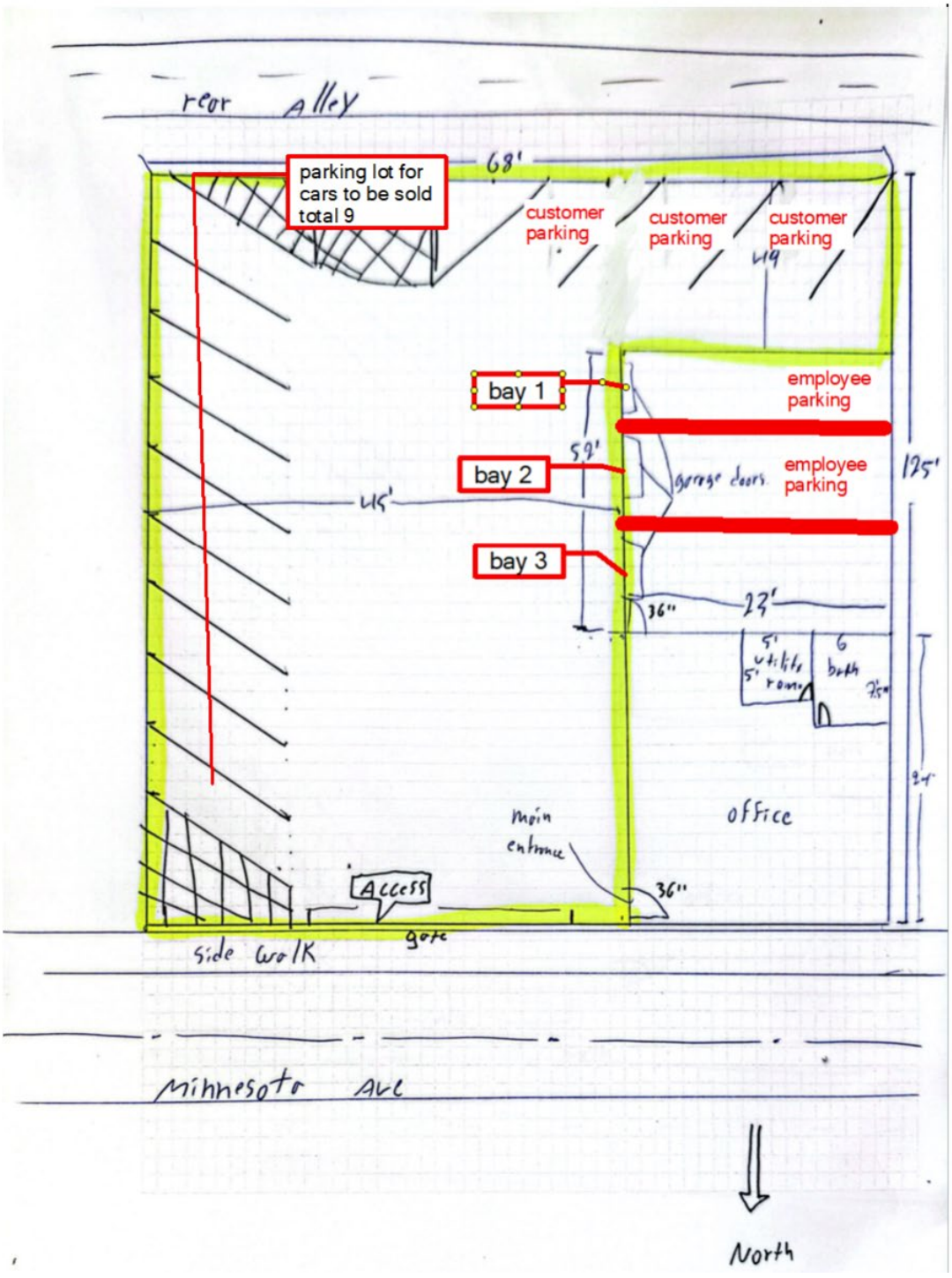
Affiant

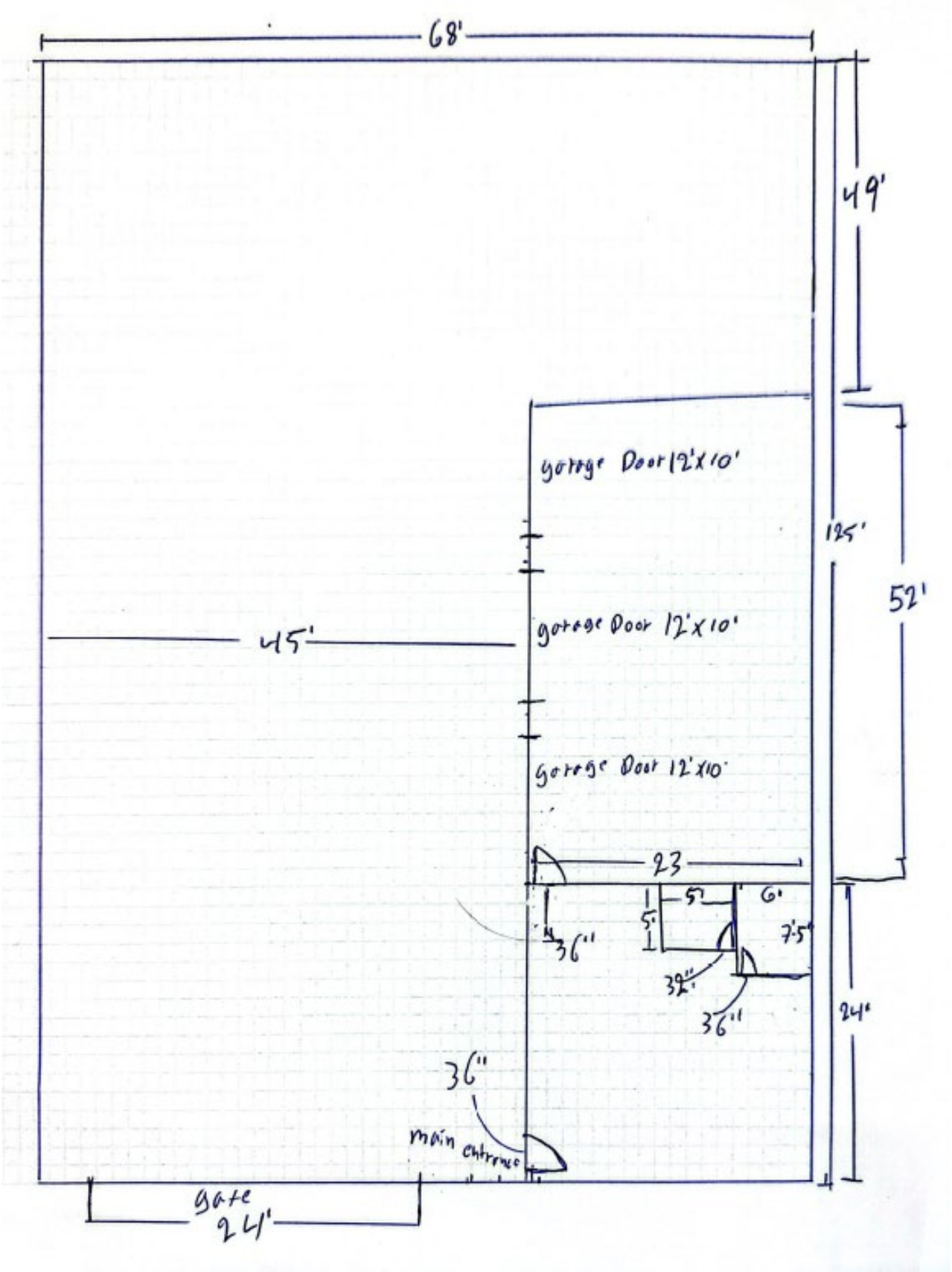
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of February 2026.

My commission expires 04 of 07, 2029.

Notary Public

PRESLEY THOMPSON
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 19535793
My Commission Expires 04-07-2029


rear Alley
parking lot for cars to be sold total 9
68'
customer parking
customer parking
customer parking
bay 1
bay 2
bay 3
59'
45'
garage doors
employee parking
employee parking
125'
36"
23'
5' utility room
6 bath
office
main entrance
36"
Access
gate
side walk
Minnesota Ave
North


68'
49'
garage Door 12'x10'
125'
52'
45'
garage Door 12'x10'
garage Door 12'x10'
23
5'
6'
5'
7.5'
36"
32"
36"
24'
36"
main entrance
gate
24'

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 - wycd.conservation@gmail.com

Rodney Lucas
Interim Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

February 10, 2026

RE: SP2026-003

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental review of SP2026-003 for used automobile sales at 1417 Minnesota Ave.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Lagoda silt loam, 3 to 8 percent slopes, and Knox silt loam, 7 to 12 percent slopes. These soil types are considered erodible when the surface is denuded of a protective cover.
- The buildings on the property seem to be well maintained
- The paved surfaces on the property will likely need to be repaved due to severe damage. Without repair, debris asphalt and pavement pieces will wash into the roadway during rain events.
- Care to clean up any automotive fluid spills before they leave the garage area.

Technical assistance is available from our office. Limitation maps, detailed soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact; therefore, on site investigation is needed for site specific planning.

If you have any comments or questions, please email our office at wyco.conservation@gmail.com

Sincerely,

Cheri Miller
District Manager

enclosures

NO
PARKING
IN
DRIVEWAY

BRIGGS

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: March 9, 2026

Re: **Special Use Permit Petition SP2026-004**

GENERAL INFORMATION

Applicant Information:
Andrea Nelson with Branch KC LCC
13400 Donahoo Road
Kansas City, Kansas 66109

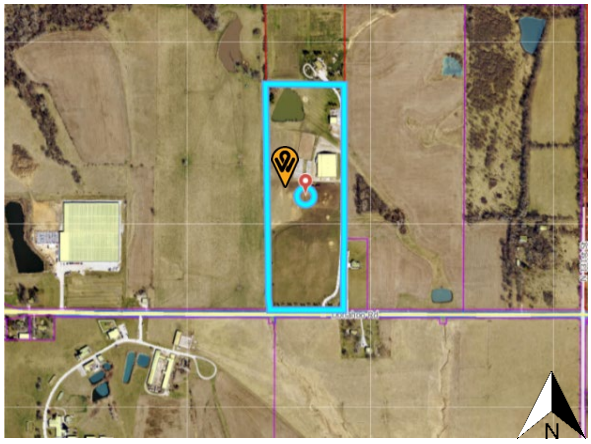
Subject Property:
13380 Donahoo Road
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Special Use Permit for an event space with live entertainment.

Commission Districts:
At-Large Commissioner, District #1: Melissa Bynum
District #5 Commissioner: Dr. Carlos Pacheco III

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

Plan Area:
Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	A-G (WYCO) Agriculture District	Single-family home
South	A-G (WYCO) Agriculture District	Farmland and a single-family home
East	R-1 Single Family District	Farmland and a single-family home
West	A-G (WYCO) Agriculture District	Family Tree Nursery and single-family home

Total Tract Size: 28.76 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Low Density Residential, which allows single-family detached residential units and should appear to be less dense. Development in these areas should include significant areas for open space to maintain the rural character of the area.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Donahoo Road as a Minor Arterial.

Parking Requirement: Section 27-668(a)(5) states that one (1) space for each 50 square feet of seating area plus one space for each remaining 300 square feet of total floor area. Such establishments with less than 500 square feet of seating area shall supply at least ten off-street parking spaces. Applicant is required to have 35 parking spaces. Applicant is providing 37 parking spaces, two (2) being ADA.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. The Applicant meets the requirement.

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

Public Hearing(s): March 9, 2026

Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Andrea Nelson, is requesting a Special Use Permit to operate an event space with live entertainment at 13380 Donahoo Road Kansas City, Kansas 66109.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. COZ2023-010 – Change of Zone – March 26, 2023 – Approved
2. PLAT2023-012 – Subdivision (PLAT, Lot Split) -- March 26, 2026 – Approved
3. SP2022-115 – Special Use Permit – November 29, 2022 – Approved – Renewal of a Special Use Permit for Microbrewery
4. BOZA 2400 – Variance – September 28, 2020 – Completed – Variance for keeping existing gravel road
5. SP-2020-72 – Special Use Permit – May 26, 2020 – Approved – Renewal of a Special Use Permit for Microbrewery
6. SP-2020-73 – Special Use Permit – May 26, 2020 – Approved – Event Space
7. SP-2012-26 – Special Use Permit – April 27, 2012 – Approved – Home Occupation
8. COZ 2795 – Change of Zone From A-G Agriculture District to CP-0 Planned Nonretail Business District for an office facility – October 29, 2004 – Withdrawn.

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 #0448031. The neighborhood consists of large Agriculture lots to the north, south, and west. To the east, a large single-family parcel is located.

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

   The zoning and uses are set out above. The subject property is surrounded by the A-G Agriculture District lots to the north, south, and west. To the east of the property, a large R-1 Single Family District lot is located. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

   The proposed use is suitable for the subject property. The property offers enough space for parking, gatherings, and live entertainment. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates this property as Planned Low Density Residential, which allows single-family detached residential units and should appear to be less dense. Development in these areas should include significant areas for open space to maintain the rural character of the area. The proposed use does not conform to the Prairie Delaware Piper Area Plan designation because the use of the property is commercial in nature and not residential.

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 could have the potential to increase vehicular traffic, but should exceed the capacity of Donahoo Road, a Minor Arterial Street 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 since this would mainly benefit the property owner. The proposed use will not affect the use, quality, or marketability of nearby property since it is a large property where parking, noise, dust, and/or vibration should not be an issue.

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, dust, and illumination are not expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby property, however if it does, the property owner can add additional screening surrounding the property to mitigate the issues.

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 residential structure.

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 business 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, this use will mainly benefit the property owner. If denied, the property owner may not use the property for an Event Space with Live Entertainment, however, they can still be used as an Agriculture lot.

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

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

to meet all conditions of approval.

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

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because it is a large property.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on Monday, February 16, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Building Occupancy
Traffic

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Based on the photographs, was this detached accessory structure purposely built for an event space, or was it converted?
    a. Have you hosted events prior to apply for this Special Use Permit?

    Applicant's Response: The structure was originally constructed as an agricultural accessory building and has had a variety of uses under prior tenants, including use as a brewery and also a private gathering space. Minor interior improvements to maintain the building have occurred over time as tenants have changed. This application represents the first formal request to operate the structure as a permitted event venue.

    The Branch KC LLC is proposing to lease the space from the property owner to operate a permitted event venue once permits are granted. The Branch KC LLC has not hosted any events at the property prior to applying for the Special Use Permit. The property owner has occasionally hosted private family and recreational gatherings. This application represents the first formal request to operate the property as a private, permitted commercial event venue.

2. What are the proposed days and hours of operation?

    Applicant's Response: The facility may be rented between approximately 8:00 AM and 10:00 PM. All entertainment activities will conclude no later than 10:00 PM, well before the 1:00 AM ordinance limit.

3. Will there be security?

   Applicant's Response: Yes. Event hosts will be required to provide security personnel when appropriate based on event size and type, and security presence will be maintained as required by applicable ordinances. On-site staff will also monitor guest arrival, parking areas, and departures to ensure orderly operations.

4. What type of live entertainment will be on site?

   Applicant's Response: Some events may include indoor music such as acoustic musicians, DJs, or similar private-event entertainment. Live entertainment is not expected to be a primary activity, and no outdoor amplified entertainment is proposed. All entertainment will conclude by 10:00 PM, well before the 1:00 AM ordinance limit. Doors and windows will remain closed during any indoor entertainment in compliance with ordinance requirements.

5. How will the applicant address the need for additional parking?

   Applicant's Response: The Branch KC LLC has obtained a quote for additional asphalt paving and is currently working with Atlas Land Consulting to design expanded parking areas. Asphalt will be placed over existing gravel surfaces, and all parking areas will be paved and striped in compliance with Unified Government standards.

6. How will disturbances be handled?

   Applicant's Response: Events will remain small in scale, with a maximum capacity of 99 people. Events will occur indoors to minimize impacts to surrounding properties and will conclude within approved hours. On-site staff and security personnel will oversee guest conduct, parking flow, and orderly departures. Contact information for The Branch KC will remain publicly available to allow neighbors to communicate any concerns.

   The venue is located on a large agricultural parcel with significant setbacks from neighboring residences, allowing the property and its neighbors to maintain the rural character while supporting limited, small-scale indoor events.

7. All entertainment must cease by 1:00 AM.

   Applicant's Response: Acknowledge.

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

   Applicant's Response: Acknowledge.

9. Section 27-669(a) All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced

with a permanent bituminous or concrete pavement. The minimum such surface shall be two inches of asphalt over six inches of compacted gravel. The unified government engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. All off-street parking, loading and maneuvering areas shall be physically restricted to paved areas through the use of wheel stops or curbing, unless, in the opinion of the unified government engineer, wheel stops would create drainage problems. In such cases continuous curbing shall be provided to restrict traffic. Curbing and wheel stops shall be designed and installed as approved by the unified government engineer.

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 Petition **SP2026-004** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **All entertainment must cease by 1:00AM;**
2. **Doors and windows must stay closed during any entertainment performance;**
3. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
    b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
    c. **An I.D. scanner will be used at all times;**
    d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
4. **No amplified speakers or entertainment is allowed in outdoor spaces;**

5. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
6. **Parking lot shall be paved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **If approved, the applicant must file and maintained a current business occupation tax application and entertainment license 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 Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **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 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;**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site Plan
Floor Plan
Traffic Study
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026	March 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 **SP2026-004** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

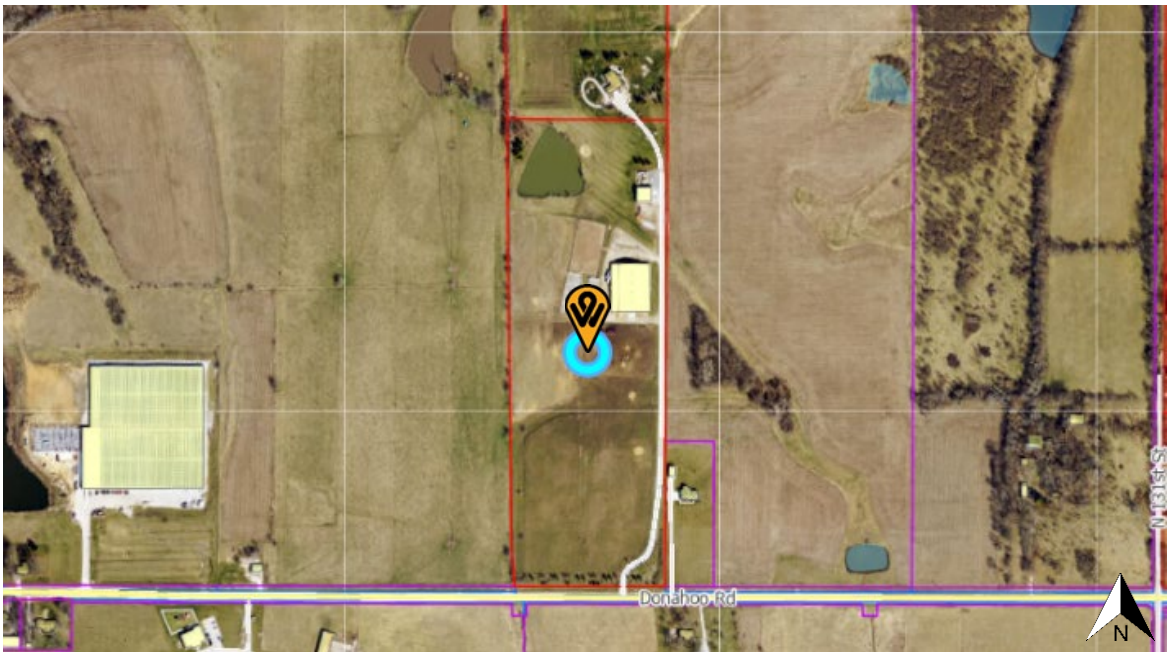
3. _____.

OR

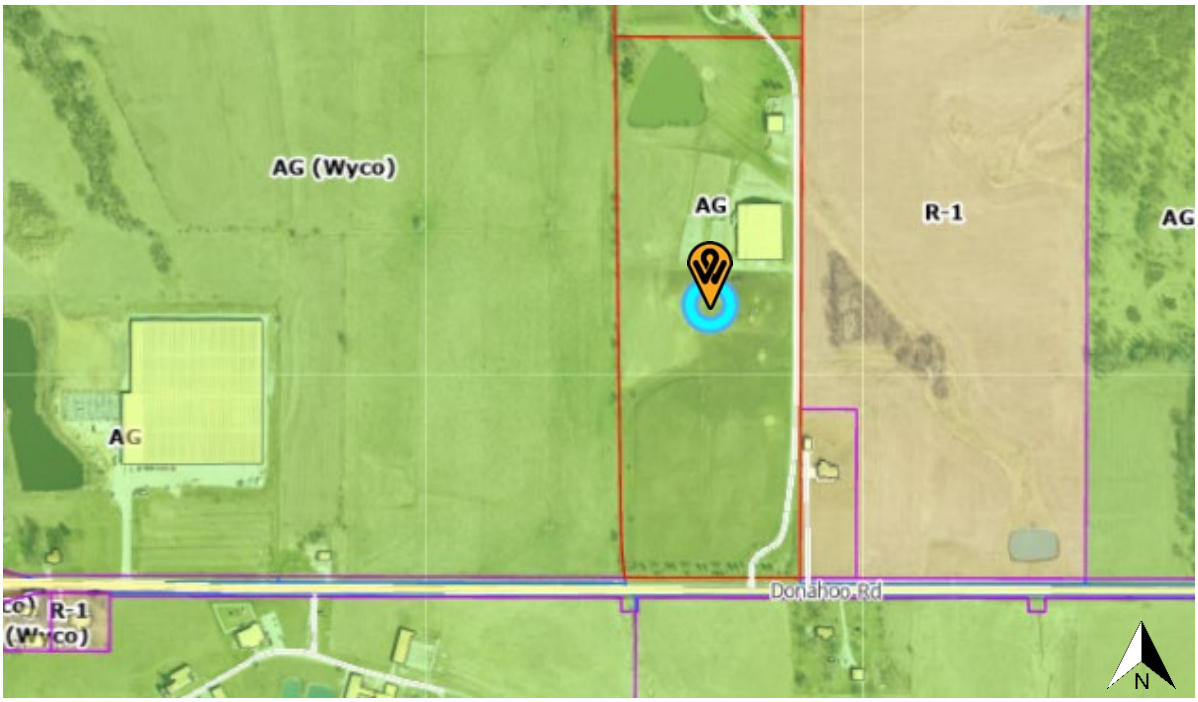
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-004,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

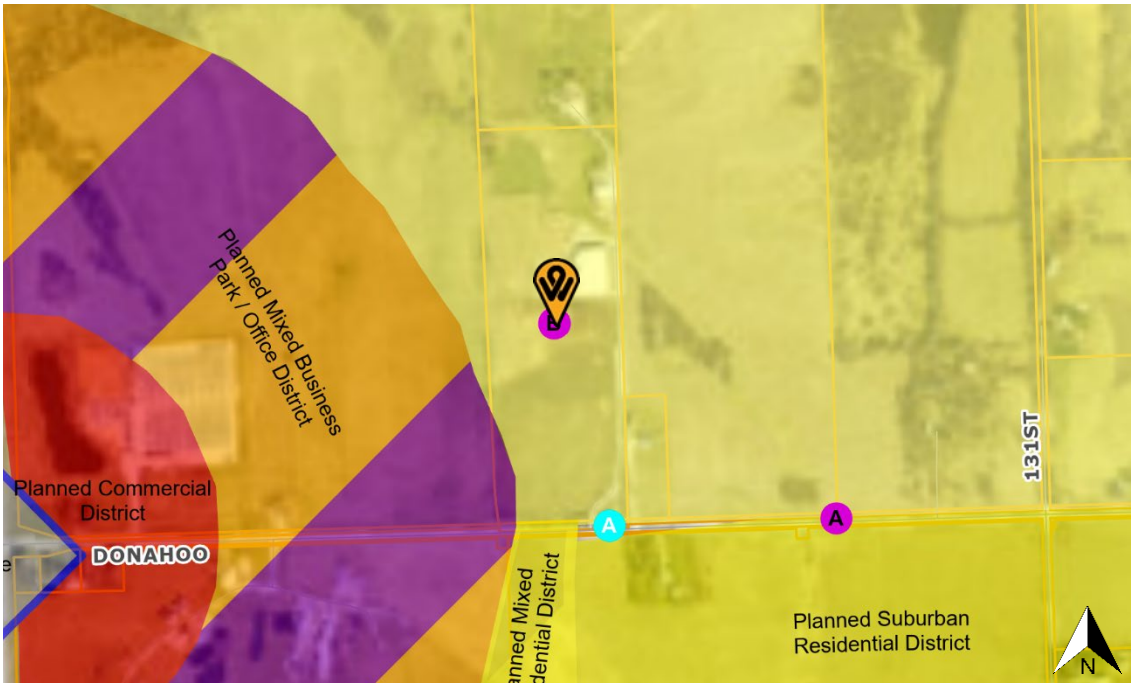
AERIAL IMAGERY



ZONING MAP



LAND USE MAP


Planned Mixed Business Park / Office District
Planned Commercial District
DONAHOO
Planned Suburban Residential District
131ST
A
A
N

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2026-004.
2. That I conducted a neighborhood meeting on February 16, 2026 at 5pm.
3. The notice to nearby property owners was sent on January 30, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 18th day of FEBRUARY 2026.

My commission expires 4th of APRIL, 2029.

Notary Public

NOTARY PUBLIC - STATE OF KANSAS
ASHLYNN CLOUSER
MY APPT. EXPIRES 4/4/29

Neighborhood Meeting Minutes

Application Number: SP2026-004
Project Address: 13380 Donahoo Road, Kansas City, Kansas
Date of Meeting: February 16, 2026
Meeting Location: Virtual (Google Meet)

The neighborhood meeting was called to order at 5:00 PM.

The applicant was present at the scheduled meeting time. No neighborhood residents or interested parties attended the meeting. The applicant remained available at the meeting location for approximately forty-five (45) minutes in the event attendees arrived late.

No questions, comments, or concerns were received during the scheduled meeting period.

The meeting was adjourned at 5:45 PM.

Minutes prepared by: Andrea Nelson
Signature: Andrea Nelson
Date: 2/18/26

Neighborhood Meeting Attendee List

Application Number: SP2026-004
Project Address: 13380 Donahoo Road, Kansas City, Kansas
Date of Meeting: February 16, 2026

No attendees were present at the scheduled neighborhood meeting.

Prepared by: Andrea Nelson
Signature: Andrea Nelson
Date: 2/18/26

Neighborhood Meeting Comment Log

Application Number: SP2026-004
Project Address: 13380 Donahoo Road, Kansas City, Kansas

No phone calls, emails, or written comments were received regarding the proposed project as of the date of this submission.

Prepared by: Andrea Nelson
Signature: Andrea Nelson
Date: 2/18/26

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | CAD
14500 Parallel Road, Unit K, Basehor, KS 66007
NELSON EVENT SPACE
13380 DONAHOO RD
KANSAS CITY, KANSAS 66109
PREPARED FOR:
ANDREA NELSON
13380 DONAHOO ROAD
913.205.9568
PROJECT #: 25-071E
ISSUE DATE: 02/19/2026
SITE PLAN
1 OF 2
SITE INFORMATION
9'X20' PARKING: 37 (2 ADA)
EXISTING GRAVEL DRIVE IS TO BE PAVED
DRAINAGE NOTE:
NO ADDITIONAL IMPERVIOUS AREA WILL BE ADDED TO THE SITE, THUS THERE WILL BE NO INCREASE IN STORM WATER RUNOFF.
EXISTING ASPHALT (TYP)
PROPERTY LINE (TYP)
N
SCALE IN FEET
20
0
10
20
26.53'
9.00' (TYP.)
20.00' (TYP.)
13.5' GARAGE DOOR
MAIN DOOR
20.00' (TYP)
5.00'
9.00' (TYP)
40.00' INGRESS/EGRESS EASEMENT
31.72'
40.00'
29.00'
7.21'
31.00'
24.00'
9.00' (TYP.)
10.00'
16.00'
CLOSET
24.00'
20.00' (TYP.)
40.50'
19.50'
OVERHANG
60.00'
OVERHANG OF BUILDING
STORAGE AREA
EXISTING CONTOUR (TYP)
PROPOSED ASPHALT (TYP)
EXISTING BUILDING
9' GARAGE DOOR
PROPOSED ASPHALT (TYP)
990
988
986
984
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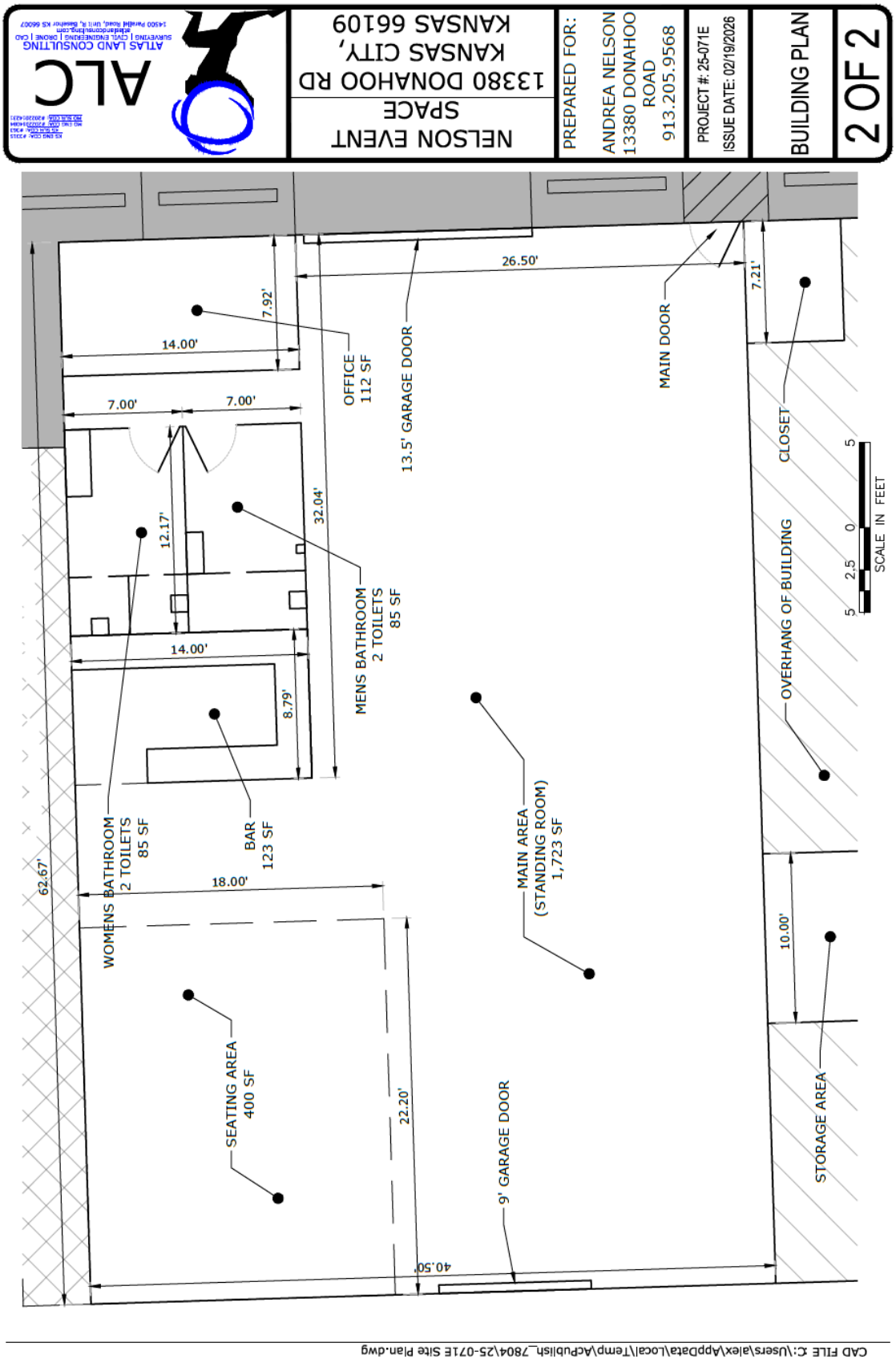

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | ONCORE | CAD
14500 Parallel Road, Unit 5, Basehor KS 66007
ALC
NELSON EVENT SPACE
13380 DONAHOO RD
KANSAS CITY, KANSAS 66109
PREPARED FOR:
ANDREA NELSON
13380 DONAHOO ROAD
913.205.9568
PROJECT #: 25-071E
ISSUE DATE: 02/19/2026
BUILDING PLAN
2 OF 2
26.50'
7.21'
7.92'
14.00'
OFFICE
112 SF
13.5' GARAGE DOOR
MAIN DOOR
CLOSET
7.00'
7.00'
32.04'
12.17'
MENS BATHROOM
2 TOILETS
85 SF
14.00'
8.79'
OVERHANG OF BUILDING
SCALE IN FEET
5
0
2.5
5
62.67'
WOMENS BATHROOM
2 TOILETS
85 SF
BAR
123 SF
18.00'
MAIN AREA
(STANDING ROOM)
1,723 SF
10.00'
SEATING AREA
400 SF
22.20'
9' GARAGE DOOR
STORAGE AREA
40.50'
CAD FILE C:\Users\alex\AppData\Local\Temp\AcPublish_7804\25-071E Site Plan.dwg

Nelson Event Space Traffic Memo

To:	Kris Finger, City of Kansas City Kansas UG Traffic Engineer
Address:	701 N 7th ST., Suite 712
	Kansas City, KS 66101
Phone:	913.573.5422
Email:	kfinger@wycokck.org
Date:	February 20, 2026
Project:	Nelson Event Space SUP

Proposed Land Use

Atlas Land Consulting has estimated the proposed trip generation and provided a traffic memorandum for the Nelson Event Space development to be located at 13380 Donahoo Road, KCK. The proposed project includes a 2,500 sf building that will be turned into an event space with 400 sf of seating area and 1,723 sf of standing area. Per city code, 8 spaces will be needed for the seating area (1 per 50 sf) and 9 spaces for the total floor area (1 per 300 sf) for a total of 17 required spaces. Striping of an additional 36 parking spaces will be done to accommodate this requirement. All spaces are 9' wide by 20' deep 90-degree spaces with 24' minimum drive aisles. The existing primary entrance onto Donahoo Rd. will remain and the existing driveway will be paved. This entrance will be the primary means of ingress/egress for the site.

Trip Generation

The vehicle trips generated by the proposed development were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Land Use 495, Recreational Community Center was selected as the land use (this was the closest category to match the proposed wedding/general celebration venue for the proposed space). Table A below illustrates the trips estimated to be generated by this development. The existing use is a single-family home, so the existing trips are insignificant.

14500 Parallel Rd. Unit R, Basehor, KS 66007

Table A: Trip Generation

LAND USE	UNIT OF MEASURE	TOTAL UNIT	WEEKDAY TRIPS
Small Event Space	1000 SF GFA	3	75

Sight & Influence Distance

The entrance onto Donahoo Rd. has >500' of sight distance to the west, and >500' to the east. Donahoo Rd. in this area of the county is classified as a Class C thoroughfare with two lanes, curb and gutter, and a posted speed of 35 mph. With the proposed development having less than 100 daily trips and being placed nearly ½ mile from each nearby intersection (131st St. to the east and K-7 to the west) the influence on the adjacent intersections will be minimal.

Conclusion

Given the low trip generation and the location approximately one-half mile from the nearest intersections in each direction, the additional traffic is not anticipated to materially affect roadway operations, capacity, or level of service along the adjacent segment. The projected volumes are minimal relative to typical collector or thoroughfare traffic volumes and would not be expected to create measurable delay, queuing, or safety concerns.

Accordingly, the proposed 75 weekday trips are expected to have a **negligible operational impact** on the surrounding roadway network.

Please let me know if you have any questions.

T. Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

Recreational Community Center
(495)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

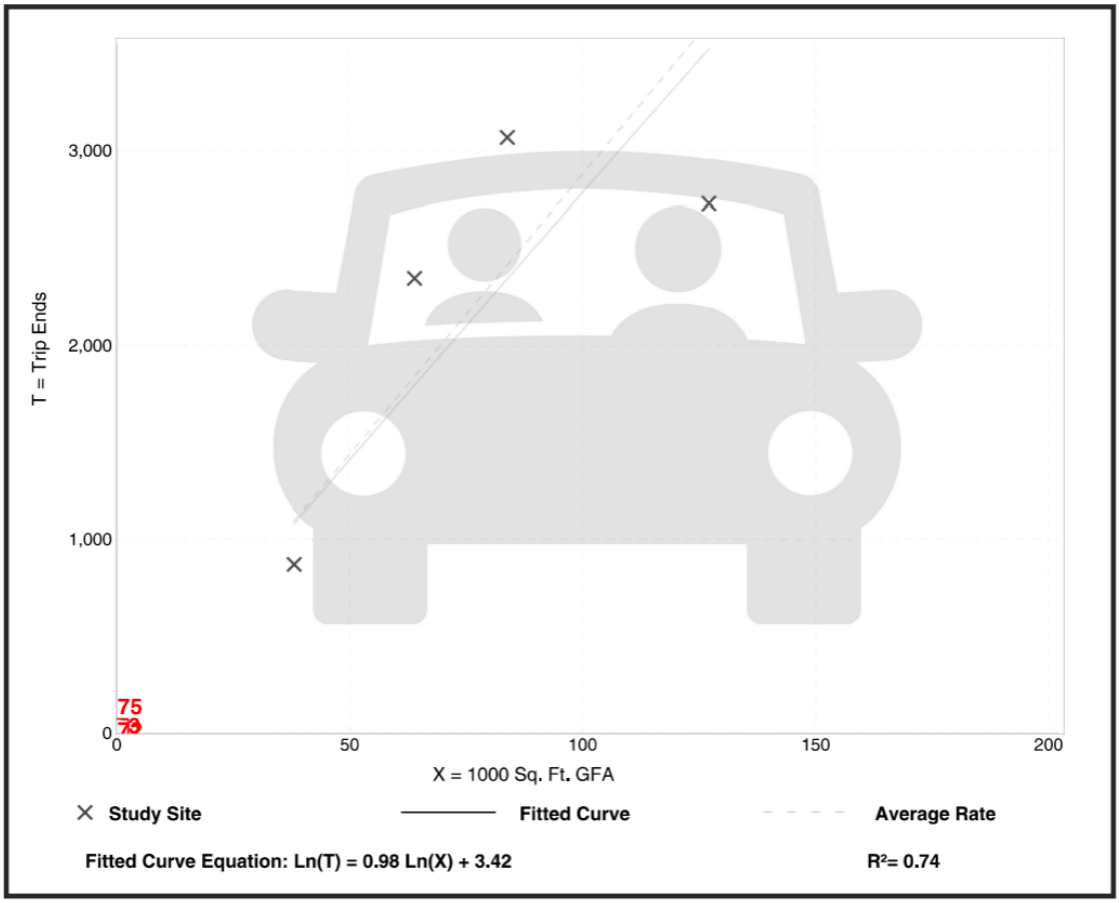
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

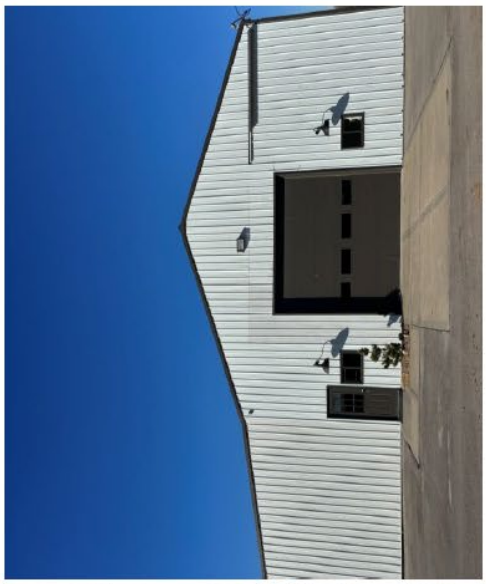
Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

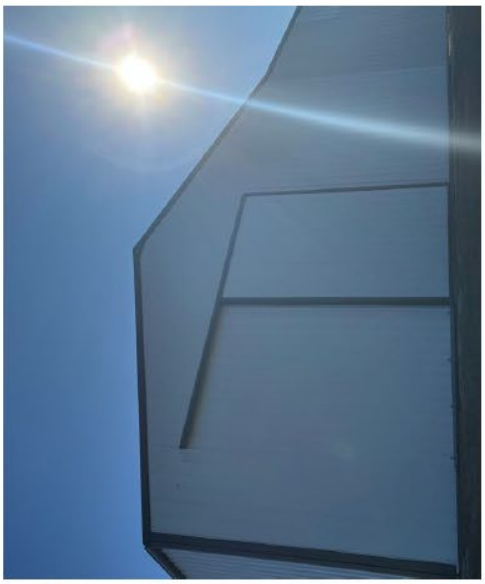
Data Plot and Equation

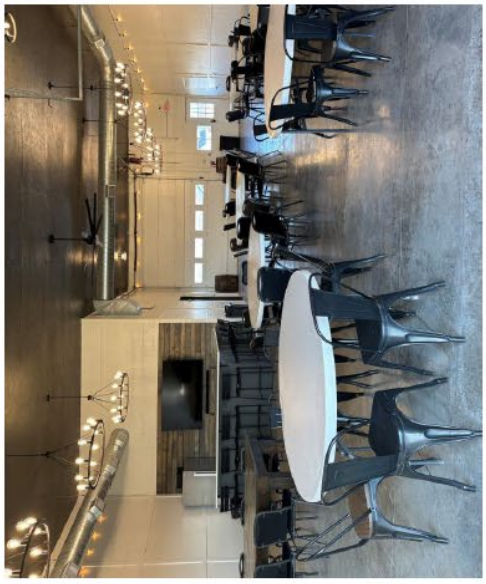
Caution – Small Sample Size

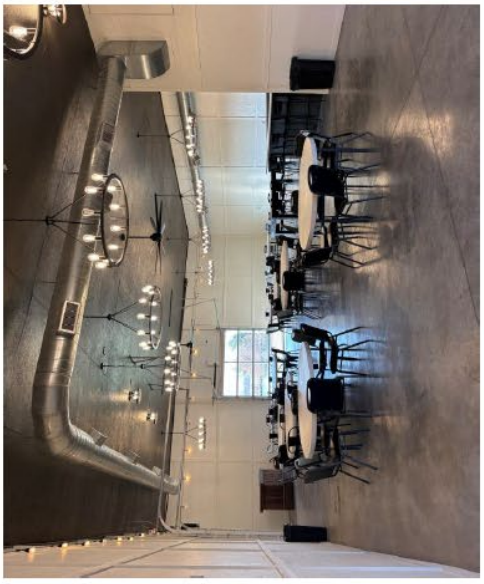


Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers









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: March 9, 2026

Re: **Change of Zone Petition COZ2025-032 and NuPath Village Preliminary Plat (PLAT2025-042)**

GENERAL INFORMATION

Applicant Information:
Scott Sperry with Kansas Affordable 1, LLC
12220 State Line Road
Leawood, Kansas 66209

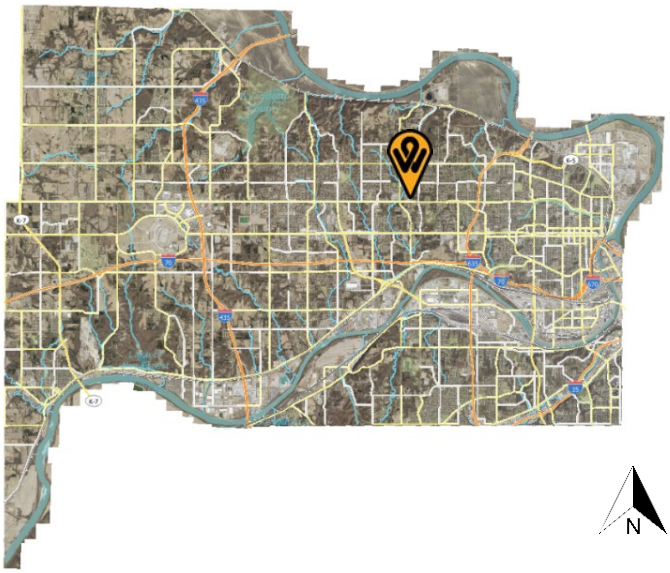
Subject Property:
5444 Parallel Parkway
Kansas City, Kansas 66104

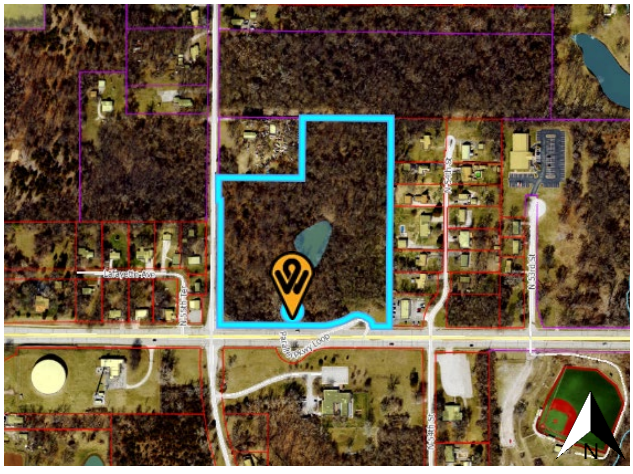
Requested Action and Purpose:
Approval of a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District for a single-family home subdivision.

Preliminary Plat to create 35 lots for a single-family subdivision.

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

Existing Zoning District(s):
RP-5 Planned Apartment and C-1 Limited Business Districts





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

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family Districts	Single-family homes and undeveloped lots
South	RP-5 Planned Apartment District	The Humane Society of Greater Kansas City
East	R-1 Single Family Districts and CP-2 Planned General Business District	Single family homes and a car dealership
West	R-1 Single Family Districts and C-1 Limited Business District	Commercial business and single-family homes

Total Tract Size: 12.28 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for 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 Parallel Parkway as a Major Arterial.

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

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

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 13, 2026

Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District and Preliminary Plat for 35 lots to construct single-family residential homes on 12.28 acres at 5444 Parallel Parkway, Kansas City, Kansas 66104.

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. ABT25-1657 – Abatement – July 30, 2025 – Closed – Tall weeds and grass.
2. ABT25-0474 – Abatement – April 30, 2025 – Closed – Weeds.
3. ABT24-1607 – Abatement – July 31, 2024 – Closed – Tall weeds.
4. CAC23-2875 – Code-Admin Citation – September 7, 2023 – No Payment – Special Assessment – 2024 Lien Tax Role, Administrative Citation-UG Abatement.
5. ABT23-2284 – Abatement – August 23, 2023 – Closed – Tall weeds and trash.
6. ABT23-1759 – Abatement – July 19, 2023 – Closed – Tall weeds and trash.
7. CAC23-1693 – Code-Admin Citation – June 5, 2023 – No Payment – Special Assessment, Administrative Citation-UG Abatement.
8. ABT23-1012 – Abatement – May 18, 2023 – Closed – Tall weeds and trash.
9. ABT23-0153 – Abatement – February 15, 2023 – Closed – Tall weeds and trash.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permits 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 Bethel-Welborn Statistical Neighborhood and Census Block Group #0444003. The neighborhood consists of large lot single-family homes along the north with some smaller single-family lots along the east and west of the subject property. Parallel Parkway is located south of the property and North 55th street is located to the west 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 of single-family homes along North 55th 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 the parcel is zoned RP-5 Planned Apartment and C-1 Limited Commercial Business Districts. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than RP-5 Planned Apartment and C-1 Limited Commercial Business Districts.

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

Based on aerial photography, the property has been vacant wooded land since at least 1997.

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 35 single-family homes will not increase traffic along Parallel Parkway to a degree that will adversely affect the road capacity, safety, or create parking problems. A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

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

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

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

   If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm.

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

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

      To be provided by BPU Electric and Water Divisions.

   b. ***Sanitary Sewer Service***

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

   c. ***Storm Water Control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by West Patrol, District 223.

   e. ***Fire***

Fire service is provided by Station #12, located at Hutton Road and Leavenworth Road.

f. Transit

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

g. Schools

Public Education is provided by Welborn Elementary School, West Middle School, and F.L. Schlagle High School, under Kansas City Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community. The residences will generate property tax for the Unified Government and increased residences would create greater demand on local retail and thereby sales taxes; however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sherrif, schools, etc.).

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 the current zoning, RP-5 Planned Apartment and C-1 Limited Business Districts or open space.

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

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

development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

The developer is responsible for the installation of all infrastructure, including, 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 standards and regulations.

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

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

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

    The subdivision as proposed is compatible in lot size or lot-to-structure proportion with existing development patterns of adjacent properties, primarily to the north, across Haskell Avenue. There are lots similar in size to the proposed subdivision.

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

    It will not cause negative impacts on the natural or social environment.

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

    The subdivision will increase the Unified Government's burden for maintenance of land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining it in perpetuity, unless the applicant privatizes the subdivision roadway, absolving the Unified Government of future maintenance.

    BPU is still responsible for maintaining water and electrical services to this subdivision.

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

The proposed subdivision does not encourage premature extension of public services, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along Parallel Parkway, has large and small single-family homes who are connected to public utilities.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Teams 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

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

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

   Applicant's Response: Acknowledge.

2. Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot.

   Applicant's Response: Acknowledge.

3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Parallel Parkway without variance from the Board of Zoning Appeals.

Applicant's Response: Acknowledge.

4. 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.

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;

    Applicant's Response: Acknowledge.

6. Utility easements shall connect with easements established in adjoining properties;

    Applicant's Response: Acknowledge.

7. 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.

8. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.

    Applicant's Response: Acknowledge.

9. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.

    Applicant's Response: Acknowledge.

10. 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.

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 **COZ2025-032** and **PLAT2025-042** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
2. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
3. **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 (4) 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;**
4. **Each lot must have at least one (1) tree in the front or side yard;**
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. Lighting cannot exceed one (1) footcandle at the property line;**
6. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
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;

8. **Utility easements shall connect with easements established in adjoining properties;**
9. **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;**
10. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow 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.**
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. **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. **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;**

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. **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;**
17. **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;**
18. **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,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map

Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Preliminary Plat
Preliminary Plat County Surveyor Comments
Traffic Study
Storm and BMP Study
Preliminary Sanitary Sewer Memorandum
Preliminary Home Designs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 9, 2026	March 26, 2026
Preliminary Plat	March 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 **COZ2025-032** 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 **COZ2025-032,** 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 **PLAT2025-042** 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. _____.

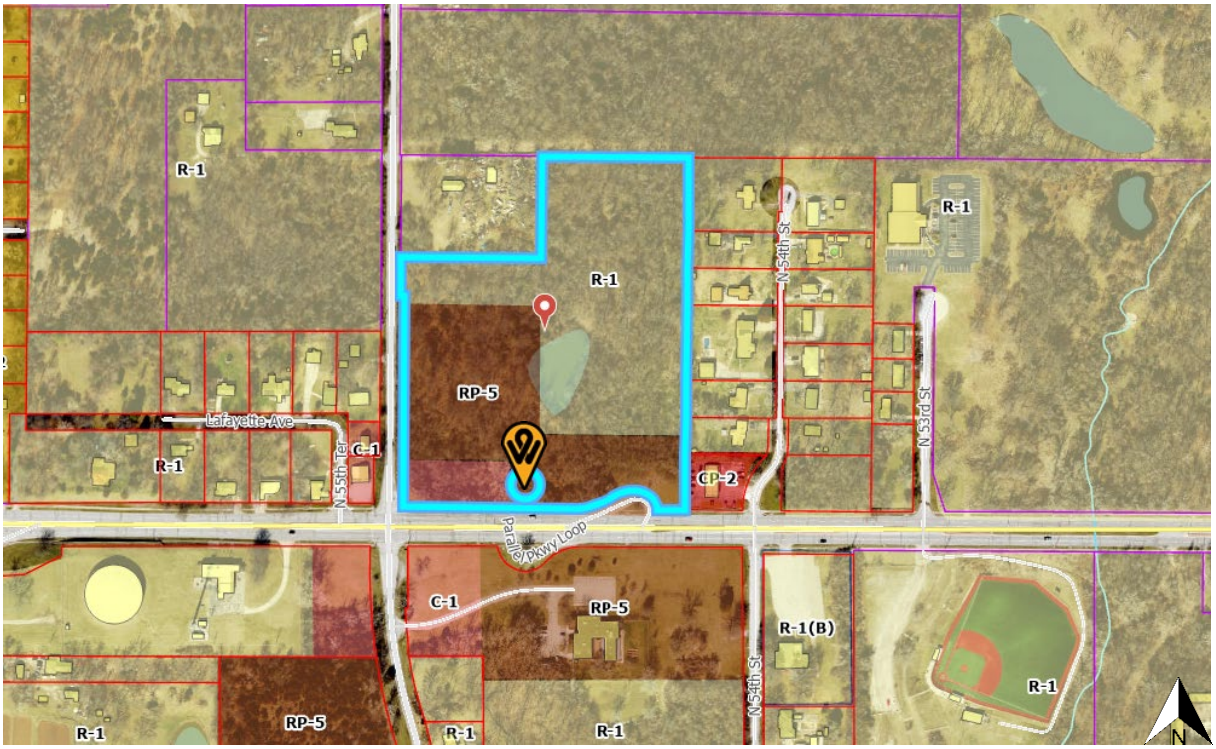
OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-042** 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



LAND USE MAP

ADDITIONAL ATTACHMENTS

Application Number COZ2025-032
Date and Location: Teams – Virtual – 1/26/2026

Meeting called to order at: 5:30

Names of people in attendance:

Heather Smith – Within 200 Feet of Property
Sydney Mollentine – President - Humane Society of Greater KC (200 feet)
Anthony Reed – Within 200 Feet of Property
Scot Sperry – NuJEN Preservation Housing, Inc.
Zac Nichols – Dalmark Development Group
Greg Penrod – Dalmark Development Group
Nathan Murkowski – DCG Construction
John Freshnock – WSKF Architects
Brian Lavery – Continental Consulting Engineers
Matt Watkins – Reece Commercial

Introductions:

Zac Nichols of Dalmark Development Group gave an introductory description of the team. NuPath Village was introduced as a 35-unit single family home Low Income Housing Tax Credit development which is rental for 15 years followed by a homeownership opportunity. The meeting was framed as related to a change in zoning and preliminary plan review. A presentation was made which featured a site plan and schematic designs of the homes and general information was given regarding the development such as size of the homes and the accessibility component of the development.

Questions and answers:

Sydney Mollentine inquired about the timeline of the development. Zac Nichols responded that we would break ground sometime this summer and be complete in the summer or fall of 2027.

Sydney Mollentine asked if Parallel Parkway would be impeded by the development and Zac Nichols indicated that we did not foresee any major disturbances.

Sydney Mollentine asked about the present zoning and if it wasn't presently residential. Zac Nichols and Scot Sperry explained that it was partly residential but also partly commercial and partly for apartments.

Sydney Mollentine asked since there is a homeownership component if someone else would be renting out the units and we explained that Dalmark would be the development and management company.

Sydney Mollentine asked about our pet policy and Zac Nichols indicated it wasn't completely determined at this time but that we typically have a limit for number of pets and a weight limit.

Tony Reed asked if we had surveyed the property and mentioned the dropoff and a sinkhole full of water. Zac Nichols introduced Brian Lavery of Continental Consulting Engineers and we acknowledged the amount of site work that will need to be done and the hurdles of the site.

Tony Reed asked about the checked marks on the site plan and Zac Nichols and Brian Lavery explained that it marked the setbacks.

Meeting adjourned at: 5:54

Minutes taken by: Scot Sperry

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # COZ2025-032
2. That I conducted a neighborhood meeting on 1-26-2026.
3. The notice to nearby property owners was sent on 1-9-2026.
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.

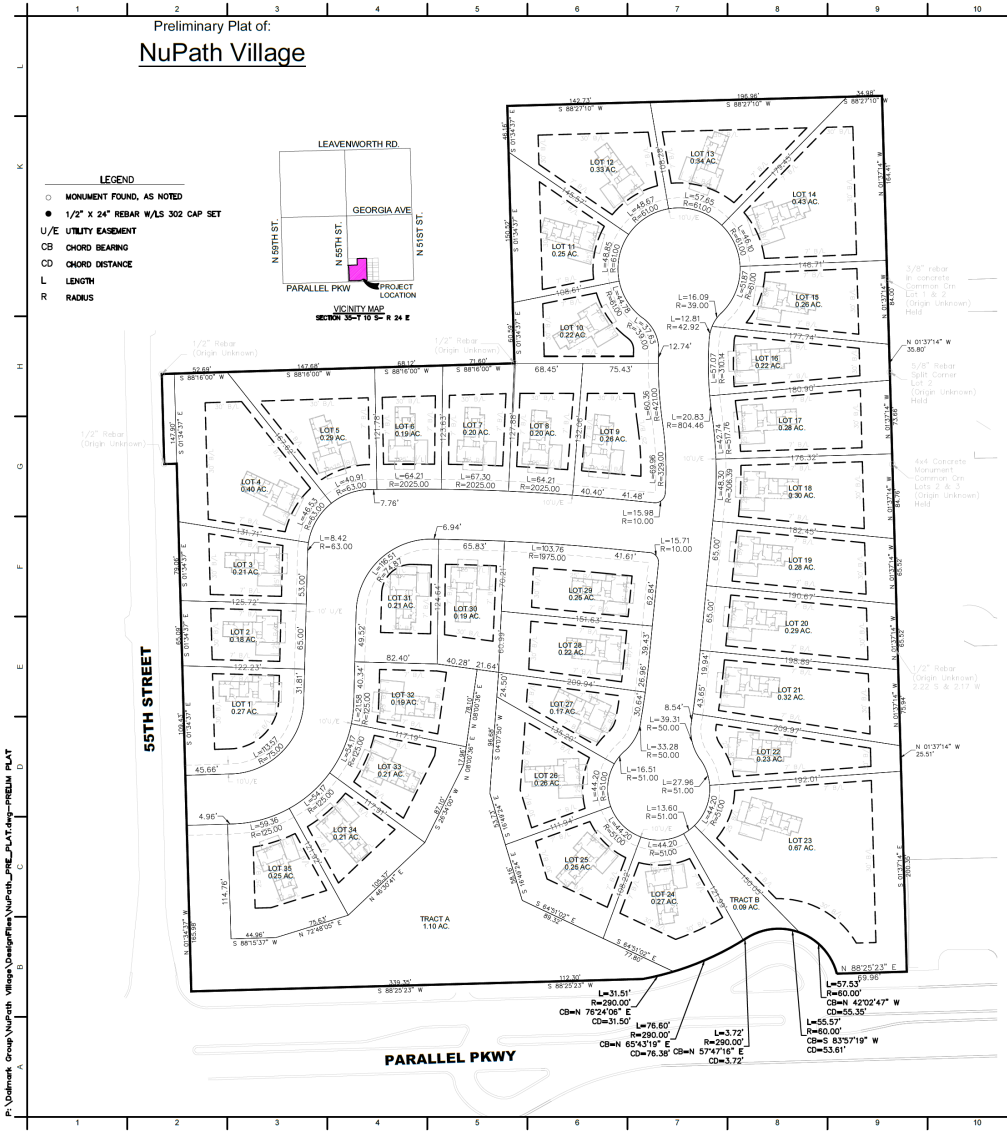
My commission expires 4 of August, 2029.

SARAH BUCHANAN
My Appointment Expires
August 4, 2029

Notary Public

Preliminary Plat of:

NuPath Village



A tract of land located in the Southeast Quarter of Section 35, Township 10 South, Range 24 East, in the City of Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 35; thence North 01°34'37" West, along the Westerly line of said Southeast Quarter, a distance of 50.00 feet; thence North 88°25'23" East, a distance of 37.00 feet to the intersection of the right-of-way of Parallel Parkway and North 55th street as they are defined by the Document in Book 2360 at Page 495 and the POINT OF BEGINNING; thence North 01°34'37" West, along the Easterly right-of-way line, a distance of 527.41 feet; thence South 88°25'23" West, continuing along said Easterly right-of-way line, a distance of 12.51 feet; thence North 01°34'37" West, continuing along said Easterly right-of-way line, a distance of 90.02 feet; thence North 88°16'00" East, a distance of 352.61 feet; thence North 01°34'37" West, a distance of 257.27 feet; thence North 88°27'10" East, a distance of 374.67 feet to the Northwest corner of Lane's Subdivision, a subdivision in the City of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof; thence South 01°37'14" East, along the Westerly line of said Lane's Subdivision, a distance of 875.47 feet to the Northerly right-of-way of Parallel Parkway as defined in Book 2360 at Page 494; thence along said Northerly right-of-way line, the following bearings and distances; thence South 88°25'23" West, a distance of 69.96 feet(70.19 Deed); thence Westerly, along a curve to the left, having a Chord Bearing of North 68°34'43" West, a Chord Distance of 97.08 feet, a Radius of 60.00 feet, an Arc Distance of 113.10 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 68°27'58" West, a Chord Distance of 111.14 feet, a Radius of 290.00 feet, an Arc Distance of 111.83 feet; thence South 88°25'23" West, a distance of 112.30 feet; thence continuing along said Northerly right-of-way line, as defined by Book 2360 at Page 495, South 88°25'23" West, a distance of 339.35 feet to the Point of beginning and containing 534,681.04 square feet or 12.27 acres more or less.

This description was created by Edward K. Dannewitz, PLS 1376 with Continental Consulting Engineers Incorporated on November 11th, 2025.

LOT 1	11594.05 SF
LOT 2	8058.33 SF
LOT 3	8958.92 SF
LOT 4	17547.43 SF
LOT 5	12563.51 SF
LOT 6	8104.96 SF
LOT 7	8711.3 SF
LOT 8	8600.56 SF
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LOT 10	9492.81 SF
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LOT 12	14326.41 SF
LOT 13	14737.67 SF
LOT 14	18597.41 SF
LOT 15	11440.03 SF
LOT 16	9525.05 SF
LOT 17	12212.94 SF
LOT 18	13047.84 SF
LOT 19	12126.46 SF
LOT 20	12660.82 SF
LOT 21	14142.31 SF
LOT 22	9861.15 SF
LOT 23	29313.51 SF
LOT 24	11754.68 SF
LOT 25	10690.33 SF
LOT 26	11363.3 SF
LOT 27	7449.56 SF
LOT 28	9538.21 SF
LOT 29	11067.99 SF
LOT 30	8147.29 SF
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LOT 34	9207.14 SF
LOT 35	10796.72 SF
TRACT A	47832.58 SF
TRACT B	3963.38 SF

FLOOD ZONE DESIGNATION
Subject property is shown to be located in Zone X (No Screen), Other Areas, "Areas of Minimal Flood Hazard", as shown on Flood Insurance Rate Map 20209C0064E effective September 2, 2015.

CLOSURE STATEMENT
The error of closure for this plat is ()

BASIS OF BEARINGS
The basis of bearings for this subdivision plat is Kansas State Plane Coordinate System, NAD 83. This plat was prepared December (), 2025.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "SECHREST – FIRST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50 FEET

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.ccengineers.com

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

811 Know what's below. Call before you dig.

SEAL

BRIAN C. LANE NUMBER LS-2005018 STATE OF MISSOURI PROFESSIONAL ENGINEER 15305 12/31/2025

PROJECT NO: 2510-33
DATE: 12.26.2025
DRAWN BY: BCL

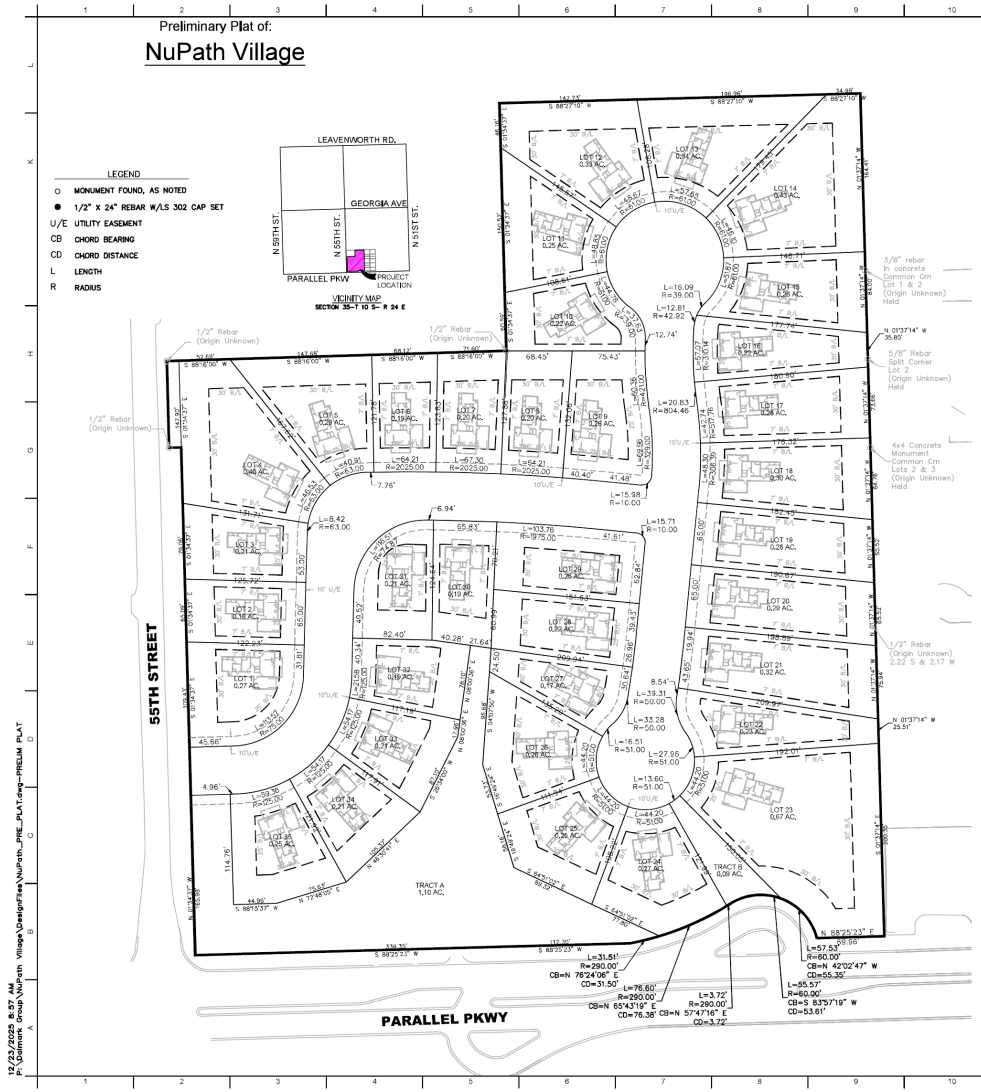
SHEET TITLE
PRELIMINARY PLAT

C010
PRELIMINARY PLANS

P:\Oldmark Group\NuPath Village\Design Files\NuPath_PRE_PLAT.dwg—PRELIM PLAT

Preliminary Plat of:

NuPath Village



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Plat is Preliminary in nature therefore i have not comments.

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BASIS OF BEARINGS
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SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "RECHRIST – FIRST PLAT" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

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Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

811 Know what's below. Call before you dig.

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BRIAN C. LANE NUMBER LICENSED 16305 PROFESSIONAL ENGINEER

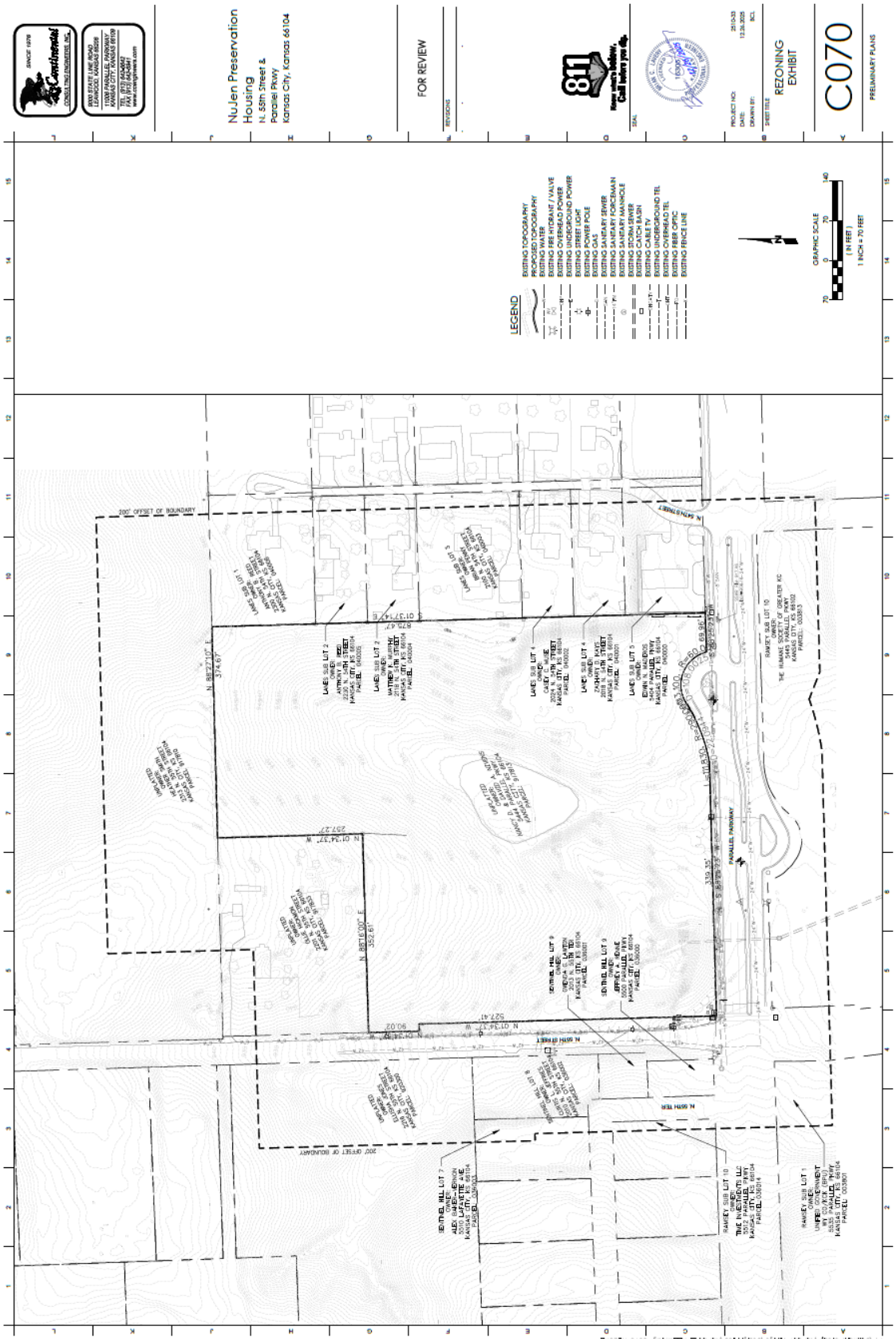
PROJECT NO: 2510-33
DATE: 12.26.2025
DRAWN BY: BCL

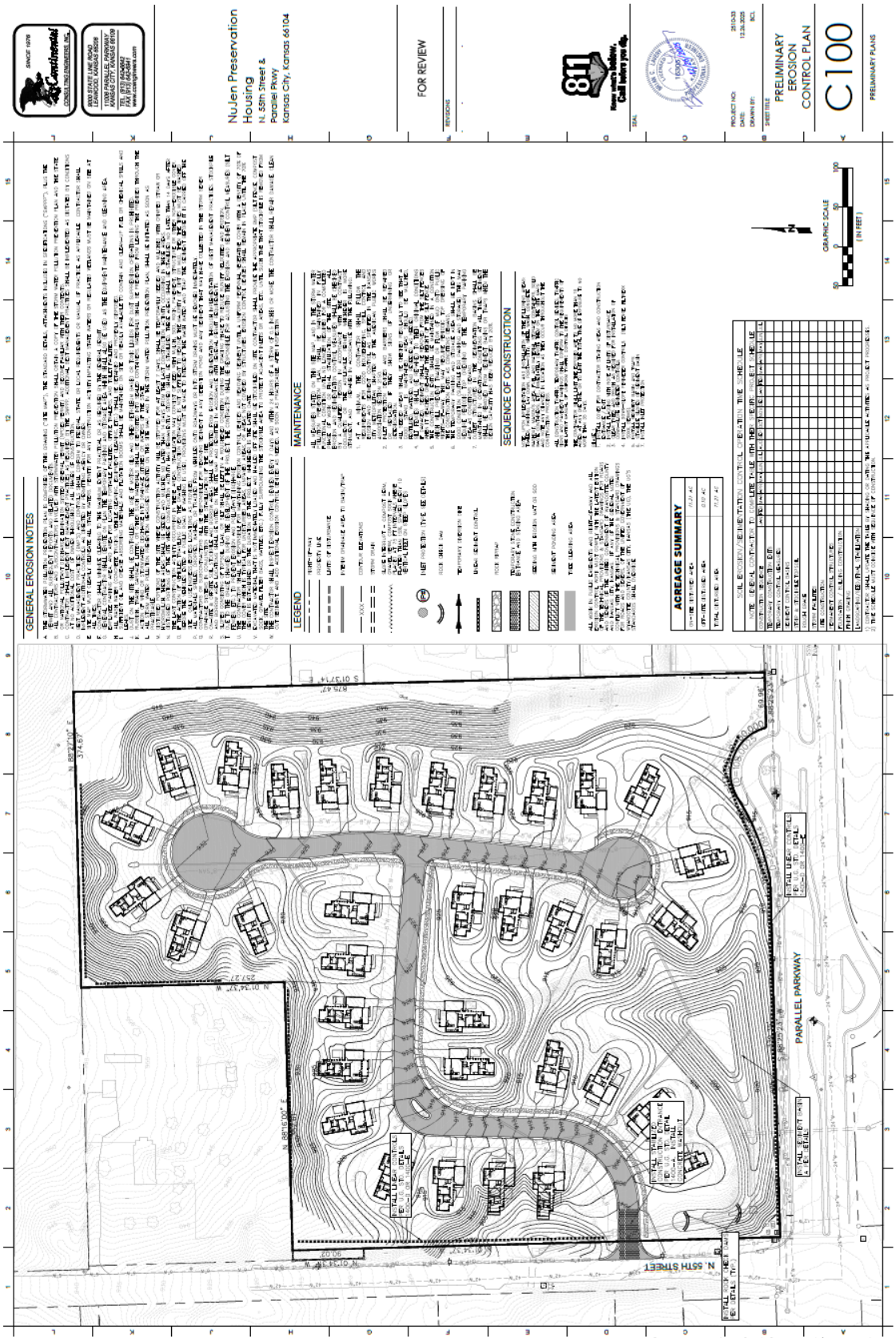
SHEET TITLE
PRELIMINARY PLAT

C010
PRELIMINARY PLANS

12/23/2025 8:57 AM
P:\Dalmark Group\NuPath Village\Design Files\NuPath_PRE_PLAT.dwg-PRELIM PLAT

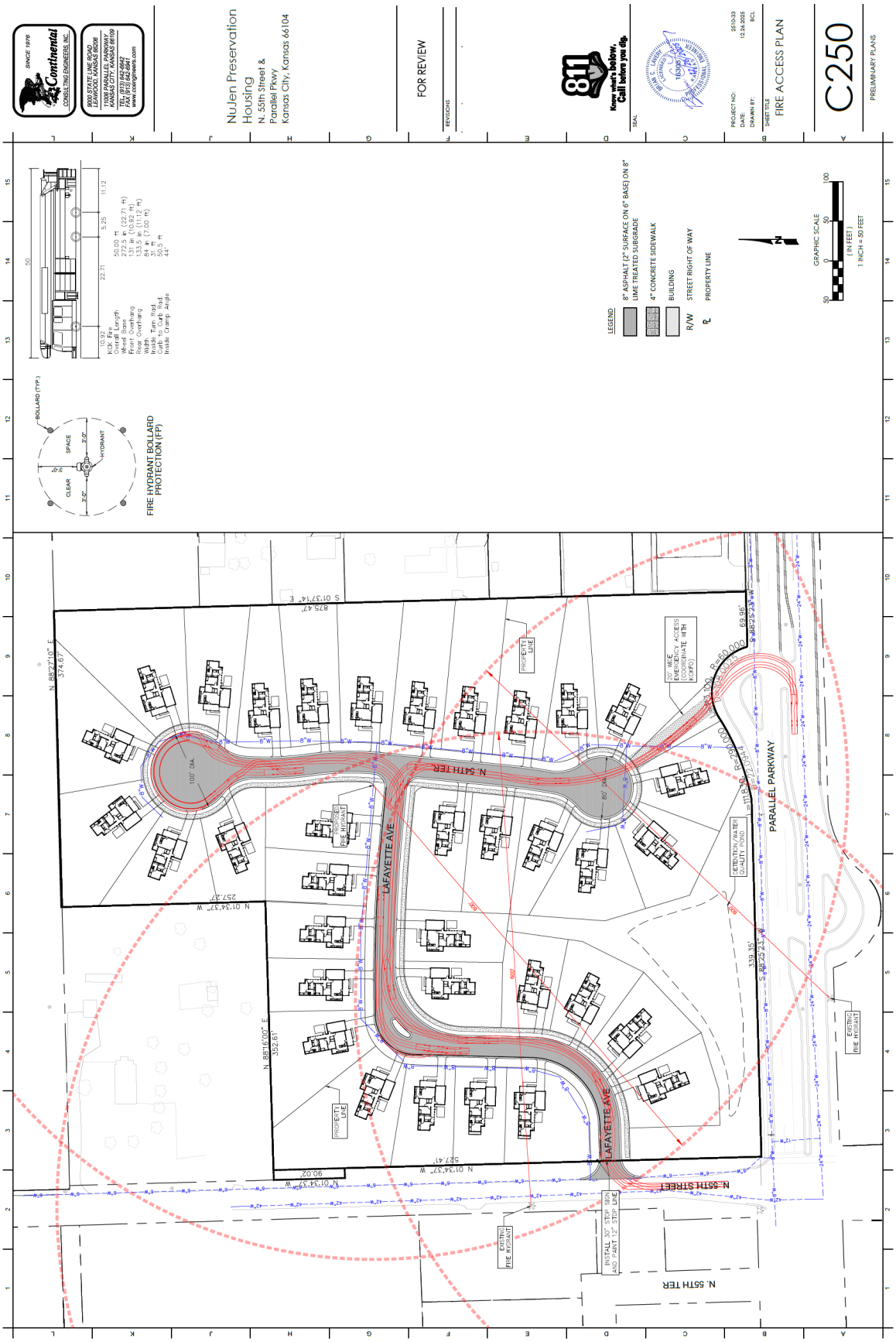
NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
SURVEY
C050
PRELIMINARY PLANS
LEGEND
PARALLEL PARKWAY
N. 55TH STREET
N. 55TH TER
N. 54TH STREET


NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
REZONING EXHIBIT
C070
PRELIMINARY PLANS
LEGEND
GRAPHIC SCALE
1 INCH = 70 FEET
200' OFFSET OF BOUNDARY
N 55TH TER
PARALLEL PARKWAY


NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
PRELIMINARY EROSION CONTROL PLAN
C100
PRELIMINARY PLANS
GENERAL EROSION NOTES
LEGEND
MAINTENANCE
SEQUENCE OF CONSTRUCTION
ACREAGE SUMMARY
GRAPHIC SCALE
PARALLEL PARKWAY
N. 55TH STREET

Continental
NuJen Preservation Housing
N. 55th Street & Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
SITE PHOTOS
C160
PRELIMINARY PLANS
PARALLEL PARKWAY
N. 56TH STREET

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
SITE PLAN
C200
PRELIMINARY PLANS
LEGEND
8" ASPHALT [2" SURFACE ON 6" BASE] ON 8" LIME TREATED SUBGRADE
4" CONCRETE SIDEWALK
BUILDING
STREET RIGHT OF WAY
PROPERTY LINE
GRAPHIC SCALE
1 INCH = 50 FEET
TRACT A
TRACT B
LAFAYETTE AVE
N. 54TH TER
N. 55TH STREET
N. 55TH TER
PARALLEL PARKWAY


NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
FIRE ACCESS PLAN
C250
PRELIMINARY PLANS
FIRE HYDRANT BOLLARD PROTECTION (FP)
LEGEND
8" ASPHALT (2" SURFACE ON 6" BASE) ON 8" LIME TREATED SUBGRADE
4" CONCRETE SIDEWALK
BUILDING
R/W STREET RIGHT OF WAY
PROPERTY LINE
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET
N. 54TH TER
LAFAYETTE AVE
PARALLEL PARKWAY
N. 55TH STREET
N. 55TH TER
PROPERTY LINE
EXISTING FIRE HYDRANT
INSTALL 30" STOP SIGN AND PAINT 12" STOP LINE
20' WIDE EMERGENCY ACCESS (COORDINATE WITH KCKFD)
DETENTION/WATER QUALITY POND
100' DIA.
80' DIA.

GENERAL GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER. ALL ASPHALT PARKING AREAS SHALL BE A MINIMUM OF 2% SLOPE UNLESS OTHERWISE NOTED. ALL PAVEMENTS WITHIN ADA PARKING AREAS SHALL NOT EXCEED 2% TOTAL SLOPE. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO FINAL SUBGRADE CONSTRUCTION OF ANY AREAS NOT WITHIN THIS SLOPE REQUIREMENTS.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
5. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), HIGH DENSITY POLYETHYLENE DUAL WALL PIPE (HDPE), OR POLYPROPYLENE DUAL WALL PIPE (PP). RCP SHALL BE MINIMUM CLASS III PER ASTM C-76. ALL CONCRETE PIPE JOINTS SHALL BE "O-RING" OR SINGLE OFFSET RUBBER GASKETS AS MANUFACTURED BY TYLOX "SUPERSEAL" (OR AN APPROVED EQUAL). HDPE PIPE SHALL BE PER ASTM F2306 WITH CORRUGATED EXTERIOR, SMOOTH INTERIOR WITH WATER TIGHT JOINTS (WT). PP PIPE SHALL PER ASTM F2881 WITH CORRUGATED EXTERIOR, SMOOTH INTERIOR WITH WATER TIGHT JOINTS.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE INDIVIDUAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AS ISSUED BY THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND SURVEYS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR CONSTRUCTION.
12. ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL, 12 INCHES IN ISLANDS. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. PRIOR TO PLACING FILL ANY EXISTING SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHOULD BE BENCHED. THE BENCHES SHOULD BE CUT WIDE ENOUGH TO ACCOMMODATE THE COMPACTION EQUIPMENT.
15. IN AREAS WHERE THE THICKNESS OF THE ENGINEERED FILL IS GREATER THAN FIVE FEET, PAVEMENT CONSTRUCTION SHOULD NOT COMMENCE UNTIL SO AUTHORIZED BY THE ON-SITE GEOTECHNICAL ENGINEER TO EVALUATE FOR CONSOLIDATION.
16. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER, EARTHWORK OPERATIONS SHOULD NOT BE ALLOWED TO PROCEED IF AMBIENT TEMPERATURES ARE AT 40F AND ARE DROPPING. THEY CAN BE RE-STARTED WHEN TEMPERATURES ARE 34F AND RISING.
17. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
18. REFER TO PAVING DETAILS FOR UNDERCUT AND SUBGRADE COMPACTION REQUIREMENTS UNDER PAVED AREAS.
19. CONTRACTOR SHALL GRADE TO SUBGRADE ELEVATIONS IN PAVED AREAS WITH A TOLERANCE OF 0.10± FEET. ALL GRASSED AREAS SHALL BE GRADED TO WITHING 0.10± FEET OF FINAL ELEVATION.
20. PRIOR TO BEGINNING PREPARATION OF SUBGRADE, ALL AREAS UNDER PAVEMENTS SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, LARGE ROCK FRAGMENTS (GREATER THAN 6 INCHES IN ANY DIMENSION) AND ANY OTHER DELETERIOUS MATERIAL. ALL VEGETATION SHALL BE HAULED OFF. TOPSOIL MAY BE RESPREAD AT THE END OF GRADING OPERATIONS. THE ACTUAL STRIPPING DEPTH SHOULD BE BASED ON VISUAL EXAMINATION DURING CONSTRUCTION AND THE RESULTS OF PROOF-ROLLING OPERATIONS. THE ROOT SYSTEMS OF ALL TREES (NOT DESIGNATED TO REMAIN) SHALL BE REMOVED IN THEIR ENTIRETY.
21. SUBSEQUENT TO COMPLETION OF STRIPPING AND OVER-EXCAVATION, ALL BUILDING AND PAVEMENT AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SYSTEMATICALLY PROOF-ROLLED USING A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE. UNSUITABLE SOILS THAT ARE DETECTED AND THAT CAN NOT BE RECOMPACTED SHOULD BE OVER-EXCAVATED AND REPLACED WITH ENGINEERED FILL.
22. ROCK UNDERCUT: IN AREAS OF PROPOSED PAVEMENT, ROCK SHALL BE UNDERCUT A MINIMUM OF 12" BELOW BOTTOM OF ASPHALT OR CONCRETE AND BROUGHT TO SUBGRADE ELEVATION WITH SUITABLE FILL MATERIALS (SEE BELOW). IN PARKING LOT ISLANDS AND AREA IMMEDIATELY ADJACENT TO BUILDING ROCK SHALL BE UNDERCUT A MINIMUM OF 30" BELOW PROPOSED TOP OF CURB ELEVATIONS FOR THE ISLAND OR 30" BELOW PROPOSED GRADE FOR AREAS AROUND BUILDING. NOTE: NO ROCK IS ANTICIPATED IN THESE AREAS.
23. ALL SEDIMENT BASINS SHALL BE FULLY CLEANED, AND RESHAPED TO THEIR FINAL FORM AS BMP BASINS PRIOR TO FINAL RESTORATION

PARKING LOT, SITE, AND PAD PREP NOTES:

1. SITE PREPARATION: AREAS TO RECEIVE FILL AND BACKFILL SHOULD BE STRIPPED OF SURFACE VEGETATION, ROOTS LARGER THAN 4" DIAMETER, TOPSOIL, SOFT SOIL, UNCONTROLLED FILL AND OTHER DELETERIOUS MATERIALS. THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FILL. PROOF-ROLLING WITH A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE (OR EQUIVALENT PROOF ROLLING EQUIPMENT) CAN BE CONSIDERED AS A MEANS OF EVALUATING THE SUBGRADE. ANY SOFT SOILS OR YIELDING AREAS OBSERVED DURING PROOF ROLLING SHOULD BE EXCAVATED AND BACKFILLED WITH SOIL OR CRUSHED ROCK COMPACTED TO THE DENSITIES SPECIFIED IN THE SUBSEQUENT COMPACTION SUMMARY.

2. SUITABLE FILL MATERIALS:
- BENEATH AND WITHIN 5' OF BUILDING PADS:
  LOW VOLUME CHANGE (LVC) MATERIAL CLASSIFIED AS GM OR CL (LL<45 AND PI<23).
- ALL LOCATIONS AND ELEVATIONS EXCEPT WHERE FREE DRAINING MATERIAL IS REQUIRED
  CL (LL<45 AND PI<23).
- BENEATH PAVEMENT AREAS AND AT DEPTHS GREATER THAN 24" BELOW BUILDING FINISHED GRADE:
  CL (LL>45 AND/OR PI>23) (NATIVE CLAY SOILS)
- WELL GRADED GRANULAR:
  GW WHERE FREE DRAINING MATERIAL IS REQUIRED.

UNTREATED, HIGHLY PLASTIC CLAY, IF ENCOUNTERED, SHOULD BE PLACED AT LEAST 24 INCHES BELOW PAVEMENT SUBGRADES. HOWEVER, THE ON-SITE HIGHLY PLASTIC CLAY MAY BE USED AT SHALLOWER DEPTHS IF TREATED WITH CLASS C FLY ASH OR PORTLAND CEMENT. IF TREATMENT WITH FLY ASH AND/OR PORTLAND CEMENT IS SELECTED, CONSULT WITH GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS.

ALL FILL SHALL BE PLACED AT 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY PER ASTM D698.
- CLAY SOIL WITH A LL<45 SHALL BE PLACED WITH -2% TO +2% OF OPTIMUM MOISTURE.
- CLAY SOIL WITH A LL>45 SHALL BE PLACE AT 0% TO +4% OF OPTIMUM MOISTURE.
- GRANULAR MATERIAL SHALL BE PLACED WITH SUFFICIENT COMPACTION SUCH THAT IT DOES NOT PUMP WHEN PROOFROLLED.

3. FILL OR BACKFILL SHOULD BE PLACED IN UNIFORMLY THICK LIFTS AND COMPACTED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 9 INCHES WHEN LARGE, SELF PROPELLED EQUIPMENT IS USED. LIFT THICKNESS SHOULD NOT EXCEED 4" WHERE SMALL HAND-GUIDED EQUIPMENT IS USED.
DEPENDING ON THE SOIL MOISTURE AT THE TIME OF CONSTRUCTION, AERATION OR WETTING MAY BE REQUIRED TO ACHIEVE PROPER COMPACTION. DELETERIOUS MATERIAL SHOULD NOT BE INCLUDED IN FILL, AND THE FILL SHOULD NOT BE PLACED ON SOFT MATERIALS OR FROZEN GROUND.
4. ONSITE INSPECTION AND TESTING BY THE GEOTECHNICAL ENGINEER SHALL BE A REQUIREMENT. IN ALL FILL AND CUT AREAS, TOPSOIL AND OTHER MATERIALS DEEMED UNSUITABLE BY THE ONSITE GEOTECHNICAL ENGINEER SHALL BE REMOVED AND REPLACED WITH CONTROLLED FILL.
5. PROPER SITE GRADING SHALL BE DONE TO CONTROL RUNOFF AND EROSION. PROPER GRADING AVOIDS PONDING OF WATER AND DIRECTS RUNOFF TO DESIGNATED EROSION CONTROLS. PONDING OF WATER ON FINISHED SUBGRADE, INFILTRATION OF WATER INTO EXCAVATIONS AND SOFTENING OR DAMAGING OF THE BEARING MATERIAL DUE TO RAIN OR WATER ACCUMULATION SHALL BE PREVENTED BY USING TEMPORARY DIVERSION BERMS OR CHANNELS.
6. ROCK FILL SHOULD BE SELECTIVELY PLACED WHERE DEEP FOUNDATIONS ARE NOT REQUIRED. EXCAVATED ROCK USED AS FILL MUST BE WELL-GRADED AND HAVE A MAXIMUM PARTICLE SIZE OF 12 INCHES. IF EXCAVATED ROCK DOES NOT CONTAIN A UNIFORM DISTRIBUTION OF PARTICLE SIZES, IT MUST BE MIXED WITH WELL-GRADED GRANULAR MATERIALS TO FORM A WELL-GRADED MIXTURE. ROCK LIFTS CONSISTING OF LIMESTONE AND SHALE SHOULD NOT BE PLACED WITHIN 1 FOOT OF UNDERGROUND PIPES OR WITHIN 5 FEET OF PAVEMENT SUBGRADES AND STRUCTURE FOUNDATIONS.

THE LIFT THICKNESS OF ROCK FILL IS LIMITED BY THE MAXIMUM PARTICLES SIZE AND SHOULD NOT EXCEED 12 INCHES. ROCKS OR BOULDERS TOO LARGE TO PERMIT PLACEMENT IN A 12-INCH-THICK LAYER SHOULD BE REDUCED IN SIZE. ROCK FILL SHOULD BE PLACED IN UNIFORM LIFTS USING A LARGE TRACKED DOZER SUCH AS A CATERPILLAR D8 OR A 10-TON VIBRATORY ROLLER UNTIL IT IS UNIFORMLY COMPACTED AND STABLE. LIFTS OF ROCK FILL THAT PUMP OR YIELD DURING PLACEMENT SHOULD BE REMOVED AND REPLACED. ACCEPTANCE CRITERIA FOR ROCK FILL SHOULD BE BASED ON A VISUAL EVALUATION DURING PLACEMENT SINCE THE IN-PLACE DENSITY OF COARSE ROCK FILL CANNOT BE MEASURED.
7. EXISTING UNDOCUMENTED FILL WITHIN 5' OF THE BUILDING PAD SHALL BE REMOVED TO A DEPTH OF 5'. NOTE: IN SOME CASES THE CUT TO EXISTING GRADE WILL ACHIEVE THIS. ALL MATERIAL WITHIN 2 FEET OF THE BOTTOM OF THE BUILDING SLAB SHALL BE REMOVED AND RE-COMPACTED. THIS MATERIAL SHALL MEET THE REQUIREMENTS OF LVC ABOVE.

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.coeng1ners.com

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

811 Know what's below. Call before you dig.

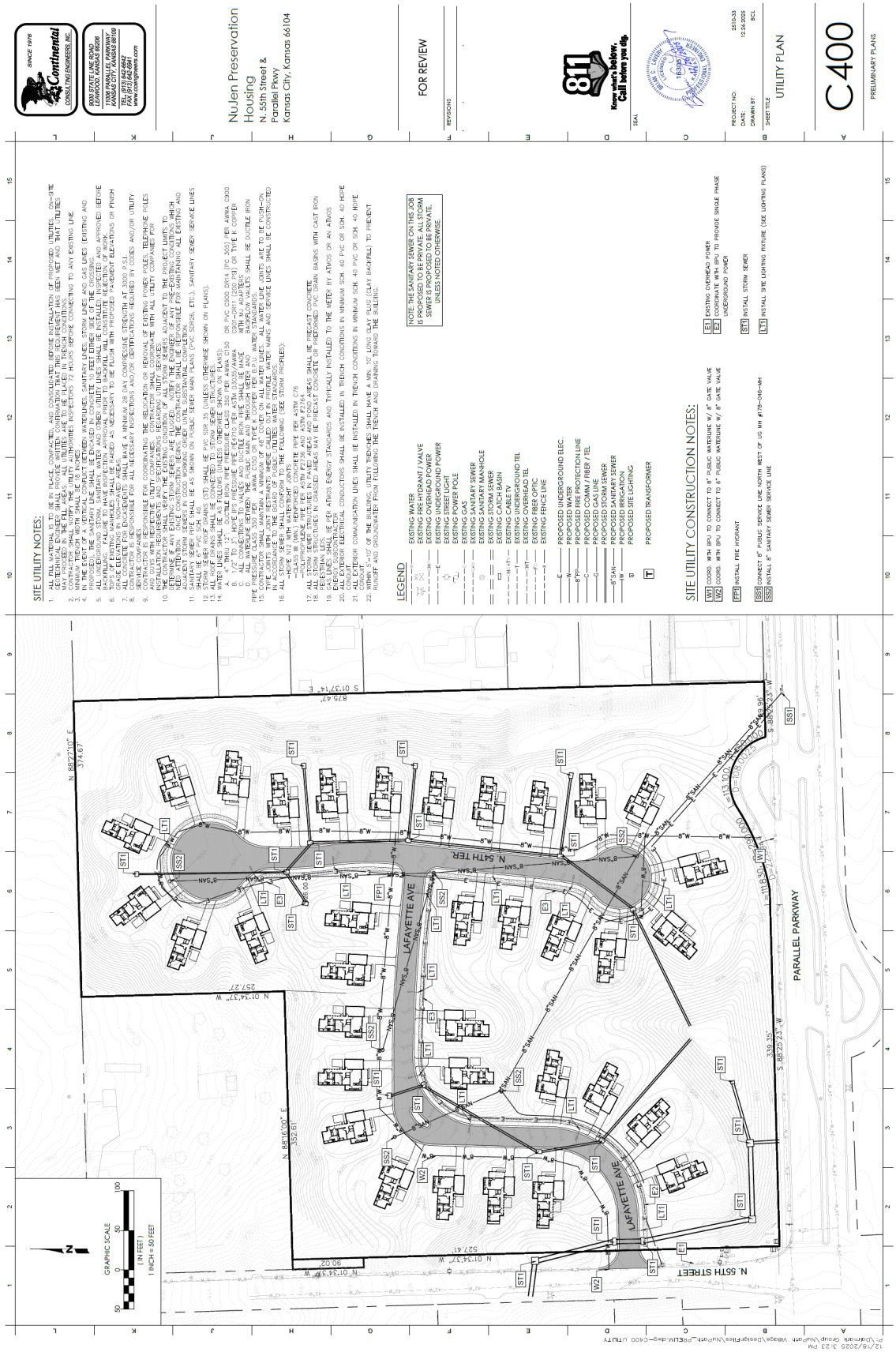
SEAL

PROJECT NO: 2510-33
DATE: 12.26.2025
DRAWN BY: BCL

SHEET TITLE
GRADING PLAN

C300

PRELIMINARY PLANS



SITE UTILITY NOTES:
LEGEND
SITE UTILITY CONSTRUCTION NOTES:
NuJen Preservation Housing
N. 55th Street & Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
811
Know what's below. Call before you dig.
UTILITY PLAN
C400
PRELIMINARY PLANS
LAFAYETTE AVE
N. 54TH TER
N. 55TH STREET
PARALLEL PARKWAY
GRAPHIC SCALE

NuJen Preservation Housing
N. 55th Street & Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
STREET LIGHTING PHOTOMETRIC PLAN
C800
PRELIMINARY PLANS
TRACT A
TRACT B

NuJen Preservation Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR REVIEW
LANDSCAPE PLAN
L100
PRELIMINARY PLANS
GRAPHIC SCALE
1 INCH = 50 FEET
N. 54TH TER.
LAFAYETTE AVE
PARALLEL PARKWAY
N. 55TH STREET

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.

9000 State Line Road
Leawood, Kansas 66206

11006 Parallel Parkway, Suite 1
Kansas City, Kansas 66109

Tel: (913) 642-6642
Fax: (913) 642-6941

December 26, 2025

Kris Finger, P.E.
Unified Government Traffic Engineer
Unified Government of Wyandotte County, Kansas City, Kansas
701 N. 7th Street
Kansas City, Kansas 66101

RE: NuJen Preservation Housing Proposed Single Family Development
NE Corner of 55th Street and Parallel Parkway, Kansas City, Kansas

Mr. Finger,

This letter is written to provide preliminary information on the proposed NuJen Preservation Housing project proposed at the northeast corner of 55th and Parallel Parkway in Kansas City, Kansas. A Level 1 Traffic Impact Study will be provided by Priority Engineers in early January when additional field data is collected (intersection geometry, traffic counts, traffic controls, etc.).

1. Peak Hour Site Generated Trips from NuJen Preservation Housing Development

Table 1: AM Preliminary Trip Generation

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	AM Peak Hour Trips
210	Single Family Detached Housing	Dwelling Units	0.7	35	25

Table 2: PM Preliminary Trip Generation

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	PM Peak Hour Trips
210	Single Family Detached Housing	Dwelling Units	0.94	35	33

2. Location Description

This project proposes 35 single family residential units at the northeast corner of 55th Street and Parallel Parkway with access onto 55th Street. See Figure 1.

3. Land Use

The existing land use is undeveloped and is zoned for a combination of C-1 (commercial) zoning at the immediate NE corner, RP-5 outside of that and then transitioning to R-1. The proposed land use is entirely single family R-1, less dense than the current zoning would indicate.

4. Connectivity and Circulation

This subdivision intends to only connect to the west to 55th Street which is listed as a minor collector in

the GoDotte Mobility document. The connection to the public street is approximately 200' north of Parallel Parkway within the intersection influence zone for an arterial/collector per UG policy. Any further north and it interrupts the drainage from the west at an 8'x2' box culvert which is undersized and likely floods the road. Further north of that, the site becomes inaccessible due to grade. The site (see Figure 1) is accessed from 55th Street and terminates in cul-de-sacs on the east side of the project. The southern cul-de-sac will have a path through Tract D out to the turn-around in Parallel for emergency vehicle access.

5. Trip Generation Estimate

Table 3: Total Project Trip Generation Daily

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	Total Trips
210	Single Family Detached Housing	Dwelling Units	9.43	35	330

6. Existing Parking and Proposed Parking

There is currently no development or improvements on the site and it has no parking. It is proposed that 35 single family dwellings are constructed on the site and each home will have an attached garage plus a driveway that is at least 35 feet in length and 10 feet in width to park an additional vehicle. Street parking on one side of the street can be identified in the future with coordination from the KCKFD.

Additional information and analysis will be provided in the Level 1 TIS proposed in early January.

Sincerely,
CONTINENTAL CONSULTING ENGINEERS, INC.

Brian C. Lavery, P.E.
Continental Consulting Engineers, Inc.

General Information

This storm drainage and stormwater BMP (Best Management Practices) memorandum addresses the drainage requirements for the proposed NuJen Preservation Housing single family home development at 5444 Parallel Parkway in Wyandotte County, Kansas City, Kansas. NuPath Village is a 35-unit single family residential development. There are 35 single family units that comprise the community. The property lies on 12.29 acres of undeveloped land that is at the northeast corner of 55th Street and Parallel Parkway in Kansas City, Kansas.

Existing Site

This property is currently undeveloped, wooded and generally drains from the north to the south with steep terrain. There is an existing pond located centrally which is controlled by a small weir and acts as retention for the northeast corner of the site. There is an existing stream at the southwest which is captured by an existing stormwater drainage system at the southern edge of the property that captures most of the runoff from the property. This stream originates on the western edge of the property and runs southeast until terminating along the southern edge of the property where the runoff is captured by an existing 36" RCP that drains south to a storm manhole and continues further south in a 36" RCP. An existing 4' x 10' curb inlet located on Parallel Parkway near the southeast corner of the site captures runoff not retained by the pond or captured by the stream and flows west along the southern edge of the property through a 15" RCP to a 4' x 5' inlet and continues west to the same manhole from where it is routed south in the 36" RCP. (See Figure 1 for the existing site, Figure 2 for existing drainage basins onsite and adjacent, Figure 3 for PondPack schematic of existing drainage model).

The main site drainage as well as the runoff from the west leaves the property at the point noted as 'Existing South Outflow', (see Figure 2). In the 100-yr Type II SCS storm, the peak flow at this location is 169.21 cfs. There is a small amount of flow that sheet flows off both the northeast of the site and southeast of the site where no development will occur. In the 100-yr Type II SCS storm, the peak flow along at the northeast is 0.68 cfs and at the southeast is 1.11 cfs.

Proposed Development

NuJen Preservation Housing is proposing construction of 35 single family home units and one detention pond. The developed area of the homes, will all drain to an extended dry detention basin toward the south side of the site, just north of Parallel Parkway. This basin will serve as both a detention basin and an extended dry detention water quality BMP. (See Figure 4 for Proposed Development, Figure 5 for proposed drainage basins onsite and adjacent, Figure 6 for PondPack schematic of proposed drainage model.)

The extended dry detention basin at the south of the site will detain water in storm events and reduce the proposed peak release rate from the existing 100-yr peak flowrate of 169.21 cfs to a proposed 100-yr peak flowrate of 132.20 cfs.. The increase in

curve number from 66 to 77 will require a value rating of 6.5 points per the MARC BMP Manual. An extended dry detention basin in addition to inlet filters in a treatment train will serve as BMPs to get a water quality value rating of 6.6, meeting the BMP requirements. (See Figure 7 and BMP Worksheets).

With the increased curve number and increased runoff from the NuJen Preservation Housing development, the Extended Dry Detention Basin functions to provide adequate storm water quality as well as detention to keep the peak release rates from the site at or below existing flow rates meeting the requirements of the Unified Government.

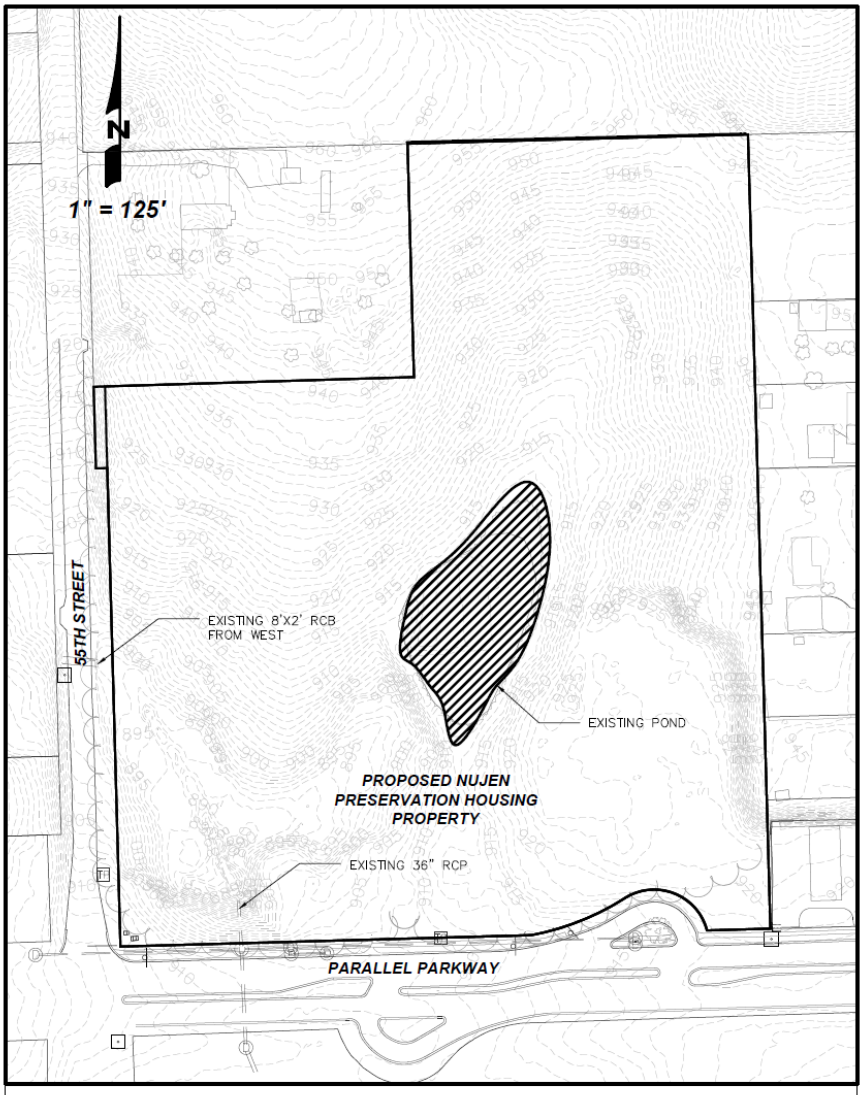


FIGURE 1 - EXISTING PROPERTY

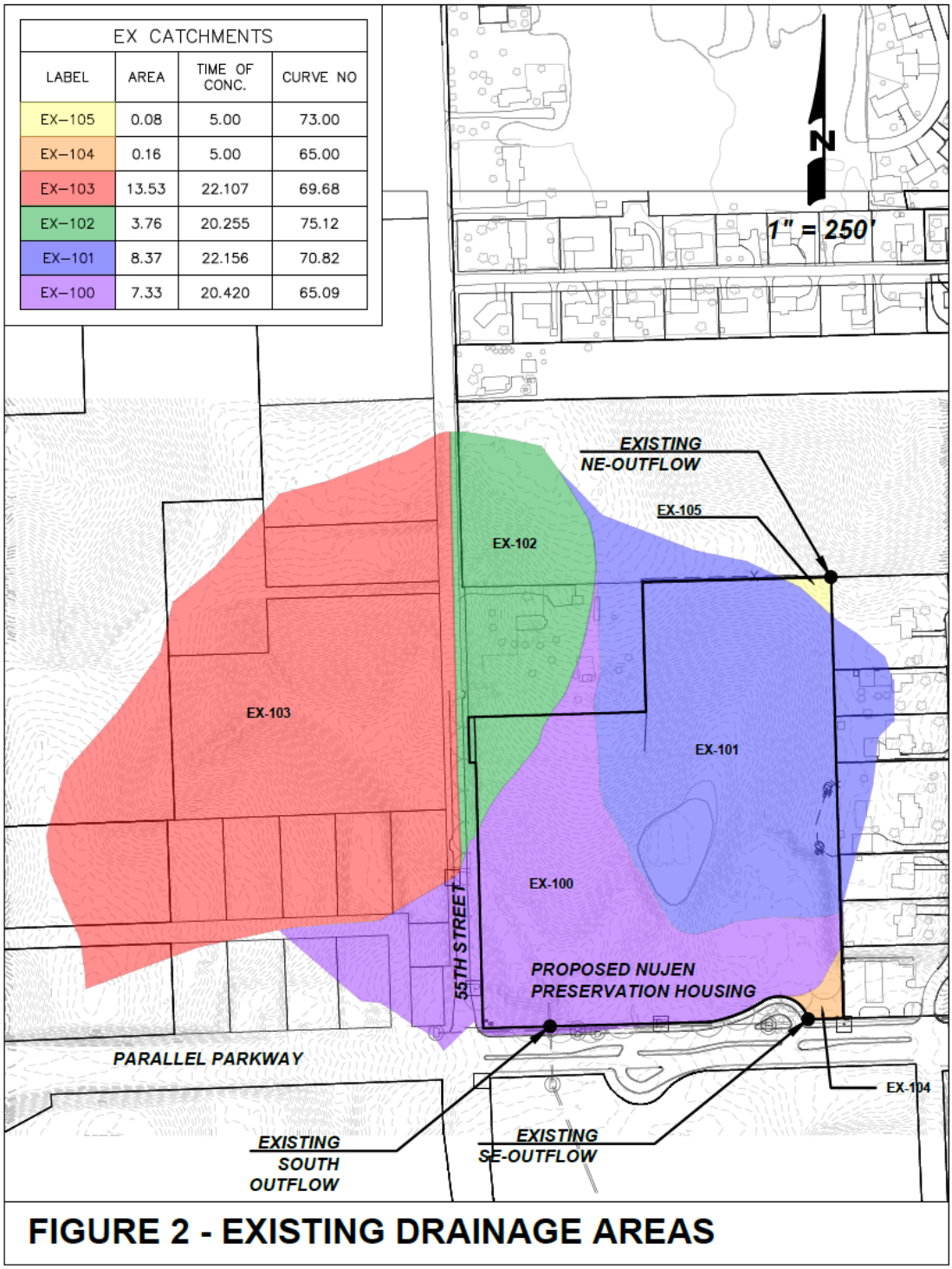


FIGURE 2 - EXISTING DRAINAGE AREAS

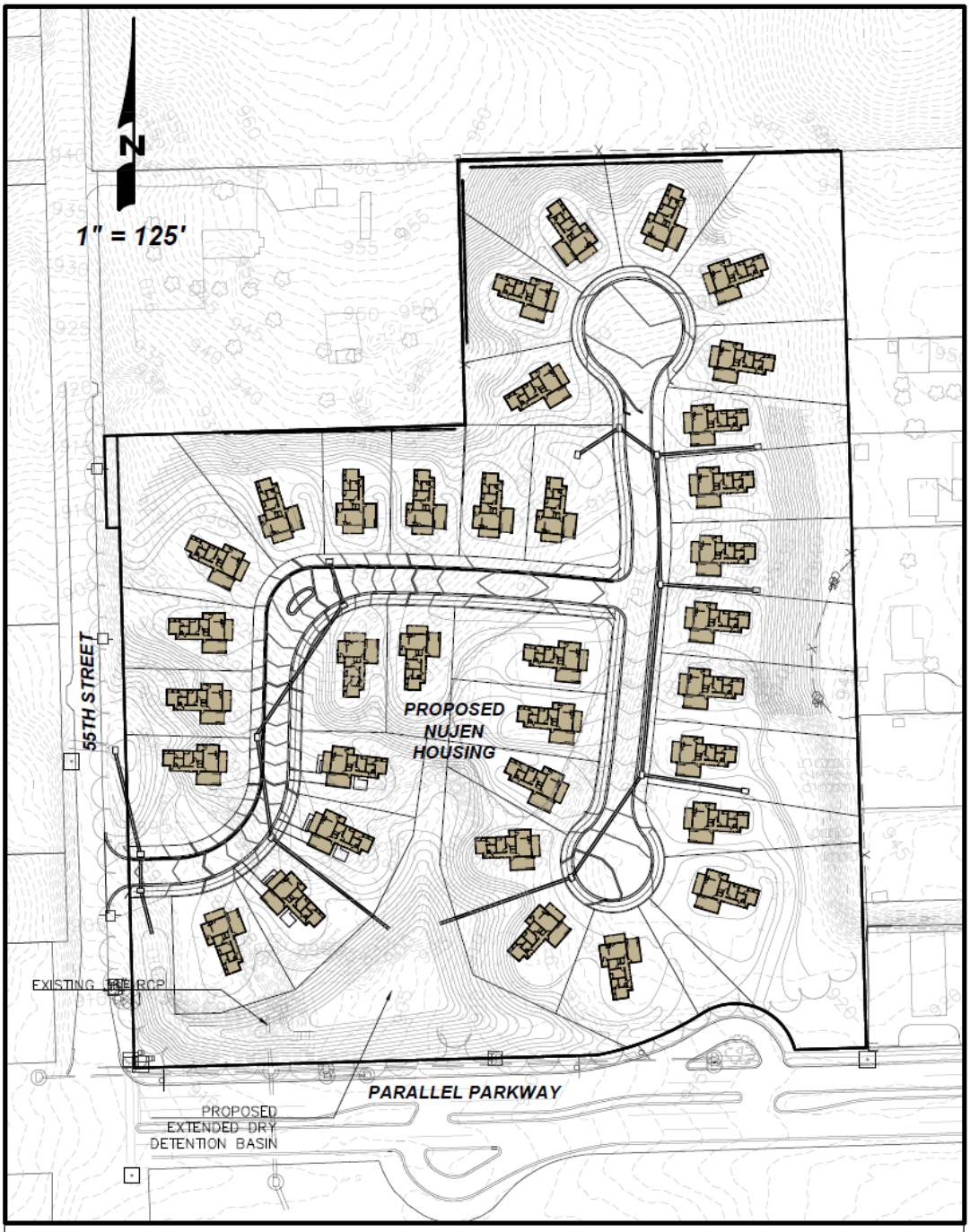


FIGURE 4 - PROPOSED DEVELOPMENT

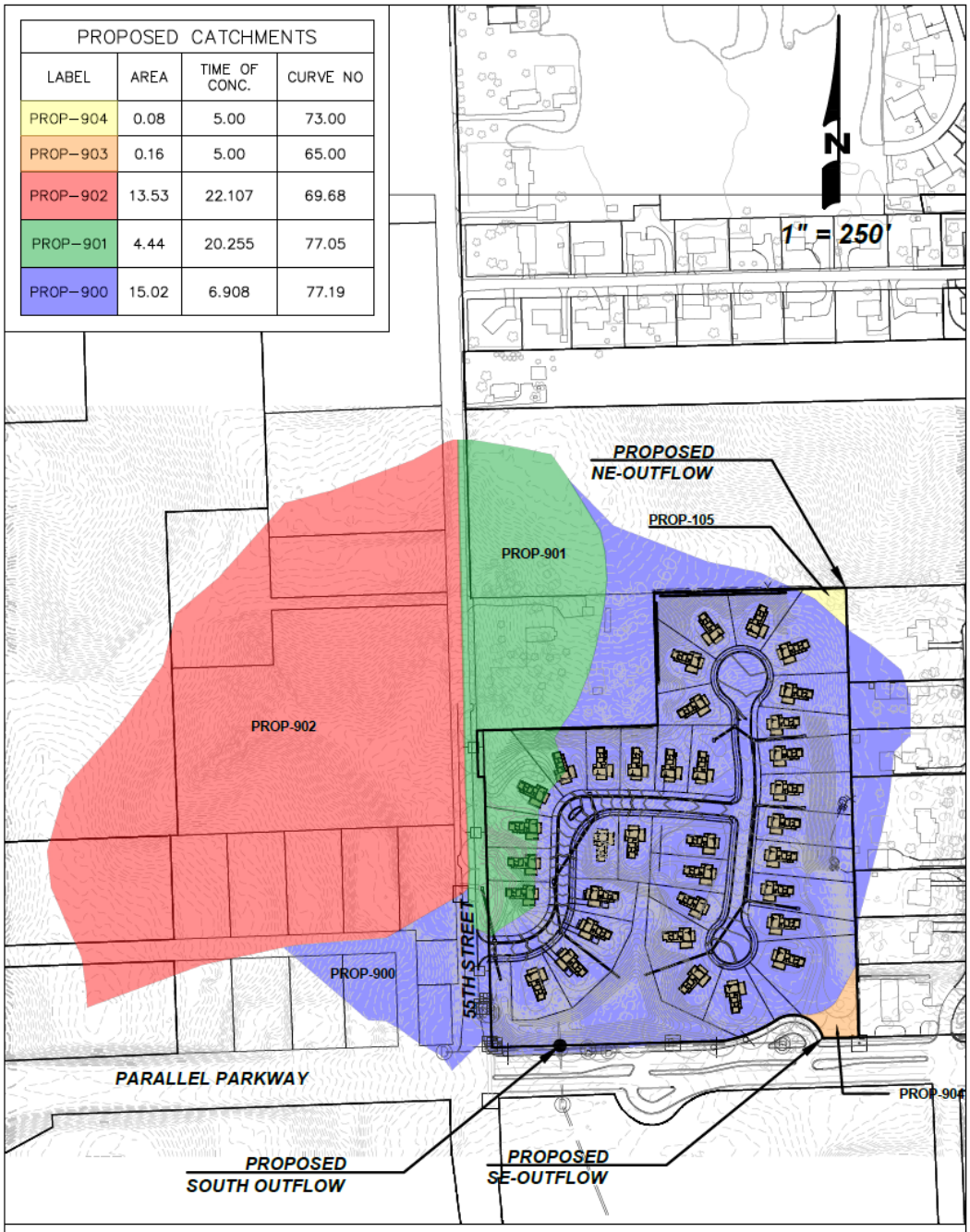


FIGURE 5 - PROPOSED DRAINAGE AREAS

General Information

This sanitary sewer memorandum addresses the sanitary sewer requirements for the proposed NuJen Preservation Housing development at 5444 Parallel Parkway in Wyandotte County, Kansas City, Kansas. NuPath Village is a 35-unit single family residential development. There are 35 single family units that comprise the community. The property lies on 12.29 acres of undeveloped land that is at the northeast corner of 55th Street and Parallel Parkway in Kansas City, Kansas (see Figure 1).

Existing Sanitary Facilities

This property is currently served by a gravity sanitary sewer. The closest sanitary sewer is UG MH 178-046 which lies on the southeast corner of this property. There is an 8" diameter PVC sewer draining east out of this. The 8" sanitary line heading out of MH 178-046 is sloped at 1.40% to the east.

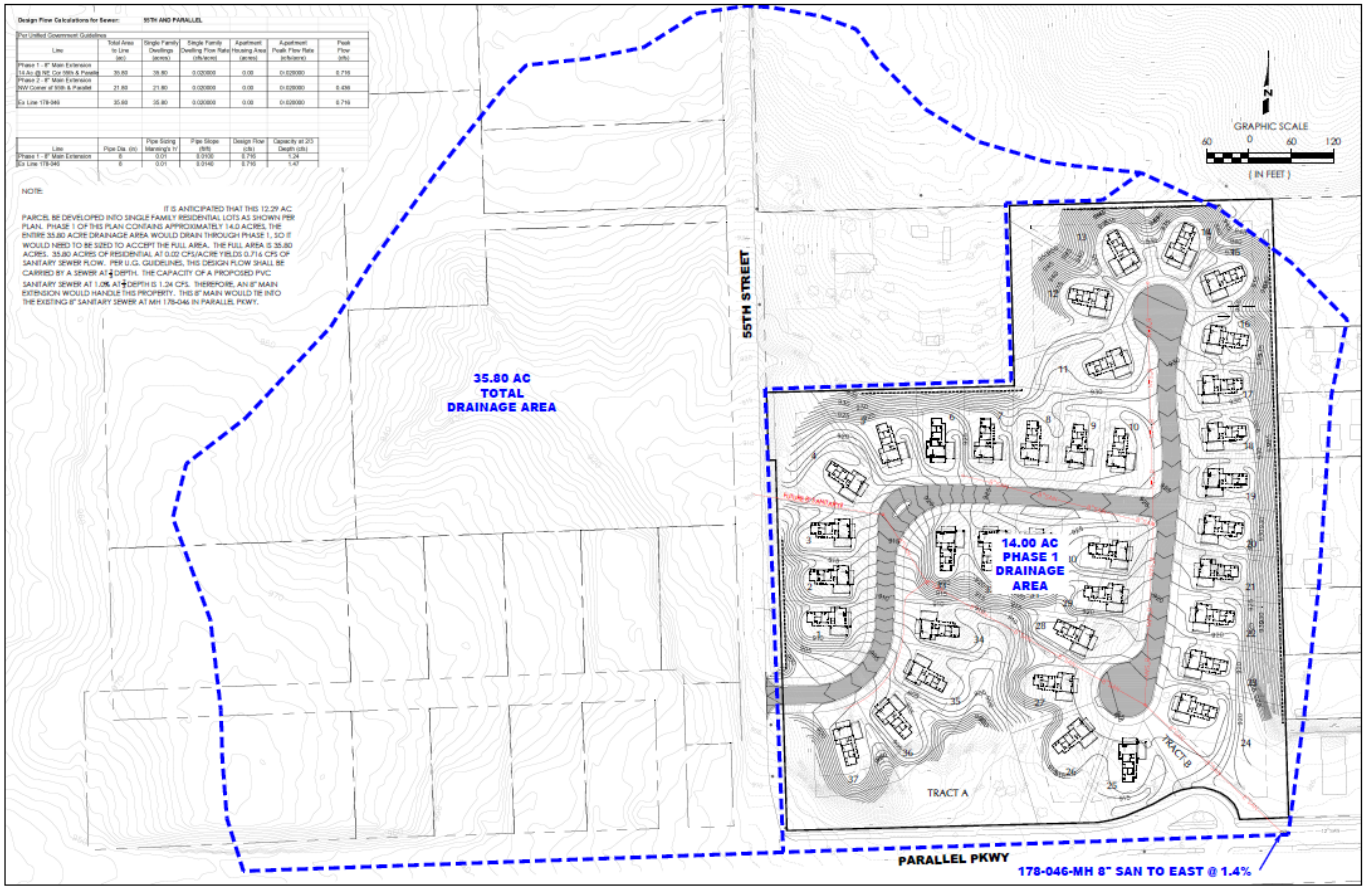
Proposed Development

NuJen Preservation Housing is proposing construction of 35 single family home units that will connect to the sanitary sewer via private service lines running just northwest of MH 178-046.

The total area of residential development to this new private service line is 35.80 acres. Per the calculations from the plumbing engineer, the design flow for this development is 268 gpm. Based off a slope of 1%, Manning's 'n' value of 0.010, a 8" PVC sewer line has the capacity of 463 gpm (1.24 cfs) at 2/3 full flow per U.G. Guidelines. The proposed service line at the main shall be 8" based on this information. The service line can be reduced in size at it serves fewer buildings. Based off a slope of 1.40%, Manning's 'n' value of 0.010, the existing 8" PVC sewer line has the capacity of 1.47 cfs at 2/3 full flow.

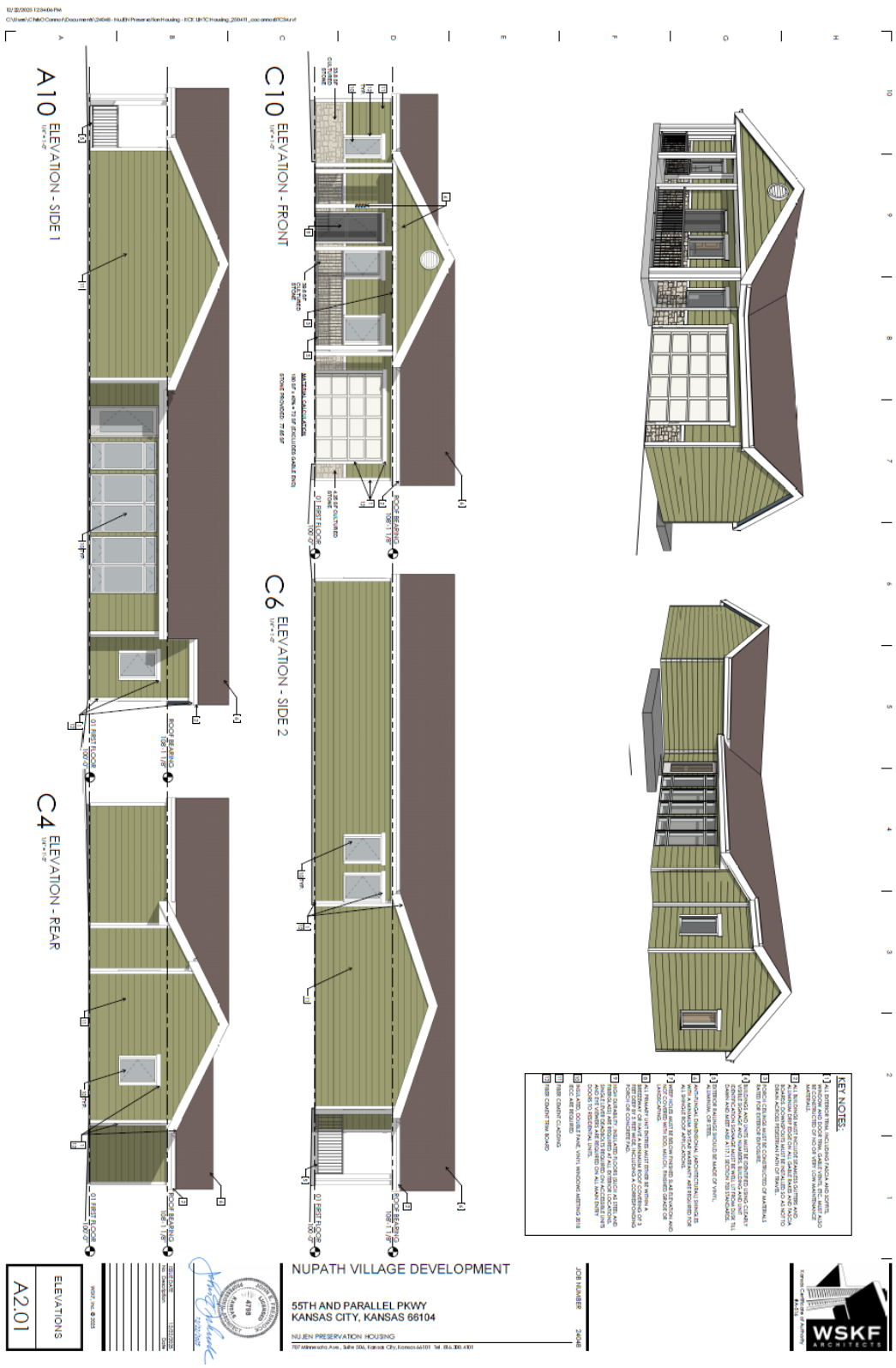
Conclusion

Based upon the calculations and assumptions described in this memorandum, the existing public sanitary sewer network and the proposed public main extension within this project has and will have the capacity to serve the NuJen project.



NE Corner 55th and Parallel (UG Parcel 917813) - Sanitary Sewer Exhibit

05 / 14 / 2025


A10 ELEVATION - SIDE 1
C10 ELEVATION - FRONT
C6 ELEVATION - SIDE 2
C4 ELEVATION - REAR
KEY NOTES:
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NUJEN PRESERVATION HOUSING
ELEVATIONS
A2.01
WSKF ARCHITECTS

A10 ELEVATION - FRONT
B10 ROOF PLAN
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NU:EN PRESERVATION HOUSING
ROOF ITERATIONS
A2.11
WSKF ARCHITECTS

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: March 9, 2026

Re: **Preliminary and Final Plat – Stanion Acres (PLAT2026-002)**

GENERAL INFORMATION

Applicant Information:
T Judson Stanion
Representative
Krystal Voth with Atlas Land Consulting
14500 Parallel Road, Suite R
Basehor, Kansas 66007

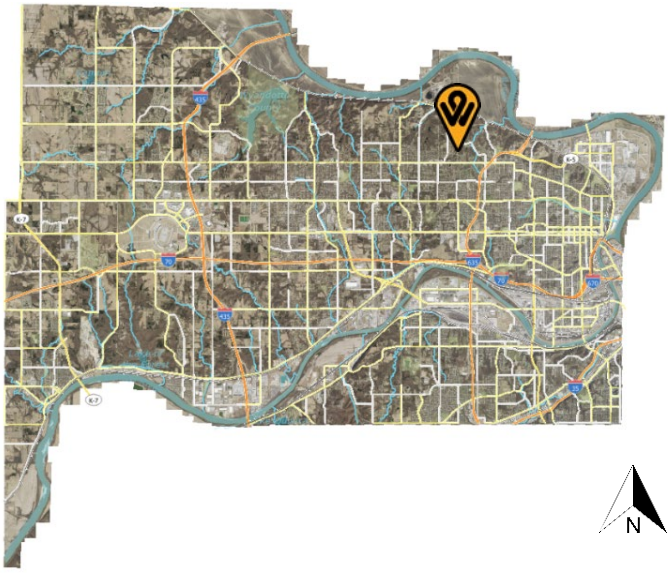
Subject Property:
3401 North 47th Street
Kansas City, Kansas 66104

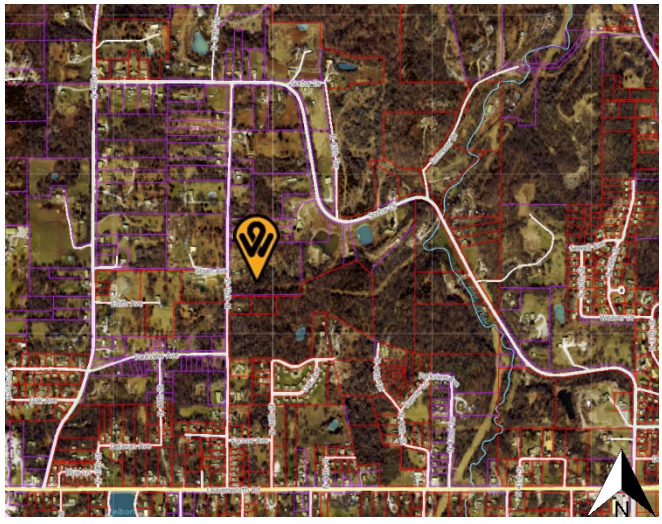
Requested Action and Purpose:
Approval of a Preliminary and Final Plat to subdivide one (1) lot into two (2) single-family residential lots.

Commission Districts:
At-Large Commissioner, District #1: Melissa Bynum
District #1 Commissioner: Jermaine Howard

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

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family home
South	R-1(B) Single Family District	Single-family home
East	R-1(B) Single Family and A-G Agriculture Districts	Single-family home and wooded land
West	R-1(B) Single Family District	Single-family home

Total Tract Size: 8.2 Acres

Neighborhood Characteristics: The subject property is located within the Quindaro Bluffs Statistical Neighborhood and Census Block Group #0445002. The neighborhood consists of single-family residences on the east and west sides of North 47th 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 North 47th Street as a Local Street.

Parking Requirement: Section 27-455(e) states two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

When each residence is built, covered parking will be constructed to accommodate at least one (1) vehicle.

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 – February 13, 2026

Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The representative, Krystal Voth with Atlas Land Consulting, on behalf of the applicant, T Judson Stanion, is requesting a Preliminary and Final Plat to plat two (2) single-family residential lots (Stanion Acres) on 8.2 acres at 3401 North 47th 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. ENV21-4802 – Code Enforcement – October 25, 2021 – Closed - Trash bags on curb.
2. CAC21-2189 – Code Enforcement – September 8, 2021 – Completed – Tax Lien Role.
3. CMP21-2125 – Code Enforcement – August 23, 2021 – Closed – Weeds and trash pile.
4. ABT21-3284 – Code Enforcement – August 23, 2021 – Closed – Tax Lien Role.
5. 20225-02615 – Code Enforcement – September 16, 2020 – Completed – Trash and dump site.
6. 20225-01730 – Code Enforcement – July 14, 2020 – Completed – Weeds and tree debris.
7. 20206-00059 – Code Enforcement – June 29, 2020 – Completed – cut down trees limbs and left in street.

Outstanding or Related Permit and Cases:

1. 16385-00538 – Mechanical Permit – October 3, 2016 – Issued – Gas furnace.
2. 12380-00904 – Electrical Permit – September 6, 2012 – Completed – 100 AMP upgrade.
3. 12380-00897 – Electrical Permit – September 5, 2012 – Void – 100 AMP upgrade.

Previous Planning Actions:

1. BOZA 2346 – Variance to construct four (4) lean-to shelters for six (6) horses – July 22, 2019 – Withdrawn.

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 subdivide one (1) lot into two (2) 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 does not provide sanitary sewer service. The property is served by septic service.

c. Storm Water Control

Storm water control is provided with culverts along North 47th Street.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #18, which is 1.34 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 Welborn Elementary School, West Middle School, and Schlagle High School, under Kansas City, Kansas USD 500.

h. Streets

The subject property is accessed off of North 47th Street, a Local Street.

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 for additional maintenance of land and/or facilities for the two (2) single-family lots.

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, piece-meal or premature development. There are two (2) proposed lots, which will be two (2) single-family residences, which would serve as infill housing.

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

Preliminary Plat

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. This application is for a Preliminary and Final Plat; however, a Preliminary Plat was not submitted with the application.

   Applicant Response: Understood, sorry for the typo.

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: Understood.

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 Response: Understood.

4. Utility easements shall connect with easements established in adjoining properties.

   Applicant Response: Understood.

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

   Applicant Response: Understood.

6. Any development on the newly created lots must abide by all R-1 standards.

   Applicant Response: Understood.

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.

   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** Petition **PLAT2026-002 (Stanion Acres Preliminary and 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. **$14.00 for two (2) lots payable to the Unified Treasurer;**
2. **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;**
3. **Utility easements shall connect with easements established in adjoining properties;**
4. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
5. **Any development on the newly created lots must abide by all R-1 standards;**
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. **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;**

9. **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; 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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Preliminary Plat
Final Plat
Site Photographs provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary and Final Plat	March 9, 2026	Not Required

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PLAT2026-002 (Stanion Acres Preliminary and 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. _____.

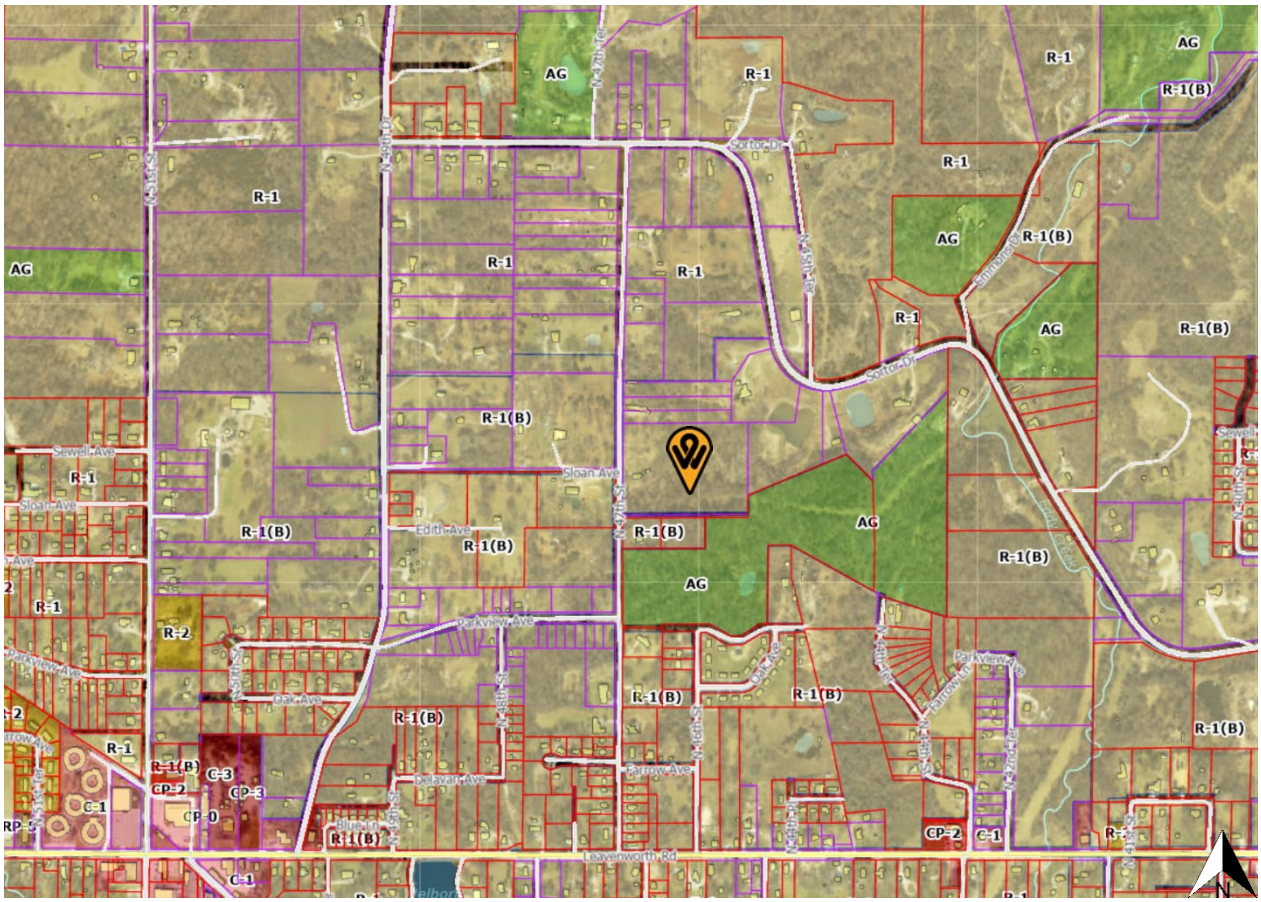
OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PLAT2026-002 (Stanion Acres Preliminary and 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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C-1
C-3
CP-2
CP-3
CP-D
RP-1
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Parkview Ave
Oak Ave
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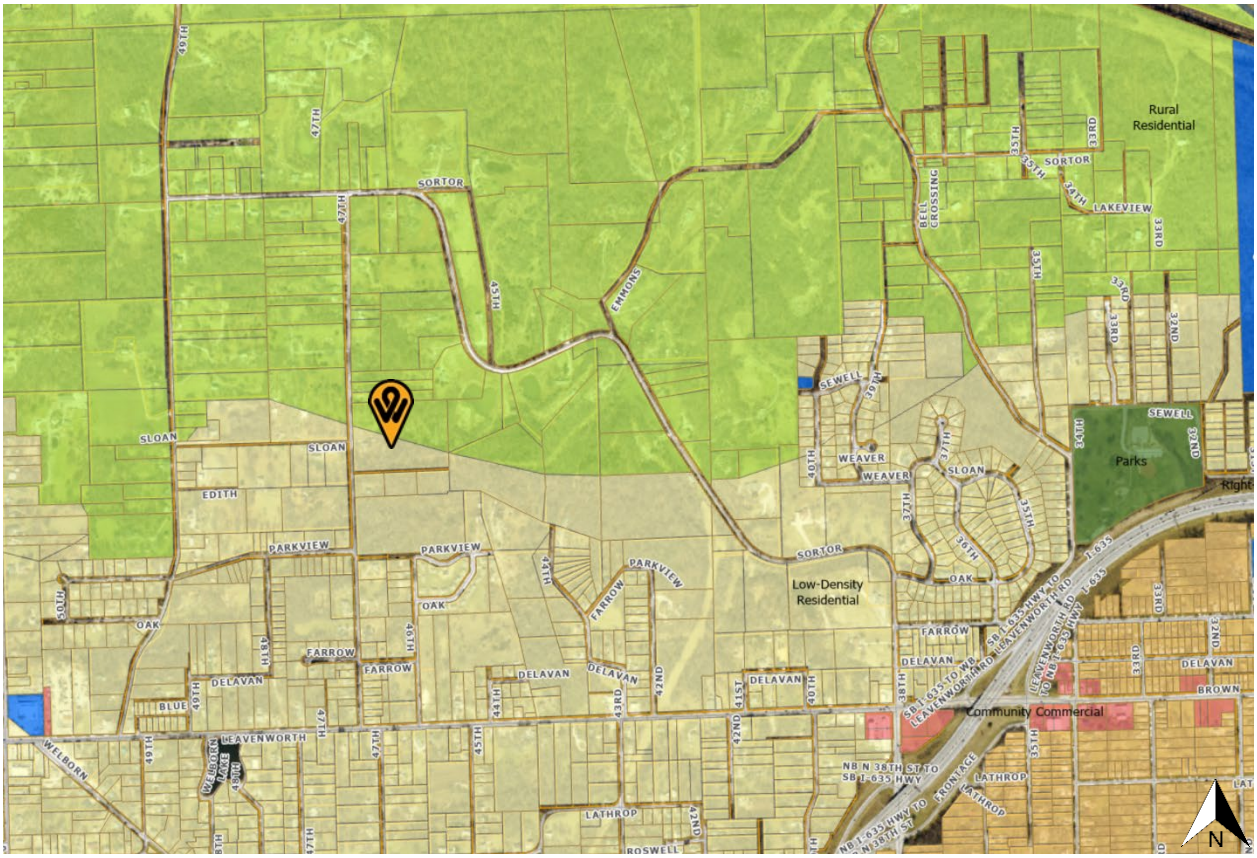
LAND USE MAP


Rural Residential
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Community Commercial
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EDITH
PARKVIEW
OAK
FARROW
DELAVAN
BLUE
WEAVER
SEWELL
LAKEVIEW
BEEL CROSSING
EMHORSS
WELBORN
HEAVENWORTH
LATHROP
ROSWELL
BROWN
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: February 2, 2026
RE: **STANION 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 Parcel:

914006

Owner-of-Record:

Thomas J. Stanion

Jurat Signature:

Thomas Judson Stanion

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

1) Dimensions
Move shown dimension and bearing along the south line of Lot 2 to the exterior. Show the dimensions along the north and south lines of Lot 1 and the south line of Lot 2 less right-of-way.

2) Right-of-way
An additional 5 feet needs to be dedicated along 47th Street.

1

ALC Comment Response

February 18, 2026

PLAT2026-002

Mr. Toy,

Thank you for the opportunity to review the draft staff report for PLAT2026-002 Stanion Acres. 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. This application is for a Preliminary and Final Plat; however, a Preliminary Plat was not submitted with the application. **Understood, sorry for the typo**

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. **Understood**

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. **Understood**

4. Utility easements shall connect with easements established in adjoining properties. **Understood**

5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring. **Understood**

6. Any development on the newly created lots must abide by all R-1 standards. **Understood**

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. **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:

1) None **Understood**

Best,

Krystal Voth

Land Use Planner

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION

14500 Parallel Road, Unit R

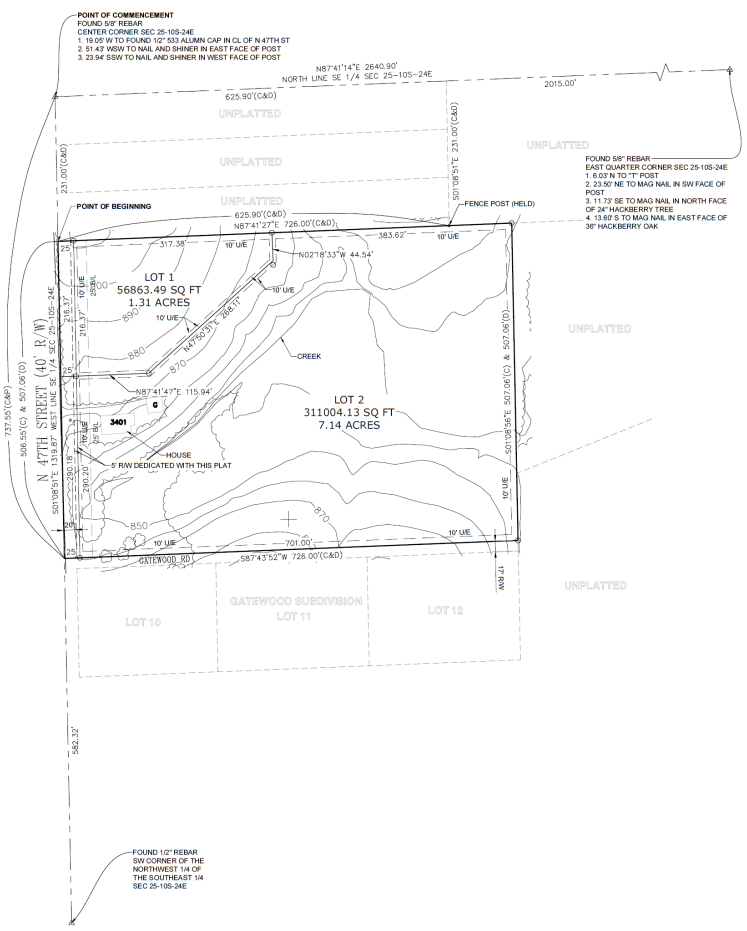
Basehor, KS 66007

O: (913) 662-5050 **M: (417)622-2907**

Proudly WBE Certified in Kansas and Missouri

STANION ACRES

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



DESCRIPTION PER TITLE REPORT

BEGINNING AT A POINT 14 POLES SOUTH OF THE CENTER OF SECTION 25, TOWNSHIP 10, RANGE 24 EAST; THENCE EAST 44 POLES; THENCE SOUTH 30 POLES AND 18 LINKS; THENCE WEST 44 POLES; THENCE NORTH 30 POLES AND 18 LINKS TO BEGINNING, IN WYANDOTTE COUNTY, KANSAS, SUBJECT TO THAT PART IN STREET OR ROAD.

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED JANUARY 21, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 25; THENCE SOUTH 01°08'51" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 87°41'27" EAST, A DISTANCE OF 726.00 FEET; THENCE SOUTH 01°08'56 EAST, A DISTANCE OF 507.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GATEWOOD ROAD AS IT NOW EXISTS; THENCE SOUTH 87°43'52" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 726.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°08'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 506.55 FEET TO THE POINT OF BEGINNING, CONTAINING 367867.63 SQFT OR 8.45 ACRES 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 "**STANION 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.

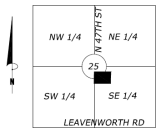
LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY:
   GATEWOOD SUBDIVISION FINAL PLAT
4. FLOOD PLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS: 20209C0070E EFFECTIVE FEBRUARY 5TH, 2014, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
5. CLOSURE PRECISION: 1 PART IN 4931222.000
6. CURRENT ZONING - R-1(B)
7. RIGHT OF WAY GRANTED TO GREAT LAKES PIPE LINE COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1090 AT PAGE 51; ASSIGNED TO WILLIAMS BROTHERS PIPE LINE COMPANY RECORDED IN BOOK 2000 AT PAGE 48.

VICINITY MAP



25-10S-24E

ALC
ATLAS LAND CONSULTING
3200 SW Jefferson Way, Suite 100
Lees Summit, MO 64082
816.524.4646
www.atlaslandconsulting.com
13300 Parallel Pkwy, Kansas City, KS 66107
KS BRN 0001 - 4333
MO BRN 2005 - 1000
NE BRN 600 - #2005-0444
KS CLS 363

SCALE IN FEET: 80 40 0 80

PRELIMINARY PLAT

3401 N 47TH ST
KANSAS CITY, KS 66104

PREPARED FOR:
THOMAS JUDSON STANION
3401 N 47TH ST
KANSAS CITY, KS 66104

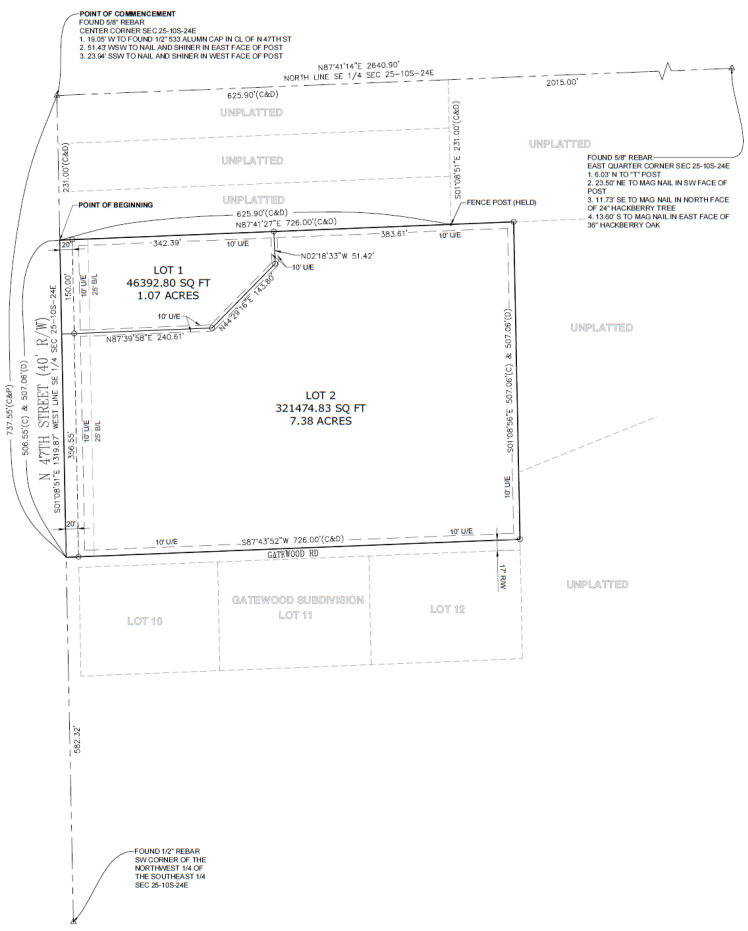
PROJECT #: 25-511S

ISSUE DATE: 02/17/2026

This is to certify on this 10TH day of JANUARY, 2026 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B DILL PLS 1408

2/19/2026 2:13 PM AUSTINTHOMPSON
CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-511S Judson Stanion 3401 N 47th St KCK Plat\25-511S PLAT.dwg



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IN TESTIMONY WHEREOF,
*I, undersigned owner of **STANION ACRES** have set our hands this _____ day of _____ 2026.*

_____
THOMAS JUDSON STANION, OWNER

ACKNOWLEDGEMENT:

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 THOMAS JUDSON STANION, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____

*THIS PLAT OF **STANION 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 E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)
) SS
COUNTY OF

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK AND IS DULY RECORDED.

_____
SUSAN F. NELSON, REGISTER OF DEEDS

_____
MARGARET A. DRENDAL, DEPUTY

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

GENERAL NOTES

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2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
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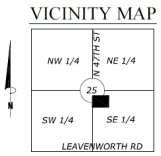
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0078E EFFECTIVE FEBRUARY 5TH, 2014, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
5. CLOSURE PRECISION: 1 PART IN 4931.222.000
6. CURRENT ZONING - R-1(B)
7. RIGHT OF WAY GRANTED TO GREAT LAKES PIPE LINE COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1050 AT PAGE 51; ASSIGNED TO WILLIAMS BROTHERS PIPE LINE COMPANY RECORDED IN BOOK 2060 AT PAGE 48.

VICINITY MAP



25-10S-24E

1/21/2026 1:13 PM AUSTINTHOMPSON
CAD FILE : S:\Atlas Land Consulting\2025\Surveying\25-511S Judson Stanion 3401 N 47th St KCK Plat\25-511S PLAT.dwg

ATLAS LAND CONSULTING
14100 Parallel Road, Clay Center, KS 66937

SCALE IN FEET

FINAL PLAT

3401 N 47TH ST
KANSAS CITY, KS 66104

PREPARED FOR:
THOMAS JUDSON STANION
3401 N 47TH ST
KANSAS CITY, KS 66104

PROJECT # 25-511S
ISSUE DATE: 01/21/2026

This is to certify on this 10TH day of JANUARY, 2026 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.

01/21/2026
LS-1408

ROGER B DILL PLS 1408

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: March 9, 2026

Re: **Preliminary and Final Plat – Munoz Acres (PLAT2026-006)**

GENERAL INFORMATION

Applicant Information:
Ascension Ibanez Munoz
25652 171st Street
Leavenworth, Kansas 66048

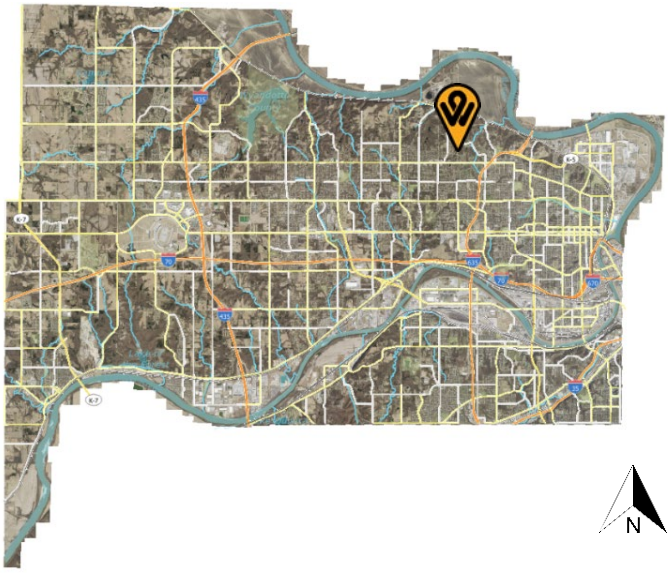
Subject Property:
3363 North 73rd Drive and 3445 North 73rd Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Preliminary and Final Plat to plat one (1) single-family residential lot.

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

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

Plan Area:
PlanKCK Comprehensive Plan



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

Total Tract Size: 8.2 Acres

Neighborhood Characteristics: The subject property is located within the Nearman Hills Statistical Neighborhood and Census Block Group #0446012. The neighborhood consists of single-family residences east on Edith Avenue and north and south along North 72nd Street and North 73rd Drive.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential and Rural Residential. Low Density Residential allows single-family detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

Rural Residential allows large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 73rd Drive as a Local Street.

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

There is an existing single-family home at 3363 North 73rd Drive.

Landscaping Requirement:	Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. There are trees in the front yard.
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – February 13, 2026
Public Hearing:	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ascension Ibanez Munoz, is requesting a Preliminary and Final Plat to plat one (1) single-family residential lot (Munoz Acres) on 4.75 acres at 3363 North 73rd Drive and 3445 North 73rd 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. 17395-00165 – Code Enforcement – August 15, 2017 – Completed – Stop work order - covered deck constructed without a permit.
2. 16395-00239 – Code Enforcement – December 12, 2016 – Completed – Exterior work and gravel driveway without permits.
3. 14225-01023 – Code Enforcement – August 29, 2014 – Completed – Tall weeds and grass on property.
4. 14200-02987 – Code Enforcement – August 12, 2014 – Completed – Tall weeds and grass.

Outstanding or Related Permit and Cases:

1. 17300-00762 – Building Permit – June 2, 2018 – Completed – Partially roofed deck.
2. 15367-00046 – Electrical Permit – August 2, 2015 – Completed – Safe to restore.

Previous Planning Actions:

1. There are no previous planning actions 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 Rural Residential, which allows large lot, single-family residential, but without agricultural uses and 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 create one (1) single-family residential lot.

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 electrical service.

b. Sanitary Sewer Service

The UG does not provide sanitary sewer service. The property is served by septic service.

c. Storm Water Control

Storm water control is provided with culverts along North 73rd Street and North 73rd Drive.

d. Police

Police service is provided by West Patrol, District #224.

e. Fire

Fire service is provided by Station #4, which is 2.8 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 John F Kennedy Elementary School, Eisenhower Middle School, and Washington High School, under Kansas City, Kansas USD 500.

h. Streets

The subject property is accessed off of North 73rd Drive, a Local Street.

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 preliminary and 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 for additional maintenance of land and/or facilities for the single-family lot.

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, piece-meal or premature development. There are two (2) proposed lots, which will be two (2) single-family residences, which would serve as infill housing.

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 Preliminary Plat because they were submitted simultaneously.

KEY ISSUES

Covered Parking (Garage or Carport)

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

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. The R-1 Single Family District requires covered parking for at least one (1) parking space. The covered parking may be a garage or carport. Upon visiting the site, Planning Staff did not see a covered parking space. How do you intend to fulfill this requirement?

   Staff Response: There is a carport behind the residence in the rear yard.

3. Section 27-675(b)(1) Parking, loading and maneuvering areas for new single-family residences or for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to the standards set out in subsection (a) of this section.

   Section 27-675(a) All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel. The Unified Government engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. All off-street parking, loading and maneuvering areas shall be physically restricted to paved areas through the use of wheel stops or curbing, unless, in the opinion of the Unified Government engineer, wheel stops would create drainage problems. In such cases continuous curbing shall be provided to restrict traffic. Curbing and wheel stops shall be designed and installed as approved by the Unified Government engineer.
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. 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.
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.

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 **PLAT2026-006 (Munoz Acres Preliminary and 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. **Section 27-675(b)(1) Parking, loading and maneuvering areas for new single-family residences or for replacement or expansion of existing asphalt or concrete areas shall be improved with a permanent asphalt or concrete pavement to the standards set out in subsection (a) of this section.**

    Section 27-675(a) All parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of

compacted gravel. The Unified Government engineer shall determine acceptable alternatives. All parking spaces shall be clearly marked. All improvements shall be designed and constructed as necessary to prevent dust, erosion, excessive water flow across streets or adjoining property, and to control traffic. All off-street parking, loading and maneuvering areas shall be physically restricted to paved areas through the use of wheel stops or curbing, unless, in the opinion of the Unified Government engineer, wheel stops would create drainage problems. In such cases continuous curbing shall be provided to restrict traffic. Curbing and wheel stops shall be designed and installed as approved by the Unified Government engineer;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Preliminary Plat
Final Plat
Photograph of Carport

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary and Final Plat	March 9, 2026	Not Required

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PLAT2026-006 (Munoz Acres Preliminary and 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. _____.

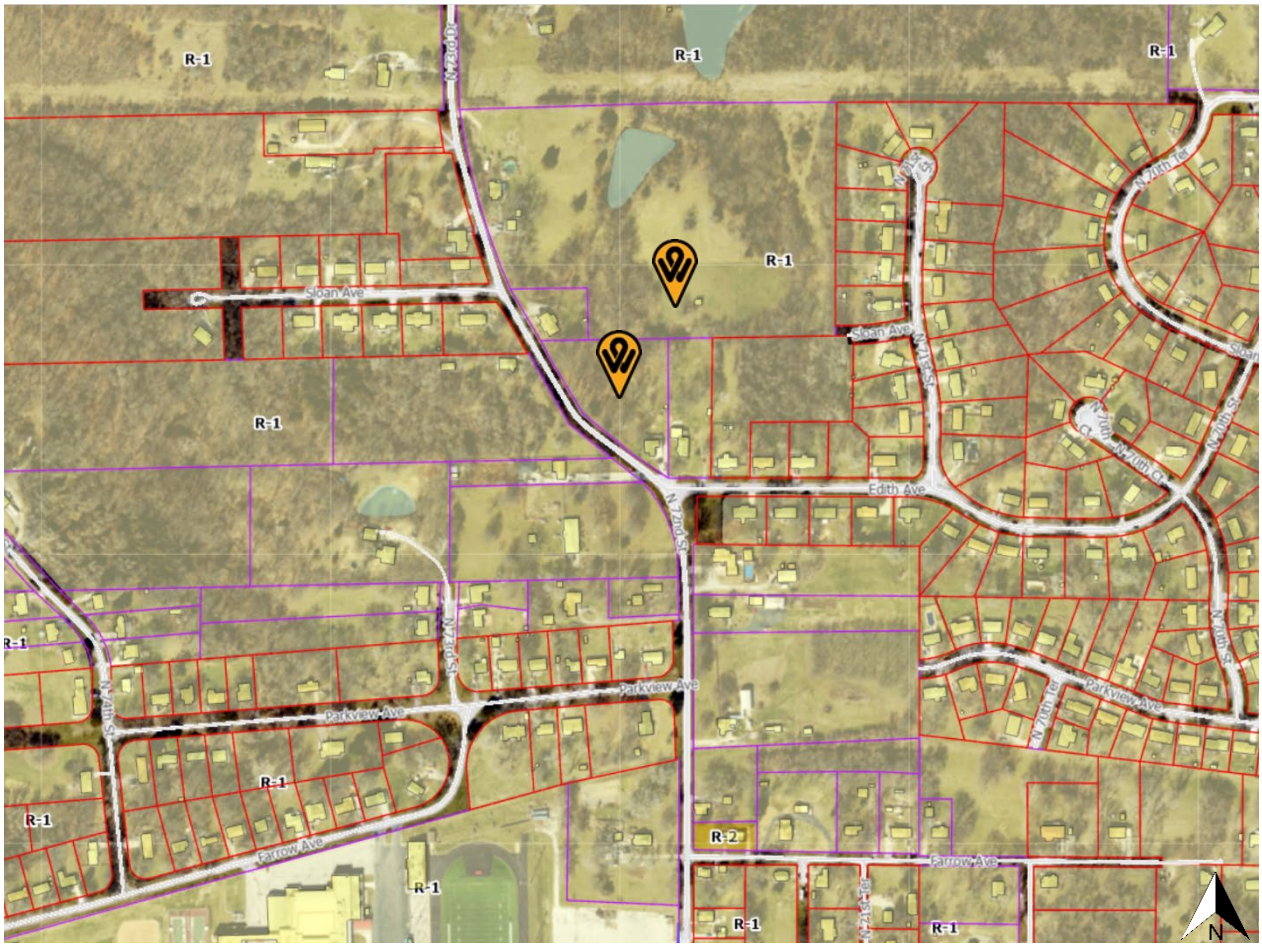
OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PLAT2026-006 (Munoz Acres Preliminary and 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


R-1
R-1
R-1
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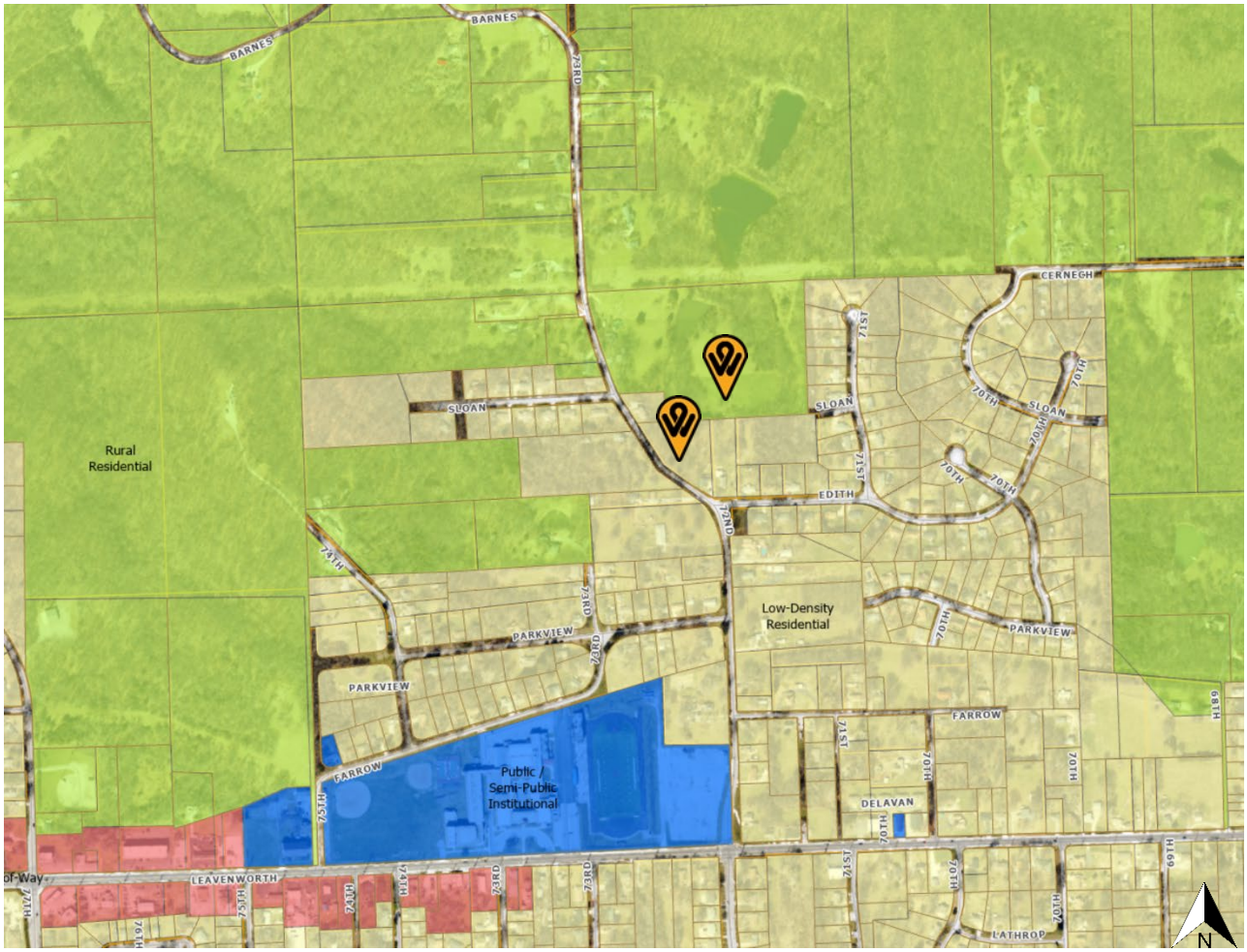
R-1
R-1
R-1
R-1
R-1
R-1
R-2
Sloan Ave
Sloan Ave
Edith Ave
Parkview Ave
Parkview Ave
Parkview Ave
Farrow Ave
Farrow Ave
N 73rd Dr
N 72nd St
N 71st St
N 70th Ter
N 70th Ct
N 70th St
N 74th St
N 73rd St
N 71st Ter
N 71st Ter
N

LAND USE MAP


BARNES
SLOAN
CERNEGH
EDITH
PARKVIEW
FARROW
DELAVAN
LEAVENWORTH
LATHROP
Rural Residential
Low-Density Residential
Public / Semi-Public Institutional
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: February 5, 2026
RE: **MUNOZ ACRES**

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

And we have determined the following:
Takes all of CIC-TAS Parcel:
927732
Takes part of CIC-TAS Parcel:
927734
Owner-of-Record:
Ascencion Ibanez Munoz
Jurat Signature:
Ascencion Ibanez Munoz

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

1) Legal Description
Revise the opening part of the legal description and the subtitle to be "Kansas City, Wyandotte County, Kansas." On the third line of the legal description, remove "prolongation" before notation of the reserve line. On the fourth line, remove "extended" from notation of Edith Avenue. Revise to "as now established."

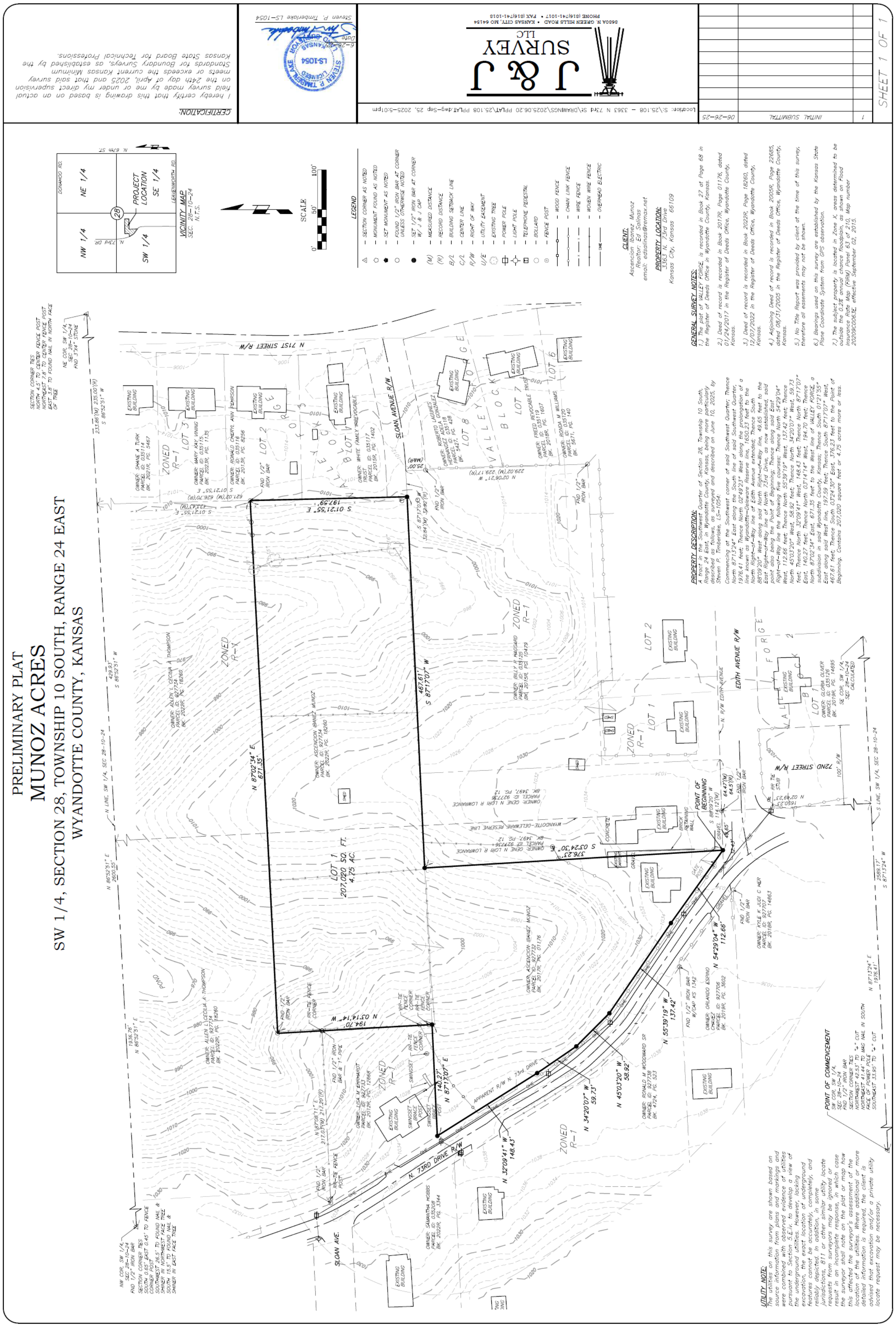
2) Right-of-way
An additional 5 feet needs to be dedicated along 73rd Drive.

3) Incidental Information
Incidental information labeling of Book/Page needs to be removed.

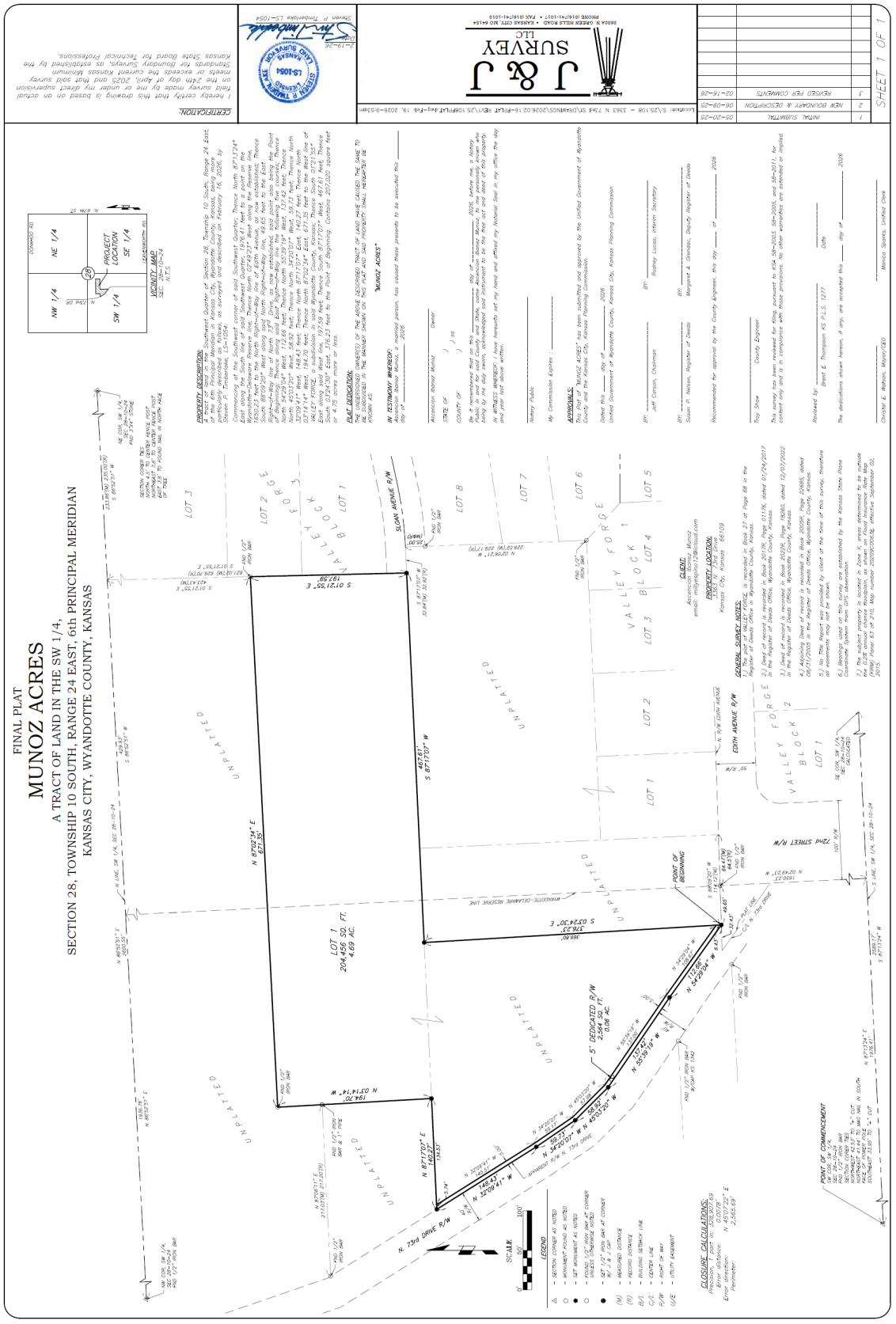
4) Labeling & Lines
Show the Wyandotte/Delaware Reserve line extending north to match labeling.

1

5) Approvals
Update the planning secretary to Rodney Lucas, interim secretary. Update the mayor/CEO as Christal E. Watson. Remove “interim” from Unified Clerk. Add Susan P. Nelson, Register of Deeds, and Margaret A. Orendac, Deputy Register of Deeds. Update the year after signature blocks.



PRELIMINARY PLAT
MUNOZ ACRES
SW 1/4, SECTION 28, TOWNSHIP 10 SOUTH, RANGE 24 EAST
WYANDOTTE COUNTY, KANSAS
CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 24th day of April, 2025 and that said survey meets or exceeds the current Kansas Minimum Standards for Boundary Surveys, as established by the Kansas State Board for Technical Professions.
Steven P. Timberlake LS-1054
STEVEN P. TIMBERLAKE LICENSED LS-1054 KANSAS
J & J SURVEY LLC
8880A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018
Location: S:\25.108 – 3363 N 73rd St\DRAWINGS\2025.06.20 PPLAT\25.108 PPLAT.dwg–Sep 25, 2025–5:01pm
1 INITIAL SUBMITTAL 06–26–25
SHEET 1 OF 1
VICINITY MAP
SEC. 28–10–24
N.T.S.
NW 1/4
NE 1/4
SW 1/4
SE 1/4
PROJECT LOCATION
DONAHOO RD.
LEAVENWORTH RD.
N. 67th ST.
N. 73rd DR.
SCALE 0' 50' 100'
LEGEND
– SECTION CORNER AS NOTED
– MONUMENT FOUND AS NOTED
– SET MONUMENT AS NOTED
– FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
– SET 1/2" IRON BAR AT CORNER W/ J & J CAP
(M) – MEASURED DISTANCE
(R) – RECORD DISTANCE
B/L – BUILDING SETBACK LINE
C/L – CENTER LINE
R/W – RIGHT OF WAY
U/E – UTILITY EASEMENT
– EXISTING TREE
– POWER POLE
– LIGHT POLE
– TELEPHONE PEDESTAL
– BOLLARD
– FENCE POST
– WOOD FENCE
– CHAIN LINK FENCE
– WIRE FENCE
– WOVEN WIRE FENCE
– OVERHEAD ELECTRIC
CLIENT:
Ascencion Ibanez Munoz
Realtor: Ed Salinas
email: edsalinas@remax.net
PROPERTY LOCATION:
3363 N. 73rd Drive
Kansas City, Kansas 66109
GENERAL SURVEY NOTES:
1.) The plat of VALLEY FORGE, is recorded in Book 27 at Page 68 in the Register of Deeds Office in Wyandotte County, Kansas.
2.) Deed of record is recorded in Book 2017R, Page 01176, dated 01/24/2017 in the Register of Deeds Office, Wyandotte County, Kansas.
3.) Deed of record is recorded in Book 2022R, Page 18260, dated 12/07/2022 in the Register of Deeds Office, Wyandotte County, Kansas.
4.) Adjoining Deed of record is recorded in Book 2005R, Page 22685, dated 08/31/2005 in the Register of Deeds Office, Wyandotte County, Kansas.
5.) No Title Report was provided by client at the time of this survey, therefore all easements may not be shown.
6.) Bearings used on this survey are established by the Kansas State Plane Coordinate System from GPS observation.
7.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) Panel 63 of 210, Map number 20209C0063E, effective September 02, 2015.
PROPERTY DESCRIPTION:
A tract in the Southwest Quarter of Section 28, Township 10 South, Range 24 East, in Wyandotte County, Kansas, being more particularly described as follows, as surveyed and described on June 10, 2025, by Steven P. Timberlake, LS-1054:
Commencing at the Southwest corner of said Southwest Quarter; Thence North 87°13'24" East along the South line of said Southwest Quarter, 1976.41 feet; Thence North 02°49'23" West along the prolongation of a line known as Wyandotte–Deleware Reserve line, 1650.23 feet to the North Right–of–Way line of Edith Avenue extended; Thence South 88°09'20" West along said North Right–of–Way line, 49.65 feet to the East Right–of–Way line of North 73rd Drive, as now established, said point also being the Point of Beginning; Thence along said East Right–of–Way line the following five courses; Thence North 54°29'04" West, 112.66 feet; Thence North 55°39'19" West, 137.42 feet; Thence North 45°03'20" West, 58.92 feet; Thence North 34°20'07" West, 59.73 feet; Thence North 32°09'41" West, 148.43 feet; Thence North 87°17'07" East, 140.27 feet; Thence North 03°14'14" West, 194.70 feet; Thence North 87°02'34" East, 671.35 feet to the West line of VALLEY FORGE, a subdivision in said Wyandotte County, Kansas; Thence South 01°21'55" East along said West line, 197.59 feet; Thence South 87°17'07" West, 467.61 feet; Thence South 03°24'30" East, 376.23 feet to the Point of Beginning. Contains 207,020 square feet or 4.75 acres more or less.
UTILITY NOTE:
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
POINT OF COMMENCEMENT
SW COR, SW 1/4, SEC 28–10–24
FND 1/2" IRON BAR
SECTION CORNER TIES
NORTHWEST 42.53' TO "+" CUT
NORTHEAST 41.44' TO MAG NAIL IN SOUTH FACE OF POWER POLE
SOUTHEAST 33.95' TO "+" CUT
POINT OF BEGINNING
LOT 1
207,020 SQ. FT.
4.75 AC.
N 87°02'34" E 671.35'
S 87°17'07" W 467.61'
S 01°21'55" E 197.59'
S 03°24'30" E 376.23'
N 03°14'14" W 194.70'
N 87°17'07" E 140.27'
N 32°09'41" W 148.43'
N 34°20'07" W 59.73'
N 45°03'20" W 58.92'
N 55°39'19" W 137.42'
N 54°29'04" W 112.66'
S 88°09'20" W 114.12'(M)
N 02°49'23" W 1650.23'
N 87°13'24" E 1976.41'
S 87°13'24" W 2589.17'
N 86°52'51" E 2600.55'
N LINE, SW 1/4, SEC 28–10–24
S LINE, SW 1/4, SEC 28–10–24
N 71ST STREET R/W
SLOAN AVENUE R/W
EDITH AVENUE R/W
72ND STREET R/W
N. 73RD DRIVE R/W
SLOAN AVE.
WYANDOTTE–DELEWARE RESERVE LINE
VALLEY FORGE
ZONED R–1
ZONED R–X
OWNER: ASCENCION IBANEZ MUNOZ PARCEL ID: 927734 BK. 2022R, PG. 18260
OWNER: ASCENCION IBANEZ MUNOZ PARCEL ID: 927732 BK. 2017R, PG. 01176
OWNER: ALLEN L CECILIA A THOMPSON PARCEL ID: 927734 BK. 2022R, PG. 18260
OWNER: GENE N LORI R LOWRANCE PARCEL ID: 927736 BK. 3497, PG. 12
OWNER: SHANE A TURK PARCEL ID: 035114 BK. 2021R, PG. 5467
OWNER: MARY KAY VINING PARCEL ID: 035115 BK. 2023R, PG. 1135
OWNER: RONALD CHERYL ANN PEHRSON PARCEL ID: 035116 BK. 2013R, PG. 8256
OWNER: WHITE FAMILY IRREVOCABLE TRUST PARCEL ID: 035117 BK. 2015R, PG. 1402
OWNER: ROBERTO LAGUNES HERNANDEZ ADELA GONZALEZ PARCEL ID: 035118 BK. 5427, PG. 428
OWNER: FREED REVOCABLE TRUST PARCEL ID: 035119 BK. 2018R, PG. 1607
OWNER: RONDA M WILLIAMS PARCEL ID: 035120 BK. 5671, PG. 140
OWNER: BILLY P HAGGARD PARCEL ID: 035125 BK. 2015R, PG. 10479
OWNER: GLORIA OLIVER PARCEL ID: 035126 BK. 2019R, PG. 14695
OWNER: KYLE K JUDI C HER PARCEL ID: 927707 BK. 2018R, PG. 14863
OWNER: ORLANDO ESPINO CHAVEZ PARCEL ID: 927706 BK. 2019R, PG. 3602
OWNER: RONALD M WOODWARD SR PARCEL ID: 927738 BK. 4724, PG. 523
OWNER: LISA M EHRHARDT PARCEL ID: 927733 BK. 2012R, PG. 12668
OWNER: SAMANTHA HOBBS PARCEL ID: 035208 BK. 2022R, PG. 3344
EXISTING BUILDING



Munoz Acres Preliminary and Final Plat
PLAT2026-006 March 9, 2026 16

WELCOME

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: March 9, 2026

Re: **Preliminary Plat – Pad One (PLAT2026-007)**

GENERAL INFORMATION

Applicant Information:
Sam Malinowsky with SM Engineering
5507 High Meadow Circle
Manhattan, Kansas 66503

Subject Property:
4953 State Avenue
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of Preliminary Plat to subdivide a lot for future commercial development.

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

Existing Zoning District(s):
C-1 Limited Business District

Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Pizza Hut (across State Avenue)
South	R-1 Single Family District	UG CSI and Water Pollution Control buildings
East	CP-2 Planned General Business District	Aldi
West	C-1 Limited Business District	UG Fleet Maintenance Facility

Total Tract Size: 9.3 Acres

Neighborhood Characteristics: The subject property is located within the Coronado Statistical Neighborhood and Census Block Group #0439052. The neighborhood consists of Planned General Business properties to the north and east of the subject property. To the south, Single Family District is located and to the west, Limited Business District.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Corridor Mixed Use, which allows up to five (5) story buildings that integrate complimentary land uses such as retail, office, small businesses and residential. Access to residential uses and their facilities is allowed at street level. These areas should be designed to support multi-modal connectivity with wide sidewalks and street trees. Buildings should be built up to the street for a consistent street frontage and transition to abutting residential uses. Live/work units with commercial/retail on the street level and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates State Avenue as Major Arterial.

Parking Requirement: Section 27-464(e) states that four (4) spaces per 1,000 square feet of floor area in the building. Without a scaled and dimensioned floor plan, Staff cannot determine how many parking spaces are required.

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 – February 12, 2026 Letters to Property Owners – February 13, 2026
Public Hearing(s):	March 9, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sam Malinowsky, is requesting a Preliminary Plat to subdivide a lot for future commercial development at 4953 State Avenue Kansas City, Kansas 66102.

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. ENV2026-0018 – Code-Environment – January 7, 2026 – Extension Granted – Multiple issues; Overweight Trucks/Vehicles.
2. CAC25-0983 – Code Admin Citation – June 02, 2025 – Completed – Misc Deposit Acct for refunds not picked up.
3. BSR24-0041 – Stop Work Order – March 29, 2024 – Open – Test.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. DRC24-0036 – DRC – July 23, 2024 – Inspections Completed – State 50 Sopping Center.
2. SIGN2025-169 – Sign Permit – September 05, 2025 – Issued – Wall sign to the south.
3. PR2025-004 – Plan Review – February 13, 2025 – Withdrawn – Commercial remodeling.
4. SIGN2024-028 – Sign Permit – March 16, 2024 – Issued – Wall sign
5. 18405-00005 – Plan Review – February 23, 2018 – Completed – Preliminary and Final Plan.
6. From 2013 to 2021 there were four (4) other sign permits issued.

FACTORS TO BE CONSIDERED

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

The PlanKCK Comprehensive Plan designates this property as Corridor Mixed Use, which allows up to five (5) story buildings that integrate complimentary land uses such as retail, office, small businesses and residential. Access to residential uses and their facilities is allowed at street level. These areas should be designed to support multi-modal connectivity with wide sidewalks and street trees. Buildings should be built up to the street for a consistent street frontage and transition to abutting residential uses. Live/work units with commercial/retail on the street level and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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 electric and water service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #222.

e. Fire

Fire service is provided by Station #12, which is 1.64 miles away from the subject property.

f. Transit

Public Transit is provided by Kansas City ATA, Route #101.

g. Schools

Public Education is provided by Eugene Ware Elementary School, West Middle School, and F.L. Schlagle High School, under Kansas City, Kansas USD 500.

h. Streets

See above.

3. 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 proposed preliminary plat is in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area. Development on these lots would be subject to the C-1 Limited Business District standards.

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 subdivision is compatible in size, proportion, building size and architectural design.

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

The proposed subdivision will not cause negative impacts on the natural or social environment.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed within an existing, built out neighborhood.

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

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Subject to approval, a Final Plat shall be submitted, reviewed and approved by the City Planning Commission.

   Applicant's Response: Noted.

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: Noted.

3. What is the future use of the proposed lot?

   Applicant's Response: No definite user has been identified at this time. When a user is identified a site plan will be presented to staff.

4. The concept plan indicates a drive-through restaurant. A drive-through restaurant is not permitted in the C-1 Limited Business District. A rezoning will be required to CP-2 Planned General Business District for that specific use.

   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) 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 PLAT2026-007 (Pad One Preliminary Plat)**, subject to all comments and suggestions outlined in this staff report and summarized by the following conditions.

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;**
2. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
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. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring; and,**
5. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
6. **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;**
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; and,**
8. **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
Preliminary Plat
Preliminary Plat Concept
Traffic Study

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission
Preliminary Plat	March 9, 2026

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

MOTIONS

I move the Kansas City, Kansas, City Planning Commission **APPROVE** of Petition **PLAT2026-007** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

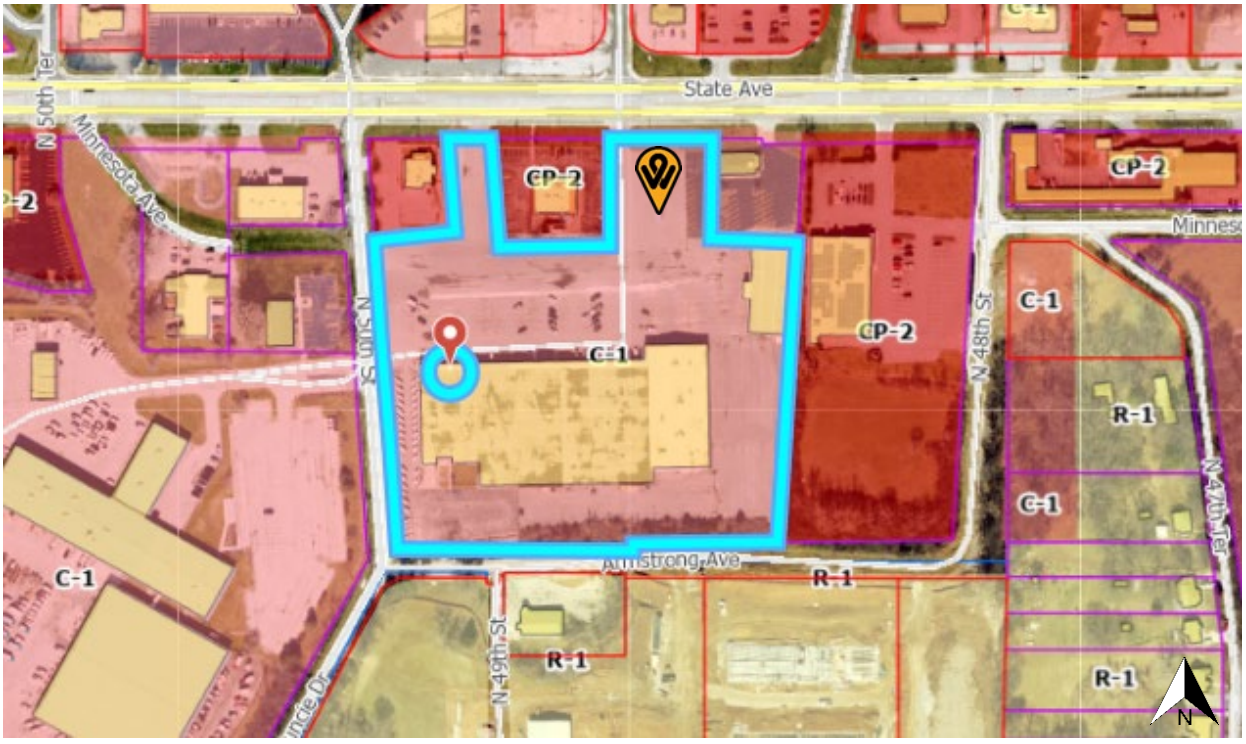
OR

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PLAT2026-007,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

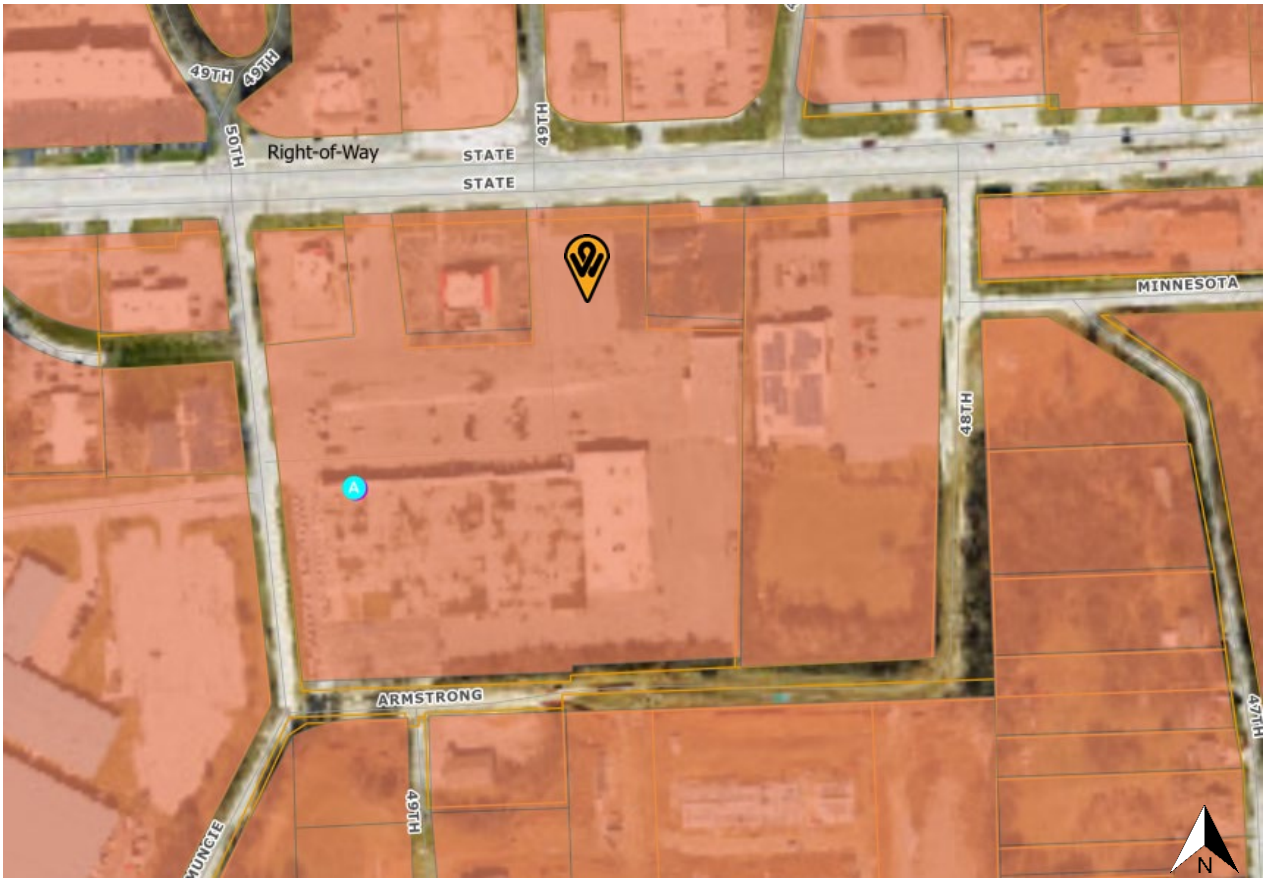
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP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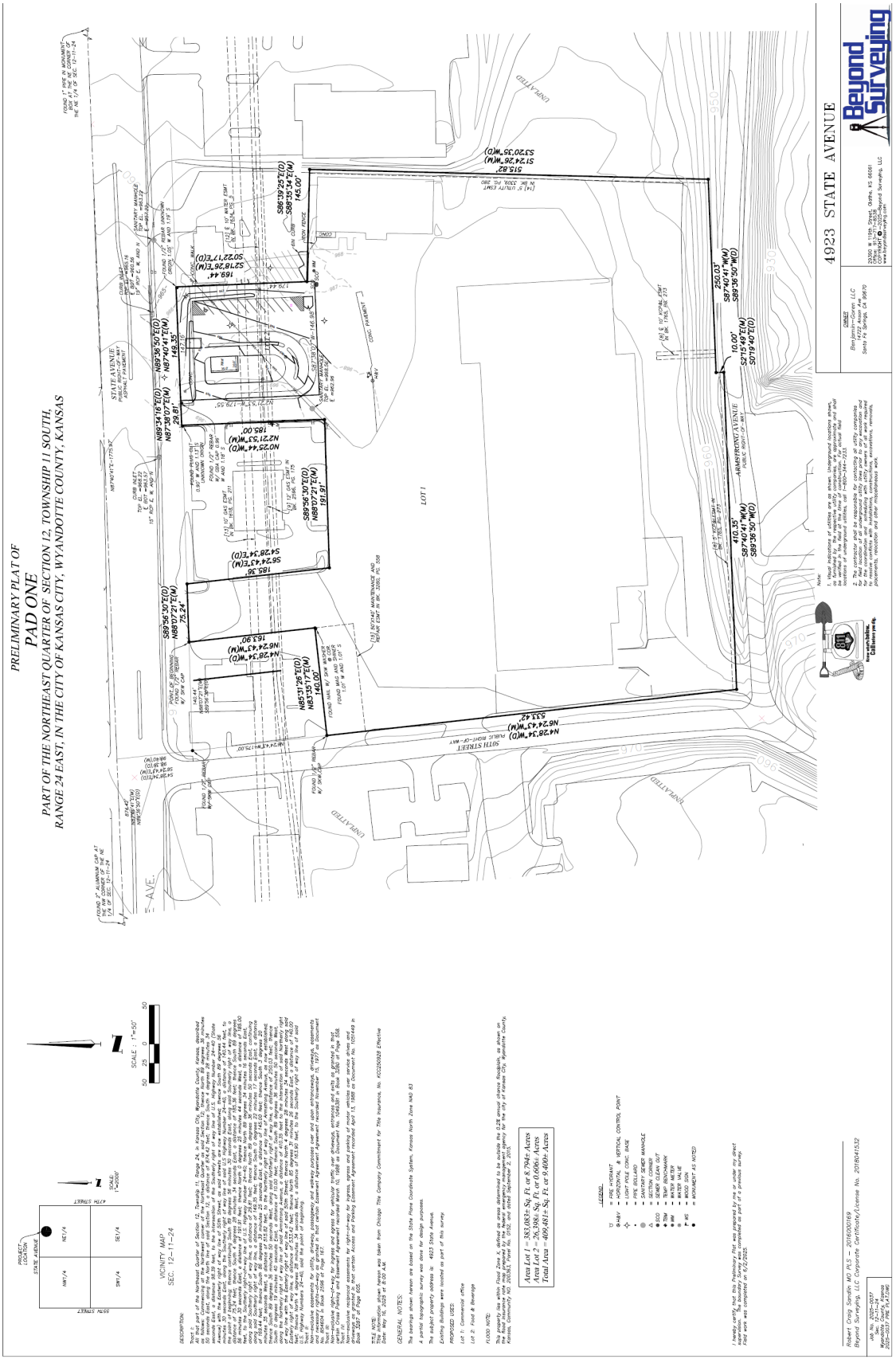
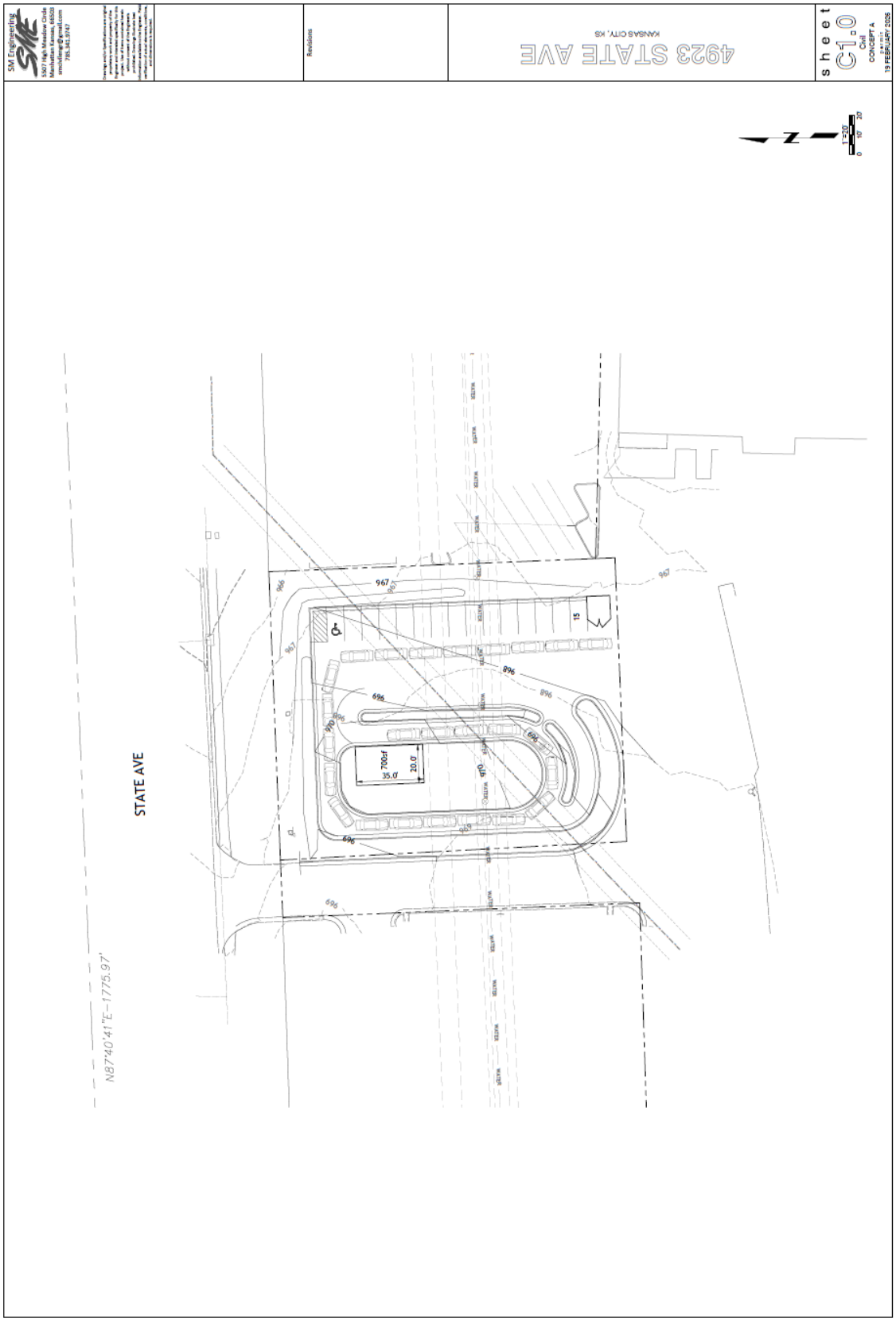

PRELIMINARY PLAT OF
PAD ONE
PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
4923 STATE AVENUE
LOT 1
STATE AVENUE
SOUTH STREET
ARMSTRONG AVENUE
VICINITY MAP
SEC. 12-11-24
SCALE : 1"=50'
LEGEND
Beyond Surveying


SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smchilling@gmail.com
785.341.9747
Revisions
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KANSAS CITY, KS
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Civil
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19 FEBRUARY 2026
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SM Engineering

February 19, 2026

To: Unified Government of Wyandotte County
Kris Finger

RE: Traffic Memo Proposed Coffee Shop
West of 4825 State Ave.

Per the city request a brief analysis of the traffic generated by the proposed coffee shop and its effect on the existing street network is desired.

Traffic Generation Methodology
To provide an estimate of the peak traffic generated by the proposed coffee shop, trip generation rates were taken from the Institute of Traffic Engineers Trip Generation Manual, 9th Edition. ITE Code 938 (Coffee Shop W/DT and no indoor seating) was used. Below is a summary of the

ITE Code 938	Peak Hr Rate (Trips per 1000 SF)	Building Size (SF)	Calculation	Trips Generated
Coffee Shop W/DT No Indoor Seating (AM)	303.3	700	0.7 x 303.3	212.3 (106 In, 106 Out)
Coffee Shop W/DT No Indoor Seating (PM)	75.0	700	0.7 x 75	52.5 (26 In, 26 Out)

As shown in the chart above the AM traffic is by far the greatest, which is to be expected. During the AM Peak Hour 106 trips in and 106 trips out are expected. This equates to around 1.8 trips in and out per minute. To determine how many cars could potentially be in the drive thru lane at any one time we looked at average wait times for a facility. Scooters coffee shows a 40 second average service time while Dutch Brothers has an average service time of 2.5 minutes. For the purposes of this discussion, we used the average time of 1.6 minutes per vehicle. With vehicles arriving at a rate of one vehicle every 1.8 minutes there should be minimal back up, on average. However, vehicles arrive at rates faster and slower than 1.8 per minute. The site plan we are showing has a queue area that can handle 25 cars on site which is more than adequate to handle surges in customers.

To drastically minimize any potential for traffic impacting State Ave. we have revised the site plan to eliminate the entrance off the main entrance drive. The entrance to the development is now at the SE corner of the property. For vehicles to impact State Ave. there would have to be close to 50 cars waiting in the drive thru lane. Based on several recent studies customers become impatient after 5 minutes and will begin to exit the line and go elsewhere. As such queues of over 25 cars are highly unlikely.

Conclusion
As shown in the above discussion, if constructed as shown, the proposed coffee shop will not impact the traffic on the adjacent street network

Samuel D. Malinowsky, P.E.
SM Engineering

5507 High Meadow Circle ▪ Manhattan, KS 66503▪ Tel: 785-341-9747

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: March 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, January 5, 2026 and February 11, 2026

Public Hearing: February 9 and March 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 Census 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:

Update – March 9, 2026:

This application was held over by the City Planning Commission at the February 9, 2026 meeting for the Applicant to conduct an additional neighborhood meeting. That neighborhood meeting is scheduled to occur on March 10, 2026, therefore the Applicant is asking for a 30-day holdover until April 13, 2026.

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 **HOLD OVER** 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. **At the Applicant's request, they are seeking a 30-day continuance to conduct a neighborhood meeting scheduled on March 10, 2026. They will return to the Planning Commission on March 10, 2026 to provide an update on their neighborhood meeting.**

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
Kansas Department of Wildlife and Parks E-Mail
Kansas Department of Health and Environment E-Mail
Department of the Army E-mail
Letters of Support
Letter of Opposition
Notice of Second Neighborhood Meeting Scheduled for March 10, 2026

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026 Held over March 9, 2026	March 26, 2026
Preliminary Plan Review	February 9, 2026 Held over March 9, 2026	March 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

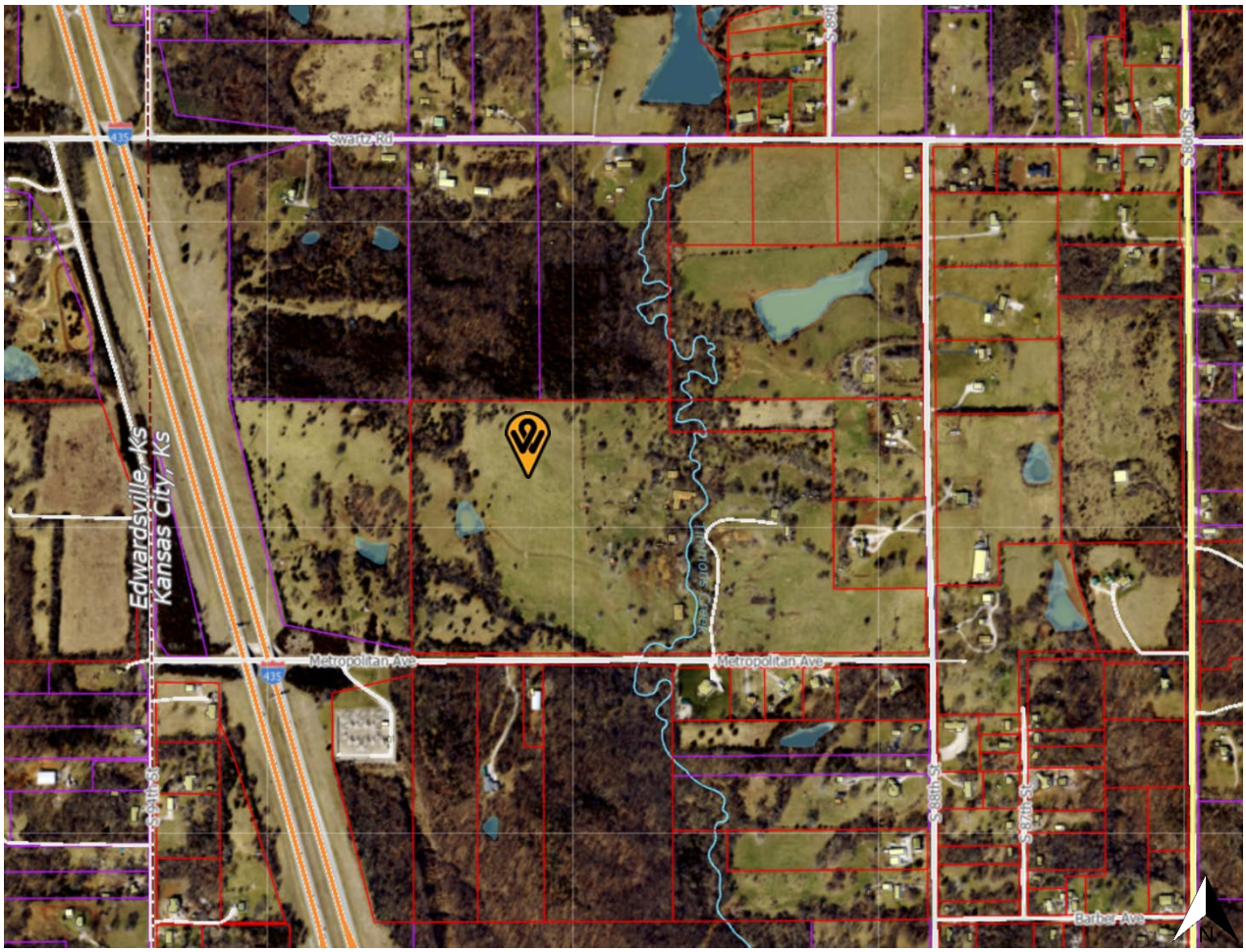
3. _____.

OR

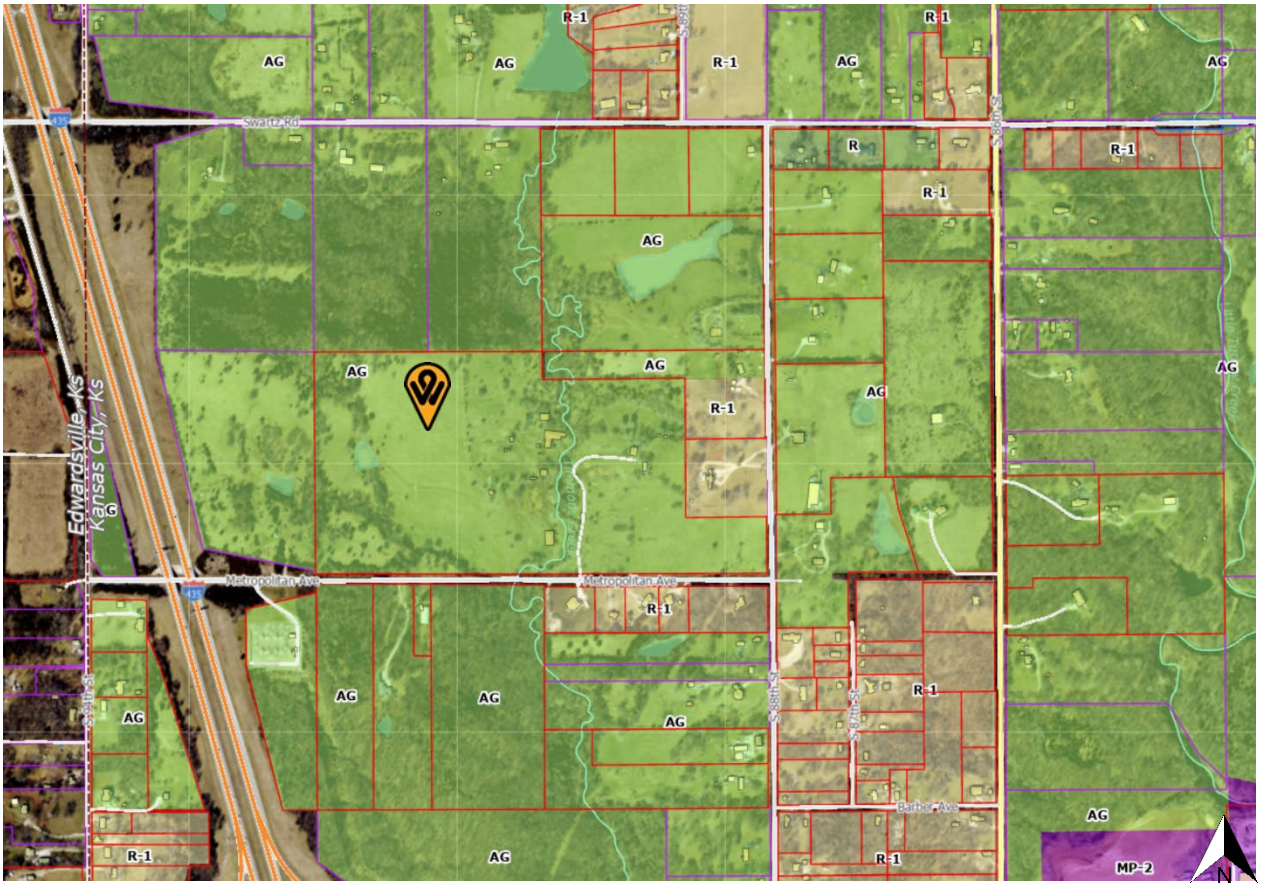
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PR2025-039,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; 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	nick.privitera@mailcare.com	913-948-0236	Contractor
David Fromm	davidjfromm@gmail	913-961-0628	neighbor - Darby Farm LLC
Jerry & Sandy Cigich	scigich1957@att.net	913-302-5578	Neighbor
Kellie & Bret Hogan			
Charles Stephens		913-441-0363	Neighbor
Gordon Criswell	Airwolfe1@kc.rr.com	(913)573-5040	MAYOR'S OFFICE
Gina Gechnauer	bloodngutsrus@yahoo.com	(417) 388-5888	neighbor
Teressa K. Fogarty	fogartytk86@gmail.com	913-206-0438	neighbor
Miles Colunga	MilesC606@Gmail.com	970 640 7776	
Jim Surber	jimsurber@gmail.com	913 972 0214	Neighbor
Duane Beth	dnbeth@icloud.com	913 484 4077	
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www.eastsideRESS.com

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Elsa T.		913-963-2317	
Elias R T.		913-998-4741	
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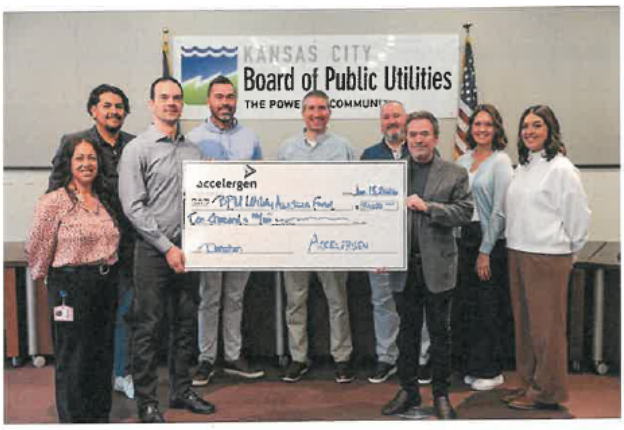
accelergen
ENERGY

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.

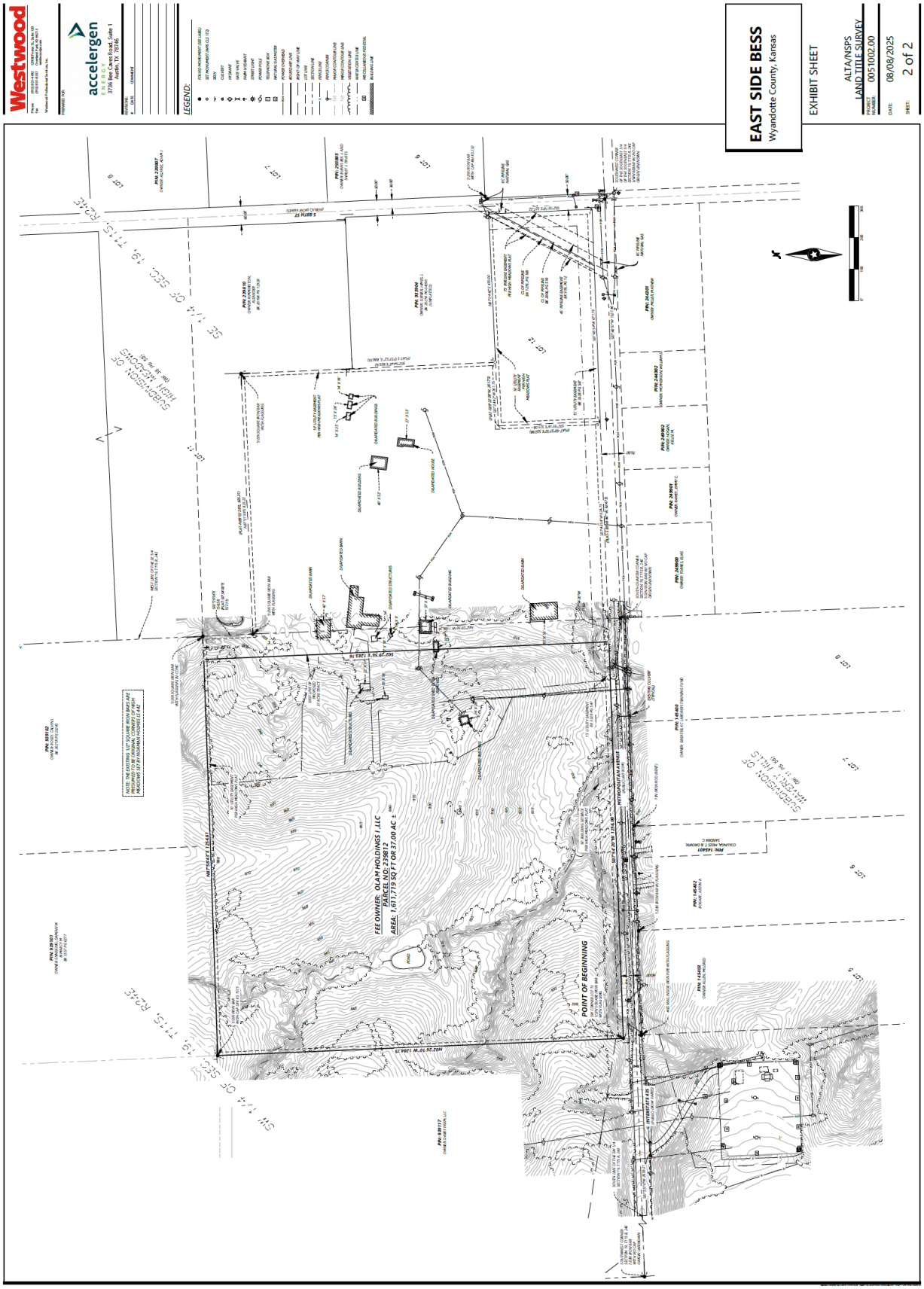
Michael G Tay
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20th day of January, 2026.

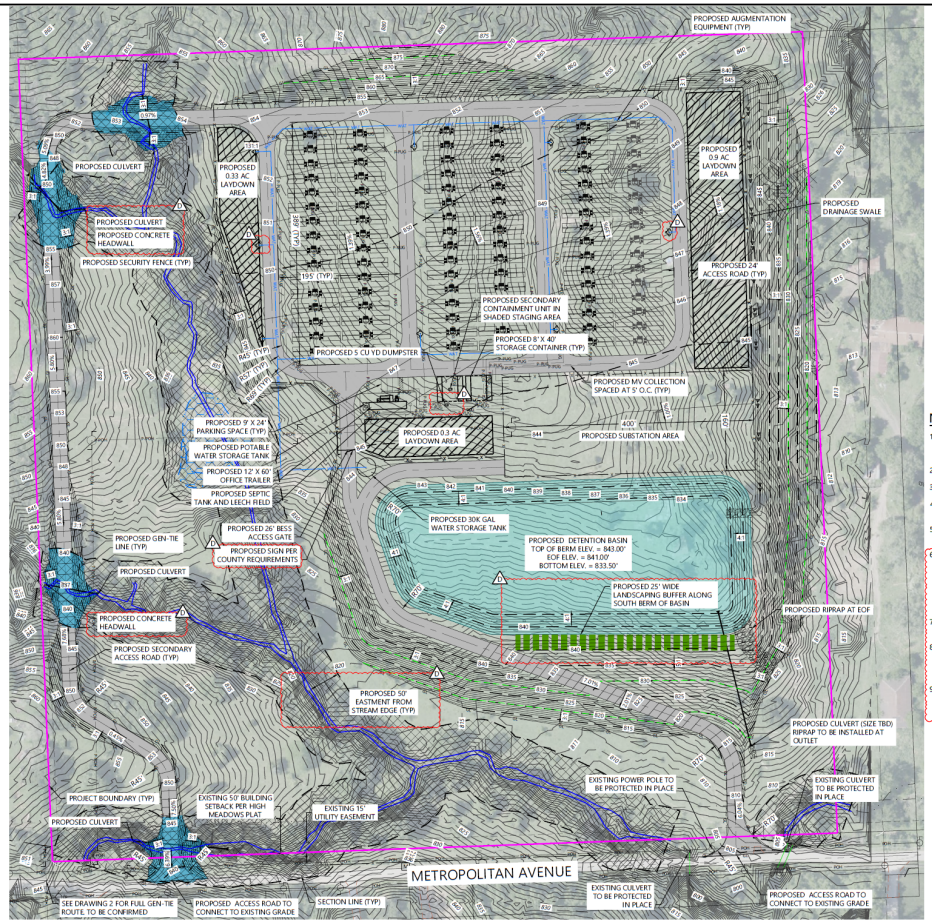
My commission expires 8th of December, 2027.

KASANDRA WRIGHT
Notary Public, State of Kansas
My Appointment Expires
12-8-2027

Kasandra Wright
Notary Public


Westwood
accelergen
ENERGY
3736 Bee Cave Road, Suite 1
Austin, TX 78746
LEGEND:
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
FEE OWNER: OLAM HOLDINGS I, LLC
PARCEL NO: 239812
AREA: 1,611,719 SQ FT OR 37.00 AC ±
POINT OF BEGINNING
SUBDIVISION OF HIGH MEADOWS
SUBDIVISION OF WAVERLY HILLS
SE 1/4 OF SEC. 19, T11S, R24E
SW 1/4 OF SEC. 19, T11S, R24E

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 I.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..

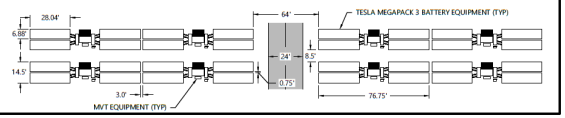
EARTHWORK QUANTITIES

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)



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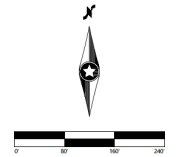
3736 Bee Cave Road, Suite 1, #124
Austin, TX 78746

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



East Side Energy Storage Project

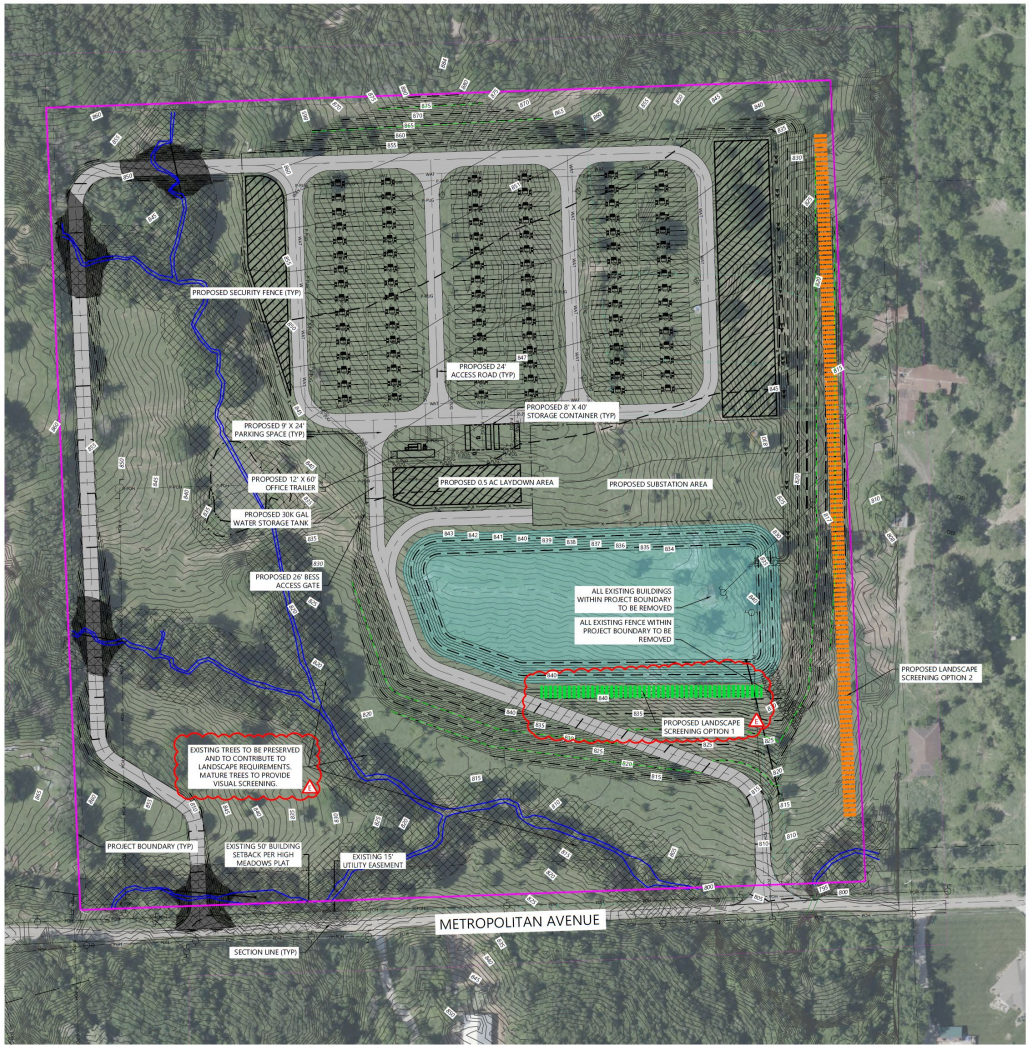
Wyandotte County, Kansas

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.

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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

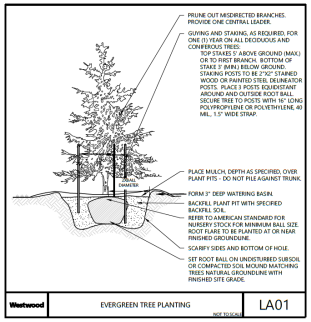
SHEET: L101 REV: E

SP2025-094 and PR2025-039

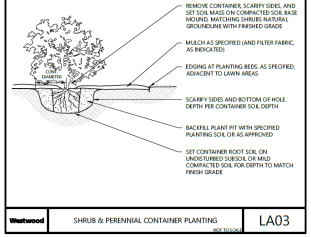
March 9, 2026

98

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

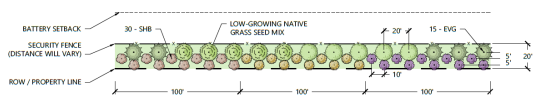
COMMON / BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES		
WHITE FIR / ABIES CONCOLOR	6' HT.	H 40'-65' W 15'-25'
EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT.	H 25'-40' W 20'-25'
BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT.	H 40'-65' W 15'-25'
COLORADO SPRUCE / PICEA PUNGENS	6' HT.	H 25'-40' W 20'-25'

COMMON / BOTANICAL NAME	SIZE	MATURE SIZE
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

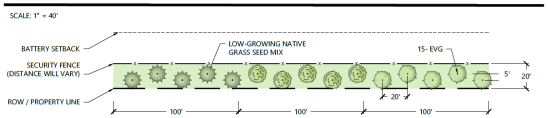
PROPOSED LANDSCAPE SCREENING OPTION 1 - ONE ROW OF EVERGREEN TREES & ONE OFFSET ROW OF SHRUBS

SCALE: 1" = 40'



PROPOSED LANDSCAPE SCREENING OPTION 2- ONE OFFSET ROW OF EVERGREEN TREES

SCALE: 1" = 40'



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PREPARED FOR:

accelergen ENERGY

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Austin, TX 78746

REVISIONS

#	DATE	COMMENT	BY	CHK	APR
A	08/29/2025	ISSUED FOR 10% REVIEW	RER	EAC	NTM
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E	01/19/2026	COUNTY COMMENTS	EAC	EAC	NTM

East Side Energy Storage Project

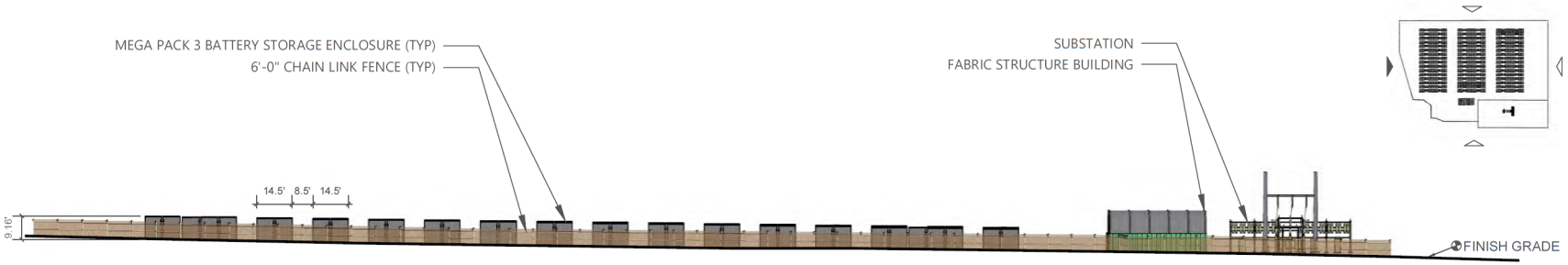
Wyandotte County, Kansas

Landscape Notes & Details

NOT FOR CONSTRUCTION

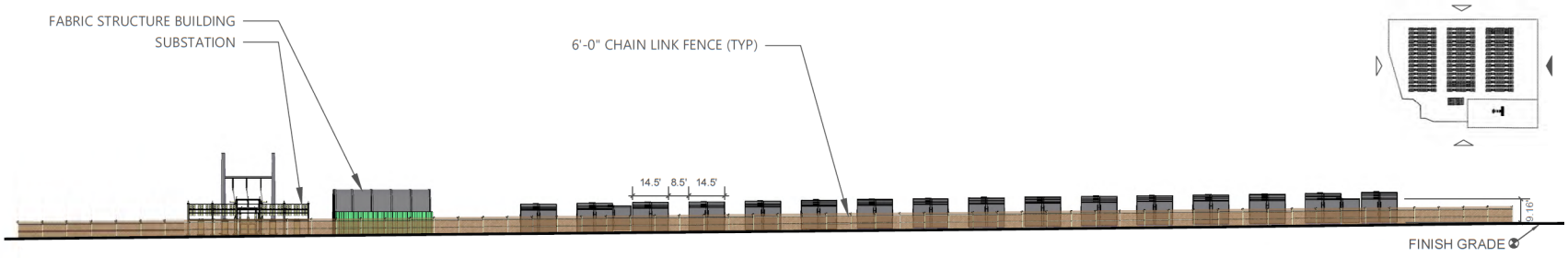
DATE: 01/19/2026

SHEET: L100 REV: E



1 ELEVATION: WEST VIEW

SCALE: 1"=40'



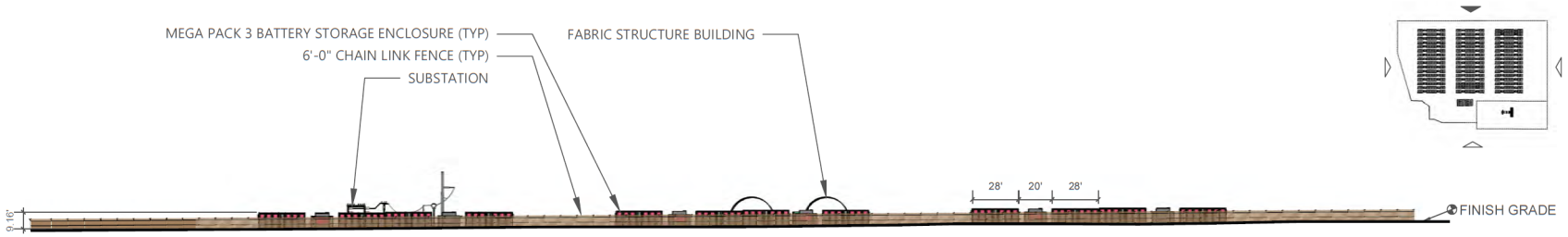
2 ELEVATION: EAST VIEW

SCALE: 1"=40'

EAST SIDE ENERGY STORAGE

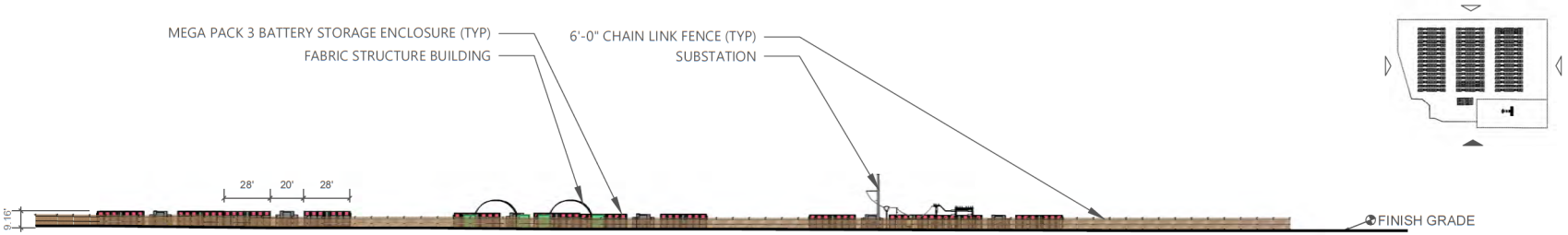
BATTERY ENERGY STORAGE SYSTEM (BESS)

SEPTEMBER 2025



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

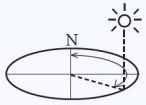
Date: 9-9-2025

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**

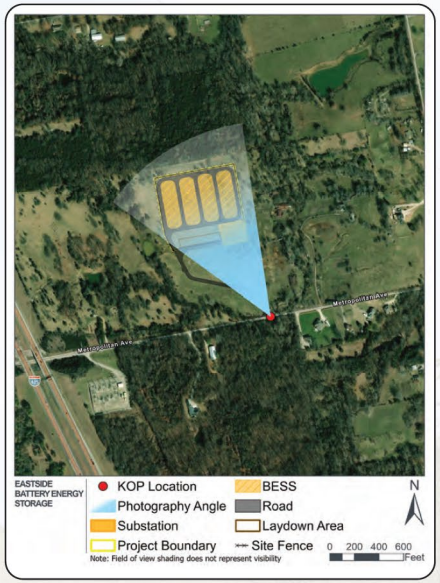
Wind: **9 mph**

Cloud Cover: **40 %**

Temperature (°F): **80° F**

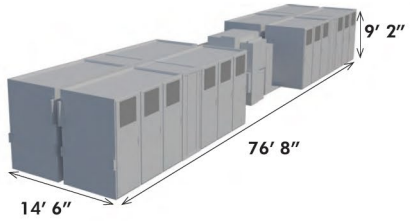
Simulation was prepared using information provided by client, "2025-9-22 East Side BESS-CAD" dated September 22, 2025. Locations, colors, and heights may vary based on final engineering and design.

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

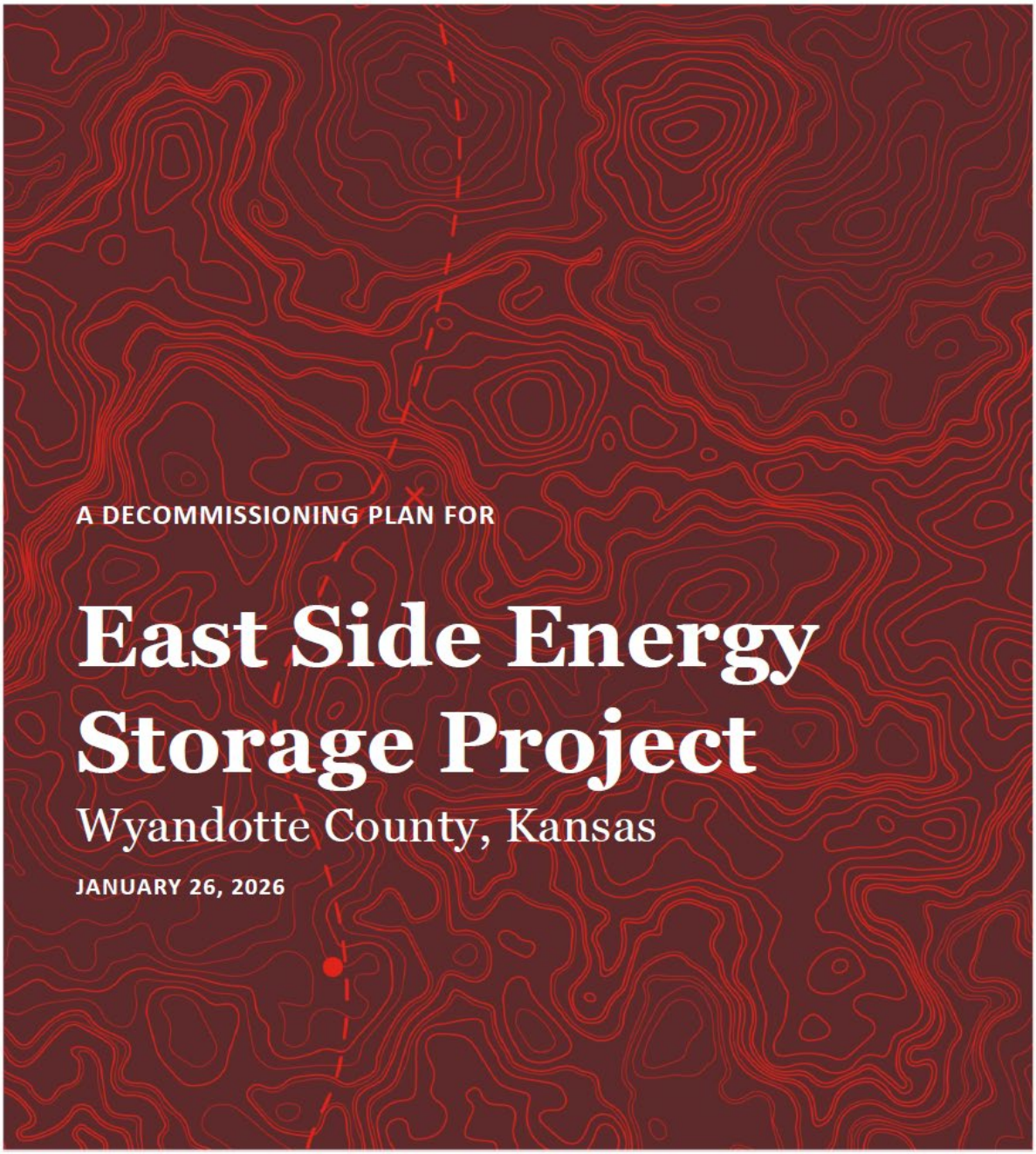
Lens Focal Length (mm):
50

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

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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

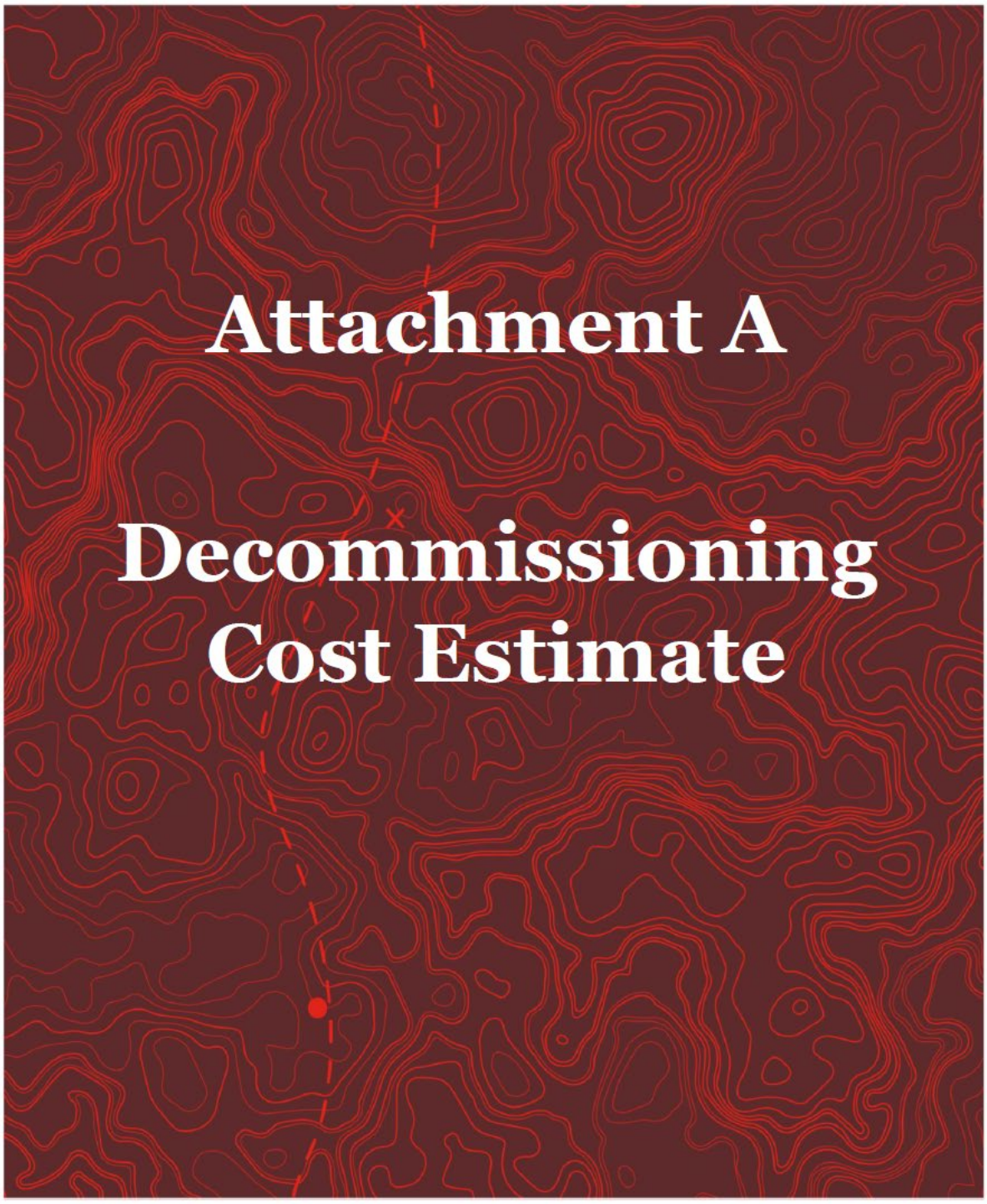
Decommissioning of the entire Project will be initiated if the Project has surpassed the useful lifespan of the batteries and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a thirty (30)-week period. The estimated costs for decommissioning are tied 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.

Outlook

Fw: KDWP Updated Review (ERT20260180) - East Side Storage battery energy storage system construction

From Zac Eddy [KDWP] <Zac.Eddy@KS.GOV>
Date Fri 2026-02-20 11:04 AM
To Sean Martin <smartin@energyrenewalpartners.com>

See below.

--
Zac Eddy | *Terrestrial Ecologist*
Kansas Department of Wildlife and Parks
512 SE 25th Ave. | Pratt, KS 67124
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From: Zac Eddy [KDWP] <Zac.Eddy@KS.GOV>
Sent: Thursday, February 19, 2026 9:21 AM
To: lwyles@energyrenewalpartners.com <lwyles@energyrenewalpartners.com>
Subject: KDWP Updated Review (ERT20260180) - East Side Storage battery energy storage system construction

Lauren Wyles,

Thank you for submitting updated information to the KDWP Ecological Review Tool website regarding the proposed East Side Storage Project to build a utility-scale energy storage system in Wyandotte County, Kansas (S19-T11S-R24E). The site's Automated Determination for the project indicates secondary review by KDWP staff is necessary. We have reviewed the project for potential impacts to critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as Kansas Department of Wildlife and Parks managed areas for which this agency has administrative authority.

We note the project will occur near documented records of Smooth Earth Snake (*Virgina valeriae*). The species is listed as a Species in Need of Conservation by the State of Kansas. As such, we discourage the removal of oak-hickory dominated forest areas on rocky slopes or hills in the area. We recommend construction alternatives that will target non-native grassland areas, previously developed areas and Eastern-red cedar dominated woodland areas while avoiding clearing of oak-hickory stands. We also provide the following comments and general recommendations. When applicable:

- **Avoid or minimize the removal of native upland or riparian hardwood timber and vegetation when moving or constructing new power lines.**
- **Consult the Avian Power Line Interaction Committee Marking Guidelines for mitigating avian collisions by marking power lines appropriately.**
- **Install perch guards on infrastructure with repeat avian mortality.**
- **Avoid impacts to existing streams, wetlands, and riparian corridors.**
- **Avoid instream and stream bank disturbances including stabilizing the banks with foreign materials (e.g. riprap).**
- **Avoid encroachment or development in floodplains.**
- **Implement operational strategies and technologies to minimize potential wildlife aversion resulting from additional noise from cooling systems.**
- **Minimize light pollution by using low-intensity, shielded lighting. Consider using warmer color temperatures (below 3000K) to reduce skyglow.**
- **Consider ways to improve water use efficiency if liquid-cooled battery arrays are used.**
- **Develop contingency plans for fire, battery malfunction, and inadvertent chemical releases from storage components. Abide by all relevant environmental contamination and contaminant removal guidance.**
- **Implement and maintain standard erosion control Best Management Practices during all aspects of construction by installing sediment barriers (wattles, filter logs, rock check ditches, mulching, or any combination of these) across the entire construction area to prevent sediment and spoil from entering aquatic systems. Barriers should be maintained at high functioning capacity until construction is completed and vegetation is established. For more information on erosion BMPs go to: http://www.kdheks.gov/stormwater/#construct.**
- **Replant grassland disturbances with native grasses and forbs, we recommend using the local seed mix for USDA-NRCS conservation practice 643 - Rare and Declining Habitat.**

Results of our review indicate there will be no significant impacts to designated critical wildlife habitats; therefore, no special mitigation measures are recommended. The project will not impact any public recreational areas, nor could we document any potential impacts to currently-listed threatened or endangered species. No Department of Wildlife and Parks permits or special authorizations will be needed if construction is started within one year, and no design changes are made in the project plans. Permits may be required from other agencies. We encourage consultation with all applicable regulatory authorities—including, but not limited to Kansas Department of Health and Environment, Kansas Department of Agriculture-Division of Water Resources, and the U.S. Army Corps of Engineers.

Since the Department's recreational land obligations and the State's species listings periodically change, if construction has not started within one year of this date, or if design changes are made in the project plans, the project sponsor must contact this office to verify continued applicability of this assessment report. For our purposes, we consider construction started when advertisements for bids are distributed.

Please consider this email our official review for this project. Thank you for the opportunity to provide these comments and recommendations. Please let me know if you have any questions or concerns about the preceding information.

Further coordination on this project can be completed by updating or editing the original project submission on the KDWP Ecological Review Tool website. If you have any questions, please direct them electronically to kdwp.ess@ks.gov to streamline the process for all parties.

Thank you.

--

Zac Eddy | *Terrestrial Ecologist*
Kansas Department of Wildlife and Parks
512 SE 25th Ave. | Pratt, KS 67124
O: (620) 672-0788 | M: (620) 388-0043
ksoutdoors.gov

Kansas
Department of
Wildlife and Parks

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Outlook

RE: Permitting Guidance for East Side Storage Project

From Wendi Kessler [KDHE] <Wendi.Kessler@ks.gov>
Date Mon 2026-03-02 10:26 AM
To Jayleen Ramirez <Jramirez@energyrenewalpartners.com>; NEDO_Administrators <kdhe.NEDO.Admin@ks.gov>
Cc Sean Martin <smartin@energyrenewalpartners.com>

Good morning,
Thank you for contacting the Kansas Department of Health and Environment (KDHE).

Please note that the Northeast (NE) District Office does not process permit applications or provide detailed permitting determinations. For program-specific permitting information, KDHE is organized into the following bureaus:

- **Bureau of Air (BOA)** – Air construction permits, Title V permits, and asbestos notifications
- **Bureau of Water (BOW)** – NPDES permits, wastewater, stormwater, lagoons, and drinking water systems
- **Bureau of Waste Management (BWM)** – Solid waste, hazardous waste, underground storage tanks (USTs), and remediation
- **Bureau of Environmental Remediation (BER)** – Site cleanup programs, including spills, brownfields, and voluntary cleanup

Each bureau provides permit guidance, application forms, and contact information on the KDHE website:
https://www.kdhe.ks.gov/
The primary permitting page, which outlines available permits and how to begin the application process, is available at:
https://www.kdhe.ks.gov/313/Permitting
This page also includes access to the Kansas Environmental Information Management System (KEIMS), the online portal used for submitting many permit applications:
https://ks-kdhe2.civicplus.com/249/Kansas-Environmental-Information-Managem

If you have questions regarding a specific project or permit type, it is recommended to contact the appropriate bureau directly using the contact information provided on the website.

Best regards,

Wendi Kessler [KDHE]
District Environmental Administrator
Office 785-330-8605
Wendi.kessler@ks.gov

From: Jayleen Ramirez <Jramirez@energyrenewalpartners.com>
Sent: Friday, February 27, 2026 3:42 PM
To: NEDO_Administrators <kdhe.NEDO.Admin@ks.gov>
Cc: Sean Martin <smartin@energyrenewalpartners.com>
Subject: Permitting Guidance for East Side Storage Project

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon,

On behalf of our client, East Side Storage LLC, Energy Renewal Partners, LLC is requesting further coordination if any permits for the Project will be required by the Kansas Department of Health and Environment, including the following items below. Additionally, I've attached a site plan for your review.

- NPDES Construction Stormwater General Permit (≥1 acre disturbance)
- Section 401 Water Quality Certification associated with USACE Section 404 permits
- Air quality for generators
- Solid and hazardous wastes

Project: East Side Storage Project
Site Location: Wyandotte County, Kansas
Project Description: Approximately 37 acres as a proposed battery energy storage facility and ancillary infrastructure. Results of our field assessments indicate habitats within the project area consist of undeveloped pastureland, mixed woodlands, an emergent wetland, and stream corridors of various flow regimes.

Please confirm receipt of this submission and let us know if any additional information is required to complete your review.

Thank you for your time and assistance.

Jayleen Ramirez
Environmental Scientist
Energy Renewal Partners, LLC
Office: (512) 222-1125
Mobile: (832) 784-2252

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, KANSAS CITY DISTRICT
601 E. 12TH STREET, 635 FEDERAL BUILDING
KANSAS CITY, MO 64106-2824

December 3, 3024

Regulatory Branch
NWK-2024-00156

Ms. Monica Downer
Energy Renewal Partners, LLC
4330 Gaines Ranch Loop, Suite 110
Austin, TX 78735

Dear Ms. Downer:

This letter is in response to your request submitted on behalf of East Side Storage, LLC for a Jurisdictional Determination. The site is located in Section 19, Township 11 South, Range 24 East, Wyandotte County, Kansas. Your request has been assigned Regulatory File No. NWK-2024-00156. Please reference this file number on any correspondence to us or to other interested parties concerning this matter.

This letter contains an approved jurisdictional determination for your project site. This jurisdictional determination is valid for a 5-year period from the date of this letter unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal (NAO-RFA) form. If you request to appeal this determination, you must submit a completed NAO-RFA form to the Northwestern Division Office at the following address:

Division Engineer
U.S. Army Corps of Engineers, Northwestern Division
ATTN: Melinda M. Larsen
Regulatory Appeals Review Officer
1201 NE Lloyd Blvd., Suite 400
Portland, OR 97232
Telephone: 503-808-3888

In order for an NAO-RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAO-RFA. Should you decide to submit an NAO-RFA form, it must be received at the above address by February 1, 2025. It is not necessary to submit an NAO-RFA form to the Division Office if you do not object to the determination in this letter.

In the event that you disagree with an approved jurisdictional determination, and you have **new information** not considered in the original determination, you may request reconsideration of that determination by the Corps District prior to initiating an appeal. To request this reconsideration based upon new information, you must submit the completed NAO-RFA form and the new information to the District Office so that it is received within 60 days of the date of the NAO-RFA. Send approved jurisdictional determination reconsideration requests to:

District Commander
ATTN: David R. Hibbs
Chief, Regulatory Branch
U.S. Army Engineer District, Kansas City
601 East 12th Street, Suite 402
Kansas City, MO 64106-2824
Voice: 816-389-3990 – FAX: 816-389-2032

The Corps of Engineers has jurisdiction over all waters of the United States. Discharges of dredged or fill material in waters of the United States, including wetlands, require prior authorization from the Corps under Section 404 of the Clean Water Act (33 USC 1344). The implementing regulation for this Act is found at 33 CFR 320-332.

We are interested in your thoughts and opinions concerning your experience with the Kansas City District, Corps of Engineers Regulatory Program. Please feel free to complete our Customer Service Survey form on our website at: https://regulatory.ops.usace.army.mil/customer-service-survey/. You may also call and request a paper copy of the survey which you may complete and return to us by mail.

If you have any questions concerning this matter, please feel free to write or contact me at 816-389-3739 or by email at jesse.s.cochran@usace.army.mil. Please reference Regulatory File No. NWK-2024-00156 in all comments and/or inquiries relating to this project. This letter is only being provided to you electronically at: mdowner@energyrenewalpartners.com.

Sincerely,

Mr. Jesse Cochran
Project Manager

Enclosures

cc (electronically w/o enclosures):

Environmental Protection Agency,
Watershed and Grants Branch
U.S. Fish and Wildlife Service, Manhattan, Kansas
Kansas Department of Wildlife and Parks
Kansas Department of Health and Environment
Kansas Department of Agriculture

LETTERS OF SUPPORT

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,

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

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]

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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,

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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

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,

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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,

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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,

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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

Outlook

Public comment in support of East Side Energy Storage

From Vicki Arnett <vickiarnett@everyactioncustom.com>
Date Mon 2/9/2026 10:25 AM
To Morris, Rose <rmorris@wycokck.org>

[You don't often get email from vickiarnett@everyactioncustom.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Wyandotte County Planning Commission,

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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. Vicki Arnett
Topeka, KS 66604
vickiarnett@sbcglobal.net

Public comment in support of East Side Energy Storage

From Asher Caulfield <tote_talkers9w@everyactioncustom.com>
Date Mon 2/9/2026 4:32 PM
To rmorris@wycokck.org <rmorris@wycokck.org>

[You don't often get email from tote_talkers9w@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 Kansas, 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, Mr. Asher Caulfield Lenexa, KS 66219 tote_talkers9w@icloud.com

Letter from Sierra Club to support East Side BESS

From Ty Gorman <ty.gorman@sierraclub.org>
Date Sat 2/7/2026 4:10 PM
To Morris, Rose <rmorris@wycokck.org>; Toy, Byron <btoy@wycokck.org>; aferris <aferris@kckbpu.onmicrosoft.com>

You don't often get email from ty.gorman@sierraclub.org. Learn why this is important

Hi Rose and Byron,

The Kansas Sierra Club is sending this letter to support the proposed Battery Energy Storage System (East Side BESS) at 8900 Metropolitan in KCK. BESS technology provides flexibility, rapid response capabilities, and grid stabilization, ensuring that energy remains available during peak demand periods. While battery storage is still evolving, its role in enhancing grid resilience and integrating renewable energy sources will become increasingly important in the years ahead.

The Sierra Club supports this battery energy storage project because it can reduce costs and bring more energy capacity without pollution to the local electric distribution system. It should also provide approximately $20 million in county revenue over its lifespan, 65 local construction jobs, 7 operational positions, and an estimated $9 million in annual energy savings by providing dispatchable local capacity.

This investment has the potential to help replace local polluting energy sources like the Nearman Coal plant, and ensure a better supply of local reliable energy in case of extreme weather events and high transmission congestion. In addition, the community should expect benefits like quarterly contributions of $5,000 to local organizations during permitting and construction, as well as scholarships for students pursuing STEM and energy careers once operational.

Wyandotte County has a long history of industrial land use and historically under-invested neighborhoods. Areas such as Armourdale, Argentine, and Quindaro are adjacent to rail yards, scrap yards, manufacturing plants, and other heavy infrastructure. The commission should approve this clean energy project to bring needed investment into the community and eliminate projects that create significant amounts of pollution in our neighborhoods.

Thank you!

Ty Gorman (he/him)
Sierra Club Sr. Campaign Organizing Strategist
Beyond Coal Campaign
Southwest Power Pool, Kansas
E-Mail: ty.gorman@sierraclub.org
Cell: 913.227.9310

LETTERS OF OPPOSITION

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.

Battery Energy Storage at 89th & Metropolitan

From Jamie Burns <jamierburns@hotmail.com>
Date Mon 2/2/2026 11:11 AM
To Planninginfo@wycokck.org <Planninginfo@wycokck.org>

[You don't often get email from jamierburns@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification] Hello, My name is Jamie Burns, resident of Wyandotte County in zip code 66111. I am writing to oppose the approval of special use permit to install a Battery Energy Storage System in the neighborhood of 89th & Metropolitan in Kansas City, KS. This area is too close to residents of the community that could be negatively impacted by this installation- not only by the negative environmental effects, but also the risk of fire, as well as the negative impact to property values of neighboring homes. Thank you for listening. Jamie Burns 48 N 102nd St, Edwardsville, KS 66111

Battery Energy Storage System

From Donna OHare <khromegal@yahoo.com>
Date Mon 2/9/2026 3:12 PM
To Morris, Rose <rmorris@wycokck.org>; Lopez, Philip <pjlopez@wycokck.org>

You don't often get email from khromegal@yahoo.com. Learn why this is important

I wish I could attend the meeting but walking is difficult for me. I live 3 blocks east of the proposed site and have lived here for 60 of my 70 years. This is a rural area and not a business area. I do not want this storage system anywhere near me. Since I live east of it any accident or error in their handling of the batteries would be blown my direction. I'm concerned for the safety of having it there especially since this is the company's first attempt at this. I also object to the company walking away from the site after their 20 year planned use of the land. There should be some assurance that the land will be usable when they are done with it. I already have to listen to the heavy equipment running in the business park off K32 which I'm sure will benefit from this more than I. I have no cable but an ATT high speed line runs down my street but not for me, but for the business park. There's a quality of life issue here. All this is ruining the neighborhood and once this is approved they'll be more infringement into the neighborhood and we'll lose our neighborhood. I grew up here and bought grandparents house. On this street there are several children who have purchased their parents house. This speaks to how we prefer the neighborhood to stay the same. Please do not vote for this. Thank you.

Donna oh are
1325 S86th St
Kansas City, KS 66111

From: Jodi Maxey <jodi.maxey13@gmail.com>
Sent: Monday, February 9, 2026 4:01 PM
To: Morris, Rose <rmorris@wycokck.org>
Cc: pjlipoz@wycokck.org <pjlipoz@wycokck.org>
Subject: Battery Energy Storage Systems

You don't often get email from jodi.maxey13@gmail.com. Learn why this is important

Hello,
I live at 2029 Orchard St, Edwardsville, KS 66111, about two miles away from the proposed BESS site. I am strongly opposed to this going in at this location. There are many homes around the area that will be affected by this being put in. I'm guessing property values will decline for those homes. This area should be built up for people to get into homes. We rely strongly on property taxes. We are tired of businesses coming in, taking up land, and getting tax deals. Please do not approve the special permit for the BESS. I have not read about one positive thing for the communities these things go into.

I appreciate the hard work you do for Wyandotte County.

Thank you, Jodi Maxey

Battery Storage Facility

From Sandy Zugelder <sazugelder@gmail.com>
Date Mon 2/9/2026 9:03 PM
To rmorris@wycokck.org <rmorris@wycokck.org>
Cc pjlopez@wycokck.org <pjlopez@wycokck.org>

You don't often get email from sazugelder@gmail.com. Learn why this is important

I am a resident of Wyandotte County. I am sending this email to say I am OPPOSED to the Battery Storage Facility that has been proposed at 8900 Metropolitan Avenue. This is in conjunction with PR2025-039.

Sandy Zugelder

(No subject)

From Jerry Cigich <woodsmancig@att.net>
Date Mon 2/9/2026 5:31 PM
To pjlopez@wycokck.org <pjlopez@wycokck.org>
Cc rmorris@wycokck.org <rmorris@wycokck.org>

You don't often get email from woodsmancig@att.net. Learn why this is important

opposition for Battery energy storage system

Opposition to Battery Storage

From Sandra Cigich <scigich1957@att.net>
Date Mon 2/9/2026 2:03 PM
To rmorris@wycokck.org <rmorris@wycokck.org>
Cc pjlopez@wycokck.org <pjlopez@wycokck.org>

You don't often get email from scigich1957@att.net. Learn why this is important

Opposition of Battery Storage System can not attend tonight's meeting
Thank you
Sandra Cigich
9201 Swartz Rd
KCK 66111

Proposed battery energy storage system

From melissaknight509@gmail.com <melissaknight509@gmail.com>
Date Mon 2/2/2026 10:49 AM
To Planninginfo@wycokck.org <Planninginfo@wycokck.org>

[You don't often get email from melissaknight509@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification] I am OPPOSED to the approval of the special use permit for the proposed battery energy storage system located at 8900 Metropolitan Ave, Kansas City, Ks Thank you, Melissa Knight Sent from my iPhone

From: courtney slinkard <courtneyslinkard@gmail.com>
Sent: Sunday, February 8, 2026 5:38 PM
To: PlanningInfo <Planninginfo@wycokck.org>
Subject: Battery energy storage system

You don't often get email from courtneyslinkard@gmail.com. Learn why this is important

To whom it may concern,

I live in the area where they are trying to put in this battery energy storage system . I am 100% against them using a special permit for the system. Please don't allow the system to go in.

Thank you for your time Courtney Slinkard

RE: OFFICIAL OPPOSITION TO CASE PR2025-039 and PR2025-94(East Side Energy Storage LLC)

From Sandra Drown <sdrown15@gmail.com>

Date Sat 2/21/2026 4:29 PM

To Pacheco, Dr. Carlos <c.pacheco@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>; Morris, Rose <rmorris@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Davis, Andrew <adavis@wycokck.org>; Hill, Evelyn <ehill@wycokck.org>; bburns@wycokck.org <bburns@wycokck.org>

You don't often get email from sdrown15@gmail.com. Learn why this is important

To the Unified Government Planning Commission and Board of Commissioners:

I am a direct neighbor at **9111 Metropolitan Ave**, located directly across the street from the proposed 8900 Metropolitan Ave project. I formally object to this Special Use Permit based on the following critical technical and financial facts:

1. Corporate & Financial Opacity: The applicant, **East Side Energy Storage LLC**, is a Delaware shell company formed only 15 months ago (11/14/23), operating out of a **residential home in Overland Park**. This $250 million project is being led by **Accelergen Energy LLC** (founded late 2020), a startup with **zero completed utility-scale projects**. Their total funding of $50 million is "bridge" capital for deposits—not the $200M+ required for construction. Our neighborhood should not be a "test case" for a startup's first venture into high-voltage thermal energy storage. A company that has existed for barely five years and has never successfully energized any sites as of today, lacks the institutional experience to manage the complex safety and infrastructure risks inherent in a $250 million project.

1. **Incompatibility with the Golden Factors:** This project fails the "Character of the Neighborhood" test. A 24/7 industrial hum at **60dB** (100x more intense than our 30dB rural baseline) is a permanent nuisance that cannot be mitigated by a standard fence. Accelergen **representative Josh admits they intend to sell this project**. This creates a dangerous accountability gap: Who do we call at 3:00 AM when the noise is unbearable? A mail-drop service in Topeka? A Delaware LLC with no assets? A global corporation like Blackstone that has no local office?. Yet oh, Accelergen is also an out of state company. No one to contact locally before or after that sale.

2. **Zero Long-Term Local Economic Benefit:** This project provides **no permanent local jobs**. While there may be temporary construction work, once operational, these sites are monitored remotely. Wyandotte County is being asked to sacrifice its safety and property values for a facility that employs **zero** local residents.

3. **No Local Energy Commitment:** The developer has **no contract or commitment** to provide energy storage to our local Board of Public Utilities (BPU). This is a "merchant" facility designed to sell power to out-of-state markets. Wyandotte County is being asked to bear 100% of the industrial risk while receiving 0% of the energy benefit.

4. **Infrastructure Bottleneck:** Metropolitan Avenue is a 20-foot rural road with **no shoulders**. Fire hydrants are located on the project side, while overhead utility lines and mature residential trees line my side. Staging a single KCKFD Type 1 Pumper (10.5 ft wide) at a hydrant creates a **total blockade**, preventing all residential emergency egress. There is physically no room to widen this road without relocating city power lines and destroying the residential trees and more.

5. **Inadequate Fire Flow Infrastructure:** The existing fire hydrants on Metropolitan Avenue were designed for residential and agricultural protection. They do **not** accommodate the industrial-scale "Fire Flow" (gallons per minute) required to manage a 300 MW lithium-ion thermal runaway event. Cooling a battery fire requires thousands of gallons of continuous water for days; our current infrastructure cannot support this, posing a catastrophic risk to neighboring homes.

6. **Misleading Visual Impact Claims:** Accelergen representative Josh has stated on the record that this facility would be **"unseen."** This is factually incorrect. From my front yard, I will have a direct, unobstructed view of an industrial battery array. The developer's attempt to downplay the visual blight proves a lack of transparency and a disregard for the "Character of the Neighborhood" protected under the **Golden Factors**.

7. **Property Value Diminishment:** This industrialization of an agricultural zone creates a "market stigma." Independent data suggests a **5% to 7% decrease in property values** for adjacent homes. This project represents a direct, uncompensated taking of my home equity.

8. **Industrial Encroachment**: As seen in recent denials in Saline County and Sumner County, commissions are increasingly finding that large-scale Battery Energy Storage Systems (BESS) are inconsistent with rural-residential and agricultural zones.

We chose this location to purchase in 2021 to live in a quiet, rural area away from industrial blight. This $250 million project is in total violation of the agricultural character we invested in. A plant like this belongs in an industrial park, not across the street from homes and livestock.

I urge you to recommend **DENIAL**.

Respectfully,

Sandra Drown

Submitted via email rmorris@wycokck.org
Please deliver to the following City Planning Commission

Beverly Easterwood, Karen Jones, Brandie Armstrong, Duane Beth, Jim Ernst, Jake Miller, Mark Mohler, Mary Beth Schwartz, Joseph Straws, Aaron Ward

February 9 2026

City Planning Commissioners
Unified Government of Wyandotte County
Planning & Zoning
701 North 7th Street
Kansas City Kansas 66101

RE: SP2025-094 and PR2025-039 – East Side Battery Energy Storage System (BESS)

To: City Planning Commission
Unified Government of Wyandotte County / Kansas City, Kansas

Dear Chair and Members of the City Planning Commission,

RiSE4EJ (Rise for Environmental Justice) submits this comment letter regarding Petition **SP2025-094** and Petition **PR2025-039** for the proposed **East Side Battery Energy Storage Facility** at **8900 Metropolitan Avenue**. We recognize that battery energy storage is increasingly being pursued as part of modern grid planning and may offer benefits for energy reliability. However, the purpose of this comment is not to argue for or against battery storage in concept. Rather, it is to request that this Commission ensure a transparent, safety-centered, and community-informed process before advancing a decision on a facility of this scale in a rural residential area.

We respectfully request that the City Planning Commission continue (delay) action on these petitions and require the following before any recommendation is made to the Unified Government Board of Commissioners:

1. Additional community engagement meetings, facilitated with adequate notice and accessible materials
2. Extended public access to the full application, including all technical documents needed for independent review
3. Verification of required state and regional approvals relevant to battery storage and grid integration (including Southwest Power Pool and applicable state agencies), or clear documentation of the timeline and status of those approvals

The Staff Report itself notes that zoning approval does not mitigate the need for additional permits and licenses for safe and proper operation. Given the life-cycle and potential risk profile of this type of facility, we believe a more deliberate and transparent review process is appropriate and necessary.

Battery energy storage facilities are widely recognized to involve specific safety considerations, including thermal runaway, fire hazards, hazardous materials response, and post-incident contamination management. Federal agencies, including the U.S. Environmental Protection Agency, have published guidance emphasizing the importance of safe management and emergency planning for BESS facilities.

Before any local approval proceeds, we request that the Commission require:

- Clear identification of the battery chemistry and materials to be used
- Publicly accessible documentation of emergency response planning, including the role of the Kansas City, Kansas Fire Department
- Clear training commitments and resources for first responders, including annual training and equipment needs
- Disclosure of potential emissions and plume impacts in the event of a facility fire, including modeling and dispersion analysis

The Staff Report includes conditions referencing emergency response planning, plume modeling, and hazard mitigation analysis. RiSE4EJ supports these conditions and urges that they be made fully transparent to the public prior to any final approval.

The proposed site includes streams and wetlands and is adjacent to sensitive natural features. The application includes discussion of detention basins and containment strategies.

However, stormwater runoff and post-incident runoff management must be addressed not only as a site engineering matter but as a public health and environmental protection matter. In Kansas, construction and land disturbance activities may require a **Stormwater Pollution Prevention Plan (SWPPP)** and **National Pollutant Discharge Elimination System Permit Program (NPDES) permit coverage**, under KDHE wastewater and pollution control programs. We request that the Commission require clear documentation of:

- Whether NPDES/SWPPP coverage is required
- The timeline for those permits
- How contaminated runoff would be prevented from leaving the site during emergencies
- Where any contaminated water or soils would be transported and disposed of

The Staff Report indicates the facility lifecycle is expected to be approximately 20 years, with potential repowering or decommissioning thereafter. The Staff Report also includes a decommissioning bond requirement and recurring updates. RiSE4EJ strongly supports requiring:

- A detailed decommissioning plan
- Financial assurance equal to the full net removal cost
- Regular third-party updates of decommissioning cost estimates
- A clear process for land restoration and post-decommissioning environmental assessment

This is consistent with emerging statewide policy discussions in Kansas that emphasize transparency, meaningful involvement, and decommissioning/financial assurance for large energy facilities, including battery energy storage systems.

We have seen in multiple industrial and utility projects that claims regarding cost savings, community revenue, or rate impacts are sometimes presented as certain outcomes, even when they are not guaranteed or enforceable. If the applicant is claiming local economic benefits (jobs, tax revenue, energy savings, or contributions to community organizations), those claims should be:

- Documented with clear assumptions
- Publicly accessible
- Enforceable through conditions of approval or formal agreements

RiSE4EJ respectfully urges the City Planning Commission to continue SP2025-094 and PR2025-039 until the public has had adequate time and access to the full application materials needed for a meaningful review, and until key safety, environmental, and permitting questions are transparently addressed.

We acknowledge East Side Battery is trying to do this correctly, and would not argue that more information and broader engagement is needed. Since, as an outside developer, they are not aware of the lack of follow through and failed promises when any agreement is made between the BPU or UG, whether claiming it can reduce costs and creating jobs and economic benefit, never makes it back to those they intend to support.

Sierra club would agree that more comprehensive analysis is required, and Sierra Club should not be dictating what a contribution to the community should be,

IBEW cannot confirm that the initial workforce will be local hires, and furthermore the operational positions are minimum 3-7 employees.

If the Unified Government intends to "do this correctly," then taking additional time for thorough analysis and meaningful community engagement is not a delay, but a necessary investment in public trust, safety, and long-term community protection.

Thank you for your consideration.

Sincerely,

Atenas Mena
Beto Lugo
RiSE4EJ: info@rise4ej.org | 913-608-9266 | rise4ej.org

NOTICE OF SECOND NEIGHBORHOOD MEETING SCHEDULED FOR MARCH 10, 2026

East Side
ENERGY STORAGE

Accelergen Energy
3736 Bee Caves Road, Suite 1, Unit 124
Austin, TX 78746

February 26th, 2026

SUBJECT: Neighbor Meeting for East Side Energy Storage

Dear Neighbor,

Accelergen Energy has filed two applications with the Planning + Urban Design Department #SP2025-094 and #PR2025-039. The purpose of this **Special Use Permit and Preliminary Development Plan** is for a **300MW Battery Energy Storage System (BESS)** project at **8900 Metropolitan Ave, Kansas City, KS 66111.**

We are having a neighborhood meeting on Tuesday, March 10th, 2026, from 6:00-7:30PM at Legacy Events at 1000 N 82nd St., Kansas City, KS 66112.

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

To help ensure receipt, this letter is being sent via both standard U.S. Mail and certified mail. We look forward to seeing you at the neighborhood meeting. Please RSVP for the meeting by using the QR code or at **https://eastside-mar2026.eventbrite.com.**

Sincerely,

Josh Skogen
SVP Development
Accelergen Energy
josh.skogen@accelergen.com