



UPDATE
Administration and Human Services
Committee
Standing Committee Meeting Agenda
Monday, January 29, 2018
5:15 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Angela Markley, Chair

☐

Commissioner Melissa Bynum

☐

Commissioner Mike Kane

☐

Commissioner Harold Johnson

☐

Commissioner Jane Philbrook

☐

I. **Call to Order/Roll Call**

II. **Revisions to January 29, 2018 Agenda**

Blue Sheet: New Committee Item No. 4 – Presentation: Continued Paratransit
Ridership Demands

III. **Approval of standing committee minutes from November 13, 2017.**

IV. **Committee Agenda**

Item No. 1 - UPDATE: UNIFIED GOVERNMENT'S OPEN DATA EFFORTS

Synopsis: Recap of progress on open data initiative 2017 and goals for 2018, submitted by Alan Howze, Chief Knowledge Officer.

For information only.

Tracking #: 171446

Item No. 2 - REPORT: REPETITIVE LOSS AREA ANALYSIS

Synopsis: Request approval of the report prepared by the Department of Urban Planning and Land Use to help property owners reduce their risk of future flooding by providing an understanding of flood risk, flooding sources and resources for mitigation, submitted by Robin Richardson, AICP, Director of Planning. This is part of the Community Rating System (CRS) Program.

Tracking #: 1847

Item No. 3 - AMENDMENT: MOBILE GROCERY STORES

Synopsis: A new provision to Section 27-612 Planning and Development of Kansas City, Kansas Code of Ordinances, to amend where mobile grocery stores may operate without a Special Use Permit, submitted by Robin Richardson, AICP, Director of Planning.

Tracking #: 1848

V. Public Agenda

VI. Adjourn

**AGENDA UPDATE
ADMINISTRATON AND HUMAN SERVICES
STANDING COMMITTEE MEETING
MONDAY, JANUARY 29, 2018**

V. COMMITTEE AGENDA

NEW ITEM

**ITEM NO. 4 – 1865...PRESENTATION: CONTINUED PARATRANSIT
RIDERSHIP DEMANDS**

Synopsis: Presentation on the continued paratransit ridership demands, submitted by Justus Welker, Director of Public Transportation.

For information only.



Staff Request for Commission Action

Tracking No. 1865

Full Commission Meeting Date: NA

Committee: Administration & Human Services

Date of Standing Committee Action: 1/29/18

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
01/23/2018	Justus Welker	x6798	jwelker@wycokck.org	Transportation

Item Description:

Continued paratransit ridership increases have exposed a lack of dedicated resources. Staff will outline the current state of the paratransit program, challenges and steps taken to address the oversubscribed service.

Action Requested:

For information only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Blue Sheet, Paratransit Service

Unified Government Transit (UGT) Paratransit Service

Paratransit is a shared-ride transportation service that supplements fixed route service by providing individualized rides that are scheduled in advance without fixed routes or predetermined timetables.

UGT operates 2 types of paratransit service, **ADA** and **SENIOR**.

ADA

ADA service is **federally required** to be operated within $\frac{3}{4}$ mile of fixed bus routes. ADA paratransit service is available to Wyandotte County residents who have a certifiable disability that prevents them from using the traditional fixed route service. ADA service parameters (hours, wait time, ride time, etc.) should be comparable to corresponding fixed routes. The fare for ADA paratransit service is \$3 per each one-way trip. Traditionally we have operated this service county wide.

SENIOR

No federal requirement exists to operate this service. Senior paratransit service is available to Wyandotte County residents 65 years of age or older. Senior paratransit service is designed for medical, nutrition (congregate sites) and work trips. Trips for other purposes have traditionally been allowed if capacity exists within the system. The fare for senior paratransit service is \$2 per each one-way trip. Traditionally we have operated this service county wide.

Current State of UGT Paratransit

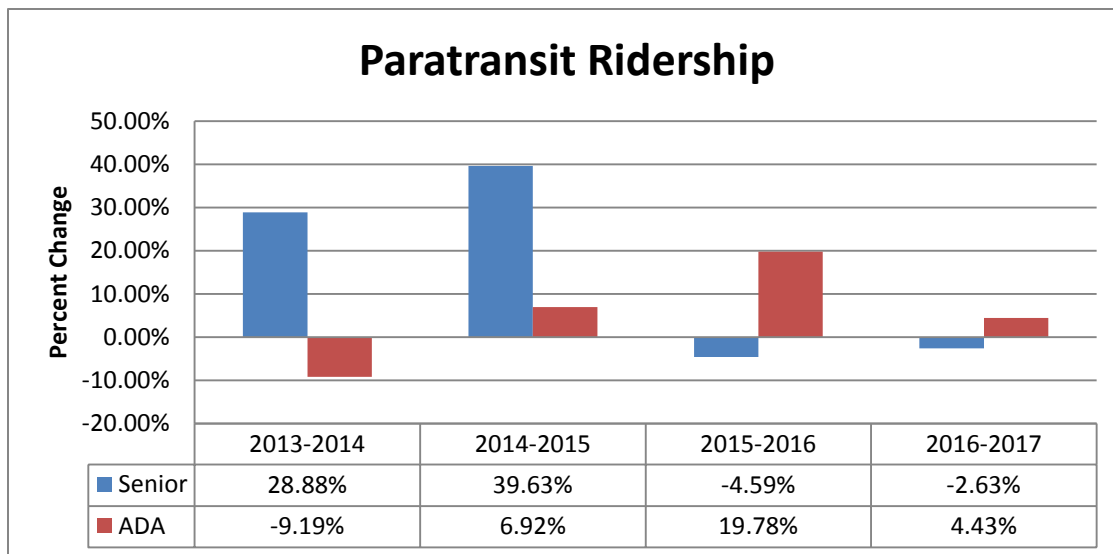
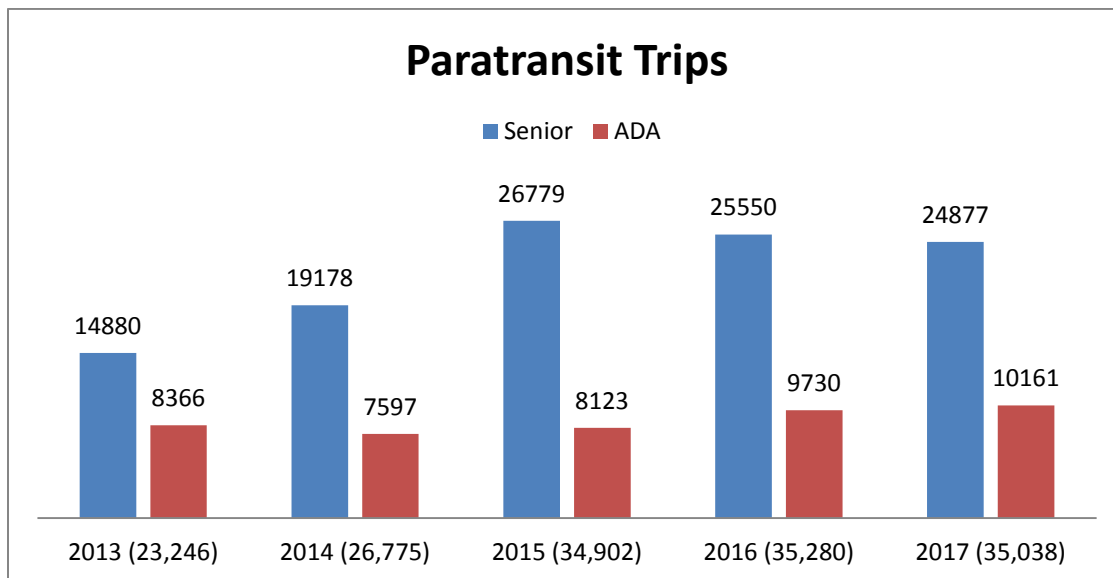
- We average 1.95 paratransit boardings per revenue hour
- The average of the 20 largest paratransit systems in the U.S. is 2.0 paratransit boardings per revenue hour
- We have 10 dedicated paratransit routes
- We average 7 revenue hours per route
- Our maximum carrying capacity is 136.5 passengers per day (70 revenue hours x 1.95 boardings per revenue hour)
- We average 138.2 passengers per day
- We experienced a net gain of 153 paratransit customers in 2017 (70% seniors)

How did we get here?

Silver Tsunami = More eligible senior paratransit clients

Elimination of private community transportation service

- Catholic Charities eliminated transportation funding for their foster grandparent program
- Kansas City, KS Housing Authority eliminated transportation funding for their Public Housing and the Section 8 Housing programs
- Senior Community Centers (Victory Hills, Delaware Highlands, Crosslines, etc.) discontinued transportation options for their residents



Challenges

The oversubscribed paratransit service has exposed our lack of dedicated **STAFF** and **VEHICLES**.

STAFF

- 580 days of paid employee leave to schedule in 2018/ 250 working days
 - ✓ 2.32 employees scheduled off each working day

PERSONNEL PROJECTION – TRANSIT OPERATOR	PEAK SERVICE		GENERAL RELIEF	Total Needed	*Current Actual
	Normal Daily	Scheduled Standby			
Fixed Route	10	2	2	14	12
Paratransit	10	2	2	14	12
MOW	5	1	1	7	6
TOTAL	25	5	5	35	30

Scheduled standby employees are used during periods when ridership exceeds capacity or during periods of substandard on-time performance. General relief employees operate routes that are vacated by unscheduled employee absences.

**One T.O. on work. comp., One T.O. vacancy and using one T.O. to fill vacant dispatch position*

VEHICLES

Existing fleet is old, undersized and requires constant maintenance. A lack of adequate maintenance staff results in lengthy repairs (vehicles out of service). Vehicles sit for long periods of time before being attended to.

While federal grant money does exist; the highly competitive process, local match component, lengthy process and buying limitations (like replacement) make the entire process extremely difficult and arduous.

Bus Fleet Projection	Peak Service Vehicles		Spare	Contingency Fleet	Total Needed	Current Actual
	Normal Daily Service	Scheduled Standby				
Fixed Route	5	2	1	3	12	6
Paratransit	10	2	0	2	17	10
TOTAL	15	4	1	5	29	16

Scheduled standby vehicles are used during periods when ridership exceeds capacity or during periods of substandard on-time performance. Spare vehicles are put in to service during periods of repair or maintenance.

Contingency vehicles are stockpiled and used during catastrophic maintenance events or emergencies. Contingency vehicles have already met their useful life.

Shaded cells indicate current actuals

Steps taken to address oversubscribed paratransit service as of 12/15/17

- For all new ADA paratransit clients, provide service within $\frac{3}{4}$ mile of fixed bus routes
- Placed a moratorium on new senior paratransit clients
- Senior paratransit service will only be used for medical, nutrition and work trips
- All paratransit trips must be scheduled the previous day
- Strictly adhere to hours of operation
- Will call return trips are only for medical appointments
- Continue to borrow service vehicles (KCATA) as necessary, depending on availability.

Additionally, UG transit has been forced to cancel non-essential senior paratransit reservations/ trips when demand exceeds capacity of ability of resources (staff/ vehicles).

Next level of options to address oversubscribed paratransit:

- Further restrict and/ or eliminate paratransit service that is not federally required
 - Reduce hours of operation
 - Only perform essential (medical) senior paratransit trips
 - Designate service areas
- Hire additional staff to accommodate current and future growth
- Continue to request replacement vehicles through UG's CMIP
- Continue to pursue federal grant money for the replacement of vehicles that have met their useful life

**ADMINISTRATION AND HUMAN SERVICES
STANDING COMMITTEE MINUTES
Monday, November 13, 2017**

The meeting of the Administration and Human Services Standing Committee was held on Monday, November 13, 2017, at 5:31 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Markley, Chairman; Commissioners Philbrook, Johnson, Kane and Bynum. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Henry Couchman, Senior Attorney; Rob Richardson, Director of Planning; Jason Faust, Zoning Enforcement Officer; and Doug Bailey, Sergeant-at-Arms.

Chairman Markley called the meeting to order. Roll call was taken and all members were present as shown above.

Approval of standing committee minutes for September 25, 2017. **On motion of Commissioner Bynum, seconded by Commissioner Johnson, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171390... UPDATE: ZONING ENFORCEMENT OFFICER

Synopsis: Update on the Zoning Enforcement Officer's accomplishments, submitted by Rob Richardson, Director of Planning.

Rob Richardson, Director of Planning, said I have Jason Faust, our Zoning Enforcement Officer, with me. As you know, at the NRC they operate by divisions with colored shirts. A zoning shirt is burnt orange. That's what he's wearing tonight. You have a little bit of information in your packet, but I wanted to highlight three or four items.

One of the first things that we asked Jason to endeavor to do was to contact businesses about common sign violations and common landscape violations. He sent 3,000 letters out to business and property owners of commercial property and explained to them what the common

sign violations we were looking to eliminate were and what some common landscape violations were.

The common landscape violations are really part of the SOAR initiative because working with folks at the NRC we knew if we were sending out that many letters we ought to kill two birds with one stone. We worked together with them to get that letter out.

That letter went out the first part of August. We gave them quite a bit of time to work through those issues. He's currently working through some investigations related to that and he'll be getting those that are still in violation into court fairly quickly.

One issue that's kind of hampered us over the last couple of months is political signs. Those should all be gone now. For those of you that might have signs out, your time to get them out of the rights-of-way and out of the yards is now. **Commissioner Philbrook** said okay, boss, I'll go out this weekend. **Commissioner Kane** said I had all mine in yards. **Mr. Richardson** said in yards or in the right-of-way, your time is quickly coming to an end for those. I appreciate your help in getting those out of the way. That will help people when they rebut back to us, well they've got their signs out there, so that we can move forward with that now.

Finally, as you noted from an earlier standing committee meeting, we have sent letters to those with short-term rentals, Airbnb or VRBO, saying please come and get your special use permit. I think we have one or two of those in for the December Planning Commission meeting already.

With that, Jason or I would be happy to answer any questions you might have about the duties of the Zoning Officer.

Commissioner Bynum said my question is, in general, could you give us one or two minutes, or less, on the overarching goals of having this position.

Mr. Richardson said one of the things that we experienced over time was when we go to the code enforcement officers to have a zoning issue identified, we did so few of those with them because they were busy and we tried to deal with them in other ways, that they didn't understand the Codes. Myself or somebody on my staff would have to give them, basically, write the specific issues out for the ticket. They would issue the ticket. I would have to come to court. That was one of the issues.

November 13, 2017

The other was that we just didn't feel like we were completely covering the zoning issues as well as we could. For instance, the sign issues and sign permits, the common sign violations that we identified with signs in the right-of-way, signs inside triangles, attention-attracting devices, those kinds of things. We just weren't dealing with those at all because there wasn't time and there wasn't staff to do that.

The other part that Jason is doing now is starting to take over the final site plan inspections from Byron. That was one of the ways we could use this position to get more time on the planning side because we were short on time for the planning side to get the regular planning work done. That inspection level part of Byron's job, or whoever was doing the DRC stuff, would fall to Jason as well. He started taking that over.

We used it to help enhance zoning enforcement activities and, on the other hand, also free up five to eight hours of Byron's time each week to work on more specific planning projects.

Commissioner Bynum said, follow-up, do I have this right that if we have word from the community, or we have some sense that a property is being used inconsistent with its current zoning, then this is our go-to. **Mr. Richardson** said correct. You can email me, and I'll forward it on to Jason, or you can email him directly, either way. I think you can put it into the new 311 app and it will get to us that way as well. **Commissioner Bynum** said I will do that.

Action: For Information Only.

Chairman Markley adjourned the meeting at 5:37 p.m.

Adjourn

mls

November 13, 2017



Staff Request for Commission Action

Tracking No. 171446

Full Commission Meeting Date: NA

Committee: Administration & Human Services

Date of Standing Committee Action: 1/29/18
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(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
12/11/2017	Alan Howze	x8951	ahowze@wycokck.org	Knowledge

Item Description:

Recap of progress on open data initiative 2017 and goals for 2018.

Action Requested:

For information only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 1847

Full Commission Meeting Date: 2/8/18

Committee: Administration & Human Services

Date of Standing Committee Action: 1/29/2018

(If none, please explain):

Publication Required: No

<u>Date:</u> 01/17/2018	<u>Contact Name:</u> Robin H. Richardson	<u>Contact Phone:</u> x5774	<u>Contact Email:</u> rrichardson@wycokck.org	<u>Department/Division:</u> Urban Planning & Land Use
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Item Description:

Consideration of the report prepared by the Department of Urban Planning and Land Use to help property owners reduce their risk of future flooding by providing an understanding of flood risk, flooding sources and resources for mitigation. (This is part of the Community Rating System - CRS - Program). **(RECOMMENDED FOR APPROVAL)**

Action Requested:

For approval

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

RLAA report final

Repetitive Loss Area Analysis

Kansas City, Kansas

Executive Summary:

This report has been prepared by staff from the Department of Urban Planning and Land Use of the Unified Government of Wyandotte County / Kansas City, Kansas. The purpose of this report is to help property owners reduce their risk of future flooding by providing an understanding of flood risk, flooding sources and resources for mitigation. The Repetitive Loss Area Analysis (RLAA) has been conducted as part of the City's participation in the National Flood Insurance Programs (NFIP) Community Rating System (CRS). This report is provided as one part of the City's overall floodplain management program.

Twelveⁱ Repetitive Loss Areas (RLA) have been identified within the city limits of Kansas City, Kansas. The RLAs are identified as:

1. Merriam Lane between Roe Lane and South Mill Street
2. Southwest Blvd between I-35 and South 5th Street
3. South 39th Street and South 38th Street north of Argentine Boulevard
4. South 12th Street between the railway and Kansas River
5. Kansas Avenue near KCS railway
6. Intersection of Stanley Road and East Donovan Road
7. Intersection of North 29th Street and Freeman Avenue
8. Intersection of North 37th Street and Haskell Avenue
9. Intersection area of North 49th Drive and Sortor Drive
10. Intersection area of North 53rd Street and Georgia Avenue
11. Intersection area of North 57th Drive and Nogard Avenue
12. Intersection area of South 65th Street near Kaw Drive

This report will provide analysis for all twelve areas.

General Problem Statement:

Flooding is a hazardous occurrence that can damage homes, infrastructure and personal property. Flooding can also lead to deaths and its effects can have lasting health impacts. Damage to property can have a high cost for both the City and residents.

Kansas City, Kansas, experiences flooding from several sources and of multiple types. One common type of flooding in Kansas City, Kansas, is overflow of rivers and streams into the floodplain. A second common source of flooding in Kansas City is when stormwater runoff exceeds the capacity of the drainage system.

As a community, flood hazard and damage can be mitigated through regulation, preparedness and foresight. This report aims to help property owners reduce their personal flood risk by identifying the sources of flooding and potential solutions. A specific problem statement is provided for each repetitive loss area.

Local flood sources for Kansas City, Kansas

- Missouri River
- Kansas River
- Turkey Creek
- Jersey Creek
- Brenner Heights Creek
- Stormwater runoff

Additional information specific to each flooding source is provided within the pertinent sections of this report.

National Flood Insurance Program (NFIP):

The National Flood Insurance Program is a Federal program, managed by the Federal Emergency Management Administration. The NFIP has three components: providing flood insurance, improving floodplain management and development of maps in flood hazard zones. As a partnership between FEMA and communities, the NFIP allows property owners in participating communities to buy insurance to protect against flood losses. As an additional aspect of this partnership, communities are required to establish management regulations to reduce future flood damage. Kansas City, Kansas, participates in the NFIP, making flood insurance available to residents within the city.

Community Rating System (CRS):

The Community Rating System is a national program administered by FEMA. The CRS is a voluntary program that communities can participate in to provide reduced premiums on flood insurance policies for policy holders. Communities are rewarded based on points achieved by doing more to reduce flood damage than meeting the minimum NFIP standards. Flood insurance premium rates can be reduced up to 45%.

CRS also provides benefits by promoting floodplain management activities that enhance public safety and welfare, reduce potential damages to property and infrastructure and protect the natural environment.

Repetitive Loss:

A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A Repetitive Loss property may or may not currently be insured by NFIP.ⁱⁱ

Other structures near the RL property may have experienced similar flooding but were not covered by flood insurance at the time. Surrounding properties with the same exposure to repeated flood damage make up the **Repetitive Loss Area (RLA)**. The RLA is a portion or portions of a community that includes buildings on FEMA's list of repetitive losses and nearby properties subject to the same flooding conditions. Communities with one or more repetitive loss properties on FEMA's list must delineate Repetitive Loss Areas in accordance with the criteria of Section 503 of the CRS Coordinator's Manual.

Repetitive Loss Area Analysis:

A five-step process is followed for developing a Repetitive Loss Area Analysis (RLAA).

Step 1. Advise all the properties in the repetitive loss area that the analysis will be conducted and request their input on the hazard and recommended actions.

Step 2. Contact agencies or organizations that may have plans or studies that could affect the cause or impacts of the flooding.

Step 3. Inspect each building in the repetitive loss area and collect basic data. Adequate information can be collected by observing the building from the street.

Step 4. Review alternative approaches and determine whether any property protection measures or drainage improvements are feasible. The review must look at all of the property protection measures relevant for the buildings being affected, including; preventative activities, property protection activities, natural resource protection activities, emergency services measures, structural projects, and public information activities.

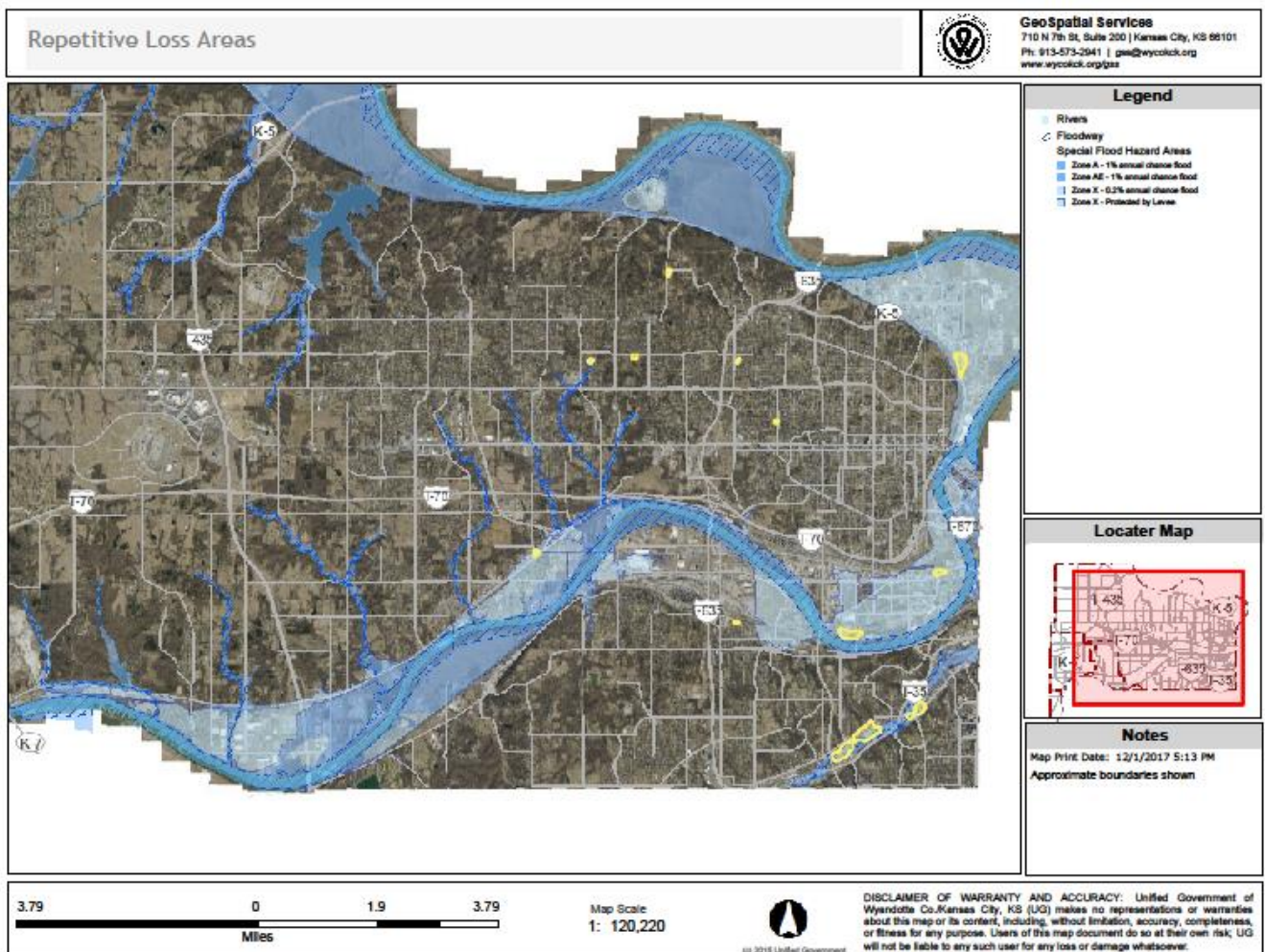
Step 5. Document the findings with a separate analysis for each area. The report should include a summary of the process and how property owners were involved, the problem statement with a map of the affected area, a list or table showing basic information for each building in the area, the alternative approaches reviewed, and a list of action items identifying the responsible party, when the action should be completed and how it will be funded.

Additional criteria must also be met:

- The repetitive loss area analysis report must be submitted to the community's governing body and made available to the media and public
- The community must prepare an annual evaluation report for its area analyses
- The community must update its repetitive loss area analyses in time for each CRS cycle verification visit.

Repetitive Loss Area Analysis

A repetitive loss area analysis was conducted for the loss areas identified in Kansas City, Kansas. Each area has unique sources of flooding which will be discussed later in this report. Repetitive loss properties are shown in yellow on the map below.



Step 1- Advise the residents

Residents in all 12 loss areas were notified in the same way. Properties within the repetitive loss area were identified by plotting all the properties on FEMA's repetitive loss list and defining the areas with similar loss conditions. The city of Kansas City, Kansas, is overall an urban area with some agricultural uses and undeveloped areas on the western portion of the City. All 12 repetitive loss areas are located on the eastern half of the city, where development is denser.

A notification letter was sent to property owners in the RLA in September, 2017. The letter advised that a repetitive loss area analysis was being conducted and requested input on flood hazard and recommended actions. The letter also identified how draft copies would be made available and provided contact information for the local floodplain administrator.

Step 2- Contact agencies and organizations

The local floodplain administrator contacted external agencies and internal departments that might have plans, studies or information that could affect the cause or impacts of flooding within the repetitive loss area. Those agencies contacted are listed below.

- FEMA- Flood Insurance Study (FIS)
- Unified Government of Wyandotte County / KCK Public Works Department
- Unified Government of Wyandotte County/ KCK Emergency Management Department
- Fairfax Drainage District of Wyandotte County, Kansas
- Kaw Valley Drainage District
- Kansas Department of Agriculture, Division of Water Resources

Repetitive Loss Area 1

Step 3- Site Visit and Repetitive Loss Area 1 Analysis

Problem Statement

Repetitive Loss Area 1 is located along Merriam Lane between Roe Lane and South Mill Street. Multiple repetitive loss properties are located within this area. Turkey Creek runs parallel to Merriam Lane for a portion of this stretch. The affected properties represent a mix of commercial and single- family residential homes, built primarily between 1920 and 1970. Flooding in this area is caused by overflowing waters from Turkey Creek. A portion of the RLA lies within the boundaries of the one percent annual chance flood as well as the floodway for Turkey Creek. Due to the mixed-use nature of this area, flooding can have impacts on business operation as well as damage to personal property. There is also a safety hazard presented for anyone attempting to drive or walk through the affected areas during flooding.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates all development within the floodplain through the permitting process. The use and development of flood-prone areas is limited through regulation by the Building Inspections and the Planning and Zoning departments, floodplain regulations, building codes, and storm water management. A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in Section 27-550, Subsection (a) of the Unified Government of Wyandotte County / KCK Code of Ordinances. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development. This permit may be incorporated into the regular building permit provided there is a check box indicating floodplain review is necessary and that proper documentation of review is kept in the approval file and verified during post construction inspection by staff or a third party engineer or surveyor. The Unified Government has also adopted a regulatory floodway designed to carry the waters of the base flood without

increasing the water surface elevation of that flood more than one foot at any point. Additional provisions apply to work done in the floodplain, as listed described in Section 27-552, Subsection (f) of the above mentioned code of ordinances. The Unified Government will continue to enforce applicable floodplain zoning ordinance requirements.

Action Items

- The Planning and Zoning Department, the Building Inspections Department and the local floodplain administrator are responsible for continued implementation of these requirements.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.
- Floodplain mapping information is made available online to the public through the Unified Government's online mapping tool, "Dot Maps".
<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the "Dot Maps" and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection:

Property owners in this area should take action to protect their property from future flooding hazards.

- Property owners should prepare for flooding by purchasing flood insurance coverage.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Emergency Services:

There is currently a water level gauge along Turkey Creek at Mill Street and I-35. This gauge was funded by the U.S. Army Corp of Engineers, with the Unified Government agreeing to fund maintenance as required. Additional gauges would increase flood protection.

Action Items

- The existing gauge is monitored by the Emergency Services department.
- This gauge is currently operational and will continue to be.
- The gauge was funded through a partnership with the U.S. Army Corps of Engineers. Monitoring is funded under current staffing budget.

4. Structural Projects:

The Unified Government of Wyandotte County / KCK has been working in conjunction with the U.S. Army Corps of Engineers on the Turkey Creek Project. This is a multi-phased project aimed at alleviating flooding from Turkey Creek along Merriam Lane and Southwest Boulevard. This project is the final phase and consists of floodwall and levees along Turkey Creek, storm sewer modifications, and utility relocations. Additional information can be found at http://www.usace.army.mil/Missions/Civil-Works/Project-Planning/Civil-Works-Review-Board/upper_turkey/

Action Items

- The Public Works Department, Stormwater Management and U.S. Army Corps of Engineers are coordinating this project.
- This project is anticipated to be completed in 2018-2019.
- This project has been funded through allocation of Federal funds and non-Federal funds.

5. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 2

Step 3- Site Visit and Repetitive Loss Area 2 Analysis

Problem Statement

Repetitive Loss Area 2 is located along Southwest Boulevard from just east of South Tremont Street to South 5th Street. There are multiple repetitive loss properties located within this area. Turkey Creek flows through the RLA and continues in close proximity to the properties. Portions of the RLA are within the floodway and AE Zone for Turkey Creek. This area is commercial in nature with retail space, warehouses, and office buildings. Overbank flooding from Turkey Creek has been a problem in this area. This area also experiences flooding due to runoff from areas that are at a higher elevation to the southeast. Water collects along Southwest Boulevard where the land becomes flat. The Wyandotte County Major Street Plan identifies Southwest Boulevard as a Class B Thoroughfare. Flooding in this area can cause disruption of travel and business and can be hazardous for anyone trying to drive along Southwest Boulevard.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates all development within the floodplain through the permitting process. The use and development of flood-prone areas is limited through regulation by Building Inspections and Planning and Zoning departments, floodplain regulations, building codes, and storm water management. A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in Section 27-550, Subsection (a) of the Unified Government of Wyandotte County / KCK Code of Ordinances. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development. This permit may be incorporated into the regular building permit provided there is a check box indicating floodplain review is necessary and that proper documentation of review is kept in the approval file and verified during post construction inspection by staff or a third party engineer or surveyor. The Unified Government has also adopted a regulatory floodway designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point. Additional provisions apply to work done in the floodplain, as listed described in Section 27-552, Subsection (f) of the above mentioned code of ordinances. The Unified Government will continue to enforce applicable floodplain zoning ordinance requirements.

Action Items

- The Planning and Zoning Department, the Building Inspections Department and the local floodplain administrator are responsible for continued implementation of these requirements.
- These requirements are current and will continue to be maintained.

- Funding is covered under current staffing budget.
- Floodplain mapping information is made available online to the public through the Unified Government's online mapping tool, "Dot Maps".

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the "Dot Maps" and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection:

Property owners in this area should take action to protect their property from future flooding hazards.

- Property owners should prepare for flooding by purchasing flood insurance coverage.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Emergency Services:

There is currently a water level gauge along Turkey Creek at Mill Street and I-35. This gauge was funded by the U.S. Army Corp of Engineers, with the Unified Government agreeing to fund maintenance as required. Additional gauges would increase flood protection.

Action Items

- The existing gauge is monitored by the Emergency Management Department.
- This gauge is currently operational and will continue to be.
- The gauge was funded through a partnership with the U.S. Army Corps of Engineers. Monitoring is funded under current staffing budget.

4. Structural Projects:

The Unified Government of Wyandotte County / KCK has been working in conjunction with the U.S. Army Corps of Engineers on the Turkey Creek Project. This is a multi-phased project aimed at alleviating flooding from Turkey Creek along Merriam Lane and Southwest Boulevard. This project is the final phase and consists of floodwall and levees along Turkey Creek, storm sewer modifications, and utility relocations. Additional information can be found at http://www.usace.army.mil/Missions/Civil-Works/Project-Planning/Civil-Works-Review-Board/upper_turkey/

Action Items

- The Public Works Department, Stormwater Management and U.S. Army Corps of Engineers are coordinating this project.
- This project is anticipated to be completed in 2018-2019.
- This project has been funded through allocation of Federal funds and non-Federal funds.

5. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 3

Step 3- Site Visit and Repetitive Loss Area 3 Analysis

Problem Statement:

Repetitive Loss Area 3 is located north of Argentine Boulevard between South 39th Street and South 37th Street. Four repetitive loss properties are located within this area. This area is not located within the regulatory Special Flood Hazard Area (SFHA), however has experienced multiple flooding events with losses reported. The affected buildings are single-family homes, mostly with partial/ full basements or crawlspaces. Flooding in this area has been identified as surface runoff flooding, usually occurring during or after flash flood rain events. A flash flood is defined as a sudden, local flood typically due to heavy

rain. The area outlined is very flat with grade changes no more than two feet within the RLA boundaries. Storm sewers along South 39th Street flow north to a drainage ditch located on private property. This ditch has adjacent trees along the bank and has experienced blockage from natural debris in the past. South 38th Street and South 37th Street do not have storm sewers and rely on natural drainage, the flat land leads to water pooling. These elements combined lead to flooding problems when large rain events have an intensity that exceeds the evaporation, infiltration and natural runoff capacity of the soil. Increases in impervious surfaces can exacerbate problems with runoff.

A response was received from one resident in the neighborhood living near the 3800 block of Argentine Boulevard. Although the last loss claim for the repetitive loss properties in this area was in 2004, it was confirmed that flooding is still an issue for residents in the neighborhood.

A follow-up telephone conversation with the sender revealed that the flooding occurs only in the basement of their home but that several items of value are stored in the basement. In addition, the water heater is in the basement.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Digital mapping information is made available online to the public through the Unified Government’s online mapping tool, “Dot Maps”. Topographic maps and location of sewer and sanitary lines are available through this service.

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- The Geospatial Services Department maintains the “Dot Maps” and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection:

Property owners in this area should act to protect their property from future flooding hazards.

- Property owners should prepare for flooding by purchasing flood insurance coverage.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
- Items of value and utilities such as water heaters and HVAC equipment that are stored in basements should be moved to a higher floor.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Natural Resource Protection:

Due to the nature of flooding and drainage within this area, preservation of natural drainage patterns is a key element in mitigation.

- Property owners should ensure all ditches within their property boundaries remain free and clear of debris to allow for maximum drainage flow during heavy rain events.

Action Items

- Property owners are responsible for maintaining clearance of natural drainage areas on private property.
- Property owners can begin implementation immediately
- Projects will be funded by property owners.

4. Structural Projects:

The City is currently working with Benesch Consulting on a study to determine feasible solutions for flooding in this area, including what can be done structurally to alleviate localized flooding.

Action Items

- The Public Works Department and Benesch Consulting are undertaking this study.
- The study is anticipated to be completed in 2018-2019.
- Funds for this study have already been allocated.

5. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 4

Step 3- Site Visit and Repetitive Loss Area 4 Analysis

Problem Statement

Repetitive Loss Area 4 is located along South 12th Street between KCS Railway and the Kansas River. There is one repetitive loss property within this area. This area is entirely within the Zone X- .2% annual chance flood and abuts the floodway. The last loss was reported in 1993, during which time Kansas City experienced record flooding. This area is levee protected by the Armourdale Levee operated by the Kaw Valley Drainage District. This area is commercial and industrial in use with warehousing, office space, storage and railcar services. Flooding in the past has likely been caused by extreme rain events which inundated the area. This area does not have much change in grade which could lead to water pooling in such an event where water is not able to flow away from the area fast enough to keep up with downfall. To the north there is significant buildout, however surrounding the RLA are some parcels with open space which if maintained can help alleviate runoff. The City operates a pump station on 12th Street. When flood gates to the Kansas River are closed the City uses the pump station to move excess water to the Kansas River to prevent flooding.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Digital mapping information is made available online to the public through the Unified Government’s online mapping tool, “Dot Maps”. Topographic maps and location of sewer and sanitary lines are available through this service.

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- The Geospatial Services Department maintains the “Dot Maps” and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection:

Property owners in this area should act to protect their property from future flooding hazards.

- Property owners should prepare for flooding by purchasing flood insurance coverage.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.

Action Items

- Property owners are responsible for implementation of property protection measures.
 - Property owners can begin implementation immediately.
 - Projects can be privately funded by property owner.
 - Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
- FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood

damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Natural Resource Protection:

Natural drainage can be aided by the availability of open space.

- Property owners should maintain natural open space as possible to allow for higher water infiltration rates. Maintaining natural vegetation is recommended.

Action Items

- Property owners are the responsible party for maintaining open space areas on private property.
- Property owners can begin implementation immediately
- Projects will be funded by property owners.

4. Structural Projects:

- Maintain the levee to prevent any failures.

Action Items

- The Kaw Valley Drainage District is responsible for maintenance of the Armourdale Levee.
- The Kaw Valley Drainage District is currently maintaining the levee and will continue to do so in the future.
- A “Levee Tax” applied to properties protected by the levee is used to fund maintenance.

5. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 5

Step 3- Site Visit and Repetitive Loss Area 5 Analysis

Problem Statement

Repetitive Loss Area 5 is located along Kansas Avenue near the KCS Railway. There is one repetitive loss property in this area. The last loss was in 1993, during which time Kansas City experienced record flooding. This area is in Zone X, protected from the Kansas River by the Armourdale Levee operated by the Kaw Valley Drainage District. There are no properties within the designated special flood hazard area or floodway. The City-Wide Master plan designates this area as heavy industrial. Current uses match with zoning as warehouse and storage space. Construction is brick and block with basements unknown. Buildings appear to be in poor condition with some windows boarded. The site visit noted that this area is highly impervious. There is one storm water inlet present along the street, however curb and gutter are deteriorated/ missing. The site visit also note several low-lying openings present; including low placed windows and dock doors at grade. The most likely source of flooding in this area is accumulation of storm water runoff during large rain events that is able to enter into buildings through low-lying openings.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Floodplain mapping information is made available online to the public through the Unified Government’s online mapping tool, “Dot Maps”.

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the “Dot Maps” and UG online mapping services.
 - These requirements are current and will continue to be maintained.
 - Funding is covered under current staffing budget.
- ##### **2. Property Protection:**
- Property owners in this area should act to protect their property from future flooding hazards.

- Property owners should prepare for flooding by purchasing flood insurance coverage.
- It is recommended that dock doors at grade and low-lying windows be adequately sealed and maintained to prevent water entry. Items of value should not be stored in areas with low-lying openings.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Structural Projects:

- Maintain the levee to prevent any failures.

Action Items

- The Kaw Valley Drainage District is responsible for maintenance of the Armourdale Levee.
- The Kaw Valley Drainage District is currently maintaining the levee and will continue to do so in the future.
- A “Levee Tax” applied to properties protected by the levee is used to fund maintenance.
- Road improvements to fix or replace deteriorated or missing curb are recommended. In addition, maintenance of the storm sewer inlet to keep it free of debris is recommended.

Action Items

- The Public Works Department Engineering Division and Stormwater Runoff Management are responsible for infrastructure updates.
- Repairs, replacement and maintenance should be done when funding becomes available and after completion of higher priority budgeted items.
- Funds are appropriated for Capital Maintenance Improvement Projects by the Unified Government’s Board of Commissioners, as available.

4. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 6

Step 3- Site Visit and Repetitive Loss Area 6 Analysis

Problem Statement

Repetitive Loss Area 6 is located near the intersection of Stanley Road and East Donovan Road. There is one repetitive loss property in this area. The City-Wide Master plan designates this area as heavy industrial. The affected buildings are used for industrial purposes; manufacturing, warehousing and storage. This RLA is protected from the Missouri River by the Fairfax Levee, operated by the Fairfax Drainage District. There are no properties within the designated Special Flood Hazard Area (SFHA) or floodway. The site visit noted that the area has been heavily built out with little to no impervious area visible. Curb appears well maintained with multiple storm water inlets near. The site visit also noted low-lying openings present on several buildings. Flooding in this area is attributed to accumulation of storm water during large rain events that can enter buildings through low-lying openings.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff

from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Digital mapping information is made available online to the public through the Unified Government's online mapping tool, "Dot Maps". Topographic maps and location of sewer and sanitary lines are available through this service.

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the "Dot Maps" and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection:

Property owners in this area should act to protect their property from future flooding hazards.

- Property owners should prepare for flooding by purchasing flood insurance coverage.
- It is recommended that dock doors at grade and low-lying windows be adequately sealed and maintained to prevent water entry. Items of value should not be stored in areas with low-lying openings.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood

damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Structural Projects:

- Maintain the levee to prevent any failures.

Action Items

- The Fairfax Drainage District is responsible for maintenance of the Armourdale Levee.
- The Fairfax Drainage District is currently maintaining the levee and will continue to do so in the future.
- A “Levee Tax” applied to properties protected by the levee is used to fund maintenance.

4. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 7

Step 3- Site Visit and Repetitive Loss Area 7 Analysis

Problem Statement

Repetitive Loss Area 7 is located near the intersection of North 29th Street and Freeman Avenue. There is one repetitive loss property in this area. A source of flooding in this area has been identified as Jersey Creek, which originates near 36th Street and Everett Avenue and flows east. The creek is conveyed through open ditches as well as channelized underground as part of the storm sewer system in the area. The portion of Jersey Creek nearest the RLA is open ditch on private property. This is an urbanized area that is heavily built out with little to no open space in the immediate area. A second source of flooding is identified as runoff from rain events.

The buildings in this area are single and multi-family residential. The site visit noted properties that have sub-grade living areas with sub-grade patios. Heavy or moderate rainfalls likely will result in accumulation of water for these properties. The sub-grade construction of these units is considered a factor in the cause of flooding.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below.

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas, through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Floodplain mapping information is made available online to the public through the Unified Government’s online mapping tool, “Dot Maps”. Although this area is not in a designated Special Flood Hazard Area, the online mapping tool can be used to view approximate contours, aerial views and waterways. <http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the “Dot Maps” and UG online mapping services.
 - These requirements are current and will continue to be maintained.
 - Funding is covered under current staffing budget.
- ##### **2. Property Protection**
- Removal of sub-grade units would likely mitigate flooding. If removal is not possible, modification to limit excess water flow and pooling from the porch is recommended.
 - Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
 - Property owners should prepare for flooding by purchasing flood insurance coverage.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Natural Resource Protection:

Due to the nature of flooding and drainage within this area, preservation of natural drainage patterns is a key element in mitigation.

- Property owners should ensure all ditches within their property boundaries remain free and clear of debris to allow for maximum drainage flow during heavy rain events.

Action Items

- Property owners are responsible for maintaining clearance of natural drainage areas on private property.
- Property owners can begin implementation immediately.
- Projects will be funded by property owners.

4. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 8

Step 3- Site Visit and Repetitive Loss Area 8 Analysis

Problem Statement

Repetitive Loss Area 8 is located near the intersection of North 37th Street and Haskell Avenue. There is one repetitive loss property in this area. This area is not within the regulated special flood hazard area, floodway or .2 percent annual chance flood area. This area is designated by the City-Wide Master Plan as low-density residential. The area is comprised of single-family residential units with brick, wood, and metal construction. The residential units have full basements or crawlspaces. Flooding in this area is attributed to storm water run-off during large rain events. Since the last dated flood loss, the City has undergone separation of combined storm and sanitary lines. Reduced flooding in this area is attributed to the separation and creation of two separate lines. Site visit noted HVAC systems at grade and low-lying basement windows. Utilities and equipment at grade are more likely to be damaged than elevated equipment. Low-lying windows provide an entry point for water.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.

2. Property Protection

- Addition of window wells to prevent water entry into basements is recommended.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
- Property owners should prepare for flooding by purchasing flood insurance coverage.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 9

Step 3- Site Visit and Repetitive Loss Area 9 Analysis

Problem Statement

Repetitive Loss Area 9 is located near the intersection of North 49th Drive and Sortor Drive. There is one repetitive loss property in this area. This area is not within the regulated special flood hazard area, floodway or .2 percent annual chance flood area. This area is designated by the City-Wide Master Plan as low-density residential. The area is comprised of single-family residential units of brick or wood frame construction with full basements. North 49th Drive is in a depression with hills to the east and west.

There is significant grade change as direction moves along Sortor Drive, with runoff water flowing towards north 49th Drive and the RLA. The site visit and aerial overview noted that there is a tree-lined ditch running between two properties. Use of topographic maps showed that one home is at grade level with the ditch. When water runoff from the surrounding areas accumulates in the ditch it will overflow in the direction of the home. Review of Unified Government of Wyandotte County / KCK utility maps determined there is no stormwater network along North 49th Drive. Flooding in this area is attributed to the natural contours of the area combined with run-off and easy points of entry for water into basements.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas, through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.

2. Property Protection

- The addition of window wells to prevent water entry into basements is recommended. Homes with walk-out basements should waterproof doors. Valuable items, utilities and equipment should be moved from basements to a higher location.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
- Property owners should prepare for flooding by purchasing flood insurance coverage.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.

- HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
- FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Natural Resource Protection:

Due to the nature of flooding and drainage within this area, preservation of natural drainage patterns is a key element in mitigation.

- Property owners should ensure all ditches within their property boundaries remain free and clear of debris to allow for maximum drainage flow during heavy rain events.

Action Items

- Property owners are responsible for maintaining clearance of natural drainage areas on private property.
- Property owners can begin implementation immediately.
- Projects will be funded by property owners.

4. Structural Projects:

- Installation of stormwater infrastructure along north 49th Drive is recommended.

Action Items

- The Public works Department Engineering Division and Stormwater Runoff Management are responsible for infrastructure updates.
- Installation and maintenance should be done when funding becomes available and after completion of higher priority budgeted items.
- Funds are appropriated for Capital Maintenance Improvement Projects by the Unified Government's Board of Commissioners.

5. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the "DotMaps" web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.

- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 10

Step 3- Site Visit and Repetitive Loss Area 10 Analysis

Problem Statement

Repetitive Loss Area 10 is located near the intersection of North 53rd Street and Georgia Avenue. There is one repetitive loss property located in this area. This area is not within the regulated special flood hazard area, floodway or .2 percent annual chance flood area. This area is designated by the City-Wide Master Plan as low-density residential. The area is comprised of single-family residential units of brick or wood frame construction with full basements. North 53rd Street is located at the bottom of a hill, with runoff drainage coming from Rowland Avenue and Georgia Avenue. Flooding in this area has been attributed to stormwater run-off. Since the last flood loss recorded, the UG Public Works Department has installed new storm drainage lines along North 53rd Street and along North Georgia Avenue. Storm water is now captured and piped into a drainage swale. The installation of storm lines has mitigated flood risk in this area.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas, through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Digital mapping information is made available online to the public through the Unified Government’s online mapping tool, “Dot Maps”. Topographic maps and location of sewer

and sanitary lines are available through this service.

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the “Dot Maps” and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection

- Addition of window wells to prevent water entry into basements is recommended.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
- Property owners should prepare for flooding by purchasing flood insurance coverage.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.

- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 11

Step 3- Site Visit and Repetitive Loss Area 11 Analysis

Problem Statement

Repetitive Loss Area 11 is located near the intersection of North 57th Drive and Nogard Avenue. There is one repetitive loss property in this area. Portions of this area are within the floodplain AE zone as well as zone x .2 percent annual chance flood hazard. This area is designated by the City-Wide Master Plan as low-density residential. The area is comprised of single-family residential units of brick or wood frame construction with full basements. The flood source in this area is identified as Brenner Heights Creek. Brenner Heights Creek originates near Leavenworth Road and North 56th Street and flows into the Kansas River. A portion Brenner Heights Creek runs parallel to North 58th Street. Across North 58th Street and perpendicular to Brenner Heights Creek is a ditch that runs in between two rows of houses. This ditch has a tree-lined bank. Public Works Department has noted an accumulation of trash and debris in Brenner Heights Creek and the adjacent ditch.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates all development within the floodplain through the permitting process. The use and development of flood-prone areas is limited through regulation by Building Inspections and Planning and Zoning departments, floodplain regulations, building codes, and storm water management. A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in section 27-550, subsection (a) of the Unified Government of Wyandotte County / KCK Code of Ordinances. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development. This permit may be incorporated into the regular building permit provided there is a check box indicating floodplain review is necessary and that proper documentation of review is kept in the approval file and verified during post construction inspection by staff or a third party engineer or surveyor. The Unified Government has also adopted a regulatory floodway designed to carry the waters of the base flood without increasing the water surface

elevation of that flood more than one foot at any point. Additional provisions apply to work done in the floodplain, as listed described in section 27-552, subsection (f) of the above mentioned code of ordinances. The Unified Government will continue to enforce applicable floodplain zoning ordinance requirements.

Action Items

- The Planning and Zoning Department, the Building Inspections Department and the local floodplain administrator are responsible for continued implementation of these requirements.
 - These requirements are current and will continue to be maintained.
 - Funding is covered under current staffing budget.
- Floodplain mapping information is made available online to the public through the Unified Government's online mapping tool, "Dot Maps".
<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the "Dot Maps" and UG online mapping services.
 - These requirements are current and will continue to be maintained.
 - Funding is covered under current staffing budget.

2. Property Protection

- Addition of window wells to prevent water entry into basements is recommended.
- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
- Property owners should prepare for flooding by purchasing flood insurance coverage.

Action Items

- Property owners are responsible for implementation of property protection measures.
 - Property owners can begin implementation immediately.
 - Projects can be privately funded by property owner.
 - Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k
 - FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Natural Resource Protection:

Due to the nature of flooding and drainage within this area, preservation of natural drainage patterns is a key element in mitigation.

- Property owners should ensure all ditches within their property boundaries remain free and clear of debris to allow for maximum drainage flow during heavy rain events.

Action Items

- Property owners are responsible for maintaining clearance of natural drainage areas on private property.
- Property owners can begin implementation immediately

Projects will be funded by property owners

4. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

Repetitive Loss Area 12

Step 3- Site Visit and Repetitive Loss Area 12 Analysis

Problem Statement

Repetitive Loss Area 12 is located near South 65th Street and Kaw Drive. There is one repetitive loss property in this area. This area is located within the Zone X .2 percent annual chance flood hazard. This area is designated by the City-Wide Master Plan as Industrial. Uses in this area are primarily commercial with mixed retail and single family residential. Building construction is mixed in this area with block, metal building, wood and some unknown. Flooding in this area is attributed to a drainage ditch that runs along Highway K32, collecting drainage from the area north of this RLA. Normal flow drains to the Kansas River. This area has experienced backflow from the river when it is high. In 2008 a flap gate was installed at 59th Street to prevent river water backing up into this area during high times. Installation of the flap gate has alleviated the primary source of flooding in this area.

Step 4: Recommendations and Alternatives Review

Alternatives review looked at floodplain management alternatives through preventive actions, property protection, natural resource protection, emergency services, structural projects, and public information. The most feasible options for this RLA are highlighted below

1. Preventative Measures:

- The Unified Government of Wyandotte County / KCK regulates runoff for all private development in Kansas City, Kansas through the “Storm Drainage Criteria for Private Developments.” Peak run-off from new development shall be no greater than the runoff from the site in its pre-development condition. In addition, all commercial developments are required to provide erosion control measures on site and land disturbance permits are required for any site disturbing greater than 1 acre of land.

Action Items

- The Planning-Engineering Department reviews development projects to ensure Storm Drainage Criteria, erosion control measures, and runoff regulations are met. The Public Works Department reviews and approves land disturbance permits.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staff budget.
- Digital mapping information is made available online to the public through the Unified Government’s online mapping tool, “Dot Maps”. Topographic maps and location of sewer and sanitary lines are available through this service.

<http://www.wycokck.org/GSS/DotMaps.aspx>

Action Items

- Geospatial Services Department maintains the “Dot Maps” and UG online mapping services.
- These requirements are current and will continue to be maintained.
- Funding is covered under current staffing budget.

2. Property Protection

- Retrofitting can be done to minimize impact of flooding. Retrofitting projects can include but are not limited to elevating utilities and buildings and dry or wet-floodproofing. FEMA provides informational resources on floodproofing at retrofitting that can be found on their website. Additionally, some FEMA publications are available at the Building Inspections office.
- Property owners should prepare for flooding by purchasing flood insurance coverage.

Action Items

- Property owners are responsible for implementation of property protection measures.
- Property owners can begin implementation immediately.
- Projects can be privately funded by property owner.
- Funding assistance is available through grant and loan programs.
 - HUD 203(k) Rehab Mortgage Insurance enables homebuyers and homeowners to finance rehabilitation of an existing home, including projects for mitigation of flood risk. Additional information can be found at https://www.hud.gov/program_offices/housing/sfh/203k

- FEMA Flood Mitigation Assistance Program (FMA) is a grant program that can be applied to through the Unified Government Emergency Management Department for projects that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. Additional information can be found at <https://www.fema.gov/flood-mitigation-assistance-grant-program>

3. Public Information:

The City engages in outreach projects to educate and advise the public about the hazards and natural and beneficial function of floodplains. Outreach efforts are coordinated by the local designated floodplain manager.

- An annual notice is sent to all property owners located within the repetitive loss areas. This notice provides suggestions of property and personal protection, as well as information on obtaining floodplain insurance and local hazards.
- Floodplain boundary maps are available to the public through the “DotMaps” web mapping application.
- An annual notice is sent to real estate agents, lenders and banking institutions with information on Floodplain Management within Kansas City, Kansas.

Action Items

- The local floodplain administrator or floodplain manager is responsible for public outreach efforts.
- The outreach programs mentioned above are current and will continue to be maintained.
- Funding is covered under current staffing budget.

ⁱ Information on Repetitive Loss Properties comes from FEMA NFIP annual community update for 2017. Additional areas have previously been mitigated and for that reason have not been included in this analysis.

ⁱⁱ National Flood Insurance Program: Frequently Asked Questions October 2005
https://www.fema.gov/txt/rebuild/repetitive_loss_faqs.txt



Staff Request for Commission Action

Tracking No. 1848

Full Commission Meeting Date: 2/8/18

Committee: Administration & Human Services

Date of Standing Committee Action: 1/29/18

(If none, please explain):

Publication Required: No

<u>Date:</u> 01/17/2018	<u>Contact Name:</u> Robin H. Richardson	<u>Contact Phone:</u> x5774	<u>Contact Email:</u> rrichardson@wycokck.org	<u>Department/Division:</u> Urban Planning & Land Use
<u>Item Description:</u> A new provision to Section 27-612 Planning and Development of Kansas City, Kansas Code of Ordinances, to amend where mobile grocery stores may operate without a Special Use Permit (RECOMMENDED FOR APPROVAL)				
<u>Action Requested:</u> Approval				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> amendment mobile grocery stores				



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101

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

To: City Planning Commission

From: City Staff

Date: February 12, 2018

Re: **Proposed Ordinance Amendment regarding mobile grocery operations**

GENERAL INFORMATION

This is a request of staff from the Board of Commissioners to prepare and process the following:

- Ordinance amendment to remove the Special Use Permit requirement for mobile grocery markets
- New definition for “mobile market”

Purpose: To better regulate mobile grocery markets in order to provide more varied fresh food options throughout the community.

Advertisement: December 14, 2017

Public Hearing: February 12, 2018

Public Opposition: None expressed to date.

PROPOSAL

Staff proposes the following ordinance modifications to achieve the goals of the community to make operating a small business in Kansas City, Kansas more easily navigable and to provide robust options for access to fresh, healthy foods.

Sec. 27-340. – Definitions.

Mobile Market, means the selling of food products including but not limited to fresh produce and dry goods out of a bus, truck, trailer, or other mobile unit.

Sec. 27-612. – Districts C-0, C-1, C-2, and C-3

In the C-0, C-1, C-D, C-2, and C-3 districts, accessory uses are as follows:

(9) Food Truck and Mobile Vending

- a. Food Trucks and Mobile Food Vendors, including mobile markets, are allowed upon submitting an annual agreement with the Department of Urban Planning and Land Use in this district. Food Trucks or Mobile Food Vendors that operate outside of the following zoning districts require a special use permit. All vending vehicles must comply with the following stipulations:
 1. The sales or vending area does not block an interior sidewalk and sidewalk remains ADA compliant.
 2. There is sufficient stacking area for pedestrians to wait on a sidewalk.
 3. Vendor does not install any permanent improvement on the sidewalk.
 4. Vehicle is not parked in a no-parking zone
 5. Does not occupy parking required for other businesses.
 6. If in a metered spot, meter is paid.
 7. Proper trash receptacles are available and utilized.
 8. May not operate within 500 feet of a public entrance of an established business offering similar products during the hours that the business is open to the public.
 9. Hours of operation do not exceed 9 P.M. Sunday through Thursday and 11 P.M. Friday through Sunday.

Sec. 27-613. - Districts M-1; M-2 and M-3.

In the M-1, M-2 and M-3 districts, accessory uses are as follows:

(10) Food Truck and Mobile Vending

- a. Food Trucks and Mobile Food Vendors, including mobile markets, are allowed upon submitting an annual agreement with the Department of Urban Planning and Land Use in this district. Food Trucks that operate outside of the following zoning districts require a special use permit. All vending vehicles must comply with the following stipulations:
 10. The sales or vending area does not block an interior sidewalk and sidewalk remains ADA compliant.
 11. There is sufficient stacking area for pedestrians to wait on a sidewalk.
 12. Vendor does not install any permanent improvement on the sidewalk.
 13. Vehicle is not parked in a no-parking zone
 14. Does not occupy parking required for other businesses.
 15. If in a metered spot, meter is paid.
 16. Proper trash receptacles are available and utilized.
 17. May not operate within 500 feet of a public entrance of an established business offering similar products during the hours that the business is open to the public.
 18. Hours of operation do not exceed 9 P.M. Sunday through Thursday and 11 P.M. Friday through Sunday.

Sec. 27-614. - District TND.

In the TND district, accessory uses are as follows:

- (1) Those accessory uses permitted in district AG through districts C-1, C-D, C-2, and C-3 districts.

(3) Food Truck and Mobile Vending

- a. Food Trucks and mobile markets are allowed upon submitting an annual agreement with the Department of Urban Planning and Land Use in this district. Food Trucks that operate outside of the following zoning districts require a special use permit. All vending vehicles must comply with the following stipulations:
 1. The sales or vending area does not block an interior sidewalk and sidewalk remains ADA compliant.
 2. There is sufficient stacking area for pedestrians to wait on a sidewalk.
 3. Vendor does not install any permanent improvement on the sidewalk.
 4. Vehicle is not parked in a no-parking zone
 5. Does not occupy parking required for other businesses.
 6. If in a metered spot, meter is paid.
 7. Proper trash receptacles are available and utilized.
 8. May not operate within 500 feet of a public entrance of an established business offering similar products during the hours that the business is open to the public.

9. Hours of operation do not exceed 9 P.M. Sunday through Thursday and 11 P.M. Friday through Sunday.

Sec. 27-609. – Districts R-1, R-1(B), R-2, R-2(B).

In the R-1, R-1(B), R-2, and R-2(B) districts, accessory uses are as follows:

(7) Mobile Market Vending For Healthy Foods

- a. Mobile markets are allowed upon submitting an annual agreement with the Department of Urban Planning and Land Use in this district. All vending vehicles must comply with the following stipulations:
 1. Vending operation takes place in a designated parking lot with sufficient space to accommodate the operation and not reduce any required parking for the permanent tenant at that location.
 2. Vehicle is not parked within 100 feet of a single-family home
 3. The sales or vending area does not block any sidewalk and sidewalk remains ADA compliant.
 4. There is sufficient stacking area for pedestrians to wait on a sidewalk.
 5. Vendor does not install any permanent improvement on the sidewalk.
 6. Vehicle is not parked in a no-parking zone
 7. Does not occupy parking required for other businesses.
 8. Proper trash receptacles are available and utilized.
 9. May not operate within 500 feet of a public entrance of an established business offering similar products during the hours that the business is open to the public.
 10. Hours of operation do not exceed 7 P.M. Sunday through Thursday and 8 P.M. Friday through Sunday

Sec. 27-610. – Districts R-3, R-4, R-5, R-6, and R-M.

In the R-3, R-4, R-5, R-6, and R-M districts, accessory uses are as follows:

(8) Mobile Market Vending For Healthy Foods

- b. Mobile markets are allowed upon submitting an annual agreement with the Department of Urban Planning and Land Use in this district. All vending vehicles must comply with the following stipulations:
 1. The sales or vending area does not block an interior sidewalk and sidewalk remains ADA compliant.
 2. Vehicle is not parked within 100 feet of a single-family home.
 3. There is sufficient stacking area for pedestrians to wait on a sidewalk.
 4. Vendor does not install any permanent improvement on the sidewalk.

5. Vehicle is not parked in a no-parking zone
6. Does not occupy parking required for other businesses.
7. If in a metered spot, meter is paid.
8. Proper trash receptacles are available and utilized.
9. May not operate within 500 feet of a public entrance of an established business offering similar products during the hours that the business is open to the public.
10. Hours of operation do not exceed 7 P.M. Sunday through Thursday and 8 P.M. Friday through Sunday

STAFF COMMENTS AND SUGGESTIONS

Staff recommends that the City Planning Commission approve the text amendment.

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	February 12, 2018	February 26, 2018

STAFF CONTACT: **Jamie Hickey** jhickey@wycokck.org

MOTIONS

I move the Kansas City, City Planning Commission **RECOMMEND APPROVAL** of this ordinance amendment 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, City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, City Planning Commission **RECOMMEND DENIAL** of this ordinance amendment, 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.