UPDATE
JANUARY 7, 2021 UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM

You are invited to a Zoom webinar.
Subject: Full Commission Meeting (P/Z)
When: Thursday, January 07, 2021 7:00 PM-8:00 PM (UTC-06:00) Central Time (US & Canada).
Where: https://us02web.zoom.us/j/89681726738?pwd=U1UxUjhmUHovVkM2dWZRZWFFMlUyZz09

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join.
https://us02web.zoom.us/j/89681726738?pwd=U1UxUjhmUHovVkM2dWZRZWFFMlUyZz09
Passcode: 597497
Description: The Board of Commission has policy-making authority over the County of Wyandotte County and Kansas City, KS. The Commission sets county policies, adopts ordinances, appropriates funds, approves land re-zonings and special exceptions to the zoning ordinance, and carries out other responsibilities set forth by the State Code.

Or join by phone:
Dial(for higher quality, dial a number based on your current location):
US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)
Webinar ID: 896 8172 6738
International numbers available: https://us02web.zoom.us/u/kcexYKInXI

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION GIVEN BY COMMISSIONER HAROLD JOHNSON, FAITH DELIVERANCE CHURCH OF GOD IN CHRIST

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, JANUARY 7, 2021 AGENDA

Correction to PZ Consent Agenda Item No. A2 – Change of Zone Application #3244 and Item No. E1 – Master Plan Amendment #MP-2020-9 regarding 270 multifamily residential units at 1111 North 98th St. (correction made to Stipulation No. 7).
Tracking #: 20649 & 20675

Hold over PZ Non-Consent Agenda Item No. A2 – Change of Zone Application #3243 and Item No. B1 – Master Plan Application #MP-2020-8 to January 28, 2021, regarding Tower View Apartments at 5115 and 5125 Gibbs Road.
Tracking #: 20647 & 20648

New Regular Consent Agenda Item No. 11 – Plat: Urban Outfitters FC located at State Avenue and Speedway Blvd., developed by Urban Outfitters FC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.
Tracking #: 21003

New Administrator's Agenda Item No. 1 – Resolution: Adopt the 2021 CVB Budget and Marketing Plan, submitted by Kathleen VonAchen, Chief Financial Officer.
Tracking #: 21004

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

VII. PLANNING AND ZONING CONSENT AGENDA

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

PLANNING AND ZONING AGENDA
VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3242 - WIL ANDERSON WITH BHC RHODES**
   Synopsis: Change of Zone from R-1 Single Family District to MP-3 Planned Heavy Industrial District for an existing industrial use and construction of a new metal storage building at 6600 Thorn Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20646

2. **#3244 - KORB MAXWELL WITH POLSINELLI PC**
   Synopsis: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for 270 multi-family residential units at 1111 North 98th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20649

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2020-90 - TERESA BRENTS**
   Synopsis: Home Occupation Special Use Permit for arts and crafts production and storage at 2909 North 74th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 20650

2. **#SP-2020-99 - KIRK MARCUSON WITH INTERNATIONAL FOOD PRODUCTS CORPORATION**
   Synopsis: Special Use Permit for a temporary office trailer (#SP-2016-89 - expired on 12/1/2018) at 6721 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
   Tracking #: 20653

3. **#SP-2020-103 - MEGAN PAINTER WITH CHWC, INC.**
   Synopsis: Special Use Permit for a Short-Term Rental/AirBNB (above EPIC Clay Studio) at 611 North 6th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**
   Tracking #: 20651

4. **#SP-2020-104 - BRIAN CURTIN WITH NATIONAL BEEF**
   Synopsis: Special Use Permit for a temporary trailer to take employee temperatures during inclement weather (related to COVID-19) at 100 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**
   Tracking #: 20652

C. VACATION APPLICATION

1. **#S-2020-12 - CHARLES J. LAMOTHE WITH MWT BULK SERVICES, LLC**
   Synopsis: Vacation of a street at 1 Woodswether Road and 1R Woodswether Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20654

D. PLAN REVIEW APPLICATIONS

1. **#PR-2020-30 – LANCE SCOTT WITH CFS ENGINEERS**
   Synopsis: Preliminary and Final Plan Review for a warehouse for Precision Cutting and Coring, LLC at 4520 and 4600 Shearer Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20655

2. **#PR-2020-31 - JAMES KOOP WITH JE REAL ESTATE**
   Synopsis: Preliminary and Final Plan Review for fueling station and convenience store at 3104 Metropolitan Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20656

3. **#PR-2020-34 - JOHN MARTIN WITH CHRISTIE DEVELOPMENT ASSOCIATES**
   Synopsis: Preliminary Plan Review for Kansas City, Kansas Community College student housing project at 7340 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20657

E. MASTER PLAN AMENDMENT

1. **#MP-2020-9 - KORB MAXWELL WITH POLSINELLI PC**
   Synopsis: Master Plan Amendment from Entertainment to Medium Density Residential at 1111 North 98th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20675

F. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

1. **AN ORDINANCE** rezoning property at approximately 815 Southwest Boulevard (#3239), from M-2 General Industrial District to R-2(B) Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20660

2. **AN ORDINANCE** rezoning property at approximately 2951 North 115th Street (#3240) from AG Agriculture District to R-1 Single Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20661
3. **AN ORDINANCE** rezoning property at approximately 2025 South 51st Street (#3230) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20662

4. **AN ORDINANCE** rezoning property at approximately 1959 South 51st Street (#3229) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20663

5. **AN ORDINANCE** rezoning property at approximately 4811 Parallel Parkway (#3234) from C-1 Limited Business District to CP-2 Planned General Business District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20665

6. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-65) for continuation of a Short-Term Rental/AirBNB at 433 Ann Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20668

7. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-66) for continuation of a Short-Term Rental/AirBNB at 709 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20669

8. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-68) for continuation of a Temporary Use of Land to park a work vehicle at 2903 Shearer Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20670

9. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-82) for minor auto repair at 4811 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
   Tracking #: 20673

10. **AN ORDINANCE** authorizing a Home Occupation Special Use Permit (#SP-2020-88) for personal training at 419 Armstrong Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20676

11. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-93) for continuation of a day care center at 1030 Orville Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 20677

12. **A RESOLUTION** adopting the Central Area Master Plan, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20678

13. **AN ORDINANCE** rezoning property at 11501 Parallel Parkway (#3223) from A-G Agriculture District to RP-5 Planned Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20679

14. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-94) for continuation of staff parking lot at John Fiske Elementary School at 616 South Valley Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20680

15. **AN ORDINANCE** rezoning property at 10901 State Avenue (#3236) from A-G Agriculture District to MP-2 Planned General Industrial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20681

16. **AN ORDINANCE** vacating an alley (#A-2020-11) at 1041 Berger Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20682

17. **AN ORDINANCE** authorizing a Special Use Permit (#SP-2020-92) for the continuation of farm animals (chickens, goats and cows) at 1700 South 38th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20683

18. **AN ORDINANCE** rezoning property at 809 Southwest Boulevard (#3238) from M-2 General Industrial District to R-2(B) Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
    Tracking #: 20684

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3235 - ALBERT HERMANS WITH SDC ENGINEERING**
   Synopsis: Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District to allow a fourth gas island pump at 6863 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 7/1 VOTE)**
   Tracking #: 20645

2. **#3243 - WILLIAM BUCK WITH BHC RHODES**
   Synopsis: Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to R-4 Garden Apartment District for a multi-family development (Tower View Apartments) at 5115 and 5125 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL TO RP-4 PLANNED GARDEN APARTMENT DISTRICT - 5/4 VOTE)**
   Tracking #: 20647

B. MASTER PLAN APPLICATION

1. **#MP-2020-8 - WILLIAM BUCK WITH BHC RHODES**
   Synopsis: Master Plan Amendment from Community Commercial and Low Density Residential to Medium Density Residential at 5115 and 5125 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 5/4 VOTE)**
   Tracking #: 20648

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR JANUARY 7, 2021

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2019.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

REGULAR AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. **GRANT/AGREEMENT: RADx-UP**
   Synopsis: An agreement with KUMCRI (University of Kansas Medical Center Research Institute, Inc.) entitled RADx-UP related to COVID testing, submitted by Juliann VanLiew, Director of Public Health. The grant amount is $187,877 with no match required.

   *On December 14, 2020, the **Administration & Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to advance to full commission.*
   Tracking #: 20524

2. **RESOLUTION: PUMP STATION 15 ABANDONMENT - CMIP 0520**
   Synopsis: A resolution declaring the necessity and authorizing a survey of lands necessary for the Pump Station 15 Abandonment Project, North 106th Street & Georgia Avenue, CMIP 0520, submitted by James Bain, Assistant Counsel.

   *On December 14, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*
   Tracking #: 20521

3. **RESOLUTION: 7TH AND CENTRAL INTERSECTION IMPROVEMENTS**
   Synopsis: A resolution declaring the necessity and authorizing a survey of lands for the 7th and Central Intersection Improvement Project (KDOT Project No. 105 KA-5148-01), submitted by James Bain, Assistant Counsel.

   *On December 14, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*
   Tracking #: 20571

4. **ORDINANCE: AMENDING CHAPTER 35 TRAFFIC, ARTICLE III – VEHICLE TOWING, IMPOUNDMENT, ETC.**
   Synopsis: An ordinance relating to Chapter 35 Traffic, Article III – Vehicle Towing, Impoundment, etc., adding new Sections 35-202 to 35-206 addressing the towing or immobilization of motor vehicles from privately owned property and creating a criminal violation for failure to comply with the provisions, submitted by Michael York, Acting Police Chief.

*On December 14, 2020, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*
Tracking #: 20570

5. **ORDINANCE: VILLAGE EAST PROJECT AREAS 2B, 3 AND 5 (HOMEFIELD) STAR BONDS**
Synopsis: An ordinance authorizing the issuance of sales tax special obligation revenue bonds (Village East Project Areas 2B, 3 and 5) Series 2020, submitted by Kathleen VonAchen, Chief Financial Officer.

On December 17, 2020, the full Commission unanimously approved Ordinance No. O-119-20 authorizing the issuance of the bonds. The ordinance is being resubmitted since the 12/17/20 electronic agenda did not have the updated version of the ordinance; however, hard copies of the agenda packets did.
Tracking #: 20685

6. **PLAT: REPLAT OF WEST EDEN ESTATES**
Synopsis: Plat of replat of West Eden Estates located at 2619 N. 123rd St., being developed by Bridgette Jobe, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.
Tracking #: 20671

7. **PLAT: ROTTINGHAUS ADDITION**
Synopsis: Plat of Rottinghaus Addition located at 139th St. (K-7) and Hollingsworth Road, being developed by Tom Rottinghaus, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.
Tracking #: 20672

8. **PLAT: RUFFINS LOT**
Synopsis: Plat of Ruffins Lot located at Kansas Avenue & Interstate 635, being developed by Phillip G. Ruffin, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.
Tracking #: 20674

9. **MINUTES**
Synopsis: Minutes from regular session of November 5, 2020; and special sessions of November 19, December 3, 10, and 17, 2020.
Tracking #: 20664

10. **WEEKLY BUSINESS MATERIAL**
Synopsis: Weekly business material dated December 17 and 24, 2020.
Tracking #: 20666

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, JANUARY 7, 2021

VII. PLANNING AND ZONING CONSENT AGENDA

CORRECTION

Item No. A2, Change of Zone Application #3244 - Korb Maxwell with Polsinelli PC, Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for 270 multi-family residential units at 1111 North 98th Street,
and
Item No. E1, Master Plan Amendment #MP-2020-9 - Korb Maxwell with Polsinelli PC , Master Plan Amendment from Entertainment to Medium Density Residential at 1111 North 98th Street.

Stipulation No. 7 corrected to read: The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. Staff and the applicant will continue to work together on finding a mutually agreeable solution to address the intent of such designation.
Tracking #: 20649 & 20675

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

HOLD OVER

Item No. A2, Change of Zone Application #3243 – William Buck with BHC Rhodes, Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to R-4 Garden Apartment District for a multi-family development (Tower View Apartments) at 5115 and 5125 Gibbs Road
and
Item No. B1, Master Plan Application #MP-2020-8 – William Buck with BHC Rhodes, Master Plan Amendment from Community Commercial and Low Density Residential to Medium Density Residential at 5115 and 5125 Gibbs Road

Both items to be held over to the January 28, 2021 Board of Commissioners' meeting.
Tracking #: 20647 & 20648

X. REGULAR CONSENT AGENDA

NEW ITEM

Item No. 11 - 21003.... PLAT: URBAN OUTFITTERS FC
Synopsis: Plat of Urban Outfitters FC located at State Avenue and Speedway Boulevard, being developed by Urban Outfitters FC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

XIII. ADMINISTRATOR'S AGENDA

NEW ITEM

ITEM NO. 1 – 21004: RESOLUTION: CVB BUDGET & MARKETIG PLAN

Synopsis: A resolution adopting the 2021 Convention & Visitors Bureau (CVB) Budget and Marketing Plan, submitted by Kathleen VonAchen, Chief Financial Officer.

21003

CONSENT AGENDA ITEM NO. 11

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

January 5, 2021

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **URBAN OUTFITTERS**

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of URBAN OUTFITTERS located at State Avenue and Speedway Boulevard being developed by Urban Outfitters FC.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

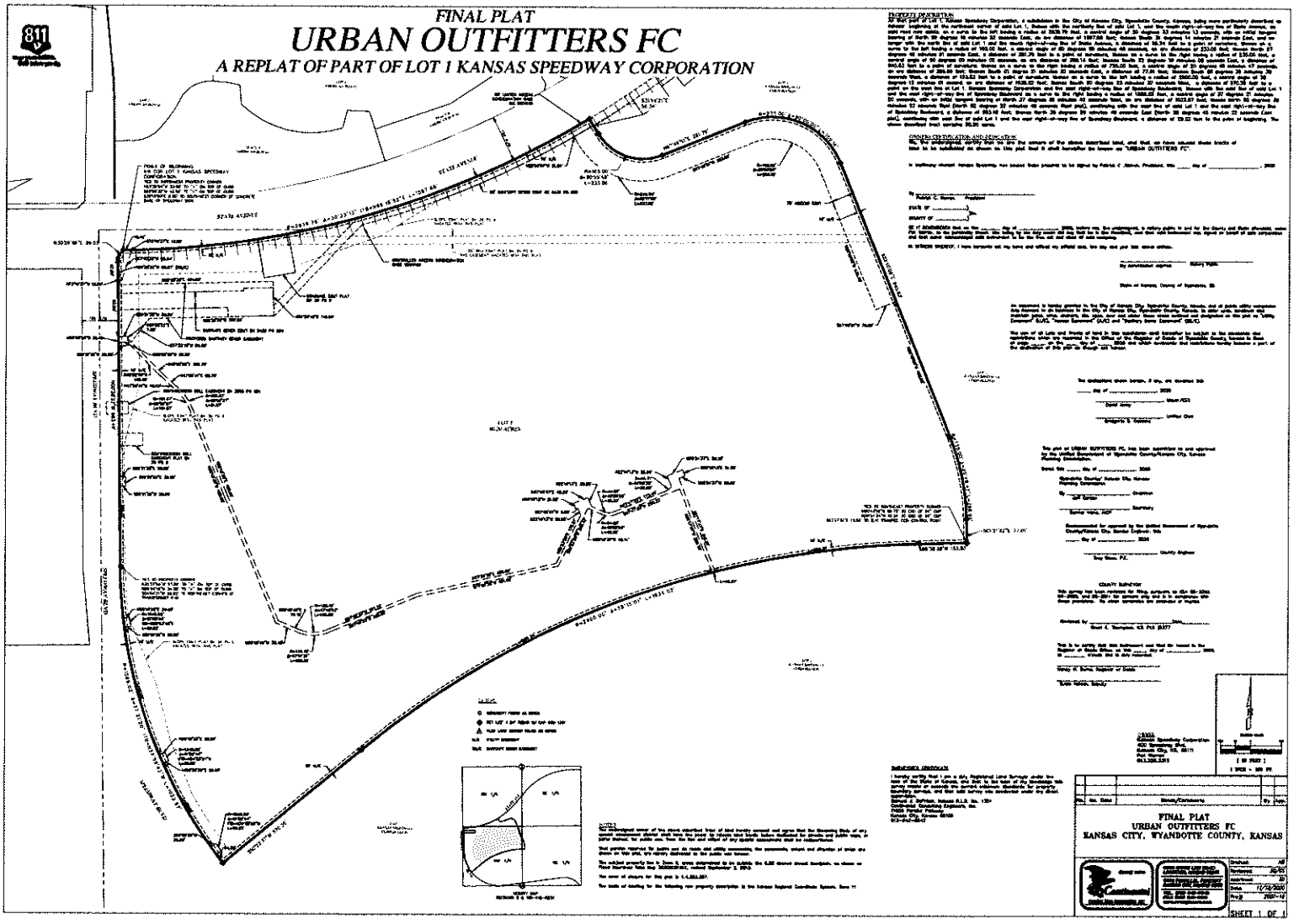
Digitally signed by Brent E. Thompson PS
DN: C=US, E=bthompson@wycokck.org, O=Unified Government, OU=Public Works, CN=Brent E. Thompson PS
Date: 2021.01.05 14:29:06-06'00'

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw
Digitally signed by Troy Shaw
Date: 2021.01.05 16:00:55 -06'00'

Troy Shaw, P.E.
County Engineer

Attachments


FINAL PLAT
URBAN OUTFITTERS FC
A REPLAT OF PART OF LOT 1 KANSAS SPEEDWAY CORPORATION
FINAL PLAT
URBAN OUTFITTERS FC
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SHEET 1 OF 1

Staff Request for Commission Action

Tracking No. 21004

Full Commission Meeting Date: 1/7/21
Committee:

Date of Standing Committee Action: NA
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
1/7/2021	Kathleen VonAchen	x5186	kvonachen@wycokck.org	Finance

Item Description:
A resolution adopting the Convention & Visitors Bureau (CVB) Budget and Marketing Plan.

Action Requested:
Adopt resolution

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Resolution approving 2021 CVB Budget and Marketing Plan, 2021 Budget-Final, 2021 Marketing Plan

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE 2021 CVB BUDGET AND MARKETING PLAN

WHEREAS, the Unified Government of Wyandotte County, Kansas City, Kansas ("Unified Government") and the Kansas City, Kansas Convention & Visitors Bureau, Inc. ("the CVB") entered into that certain Agreement dated January 1, 2017; and

WHEREAS, the Agreement provides that the Unified Government shall engage and retain the CVB to encourage, promote, and solicit tourism, events and special marketing activities for Kansas City, Kansas; and

WHEREAS, the Agreement further provides that each year, the CVB shall submit a Budget and Marketing Plan to the Unified Government, and shall make an oral and visual presentation of the Budget and Marketing Plan to the Unified Government Board of Commissioners; and

WHEREAS, the Agreement further provides that the Budget and Marketing Plan shall be submitted to the Unified Government Board of Commissioners each year for final approval.

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

Section 1. That the 2021 CVB Budget and Marketing Plan, in substantially the forms attached hereto as Exhibits 1 and Exhibit 2, are hereby adopted and approved by the Board of Commissioners.

Section 2. That the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 7th DAY OF JANUARY, 2021.

ATTEST:

_____
Unified Government Clerk

Visit Kansas City Kansas

2021 Budget

	Operating Income	2021 Budget
1110	KCK Transient Guest Tax / UG Contract	1,399,099
1120	Event Opportunity Fund Income (carryover)	100,000
1130	Tourism Celebration Event Income	10,000
1127	Other Income	30,000
1410	Money Market Interest	3,500
	TOTAL INCOME	**1,542,599**
	Marketing / Program Expenses	
2010	Advertising	275,950
2020	Community Event Sponsorships	13,000
2025	Marketing Grant Program	7,500
2030	Partnership Marketing	3,700
2040	Ad Development	49,500
2050	Digital Marketing	89,768
2120	Mileage and Meals	9,000
2210	Printing - Office	1,500
2250	Printing - Publications	59,650
2310	Dues, Sponsorships	21,066
2410	Research and Tracking	35,978
2420	Giveaways/Merchandise	9,000
2425	Sports Sales & Marketing	62,450
2430	Convention/Meeting Sales & Marketing	21,795
2435	Event Opportunity Fund Grants	100,000
2440	Group Sales & Marketing	13,435
2445	Neighborhoods & Trails	34,000
2450	Leisure Trade Shows	5,200
2465	Public Relations	35,150
2510	Postage	14,000
2615	Tourism Celebration Event Expenses	15,000
2630	Community Awareness	8,900
2635	Education	17,900
2640	Legislative	1,430
2660	CRM Database	19,500
60%	**PROGRAM EXPENSES**	**924,372**
	Operational Expenses	
4110	Office Supplies	5,000
4130	Rent/Utilities	35,750
4140	Telecommunications	8,004
4145	Equipment Leases	5,200
4150	Audit	7,200
4160	Corporate Insurance	5,491
4170	Software and Training	1,000
4190	Technology/IT	10,004
4215	Professional Fees	1,000
4365	Accounting and Payroll Services	10,750
6%	**OPERATING EXPENSES**	**89,399**
	Personnel Expenses	
4310	Salaries	407,503
4320	Payroll Taxes	31,713
4340	Fringe Benefits	89,612
34%	**PERSONNEL EXPENSES**	**528,828**
	TOTAL EXPENSES	**1,542,599**

2021 Marketing Plan

MISSION

Generate economic impact through tourism by promoting Kansas City, Kansas as a destination for visitors, conventions and sporting events.

2021 PRIORITIES

Marketing

- Increase neighborhood promotion by launching two themed trails
- Create new content reflecting KCK's heritage, culture and diversity
- Update marketing & sales materials to reflect new brand

Sales

- Utilize Event Opportunity Grants to drive hotel room nights in 2021
- Create partnerships with sports venues that drive room nights into KCK
- Develop sales plans for new event venues including Reardon Center, American Royal and Homefield project

Services

- Work to improve the visitor experience in Kansas City, KS
- Develop recommendations for a tourism wayfinding program for Kansas City Kansas
- Develop a plan for office location and expanded visitor center

Community

- Grow relationships with neighborhood and community groups
- Participate in community initiatives such as Keep WYCO Well
- Collaborate with non-tourism businesses and organizations, and seek to develop beneficial paid partnership opportunities

To effectively achieve our mission, Visit Kansas City Kansas has identified the following Objectives. All Visit Kansas City Kansas projects and marketing efforts are based on furthering these objectives.

OBJECTIVE 1

Attract leisure travelers to Kansas City KS

A leisure traveler is someone taking a trip for pleasure. Visit Kansas City Kansas will continue to focus on strategic marketing messages that promote KCK as a family-friendly, affordable, diverse and fun destination. We have segmented our audiences into three categories: Families - mom, dad and kids looking for "ready-made adventures"; Urban Explorers – visitors who seek urban and authentic experiences; Sports/Events attendees – people who are attending a sporting event or festival as their main reason to visit.

Strategies:

- Continue to develop and market KCK Trails experiences by launching two trails per year
- Target paid advertising to our core audiences: regional families, urban explores and sports & event attendees
- Create new content targeting our core audiences reflecting KCK's heritage, culture and diversity
- Create new ad campaign and messaging to reflect new brand
- Increased focus on Digital Marketing
- Expand email marketing distribution through Visitor E-newsletter, Weekly What's Happening, Industry E-newsletter
- Increase visibility and visitor engagement through Social Media channels
- Increase visibility by growing blogger program using local, regional and nationally recognized bloggers
- Promote KCK as a destination at targeted leisure shows
- Continue to develop and market videos and vignettes
- Maximize print advertising dollars through co-op marketing opportunities.
- Develop and distribute in-house publications that promote Kansas City, Kansas such as Visitor Guide, Wyandotte County Museums brochure, Guide by Cell, KCK Murals.
- Continue to support the WyCo Museums and Historical sites organization and special events
- Build relationships and host travel journalist to tell the story of KCK attractions, using coop opportunities when available.
- Continue Familiarization Tours (FAMS) with influencers to increase engagement and followers on social media.
- Partner with tourism related regional, state and national organizations to increase awareness of KCK and to expand our marketing reach

OBJECTIVE 2

Attract meetings and group travelers to Kansas City KS

A business traveler is defined as someone taking a trip for a work-related purpose, often with their expenses being covered by their employer. This objective includes the sales and services of convention and meetings, SMERF business (Social, Military, Educational, Religious and Fraternal), motorcoach, and the individual business traveler. KCK CVB will continue to focus on strategic marketing that defines KCK as a unique, affordable, diverse, quality meeting destination with multiple entertainment options.

Strategies:

- Utilize Event Opportunity Grants to drive hotel room nights in 2021
- Conduct targeted sales blitzes

- Promote KCK at targeted tradeshows
- Partner with planners by providing personalized services, including RFP distribution and site visits
- Advertise in targeted digital and print meeting publications
- Conduct meetings with hoteliers and maintain regular and constant communication
- Actively participate in Meet Kansas marketing and trade show opportunities
- Membership and active participation in meeting planners' associations
- Update sales materials to best sell meeting spaces currently available
- Market to SMERF and business meetings through membership, advertising and trade show opportunities
- Service SMERF and business meetings by providing RFP distribution, itinerary development, support and welcome services

OBJECTIVE 3

Attract sports and special events to Kansas City KS

Focus will be given to attracting youth or amateur sports and special events. These are limited time events that often result in overnight stays. The actual event may be held in a neighboring city, but KCK will benefit from attendees or participants staying in our hotels, and spending dollars in our community. In those cases, KCK CVB will work with the host community to best benefit KCK.

Strategies:

- Create partnerships with sports venues that drive room nights into KCK
- Provide support, organizational and marketing assistance to events that attract visitor spending
- Encourage the development and expansion of annual events
- Work with CVBs and sporting entities in the KC region to attract and service regional events
- Work with local venues to attract and bid on special events
- Actively participate in Sports Kansas marketing and trade show opportunities
- Provide marketing and event information to hospitality industry, visitors and residents
- Advertise in targeted sports publications
- Attend tradeshows for brand awareness, promotion of facilities, and to generate new leads

OBJECTIVE 4

Educate local community and tourism partners on the tourism industry; what there is to do in KCK, the economic impact of tourism and the efforts of the KCK CVB.

When local residents are knowledgeable about what there is to do in their community, they will influence visitors and the quality of their experience. Gathering research on the economic impact of tourism to the community will provide the KCK CVB the capability to target marketing efforts for best results.

Strategies:

- Grow relationships with neighborhood and community groups
- Develop partnerships with non-tourism businesses and organizations, and seek to develop beneficial paid partnership opportunities
- Continue to sponsor and provide resources at community events
- Promote Hospitality Training programs
- Maintain Calendar of Events on website

- Distribute weekly What's Happening in KCK to front line hospitality workers
- Conduct research on economic impact of tourism on local economy
- Provide monthly reports to the KCK CVB Board of Directors
- Present scheduled reports to the UG Commission
- Train and enhance the use of the Extranet to tourism partners to increase engagement and communication

OBJECTIVE 5

Actively support Tourism Product Development

New and expanded tourism destination development is important to the strength and success of the tourism industry. The KCK CVB will advocate for new development that will create economic impact, increase transient guest and sales tax revenues, and will create new jobs and business for our community.

Strategies:

- Develop sales & marketing plans for new event venues including Reardon Center, American Royal and Homefield project
- Work to develop a tourism wayfinding signage program for Kansas City Kansas
- Advocate for the development of new and additional tourism opportunities, including a potential convention space
- Encourage the development of a long-range county wide tourism vision
- Conduct research on local tourism market
- Continue to build relationships and meet on a regular basis with local economic development and business organizations
- Partner with educational institutions to help develop a prepared hospitality industry

OBJECTIVE 6

Take an active role in regional, state and national tourism related organizations

Tourism organizations provide hospitality related training and education for staff, research data, expanded marketing opportunities, collaborative sales endeavors and cooperative tourism development initiatives. KCK is a major destination driver for the state of Kansas and for the KC metropolitan area. The KCK CVB staff needs to be knowledgeable of trends and strategies, plus should be a leader in moving tourism forward in our region.

Strategies:

- Membership in targeted tourism-related organizations
- Leadership participation when appropriate
- Maintain a staff that is well informed of tourism-related issues and strategies
- Advocate for tourism-related legislative issues that will affect KCK

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: Change of Zone Petition #3242

GENERAL INFORMATION

Applicant:
Will Anderson with
BHC Rhodes

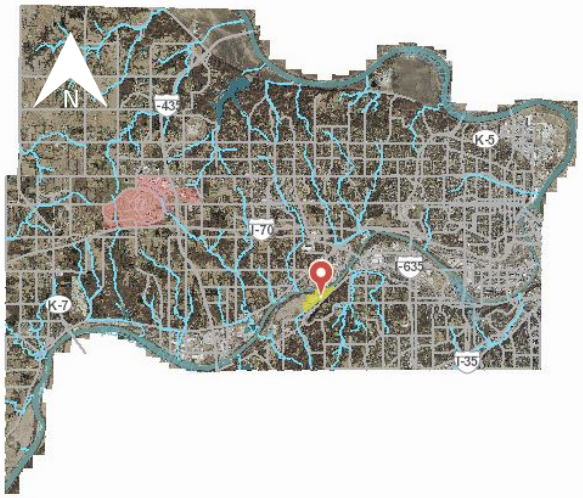
Status of Applicant:
Representative of Property Owner
6600 Thorn Drive
Kansas City, Kansas 66106

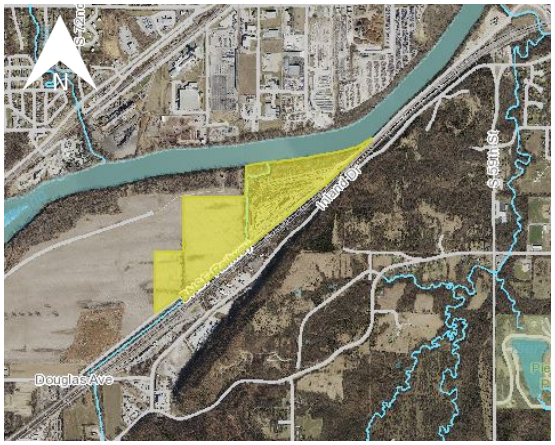
Requested Actions:
The approval of a Change of Zone.

Date of Application:
October 30, 2020

Purpose:
To Change the Zoning from R-1 Single Family to MP-3 Planned Heavy Industrial District.

Property Location:
6600 Thorn Drive
Kansas City, Kansas 66106





Commission Districts:	Commissioner At Large: Tom Burroughs (District #2) District Commissioner: Angela Markley (District #8)
Existing Zoning:	R-1 Single Family District
Adjacent Zoning:	**North:** R-1 Single Family District **South:** R-1 Single Family District **East:** R-1 Single Family District **West:** R-1 Single Family District
Adjacent Uses:	**North:** Kansas River **South:** BNSF Railway and Industrial Businesses **East:** Undeveloped Land **West:** Undeveloped Land
Total Tract Size:	119.85 Acres
Master Plan Area:	This property is outside of the boundaries of an Area Plan.
Master Plan Designation:	The City-Wide Master Plan designates this area as Employment.
Major Street Plan:	The Major Street Plan classifies Thorn Drive as a Local Street.
Parking Requirement:	Section 27-454 states that in R-1 Single Family Districts, two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. Section 27-470 states that in M-3 Heavy Industrial Districts, in no case shall less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the director of planning.
Advertisement:	The Wyandotte Echo – November 19, 2020 Letters to Property Owner – November 18, 2020 and December 31, 2020
Public Hearings:	December 14, 2020 and January 7, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Will Anderson of BHC Rhodes, is seeking the approval of a Change of Zone for the Eastern portion of the property from R-1 Single Family District to MP-3 Planned Heavy Industrial District. This will result in a split-zoned property. The property has been used for railcar repair and reclamation since 1961 and will continue to be used for this purpose. This Change of Zone will conform to the existing use.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

Code Enforcement History: There have been two (2) Notices of Violation on this property in 2004 for fire damage and 2019 for trash and debris.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   The character of the neighborhood is primarily undeveloped land with a few industrial businesses. The property is bound by the BNSF Railroad to the Southeast and the Kansas River to the Northwest.

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

   The zoning and uses of nearby properties are laid out above. The proposed use is for the continuation of railcar repair and reclamation as it has been since 1961. The proposed use is expected to be compatible with the requested Change of Zone to MP-3 Heavy Industrial District, but not with the current zoning, which is R-1 Single Family District.

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

   This property is suitable for the Change of Zone to MP-3 Heavy Industrial District as it is situated between the railroad and the Kansas River. Removal of the restrictions may detrimentally affect nearby property if the adjacent properties remained zoned for residential use, however, the property has been used as an industrial facility for railcar repair and reclamation since 1961.

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

   The property is not vacant. It has been used as an industrial facility for railcar repair and reclamation since 1961.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The land use will not change. The property has been used for industrial purposes since 1961. The Change of Zone is being sought to conform to the existing use. The Change of Zone to Industrial may injure the appropriate use, visual quality, or marketability of nearby properties that are currently zoned R-1 Single Family District.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   Industrial land uses could increase the traffic and/or parking demand in ways that would adversely affect road capacity and safety, however, no change in business is being proposed at this time.

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

   The proposed Change of Zone to MP-3 Planned Heavy Industrial conforms to the Master Plan because the property is designated for Employment.

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

   Heavy industrial uses have the potential to cause environmental harm if not managed properly. The proposed use of the property will not change. It has been used as an industrial facility for railcar repair and reclamation since 1961 and will continue to be used as such.

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

   a. ***Water service***

      Municipal water service is available.

   b. ***Sanitary sewer service***

      Municipal sanitary sewer service is available.

c. Storm water control

Municipal storm water control is provided.

d. Police

Police service is provided by South Patrol, District #334

e. Fire

Fire service is provided by Station #16.

f. Transit

KCATA does not provide transportation to this area.

g. Schools

Public Education is provided by Turner USD 202.

h. Streets

See item #6 above.

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

There is no change to the use of the land in the proposed Change of Zone, so no economic impact will be made.

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

The proposed Change of Zone is capable of meeting ordinance requirements.

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

The proposed use brings economic potential to the area as it allows for the creation of jobs. If denied, the property owner could build a home on the property but would have to separate parcels in order to construct more than one home, as it is one (1) parcel that is zoned R-1 Single Family District.

NEIGHBORHOOD MEETING

The applicant held an in-person neighborhood meeting on November 27, 2020 at 712 State Avenue Kansas City, KS 66101.

Attached is the invitation letter, list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compatibility with Adjacent Zoning
Split Zoning

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Change of Zone Application #3242, subject to:

1. **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
2. **A building permit is required for any permanent structure greater than 120 square feet. If any new structures are proposed to be constructed, please contact the Building Inspection Department to begin this process;**
3. **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
4. **According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;**
5. **The applicant submits a lot split creating two (2) lots on this property; and,**
6. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **#3242** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Zoning Map
Land Use Map
Aerial Map
Photographs of the Site Provided by Staff, Dated November 22, 2020
Rezoning Exhibits
Neighborhood Meeting Documentation
Photographs Provided by the Applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Rezoning	December 14, 2020 Approval	January 7, 2021

STAFF CONTACT: **Shana Shanteau**
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#3242** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#3242,** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 1:54:10

CHANGE OF ZONE APPLICATION #3242 – WIL ANDERSON WITH BHC RHODES – SYNOPSIS: Change of Zone from R-1 Single Family District to MP-3 Planned Heavy Industrial District for an existing industrial use and construction of a new metal storage building at 6600 Thorn Drive. ***Detailed Outline of Requested Action****:* The applicant, Will Anderson of BHC Rhodes, is seeking the approval of a Change of Zone for the Eastern portion of the property from R-1 Single Family District to MP-3 Planned Heavy Industrial District. This will result in a split-zoned property. The property has been used for railcar repair and reclamation since 1961 and will continue to be used for this purpose. This Change of Zone will conform to the existing use.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- Wil Anderson, BHC Rhodes, applicant, 712 State Avenue, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:58:15: Planning Director Hand stated that in 2016 these two properties were combined. They are requesting a Change of Zone for only one (1) of the two (2) former parcels that were previously combined, which results in split zoning. The staff recommends approval subject to the applicant submitting a lot split creating two (2) parcels at the proposed Changed of Zone demarcation. Director Hand stated if there is a motion for approval, Staff would request this lot split be added as a condition of approval.

Motion and Vote starts at 2:05:00:

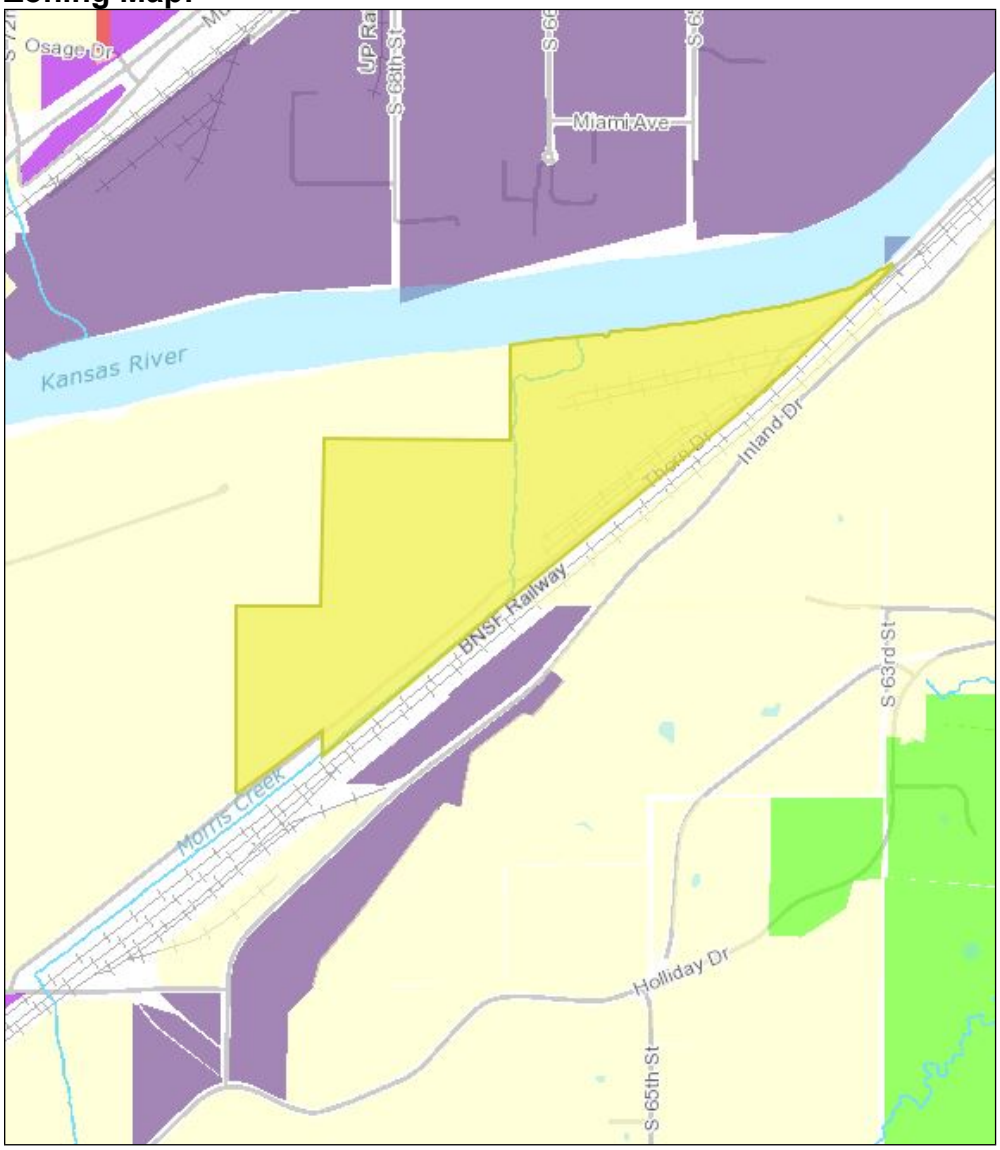
On motion by Mr. Reasons, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL** of Change of Zone Application **#3242:**
Carson Chairman

Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

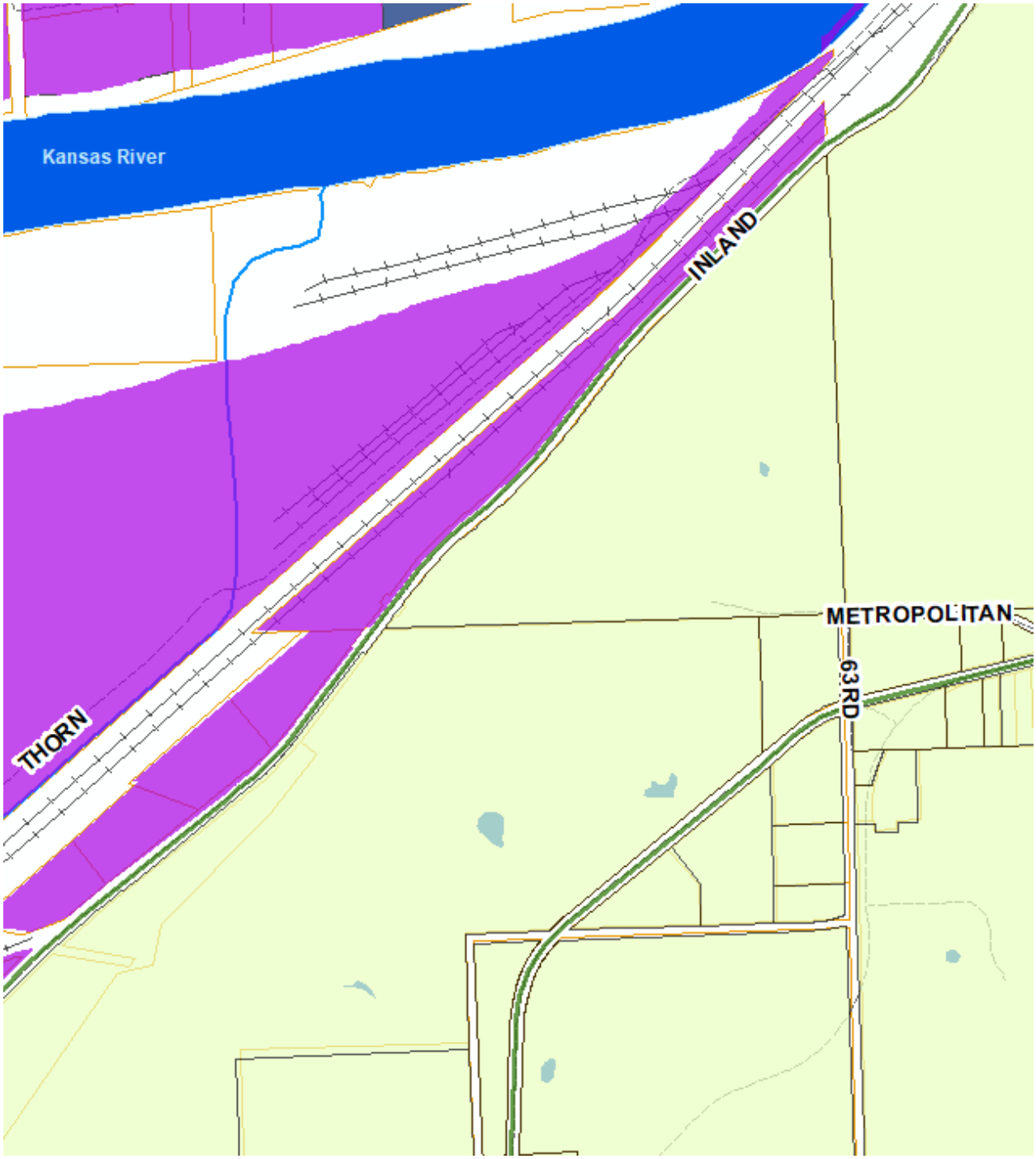
1. **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
2. **A building permit is required for any permanent structure greater than 120 square feet. If any new structures are proposed to be constructed, please contact the Building Inspection Department to begin this process;**
3. **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
4. **According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;**
5. **The applicant submits a lot split creating two (2) lots on this property; and,**
6. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

Zoning Map:

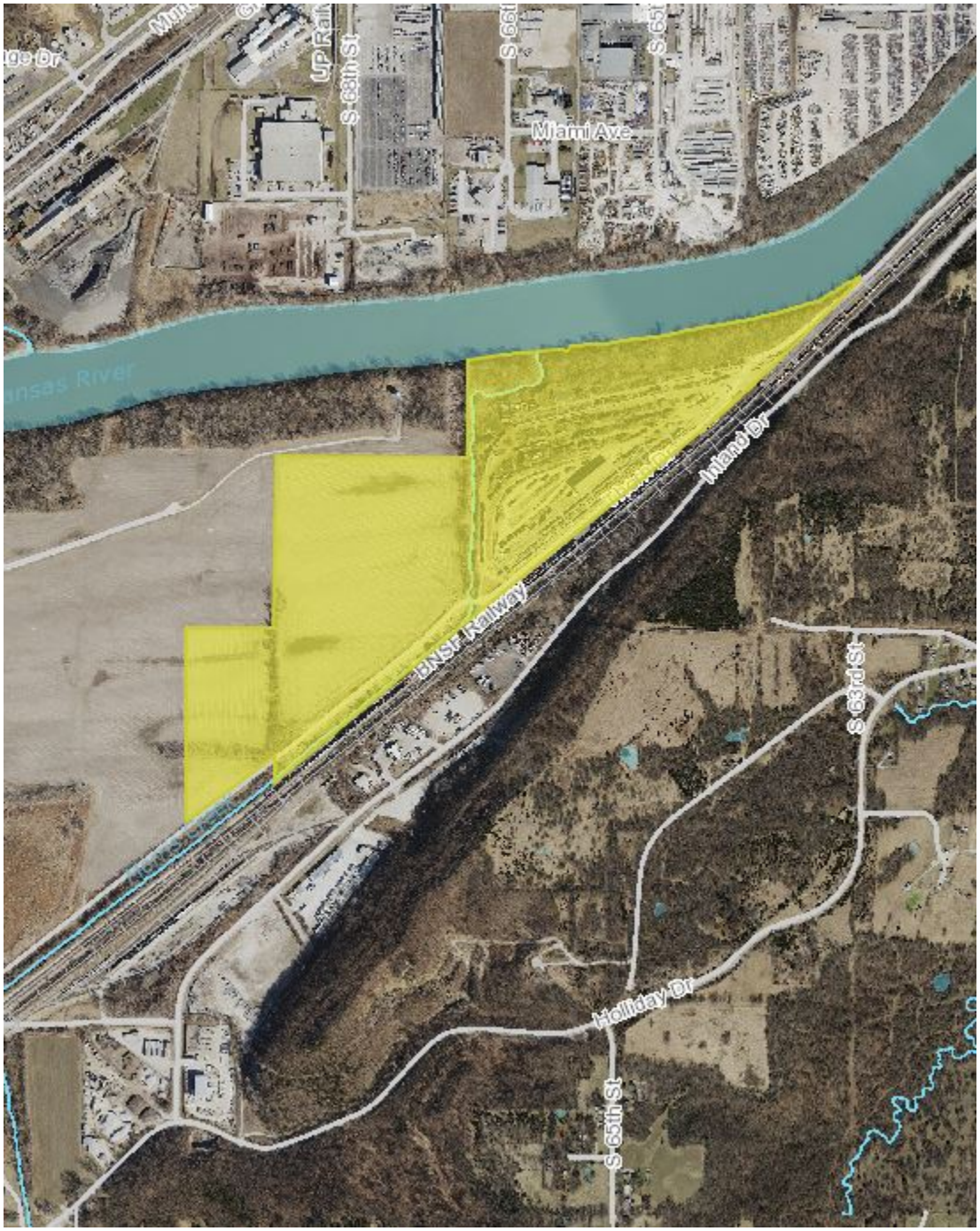


Note: The applicant is requesting a Change of Zone for the Northeast portion of the property only.

Land Use Map:



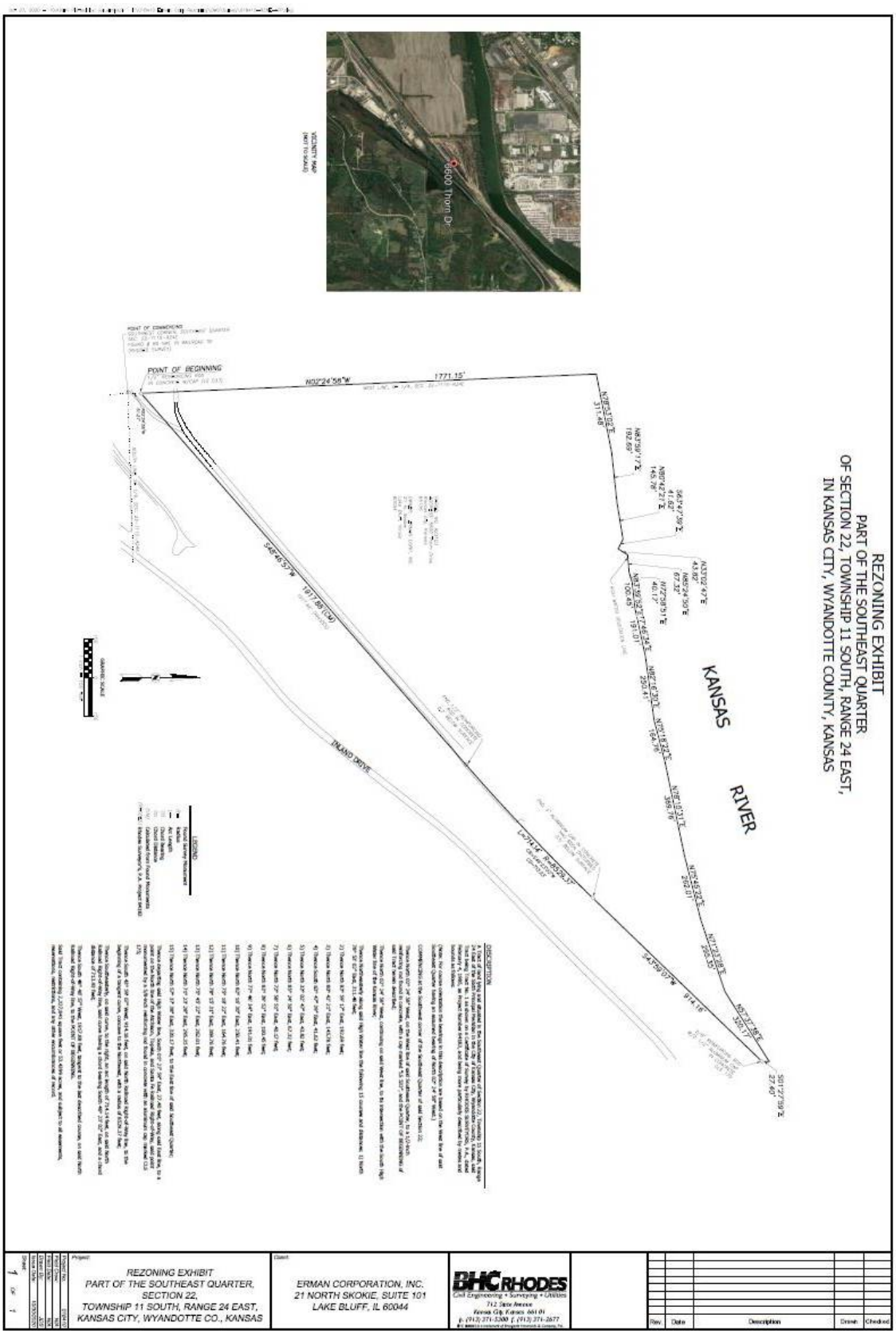
Aerial Map:

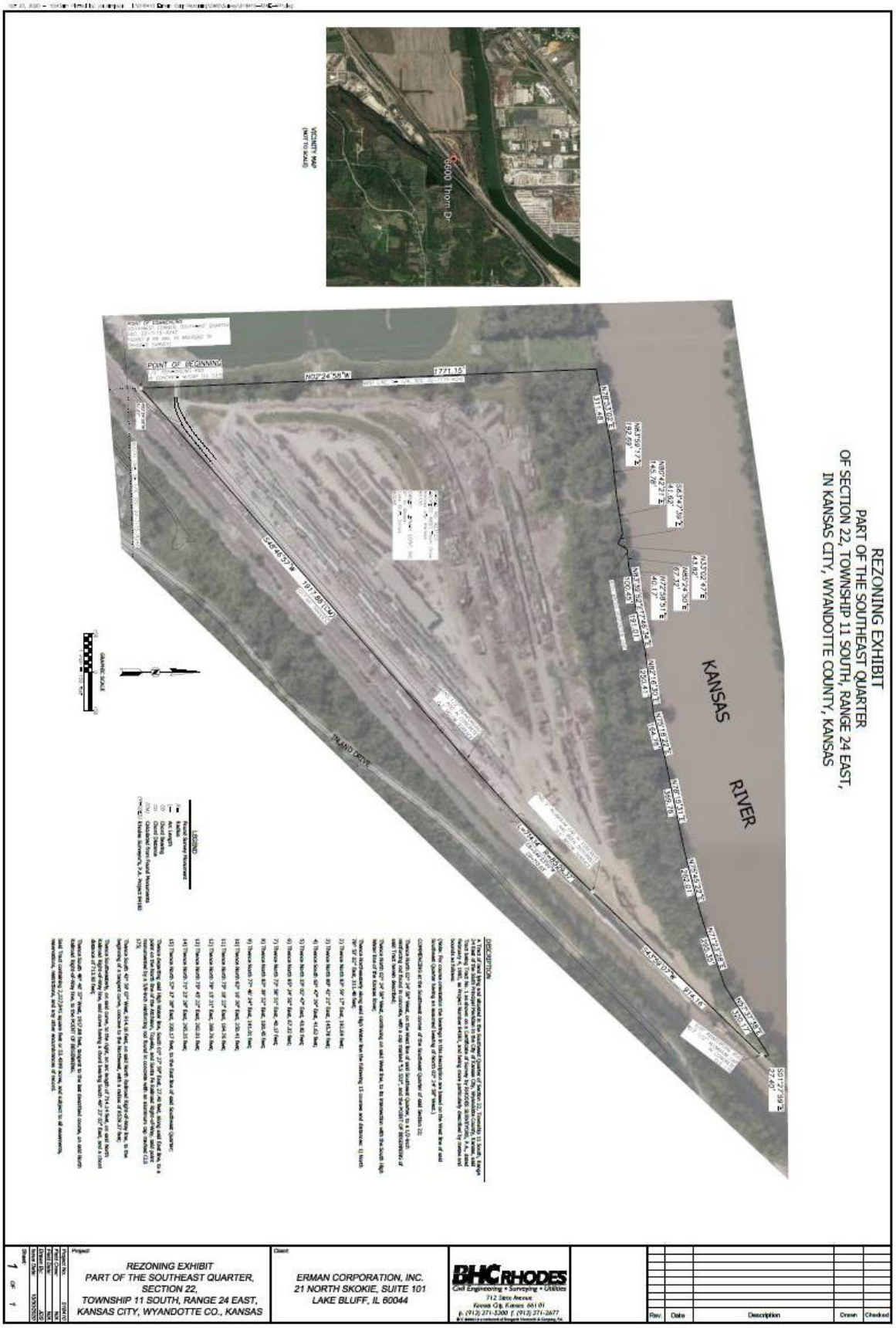


Note: The applicant is requesting a Change of Zone for the Northeast portion of the property only.

Photographs of the Site Provided by Staff, Dated November 22, 2020:

Rezoning Exhibits:




REZONING EXHIBIT
PART OF THE SOUTHEAST QUARTER
OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 24 EAST,
IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS
KANSAS
RIVER
POINT OF BEGINNING
INLAND DRIVE
6600 Thorn Dr
VICINITY MAP
(NOT TO SCALE)
LEGEND
DESCRIPTION
REZONING EXHIBIT
PART OF THE SOUTHEAST QUARTER,
SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 24 EAST,
KANSAS CITY, WYANDOTTE CO., KANSAS
ERMAN CORPORATION, INC.
21 NORTH SKOKIE, SUITE 101
LAKE BLUFF, IL 60044
BHC RHODES
Civil Engineering • Surveying • Utilities
712 Sixth Avenue
Kansas City, Kansas 66101
p. (913) 371-3300 f. (913) 371-2677
Rev.
Date
Description
Drawn
Checked

Neighborhood Meeting Letter:

Date: 11/27/2020

Name: BHC RHODES
Address: 712 State Ave
City/State/Zip: Kansas City, KS 66101

SUBJECT: Neighborhood Meeting

I/We have filed an application with the Department of Urban Planning and Land Use #3242 – 6600 Thorn Drive.

The purpose of this is for a change of zone/map change from R-1 Single Family District to MP-3 Planned Heavy Industrial District for an existing industrial use and construction of a new metal storage building at the following address:

6600 Thorn Dr, Kansas City, KS 66106.

I/We am having a neighborhood meeting on 11/27/2020 at 3 p.m. at the following address - 712 State Ave, Kansas City, KS 66101.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have. If you would prefer to not attend the meeting at our office with social distancing taking place, we are more than happy to give you information to use the Zoom application and meet with us remotely to discuss further.

Lastly, we have attached a picture for your reference on the next page. Please feel free to look.

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

Sincerely,

Wil Anderson, P.S.
Office: (913) 905-1573 (direct line)
Email: wil.anderson@ibhc.com

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now William C Anderson, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # 20401-00029
2. That I conducted a neighborhood meeting on Friday November 27
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

W. C.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of December, 2020 2021.

My commission expires 16TH of MAY, 2021.

JOSEPH H. McLAUGHLIN
Notary Public-State of Kansas
My Appt. Expires 5/16/21

Notary Public

Neighborhood Meeting:

Application Number: #3242
Date and Location: 11/27/2020
712 State Ave
Kansas City, KS 66101

Meeting called to order at: 3:00 PM CT

Names of people in attendance: Wil Anderson, no additional attendees.

Introductions: N/A

Meeting adjourned at: 3:30 PM CT

Minutes taken by: Wil Anderson

Photographs Provided by the Applicant:

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Change of Zone Petition #3244 and #MP-2020-9**

GENERAL INFORMATION

Applicant:
Korb Maxwell

Status of Applicant:
Polsinelli PC
900 West 48th Place
Kansas City, MO 64112

Requested Actions:
Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District.

A Master Plan Amendment from Entertainment (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan).

Date of Application:
October 30, 2020

Purpose:
To rezone and plat one (1) multi-family residential lot to build 270 apartment units.

Property Location: 1111 North 98th Street

Commission District: Commissioner At Large: Tom Burroughs, At Large District 2
District Commissioner: James (Jim) Walters, District 7

Existing Zoning: A-G Agriculture District

Adjacent Zoning:
North: A-G Agriculture District
South: A-G Agriculture and CP-0 Planned Nonretail Business Districts
East: R-1 Single Family District
West: A-G Agriculture District

Adjacent Uses:
North: Undeveloped land
South: A medical office building and St. Patrick's Church (south of State Avenue)
East: Single family homes (across North 94th Street)
West: Schlitterbahn Vacation Village (closed)

Total Tract Size: 18.34 Acres

Master Plan Area: Prairie Delaware Piper Master Plan

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Entertainment/Commercial District which allows major retail uses, including restaurants and hotels, in addition to large discount stores as well as areas that have significant capital investment in infrastructure that entertains visitors.

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare and North 94th Street as a Class C Thoroughfare.

Required Parking: Sec. 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 459 parking spaces are required. 513 parking spaces are provided.

Advertisement: The Wyandotte Echo – Change of Zone - November 19, 2020 and Master Plan Amendment – November 19, 2020
Letters to Property Owners – Change of Zone – November 18, 2020 and December 31, 2020; Plat – November 18, 2020; Master Plan Amendment – November 18, 2020 and December 31, 2020

Public Hearings: December 14, 2020 and January 7, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Korb Maxell on behalf of Milhaus Properties LLC, wants to rezone a portion of 1111 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the master plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 270 unit apartment complex on 18.34 redeveloped acres. The complex consists of nine (9) buildings, including garages and a clubhouse.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

Code Enforcement History: There is no Code Enforcement history at this property.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   The character of the neighborhood is generally comprised of residential dwellings, both large lot and single-family homes to the east, professional offices to the south, across State Avenue and commercial retail and office space to the northwest. The proposed redevelopment site is a portion of former Schlitterbahn Vacation Village waterpark.

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

   The zoning and uses of properties nearby are set out above. The proposed use is compatible with the various proposed uses of the Schlitterbahn redevelopment site.

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

   The removal of the restrictions should not detrimentally affect nearby property because the balance of the site will be kept inside the heavily wooded area to the northeast, reducing the viewshed from single-family homes to the east. The quality of this development may enhance the commercial development that is along the 98th Street corridor and future development along State Avenue directly to the south and west.

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

   The property has been vacant since 2018. Since that time, there have been various temporary uses on the property, mainly storage of overflow vehicles from the surrounding automotive dealerships.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed development is reasonably necessary for individuals and young business professionals who want to live in the area, but do not want to purchase a single-family detached home or townhome. Furthermore, with the Cerner offices to the west at Village West Parkway and State Avenue, those employees may be seeking a place to live that is in close proximity to their employer. The proposed use could permanently injure the appropriate use, visual quality or marketability of nearby property because headlights can shine on adjacent residences across North 94th Street. Given the landowners selling the applicant this tract knows of the plan, we presume they think it will benefit the land as the market seeks residential development where entertainment / commercial was planned.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed development with 270 units will increase traffic along State Avenue, North 94th Street and the internal road. The Traffic Impact Study will be analyzed by Planning Engineering and Public Works regarding road capacity, but the proposed parking total exceeds the district requirement.

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

   The proposed use does not conform to the Prairie Delaware Piper Master Plan. A master plan amendment has been filed and is part of this application.

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

   The proposed use should not cause environmental harm through runoff because a retention pond is proposed to the north, which will capture runoff before it is discharged into the storm sewer and the wooded area between North 94th Street and Buildings 7 through 9 will be preserved. It could cause harm to the existing stream.

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

   a. ***Water service***

      Available

   b. ***Sanitary sewer service***

      Available

   c. ***Storm water control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by West Patrol, District #223.

   e. ***Fire***

      Fire service is provided by Fire Station #6 located at 98th Street and State Avenue.

   f. ***Transit***

      Kansas City ATA provides transit service along State Avenue, Route #101. The nearest stop is approximately 1,000 feet south located at corner of 94th Street and State Avenue.

   g. ***Schools***

      Public education is provided by Kansas City Kansas USD 500.

   h. ***Streets***

      To be designed to meet Public Works standards.

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

    The proposed use will have a beneficial economic impact on the community. The multiple housing unit types (between one, two and three bedrooms) within the complex will promote a diverse population to make use of nearby shopping and entertainment.

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

    The proposed use is capable of meeting applicable ordinance requirements.

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

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

    The development can be used safely without danger to health, flood, erosion or excessive noise. Fire protection may have an issue as there is not 360-degree access for all buildings.

14. ***Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

    Streets will be designed to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. ***Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

    Buildings and streets are so arranged as to afford adequate light, and open space to facilitate fire protection except for the possibility of the courtyard facing sides of the apartment buildings. The exterior facades of the Buildings 7, 8, and 9 open toward the wooded area and Marshall Creek, which restricts fire facilitation access. KCKFD may have further comments.

16. ***Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

    The site must be cut into from north to south, with the grade falling with the surrounding property east to west. The natural drainage course of nearby creeks will not be modified during pre- or post-construction of this development.

17. ***Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

Amenities are provided for the residents only within the complex, including a pool, clubhouse, dog park and the construction of the trail along Marshall Creek. Six (6) foot sidewalks are required within the complex as well.

PREVIOUS ACTIONS

This property was previously developed as part of the Schlitterbahn Water Park Complex.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 30, 2020 by virtual meeting and phone/e-mail.

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

KEY ISSUES

Compliance with the Sidewalk and Trails Master Plan
Compliance with the City-Wide Master Plan Medium Density Residential Designation
Compliance with the City-Wide Master Plan Multi-Family Residential Design Guidelines
Planning Engineering Comments
Proximity to Marshall Creek
Fire Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Change of Zone Application **#3244** and Master Plan Amendment **#MP-2020-9**, subject to:

1. **A $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
2. **There shall be a connection point to future development to the west in between Building 4 and the trash enclosure;**
3. **Staff wants to continue to work with the applicant to distribute the amenities throughout the site;**
4. **The existing six (6) foot sidewalk on the west side of 94th Street will remain as constructed by the Unified Government;**
5. **Per the Multi-Family Residential Design Guidelines, pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide;**
6. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so**

residents and guests are alert to look for pedestrians. A crosswalk shall be constructed across the entrance drive between the dog park and the clubhouse that will connect sidewalk adjacent to the dog park and the front doors of the clubhouse;

7. **The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. This greenway trail shall connect to the internal circulation and connect to North 94th Street to the south and the follow the creek to the north terminating at the property line. Future Homefield development to the northwest will connect to the trail and continue north along Marshall Creek and North 98th Street and ultimately, Wyandotte County Lake Park;**
8. **All amenities shall be built within the first phase of the development;**
9. **Safe rooms shall be determined at the final plan review level; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
10. **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**
11. **The site is 18.34 acres, which requires 178 trees, exclusive of the thirty-eight (38) street trees, thirty-four (34) additional trees per the zoning district and twenty-three (23) parking lot island trees;**
12. **All overstory trees shall be at least 2" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted;**
13. **All landscaping shall be irrigated;**
14. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
15. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
16. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
17. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;**
18. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**

19. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
20. **Shall comply with the sign ordinance; and,**
21. **Shall comply with Planning Engineering and Public Works comments.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **#3244** and Master Plan Amendment **#MP-2020-9**, subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Zoning Map
Aerial Map
Applicant Response Letter
Neighborhood Meeting Minutes
GeoSpatial Services Department Comments
KCKFD Comments
Medium Density Residential Master Plan Regulations
Multi-Family Residential Design Guidelines
Amenity Design Guidelines
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations
Site Photographs taken by Staff on November 16, 2020

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Rezoning	December 14, 2020 Approval	January 7, 2021
Public Hearing Preliminary Plat	December 14, 2020 Approved	TBD
Public Hearing Master Plan Amendment	December 14, 2020 Approval	January 7, 2021

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Master Plan Amendment #MP-2020-9**,** 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.

OR

I move the Unified Government Board of Commissioners **DENY** Master Plan Amendment #MP-2020-9**,** 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:

1._____;

2. _____; And

3. _____.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition #3244 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #3244 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 3:16:58:

MASTER PLAN AMENDMENT #MP-2020-9 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Master Plan Amendment from Entertainment to Medium Density Residential at 1111 North 98th Street.

CHANGE OF ZONE APPLICATION #3244 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for 270 multi-family residential units at 1111 North 98th Street.

HOMEFIELD MULTI-FAMILY PLAT – SYNOPSIS: Preliminary Plat for one (1) multi-family lot at 1111 North 98th Street.

Detailed Outline of Requested Action: The applicant, Korb Maxell on behalf of Milhaus Properties LLC, wants to rezone a portion of 1111 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the master plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 270 unit apartment complex on 18.34 redeveloped acres. The complex consists of nine (9) buildings, including garages and a clubhouse.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- John McGurk, Vice-President of Development, Milhaus Development, 210 West 19th Terrace, Kansas City, Missouri (He shared a PowerPoint presentation with the Commission which is part of the Zoom Video.)

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:27:10: Planning Director Hand stated the proposed project is located on the former Schlitterbahn site. Staff and the applicant's

team have worked closely to meet the Multi-Family Design Guidelines. He further stated that there are a couple of conditions in the staff report that staff will continue to work with the applicant on. Director Hand stated that the Homefield project is scheduled for the January agenda, which does not directly impact this application; however, staff is expecting more development to the west and south of the project site and has included relevant standard conditions in the staff report. He further stated that after the final staff report was sent out, the applicant submitted a revised site plan that have caused some changes in the staff report. The applicant addressed condition two (2) concerning internal circulation and staff recommends striking this condition from the staff report. It is further addressed in the current condition seven (7) (which will now become condition six (6)). Director Hand stated that the current condition three (3) states "between Buildings 3 and 5" and it should read "There shall be a connection point to future development to the west in between Building 4 and the trash enclosure." He stated that in the current condition four (4) staff wants to continue to work with the applicant regarding the amenities and would like to strike the words "instead of concentrating them towards 94th Street and the main entrance;" The applicant has moved the amenities throughout the site. Director Hand stated staff is in agreement with the applicant regarding the change in condition eight (8). The condition will now read "The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. Staff and the applicant will continue to work together on finding a mutually agreeable solution to address the intent of such designation." Staff recommends approval subject to the revised conditions.

Motion and Vote starts at 3:37:10:

On motion by Ms. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to recommend **APPROVAL** of **Master Plan Amendment #MP-2020-9:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to the revised conditions below.

On motion by Ms. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application #3244:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**

Jones Aye
Miller Aye
Mohler Aye
Pauley Aye
Reasons Aye
Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

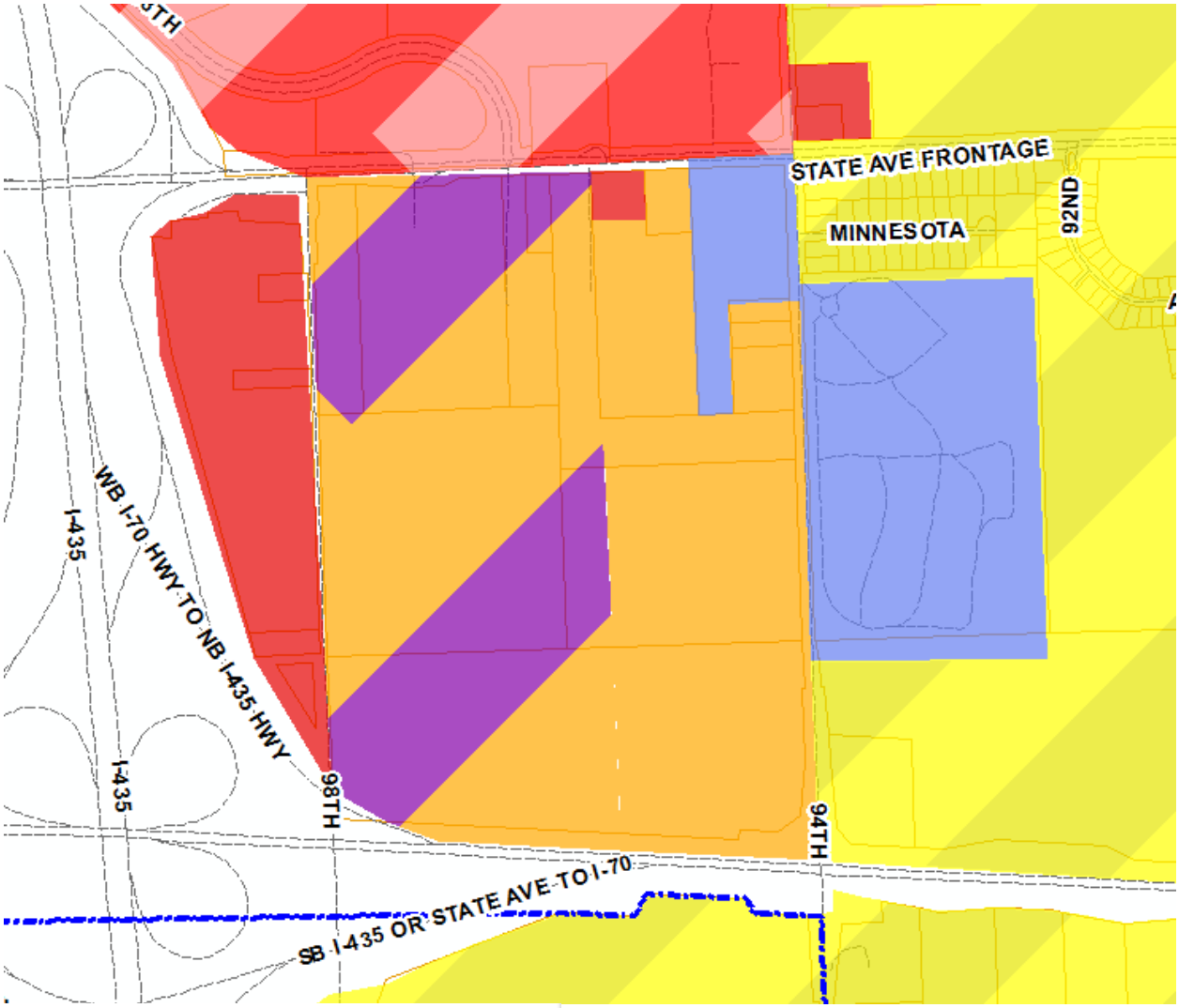
1. **A $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
2. **There shall be a connection point to future development to the west in between Building 4 and the trash enclosure;**
3. **Staff wants to continue to work with the applicant to distribute the amenities throughout the site;**
4. **The existing six (6) foot sidewalk on the west side of 94th Street will remain as constructed by the Unified Government;**
5. **Per the Multi-Family Residential Design Guidelines, pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide;**
6. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians. A crosswalk shall be constructed across the entrance drive between the dog park and the clubhouse that will connect sidewalk adjacent to the dog park and the front doors of the clubhouse;**
7. **The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. This greenway trail shall connect to the internal circulation and connect to North 94th Street to the south and the follow the creek to the north terminating at the property line. Future Homefield development to the northwest will connect to the trail and continue north along Marshall Creek and North 98th Street and ultimately, Wyandotte County Lake Park;**
8. **All amenities shall be built within the first phase of the development;**
9. **Safe rooms shall be determined at the final plan review level; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
10. **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**
11. **The site is 18.34 acres, which requires 178 trees, exclusive of the thirty-eight (38) street trees, thirty-four (34) additional trees per the zoning district and twenty-three (23) parking lot island trees;**
12. **All overstory trees shall be at least 2" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted;**

13. **All landscaping shall be irrigated;**
14. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
15. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
16. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
17. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;**
18. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**
19. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
20. **Shall comply with the sign ordinance; and,**
21. **Shall comply with Planning Engineering and Public Works comments.**

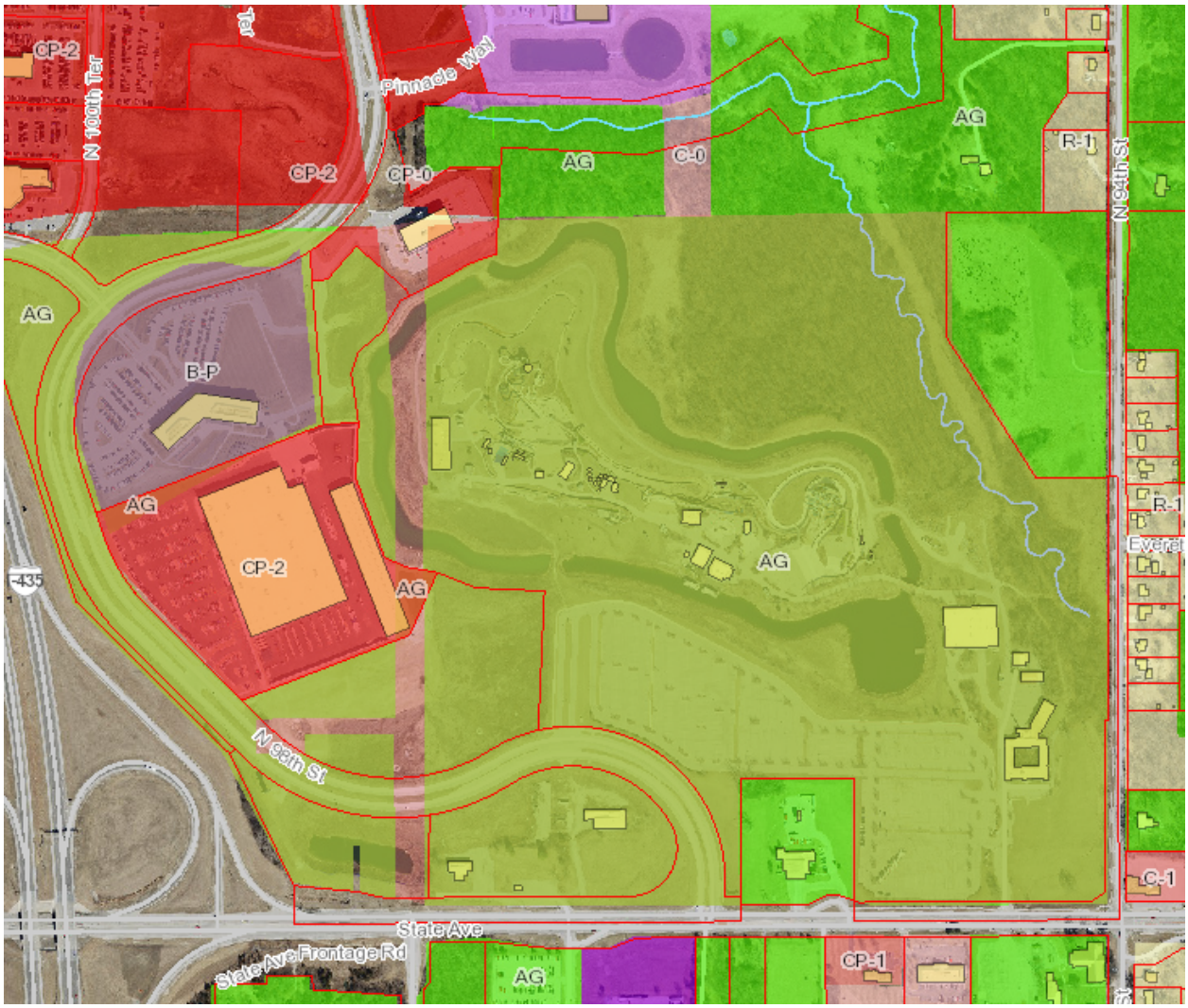
On motion by Ms. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE Homefield Multi-Family Preliminary Plat:**

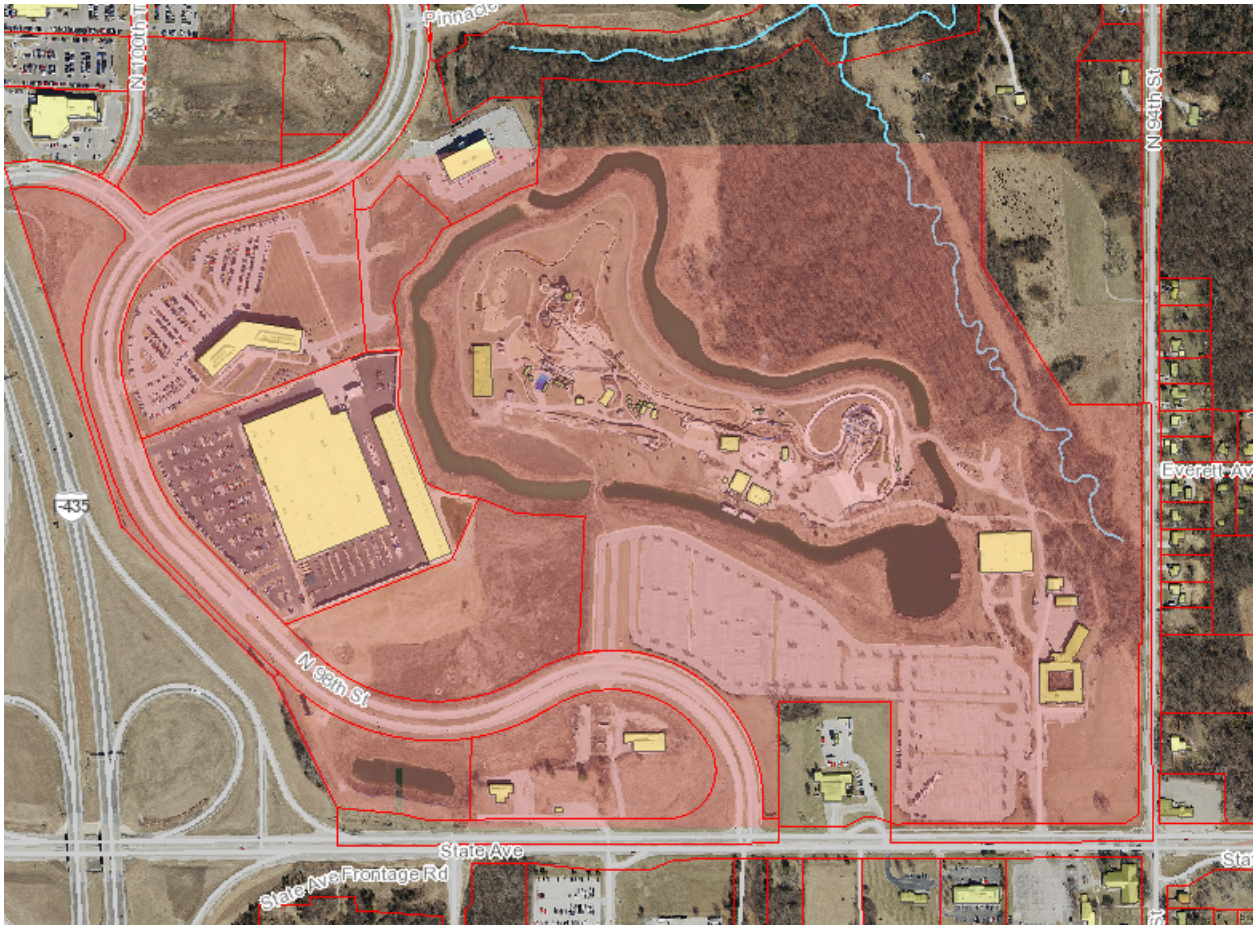
Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to the above conditions:



- Low Density Residential District
- Planned Suburban Residential District
- Planned Mixed Residential District
- Planned Office District
- Planned Commercial District
- Public / Semi-Public
- Planned Open space
- Planned Entertainment District
- Planned Mixed Business Park / Commercial District
- Planned Mixed Business Park / Office District
- Planned Mixed Entertainment / Commercial District
- Planned Small Commercial District
- Future Interchange


CP-2
N 100th Ter
Pinnacle Way
CP-2
CP-0
AG
C-0
AG
R-1
N 94th St
AG
B-P
AG
CP-2
AG
AG
R-1
I-435
N 98th St
C-1
State Ave
State Ave Frontage Rd
AG
CP-1


N 100th St
Pinnacle
N 94th St
Everett Ave
I-435
N 96th St
State Ave
State Ave Frontage Rd

Homefield Multifamily Preliminary Development Plan Comments / Responses

Change of Zone Petition #3244, Homefield Multi-Family Preliminary Plat and #MP-2020-9

Resubmitted on 11/30/20: Responses are in **blue, bolded** text.

PLANNING AND URBAN DESIGN:

General Planning:

1) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
Acknowledged.

2) The drive aisles that connects the internal ring road from the north to North 94th Street to the south functions as a "main street" through the development. Rotating Buildings 4 and 6 to mirror Buildings 3 and 5 and create a corridor that acts more like street frontage than a parking lot would better meet the intent of the multi-family design guidelines. Also, by rotating Buildings 4 and 6, Buildings 7, 8 and 9 can be shifted southwest to preserve the existing wooded area and increase the distance between those buildings and the downward slope towards Marshall Creek. Lastly, the on-site amenities (dog park and fire pit/seating area) can be centrally located and have better pedestrian access through sidewalk connections because these buildings rotate 90 degrees to the southwest.
Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area. Internal drives are not intended for through traffic. Refer to forthcoming Homefield submittal package to address items related to the adjacent development and overall Master Plan. The reconfigured Multi-Family site places amenities spaces with both user and operational considerations in mind.

3) There shall be a connection point to future development to the west in between Buildings 3 and 5.
Site plan has been reconfigured. The proposed parking and aisle between Building 4 and trash is intended for connection to the future development.

4) Sec. 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for a dwelling unit that has two (2) bedrooms or more.

As proposed, based on the dwelling count of the 270 units, 459 parking spaces are required. 513 spaces are provided on site, which is a surplus of 54 spaces.

Again, rotating Buildings 4 and 6 90 degrees south and shifting Buildings 7, 8, and 9 west to preserve the creek corridor, the center of the site opens space in the center to create a focal point for residents with on-site amenities that are centrally located in the development . The development exceeds the parking requirements, staff supports a parking reduction in order to modify the placement of two (2) buildings, as needed.

Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area. The reconfigured Multi-Family site places amenities spaces with both user and operational considerations in mind. National market experience drives a higher parking ratio to maintain leasability.

5) Sec. 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.
Site plan has been reconfigured and setback dimensions added.

6) Sec. 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space.
Refer to the cover sheet synopsis listing the "Open Area" as being greater than 40%.

7) Per the City-Wide Master Plan, the maximum length of a multi-family residential building shall be 200 feet. The units average 225 feet in length. Revise and resubmit.
Site plan has been reconfigured, adding building dimensions, with all buildings below the 200' threshold.

8) Per the City-Wide Master Plan Medium Density Residential standards, sidewalk/trails shall be a minimum of eight-feet (8') wide along Class A, B, or C Thoroughfares and Boulevards and six-feet (6') wide along Collectors.

The sidewalk along North 94th Street shall be eight (8) feet wide along the west property line and six (6) feet along the north property line adjacent to the ring road.
The sidewalk along North 94th Street is "existing to remain". This sidewalk is of recent construction by the UG and is noted as being in "excellent condition" on p. A-10 of the Sidewalk and Trails Master Plan. Sidewalk placed at the new Ring Road has been updated to six (6') feet wide.

9) Per the Multi-Family Residential Design Guidelines, pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide. Revise the sidewalks that are depicted at four (4) feet wide.
Sidewalks have been updated to six (6') feet wide.

10) All pedestrian walkways shall be designed to provide direct access and connections to and between the following:

a. The primary entrance or entrances to each principal multi-family building;

b. To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development; and,

c. Any adjacent public park, greenway, or other public/semi-public use, including, but not limited to schools, libraries, churches, parks, etc.

Some internal sidewalk connections need to be made in order to link pedestrian walkways within the development. Specifically, the perimeter sidewalk between Buildings 6 and 7, the sidewalk adjacent to the mailroom connecting to the entrance off 94th Street, a sidewalk around the dog park so residents can safely access the amenity.
Connection between building 6 and 7 occurs at the parking lot side. The sidewalk to the north of building 6 serves an ADA/FHA purpose necessary for Building 6. Elevation change between Buildings 6 & 7 does not allow for this. The remainder of the site has been reconfigured, including sidewalk connections to the relocated dog park and mail, as well as other internal elements.

11) In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians
Plans have been updated to include painted crosswalks for connectivity and traffic calming purposes.

12) The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a multi-purpose trail. This multi-purpose trail shall connect to North 94th Street to the south and the follow the creek to the north terminating at the property line. Future development to the north will connect to the trail and continue north along Marshall Creek and North 98th Street.
The applicant is not able to accommodate a public trail across private property, which would have substantial implications related to liability, insurance, and otherwise.

13) All amenities shall be built within the first phase of the development.
Acknowledged. Current amenity placement, along with leasing and maintenance accounts for this.

14) Will the trail along Marshall Creek connect to the existing sidewalks within the development or will there be a separate trail, an offshoot that connects to the development?
Please refer to the response to Comment 12 above.

15) Safe rooms shall be determined at the final plan review level; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.
Acknowledged. Also refer to cover sheet indicating which buildings include basements for this purpose.

Building Architecture:

1) Per the City-Wide Master Plan Multi-Family Residential Design Guidelines, to the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.

North 94th Street is a Class C Thoroughfare and the internal ring road functions as a Collector. Design of the garages and surface parking must be internalized within the development and not along these major streets.
Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area. Internal drives are not intended for through traffic. Refer to forthcoming Homefield submittal package to address items related to the adjacent development and overall Master Plan. The reconfigured Multi-Family site internalizes all parking and garages, addressing the City Wide Master Plan Guidelines.

2) Per the City-Wide Master Plan Multi-Family Residential Design Guidelines, all sides of a multi-family building shall display a similar level of quality and architectural interest. Most a building's architectural features and treatments shall not be restricted to a single façade.
Although the original submittal included four-sided architecture, elevations have been further updated and included for review.

3) Per the City-Wide Master Plan Multi-Family Residential Design Guidelines, all multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco. Provide a table citing the percentage breakdown for each façade for each building type and revise accordingly to ensure that forty percent (40%) of each façade is indeed stone or brick.
A table has been included for material breakdown, including the 40% masonry requirement.

4) The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
Although the original submittal included four-sided architecture at the garages, elevations have been further updated and included for review.

5) Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.
Acknowledged. Notation has been added to the elevations.

Landscaping and Screening:

1) Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.

The site is 18.34 acres, which requires 178 trees, exclusive of the thirty-eight (38) street trees, thirty-four (34) additional trees per the zoning district and twenty-three (23) parking lot island trees.
Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area and updated to include required landscape counts.

2) All overstory trees shall be at least 2" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted.
Plans updated to include size requirements.

3) All landscaping shall be irrigated.
Plans updated to include irrigation requirement.

4) Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.

   a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.
   Plans updated to include screen landscaping requirement.

5) All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen.
Acknowledged. To be addressed at Final Plan

6) All electrical meter banks, typically on the side of the building shall be screened from public view.
Acknowledged. To be addressed at Final Plan

7) BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer.
Acknowledged. To be addressed at Final Plan

8) Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building.
Acknowledged. To be addressed at Final Plan

9) Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.
Acknowledged. Satellites are not proposed as part of this project.

Signage:

1) Shall comply with the sign ordinance.
Acknowledged.

Planning Engineering:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
Acknowledged.

2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
Acknowledged.

Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
Acknowledged.

B) Items that are conditions of approval (conditions):

1) None.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents

1) None.

Meeting Minutes
Homefield Multifamily – Neighborhood Meeting

Application Numbers:

1. #COZ 3244 (and accompanying preliminary development plan)
2. Homefield Multifamily Plat
3. #MP-2020-9

collectively, the "Application".

Date: Monday, November 30, 2020

Location: Virtual Meeting; The Applicant also sent a letter with contact information for people to submit questions via email and/or phone call.

Meeting called to order at: 6:05 pm

Applicant Representatives in Attendance:

1. John McGurk, Milhaus
2. Halie McCarter, Milhaus
3. Justin Bridges, Davidson
4. Kevin Lee, Polsinelli
5. Lauren Sweet, Polsinelli

collectively, the "Applicant".

Others in Attendance:

1. Roy Jones et al.
2. Barbara Verbenec et al.
3. User: Verbenec
4. User: JV
5. User: xxx
6. User: Sol Dance Academy
7. User: DCart

Introductions:

The Applicant first introduced the Applicant representatives present at the neighborhood meeting, and provided a general overview and background of Milhaus and its thesis in developing the proposed project.

Presentation:

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The Applicant then presented a full and accurate description of the proposed development plans, described projected impacts of development and plans to mitigate or off-set the same, and informed the members of the public that the Application is currently scheduled to go before the UG Planning Commission on December 14, 2020.

Questions and answers:

- A member of the public asked what the plans were for the 3-story brick annex building near the subject property, which he understood to be historic. The Applicant responded that the building in question would be demolished and that, to the Applicant's knowledge, none of the structures located on the subject property are included on any historic register.

- A member of the public asked if the project contemplates apartments or condominium units. The Applicant responded that all of the units are anticipated to be for-rent apartment units.

- A member of the public asked how many acres the larger surrounding development comprises. The Applicant responded that the larger surrounding development site is approximately 230 acres, of which the subject property is only approximately 18.

- A member of the public asked what the plans were for the area south of the project site, between the proposed apartment complex and State Avenue. The Applicant responded that it is not purchasing or developing the property in question, but assumes that portion could potentially be redeveloped into retail uses.

- A member of the public asked if there are plans to widen 94th Street. The Applicant responded that the current plan is to leave 94th Street as-is, which is consistent with the conclusion of the traffic impact study that no additional improvements are required as a result of the multifamily project.

- A member of the public asked how large the apartment units would be. The Applicant responded that the apartment units are expected to range from "dark" 1-BR units (which the Applicant explained to be a slightly larger version of a studio apartment unit) to 3-BR units, and range from approximately 650 square feet to just north of 1,400 square feet, respectively.

- A member of the public asked what the rents would be. The Applicant responded that it expects rents will range from approximately $1,100/month to north of $2,000/month depending on the unit.

- A member of the public asked what other development is being considered for the larger overall development site. The Applicant responded that it is not purchasing or developing the property in question and, other than the Homefield youth sports facility that has been

made public, the Applicant is not aware of the master developer's plans for the balance of the site.

- A member of the public asked about the project timeline and when the apartment units would be available for rent. The Applicant responded that it hopes to break ground in May 2021, and have the first units come online in approximately July 2022.

- A member of the public asked if the property on which the existing 3-story brick annex building is located is included in what the Applicant is purchasing. The Applicant responded that the property in question is not included in the purchase, and described the boundaries of the approximately 18-acre multifamily site that is included.

- A member of the public asked if there will be another opportunity for neighbors to ask questions and discuss the project. The Applicant—through John McGurk with Milhaus—provided his personal phone number and welcomed anyone who thinks of additional questions after the meeting to call him.

- A member of the public asked if the Applicant plans to do retail or just residential. The Applicant responded that the 18 acre multifamily site contemplates only residential.

- A member of the public asked about security measures, and specifically, if there would be gated entry. The Applicant responded that it does not have plans for gated entry and hopes it isn't needed.

- A member of the public asked if a signalized intersection would be required as a part of the larger overall development. The Applicant stated that it could not opine as to what will or won't be required in connection with the larger overall development.

- A member of the public asked if the zoning change only applies to the 18-acre multifamily site, to which the Applicant responded yes.

Conclusion: The Applicant confirmed that there were no further questions or comments and, in closing, thanked everyone again for coming and urged everyone to attend the December 14, 2020 Planning Commission meeting for additional information.

Meeting adjourned at: 6:48 pm

Minutes taken by: Kevin Lee, Polsinelli PC

Questions received via phone/email:

In addition to providing notice of the neighborhood meeting, the Applicant's notice letter dated November 12, 2020 also included contact information for the Applicant, and invited those who were not able to attend the Virtual Meeting to submit their questions via e-mail and/or telephone. Below is a summary of the additional correspondence:

- A member of the public (who identified herself as Suzy: 913-837-0474) spoke with the Applicant via telephone, and inquired about the specific location of the project. The Applicant responded that the project site is north of State Avenue, West of 94th Street. Suzy stated that she is in favor of the proposed development, and is hopeful that the larger surrounding development will eventually extend south of State Avenue towards her property.

- A member of the public (who identified himself as Kevin Geary: 913-299-1276) spoke with the Applicant via telephone, and stated that he had received a letter from a local real estate company inquiring about the potential of purchasing Mr. Geary's property. Mr. Geary was calling to confirm if the letter was related to the proposed development, to which the Applicant responded that the letter in question was not from the Applicant. The Applicant also provided additional detail on the proposed development, including plans for demolition of the existing structures on site. Mr. Geary did not have any further questions.

- A member of the public (who identified herself as Delores Jones: 913-788-3210) spoke with the Applicant via telephone, and posed a number of questions and comments, which are summarized below along with the Applicant's responses:

    - Ms. Jones asked if there would be an entry/access point off of 94th Street, to which the Applicant responded yes, access points to the multifamily project are proposed off 94th Street as well as via the ring road that connects to the larger overall development contemplated by Homefield.

    - Ms. Jones and her husband expressed concerns related to traffic on 94th Street, to which the Applicant responded that it had conducted a thorough traffic impact study as part of the planning/zoning submittal, which concluded that the existing road network has sufficient capacity to accommodate the multifamily project.

    - Ms. Jones asked if the courthouse would be torn down, and stated her understanding that it might be historically protected. The Applicant responded that all existing structures on site are proposed to be demolished, and stated that, to the Applicant's knowledge, none of said structures are included on any historic register.

    - Ms. Jones expressed concerns related to the quality of the apartments and "any trouble" they might bring. The Applicant responded that the project contemplates Class A luxury apartments.

    - Ms. Jones expressed concerns related to the affordability of the apartments, and inquired whether having luxury apartments across the street would raise her property taxes. The Applicant responded that the apartments are anticipated to be reasonably-priced, market-rate rents, and stated that the Applicant is not in a position to opine as to any impact on property taxes of the surrounding tax parcels.

- A member of the public (who identified himself as James Evans: 323-997-1044) spoke with the Applicant via telephone, and inquired about the specific location of the project. The Applicant responded that the project site is north of State Avenue, west of 94th Street and will set closer to State Avenue (vs. Parallel Pkwy), set back approximately 530 ft. from State near the old 3-story courthouse building. Mr. Evans stated that he is in favor of removing the old courthouse building and asked how quickly it would be demolished. The Applicant responded that it is working to proceed with the removal as quickly as possible, and is hoping to start with demolition by the end of the year or beginning of next. Mr. Evans also asked if there would be an entry/access point off of 94th Street, to which the Applicant responded yes, access points to the multifamily project are proposed off 94th Street as well as via the ring road that connects to the larger overall development contemplated by Homefield

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GeoSpatial Services
A Division of the Knowledge Office

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

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

To: Gunnar Hand, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: November 10, 2020
RE: **HOMEFIELD MULTIFAMILY**

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
Taliaferro & Browne, Inc.

And we have determined the following:

Takes part of CIC-TAS Parcel:
413100

Owner-of-Record:
SVV I, LLC

Jurat Signature:
None

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

Please note the following comment.

1) Preliminary
The plat is preliminary.

DEVELOPMENT REVIEW COMMITTEE

Unified Government of Wyandotte County/ Kansas City, Kansas

FIRE DEPARTMENT-FIRE PREVENTION DIVISION
815 North 6th St. (913) 573-5550
Kansas City, Kansas 66101 (913) 551-0490 fax

DEPARTMENTAL REQUIREMENTS AND RECOMMENTDATIONS

DRC No. COZ.3244 / MP-2020-9 Address: 1111 N. 94th St.

Development Name: Homefield Multifamily Description: New Apt. Bldgs

STAFF ONLY : ☐ A ☐ A/C ☐ F & F ☐ H/C ☐ R/A

Ordinance Requirements:

Before this Department can approve the issuance of a building permit for the above-named project, the developer, owner or contractor must address / agree with the following requirements, stipulated by the Unified Government Ordinances, by signing this form.

*Provide code compliant emergency water supply (fire hydrants) per Sec. 507 and Appendix B and C, 2012 IFC.
*If buildings are over 30' above grade, provide code compliant aerial access fire lanes per Sec. D105, 2012 IFC. The aerial access fire lane must be between 15' and 30' of the side of the building the lane is on.
*All portions of each building to be within 150' of code compliant access road per Sec. 503, 2012 IFC
*Per Sec.D106, 2012 IFC two code compliant access roads required to be available.

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

Harvey Fields II Digitally signed by Harvey Fields II Date: 2020.11.06 10:02:20 -06'00' 11/6/2020

Attending DRC Member: Date

I,_____, as_____of the above referenced project, do hereby certify that I will comply with all of the above ordinance requirement(s), and give consideration to the recommendation(s) above.

Signature and Date **Contact Phone Number and Email Address**

Mailing Address, City, State, and Zip Code

Medium-Density Residential: These uses are intended to provide for future housing needs through the construction of a wide variety of **attached** residential development.

- Allowed Uses:
  - Garden apartments
  - Attached residences including townhomes, duplexes, triplexes, fourplexes, etc.
  - Institutional uses such as elementary, middle and high schools, churches, libraries, etc.
  - Parks and open space
- Discouraged Uses:
  - All industrial uses
  - Business parks
  - Adult-oriented businesses
- Required Infrastructure:
  - Access to gravity sewer.
  - Access to a Class A, B or C thoroughfare or boulevard.
  - Minimum 8-foot sidewalk/trail along arterial road or 6-foot sidewalk/trail along collector road.
  - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
- Open Space:
  - A minimum of 15% not including environmental constraints such as floodplain, swails, steep slopes, etc.
- Recommended Density:
  - 4 to 16 dwelling units per acre
- Green Principles:
  - Incentives should be provided for:
    - Use of the National Green Building Standard.
    - Leadership in Energy and Environmental Design (LEED) for Homes qualified rating.
    - Energy Star Qualified buildings and homes.
    - Bicycle and pedestrian connections to adjacent neighborhoods.
    - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
    - Integration of transit stops.
- Cultural Principles:
  - Provides multiple housing choices and price points
- Design Guidelines:
  - All developments must meet the minimum guidelines outlined on pages 45-46.
- Amenity Guidelines:
  - All new development projects must meet the minimum amenity guidelines outlined on page 42. Projects less than 50 dwelling units are not subject to these guidelines.

Multi-Family Residential Design Guidelines

The following design guidelines apply to all new multi-family developments.

- Pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide.
- All pedestrian walkways shall be designed to provide direct access and connections to and between the following:
  - The primary entrance or entrances to each principal multi-family building;
  - To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development;
  - Any adjacent commercial land uses, including but not limited to retail shopping centers, office buildings, restaurants, or personal service establishments; and
  - Any adjacent public park, greenway, or other public/semi-public use including but not limited to schools, libraries, churches, parks, etc.
- To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.
- Provide distinctive, quality, consistent, architectural character and style in new multi-family development that avoids monotonous and featureless building massing and design.
- The maximum length of a multi-family residential building shall be 200 feet.
- No more than six (6) townhome units shall be attached in any single row.
- There should be a consistency in architectural style among multiple buildings within a development and surrounding area. Each building should have a definitive and consistent style. Mixing of various architectural styles on the same building or buildings dilutes the character of the area.
- All sides of a multi-family building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade.
- All building entries adjacent to an arterial, collector or local street or private drive with on-street parking shall be pedestrian-scaled. Pedestrian-scaled entries are those that provide an expression of human activity or use in relation to building size. Doors, windows, entrance-ways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
- Fronts of buildings should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.
- All multi-family building elevations shall contain windows, except when necessary to assure privacy for adjacent property owners. Windows should be located to maximize the possibility of occupant surveillance of entry-ways, recreation areas, and laundry areas.

- On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms. For instance, a gable or hip configuration should be used with complimentary sheds, dormers, and other minor elements. Other roof forms will be considered on a case-by-case basis. On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least one every fifty-feet (50') of building wall length.
- Unity of design will be maintained through the use of similar materials and colors throughout all multi-family developments.
- High-quality building materials will be used that are durable, attractive, and have low maintenance requirements.
- For all multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, door, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco.
- Exterior building materials **shall not** include the following:
  - Board and batten wood
  - Smooth-faced or gray concrete block
  - Painted concrete block
  - Tilt-up concrete panels
  - Field painted or pre-finished standard corrugated metal siding
  - Standard single or double tee concrete systems
  - Vinyl siding
- The rehabilitation of existing multi-family structures shall require the use of alternate materials subject to approval by the City Planning Commission.
- Predominant roof materials shall be high quality, durable material such as, but not limited to:
  - Wood shake shingles
  - Clay or concrete tiles
  - Composition shingles
  - Asphalt shingles
  - Other materials considered on a case-by-case basis
- Landscaping is required to screen all parking areas and service entries.

Amenity Guidelines

Amenities within residential developments are an important factor when potential home buyers consider purchasing a home. Amenities enhance the overall value of a neighborhood and allow residents to meet and get to know one another.

Single-Family Residential Amenity Guidelines

Amenities are required for each residential subdivision. The requirements are based on the number of units within the subdivision. Residential developments of any unit type with fewer than 50 dwelling units are required to have one (1) Small Amenity. Residential developments with 50-to-200 dwelling units are required to have two (2) Amenities. Only one (1) of the required amenities may be a Small Amenity. Residential developments with more than 200 dwelling units are required to have three (3) Amenities, of which one (1) amenity may be considered a Small Amenity. All amenities will be built in the first phase of the development.

Multi-Family Residential Amenity Guidelines

Multi-family developments shall incorporate recreational amenities based on the number of units within the development. Multi-family developments with less than 25 dwelling units are required to have one (1) Small Amenity. Multi-family developments with 25-to-150 dwelling units are required to have two (2) amenities. Only one (1) of the required amenities may be a Small Amenity. Multi-family development projects with more than 150 dwelling units are required to have three (3) amenities, of which one (1) amenity may be considered a Small Amenity. All amenities will be built in the first phase of the development.

Residential Amenity Reference Table

Small:
Basketball, volleyball, or other court sport.
Open play area of at least 15,000 square feet with maximum of three (3) percent slope and tow benches and one play structure.
One picnic area with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
Option provided by owner, but must be considered equal to one of the other small options.
Regular:
Swimming pool
Golf Course
Residential Clubhouse
Two (2) basketball, volleyball, or other court sports.
Two (2) tot lots with a minimum size of four-thousand (4,000) square feet per area, one (1) play structure per lot, one (1) bench per lot.
Two (2) picnic areas with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
Trail(s) for pedestrians and/or bicycles that connect(s) to the overall trail network within the area. This trail may be within preserved natural corridor.
Option provided by owner, but must be considered equal to one of the other regular options.

davidson
architecture & engineering
4200 Indian Creek Parkway
Overland Park, Kansas 66207
phone: 913.451.1333
fax: 913.451.1344
www.davidsonarc.com
Tallsman & Bremer, Inc.
Civil Review Engineering
Landscape Architecture & Surveying
13725 Blackmer Plaza, Olathe, KS 66062
Ph (816) 283-3466
Fax (816) 285-0810
Homefield Multifamily
Kansas City, Kansas
a new development for
date
10-29-20
drawn by
VL
checked by
LBN
revisions
sheet number
C01
SITE LAYOUT PLAN
drawing type
SD
project number
19231
GENERAL NOTES
1. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH UNIFIED GOVERNMENT PUBLIC WORKS STANDARDS AND IN ACCORDANCE WITH REQUIREMENTS AND CONDITIONS OF THE PERMIT FOR WORK ON CITY RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS.
2. ALL CONSTRUCTION WITHIN PRIVATE PROPERTY SHALL COMPLY WITH UNIFIED GOVERNMENT ZONING ORDINANCES AND STANDARDS PRESENTED AND REVIEWED AS PART OF THE SITE PLAN.
3. CONSTRUCTION PLANS WILL MEET UG STANDARDS AND CRITERIA, AND SHALL BE REVIEWED AND APPROVED BY UG PRIOR TO CONSTRUCTION PERMIT ACQUISITION.
4. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL MEASURES SHALL CONFORM TO APPLICABLE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF THE MOST RECENT EDITION OF THE UNIFIED GOVERNMENT CONSTRUCTION STANDARDS FOR STREETS, STORM SEWERS, AND SANITARY SEWERS, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG). THE UG'S STANDARDS SHALL OVERRIDE.

PROPERTY DESCRIPTION
ALL THAT PART OF LOT 1 SCHLITTERBAHN VACATION VILLAGE SECOND PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 30 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1,322.75 FEET TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 468.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF 555.27 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, A DISTANCE OF 82.00 FEET; A CENTRAL ANGLE OF 88 DEGREES 11 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.29 FEET; THENCE NORTH 32 DEGREES 20 MINUTES 21 SECONDS EAST, A DISTANCE OF 74.34 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF 24.50 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SAID LOT 1 BEING NORTH 00 DEGREES 30 MINUTES 54 SECONDS WEST. THE ABOVE DESCRIBED TRACT CONTAINS 706,880 SQUARE FEET OR 16.34 ACRES.

UTILITY CONTACTS
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS CITY, KS
FIRE DEPARTMENT (913) 573-5550
POLICE (913) 573-3400
KANSAS BOARD OF PUBLIC UTILITIES
WATER (913) 573-9000
GAS (913) 573-9000
EVERGY - ELECTRIC (913) 982-1500
ATMOS ENERGY (877) 460-7067
TIME WARNER CABLE (913) 541-5858
AT&T (800) 464-7928
GOOGLE FIBER (877) 454-9959
CITY INSPECTIONS (913) 971-7900
UG STORMWATER MAINTENANCE DEPARTMENT (913) 573-1350
KIRK SWEARINGIN OR KIRK ROLAND

KANSAS CITY BOARD OF PUBLIC UTILITIES NOTES
1. THE PLUMBER SHALL BE LICENSED AND BONDED IN THE CITY OF KANSAS CITY, KANSAS AND SHALL OBTAIN ALL PERMITS AND COMPLY WITH AND COMPLY WITH PUBLIC UTILITIES RULES AND REGULATIONS.
2. IF THE PLUMBER FAILS TO HAVE THE WATER SERVICE INSPECTED BY THE BOARD OF PUBLIC UTILITIES THE WATER SERVICE WILL NOT BE ACTIVATED.
3. THE PLUMBER MUST:
3.1. OBTAIN THE NECESSARY WATER SERVICE PERMIT FROM THE BOARD OF PUBLIC UTILITIES PLUMBING DESK AT 300 N 65TH STREET, KANSAS CITY, KANSAS.
3.2. PURCHASE NECESSARY TAPS AND METERS FROM BPU AND INSTALL.
4. IF AN IRRIGATION SYSTEM IS INSTALLED, A REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY IS REQUIRED ON THE SUPPLY LINE TO THE SYSTEM. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED ON FIRST FLOOR AND 12" OFF THE BUILDING WALL IN AN AREA THAT IS EASILY ACCESSIBLE AND EQUIPPED WITH A FLOOR DRAIN.

SITE LEGEND
① 2" ASPH. CONCRETE SURFACE COURSE 4" ASPH. CONCRETE BASE COURSE 6" AB-3 AGGREGATE BASE 6" COMPACTED SUBGRADE
② 8" CONCRETE PAVEMENT 6" AB-3 AGGREGATE BASE COURSE 6" COMPACTED SUBGRADE REFER TO UG 4195-G DRIVEWAY
③ 4" PCC SIDEWALK 4" AB-3 AGGREGATE BASE COURSE 4" COMPACTED SUBGRADE
④ PROPOSED BUILDING BASEMENT

SCALE IN FEET
HORIZONTAL SCALE 1"=50'
NORTH
50 0 50 100

N 94TH STREET
PROPOSED DETENTION POND
PROPOSED GRILL AND FIRE PIT AREA
PROPOSED MONUMENT SIGN
PROPOSED 24" CURB & GUTTER (TYP.)
PROPOSED 4' PCC SIDEWALK (TYP.)
PROPOSED 4' PCC SIDEWALK
RETAINING WALL
PROPOSED FENCE
DOG PARK
CLUBHOUSE
POOL
BIKE RACKS
ADA PARKING SIGN (TYP.)
PROPOSED STOP SIGN (TYP.)
PROPOSED STAIR
PROPOSED FUTURE DRIVE CONNECTION
EXISTING 18.00' SAN SEWER EASEMENT
ADA RAMP
20' SANITARY SEWER ESMT BK 3774 PG 831
20' SANITARY SEWER ESMT BK 2836 PG 440
10' U/E FLAT BK 45 PG 20
30' SANITARY SEWER ESMT 2014R-10795
K:\Wet\jobs2\75-0750\UR REZONING\UR-C01-SITE LAYOUT PLAN.dwg Nov 30, 2020 - 9:26am

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architecture & engineering
Tallsform & Brenner, Inc.
Civil / Surveying Engineering
Landscape Architecture & Surveying
Phone: (816) 283-3456
Fax (816) 283-0810
Homefield Multifamily
a new development for
Kansas City, Kansas
sheet number
C02
SITE GRADING PLAN
drawing type
SD
project number
19231
date
10-29-20
drawn by
VL
checked by
LBN
revisions
LEGEND:
PROVIDE SILT FENCE (PER UG 1402-E)
PROVIDE CURB INLET PROTECTION
PROVIDE FILTER FABRIC FOR GRATE INLET PROTECTION
PROPOSED 2' CONTOUR LINES
PROVIDE CONCRETE WASH AREA
PROVIDE CONSTRUCTION ENTRANCE
AREA SLOPE LESS THAN 5%
AREA SLOPE BETWEEN 5% AND 15%
AREA SLOPE GREATER THAN 15%
BUILDING BASEMENT
NORTH
SCALE IN FEET
HORIZONTAL SCALE 1"=50'
N 94TH STREET
PROPOSED DETENTION POND
CLUBHOUSE
POOL
DOG PARK
MAIL
MAINTENANCE
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 976.00 & 980.00
BOTTOM EL. 976.00 & 980.00
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 972.00 & 974.00
BOTTOM EL. 972.00 & 976.0
MSE RETAINING WALL
HEIGHT: 4.00'
TOP EL. 998.00
BOTTOM EL. 992.00
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 990.00 & 998.00
BOTTOM EL. 988.00 & 996.00
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 984.00
BOTTOM EL. 982.00
PROPOSED DETENTION POND
PROPOSED GRADE BY OTHERS
72PA GARAGE
72PA GARAGE
72PA GARAGE

davidson
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4200 Indian Creek Parkway
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Tallsman & Bremer, Inc.
Civil Review Engineering
Landscape Architecture & Surveying
10750 E. Bethany Dr. Aurora, CO 80014
Ph (816) 283-3466
Fax (816) 285-0810
Homefield Multifamily
Kansas City, Kansas
a new development for
data
10-29-20
drawn by
VL
checked by
LBN
revisions
sheet number
C03
SITE UTILITY PLAN
drawing type
SD
project number
19231
GENERAL NOTES:
1. THE PROPOSED IMPROVEMENTS INCREASED THE TOTAL IMPERVIOUS AREA ON THE PROPERTY. PER UNIFIED DEVELOPMENT ORDINANCE (UDO) REQUIREMENTS, STORM WATER DETENTION IS ANTICIPATED TO BE PROVIDED FOR THE ADDITIONAL IMPERVIOUS AREA. DETENTION FACILITIES WILL BE MAINTAINED. FINAL PERMITTED PLANS WILL CONFORM WITH UG STORM DRAINAGE DESIGN CRITERIA.
TOTAL DEVELOPMENT AREA = 18.34 ACRES
EXISTING IMPERVIOUS AREA = 14.62 ACRES
PROPOSED IMPERVIOUS AREA = 9.743 ACRES
TOTAL DETENTION AREA = 14.52 ACRES
DETENTION TO BE PROVIDED FOR MAXIMUM UNSATURATED AND PERMANENT 2.92 ACRES WILL REMAIN UNDISTURBED AND CONSERVED AS OPEN SPACE. BUILDINGS #7 AND 9.
MAXIMUM ALLOWABLE RELEASE = 24.69 CFS
REQUIRED DETENTION VOLUME = 53,699 CUBIC FEET
OUTLET CONTROL STRUCTURE WILL DISCHARGE TO CREEK NORTH OF DETENTION AREA.
2. STORMWATER QUALITY IMPROVEMENTS MAY BE REQUIRED FOR THE NEW IMPERVIOUS AREA PROPOSED. FINAL PERMITTED PLANS WILL COMPLY WITH THE STORMWATER QUALITY ORDINANCE AND REFERENCED STANDARDS (009 MARC BMP MANUAL)
3. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM SURVEY DATA, UTILITY COMPANY RECORDS OR PUBLIC GIS DATA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
SITE LEGEND:
PROPOSED WATER MAIN (45' TO 60' DEPTH)
PROPOSED DOMESTIC SERVICE LINE (45' TO 60' DEPTH)
PROPOSED FIRE PROTECTION LINE (45' TO 60' DEPTH)
PROPOSED WATER VALVES
PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER
PROPOSED FIRE HYDRANT
EXISTING WATER MAIN
EXISTING WATER METER AND BACKFLOW PREVENTER
PROPOSED PRIVATE SANITARY SEWER MAIN
PROPOSED SANITARY SERVICE LINE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY MANHOLE
EXISTING 15.00' SANITARY SEWER EASEMENT
EXISTING 20.00' SANITARY SEWER EASEMENT
EXISTING 30.00' SANITARY SEWER EASEMENT
PROPOSED SANITARY CLEANOUT
PROPOSED STORM LINE
PROPOSED CURB INLET (TYP.)
PROPOSED DURB INLET
PROPOSED GRATE INLET / INLINE DRAIN BASIN
PROPOSED STORM MANHOLE
PROPOSED STORMWATER CONTROL STRUCTURE
PROPOSED STORM CLEANOUT (TYP.)
N 94TH STREET
PROPOSED DETENTION POND
DOG PARK
CLUBHOUSE
POOL
maintenance/storage
7 SPA GARAGE
8 SPA GARAGE
NORTH
SCALE IN FEET
HORIZONTAL SCALE 1"=50'
K:\Met\p62\75-0750\UR REZONING\UR-C03-SITE UTILITY PLAN.dwg Nov 30, 2020 - 9:30am

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HOMEFIELD MULTIFAMILY
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DEVELOPMENT ORDINANCE SUMMARY
R-5 APARTMENT DISTRICT (27-460)
GENERAL REQUIREMENTS AND GUIDELINES (27-699)
DISTRICT REQUIREMENTS (27-700)
STREET TREES
Sheet L101
Sheet L102
Sheet L103
Sheet L104
Sheet L105
N. 94TH STREET
RING ROAD
DETENTION
PROPERTY LINE
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
GARAGE
MAIL
DOG PARK
CLUBHOUSE
POOL
NORTH
1 OVERALL LANDSCAPE PLAN
SCALE= 1" = 50'
sheet number
L100
OVERALL LANDSCAPE PLAN
drawing type
SD
project number
19231

Building #1, 7 & 9
2 Exterior Elevation - South
scale: 1/8" = 1'-0"

Net Percentages	
Stone	55%
Siding/Shake	45%
	100%

Building #1, 7 & 9
1 Exterior Elevation - North
scale: 1/8" = 1'-0"

Net Percentages	
Stone	54%
Siding/Shake	46%
	100%

Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 6" or 8" Exposure Lap Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 8x8 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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Kansas City, Kansas
Kansas City, Kansas

date
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sheet number
A1-13
Bldg #1, 7 & 9 - Exterior Elevations

drawing type
Schematic
project number
20117

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www.davidsonaec.com
Exterior Material Finish Legend
Fiber Cement Fascia Trim
Basis-of-Design:
James Hardie
www.freedmetalpco.com
Color: TBD
Texture: Smooth
Manufactured Stone Masonry Type #1
Basis-of-Design:
Cultured Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A
Mortar
Color: TBD
Manufactured Stone Masonry Sill
Basis-of-Design:
Cast Stone Trim
www.dutchquarystone.com
Profile: Masonry Veneer Sill
Color: TBD
Refer to Architect's Approved Sample
Mortar
Color: TBD
Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 8" or 9" Exposure Lap Siding
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A
Fiber Cement Trim
Basis-of-Design:
James Hardie Trim
www.allura.ca
Type / Color:
TR1 (Fiat) - 5/4 x 6 / SW0XX - Moss
TR2 (Accent) - 5/4 x 6 / SW0XX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain
Downspout
Size: 4" smooth rectangular
Color: Match Fascia Trim
Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim
Guardrail
Size: 42" high aluminum guardrail
Color: TBD
Tree Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD
Balcony Post
Size: 6x6 inseam
Finish: Color to match TR2
Roof Support Bracket
Size: 6x6
Finish: Color to match TR2
Exterior Doors & Windows
Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: Dual Pane Insulated Low-E
Supply all operable windows with window opening control devices (wcd) that limit openings to only allow passage of a 4" sphere when the window is open less, and are easily releasable to fully open. Window manufacturer to provide written knowledge consistent with ASTM F2090.
Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Dual Insulated Low-E
Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White
a new development for MILHAUS
Homefield
Kansas City, Kansas
Kansas City, Kansas
date
11.30.2020
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sheet number
A1-13a
Bldg #1, 7 & 9 Exterior Elevations
drawing type
Schematic
project number
20117
roof
13'-4"
03 - Third Floor
121' - 3 3/4"
02 - Second Floor
110' - 7 7/8"
01 - First Floor
100' - 0"
00 - Basement
89' - 3 1/4"
9' - 0 1/4"
10' - 7 7/8"
10' - 7 7/8"
10' - 8 3/4"
47' - 0 3/4"
54' - 6 5/32"
Net Percentages
Stone 41%
Siding/Shake 59%
100%
Building #1, 7 & 9
Exterior Elevation - West
scale: 1/8" = 1'-0"
2
Building #1, 7 & 9
Exterior Elevation - East
scale: 1/8" = 1'-0"
1
11/30/2020 8:53:37 AM C:\Users\tthomas\Documents\Revit Local Files\20117-Bldg-1_tthomas.rvt

Building #2
2 Exterior Elevation - South
scale: 1/8" = 1'-0"

Net Percentages	
Stone	55%
Siding/Shake	45%
	100%

Building #2
1 Exterior Elevation - North
scale: 1/8" = 1'-0"

Net Percentages	
Stone	54%
Siding/Shake	46%
	100%

Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 6" or 8" Exposure Lap Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 6x6 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wocd) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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Kansas City, Kansas
Kansas City, Kansas

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sheet number
A1-23
Bldg #2 - Exterior Elevations

drawing type
Schematic
project number
20117

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Net Percentages	
Stone	45%
Siding/Shake	55%
	100%

2 Building #4
Exterior Elevation - South
scale: 1/8" = 1'-0"

Net Percentages	
Stone	49%
Siding/Shake	51%
	100%

1 Building #4
Exterior Elevation - North
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 6" or 8" Exposure Lap Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 8x8 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color:White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color:White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

4301 Indian Creek Parkway
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Kansas City, Kansas

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sheet number
A1-43
Bldg #4 - Exterior Elevations

drawing type
Schematic

project number
20117

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Net Percentages	
Stone	65%
Siding/Shake	35%
	100%

2 Building #4
Exterior Elevation - West
scale: 1/8" = 1'-0"

Net Percentages	
Stone	65%
Siding/Shake	35%
	100%

1 Building #4
Exterior Elevation - East
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Altura 7" Shake Select
Altura 6" or 8" Exposure Lap Siding
www.alturausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Altura Reversible Trim
www.alturausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 8x8 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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Homefield
Kansas City, Kansas
Kansas City, Kansas

date
11.30.2020
drawn by
KMO
checked by
DAE
revisions

sheet number
A1-43a
Bldg #4 - Exterior Elevations

drawing type
Schematic

project number
20117

© 11/30/2020 10:03:26 AM C:\Users\karen\Documents\20117-Bldg-4_karen2GC3Y.rvt

davidson
architecture & engineering
Exterior Material Finish Legend
Exterior Doors & Windows
Building #5
Exterior Elevation - South
Building #5
Exterior Elevation - North
a new development for MILHAUS
Homefield
Kansas City, Kansas
Kansas City, Kansas
sheet number
A1-53
drawing type
Schematic
project number
20117

COZ #3244 and #MP-2020-9 January 7, 2021 46

Net Percentages	
Stone	41%
Siding/Shake	59%
	100%

1 Clubhouse - South Elevation
scale: 1/8" = 1'-0"

Net Percentages	
Stone	43%
Siding/Shake	57%
	100%

2 Clubhouse - North Elevations
scale: 1/8" = 1'-0"

Net Percentages	
Stone	53%
Siding/Shake	47%
	100%

3 Clubhouse - East Elevation (94th Street)
scale: 1/8" = 1'-0"

Net Percentages	
Stone	41%
Siding/Shake	59%
	100%

4 Clubhouse - West Elevation
scale: 1/8" = 1'-0"

davidson
architecture&engineering

Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Fiber Cement Combination Lap/Shake Siding
Basis-of-Design:
Allura 6" or 8" Exposure Lap/Shake Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fascia Trim - Concealed Fastener
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Pre-finished Metal Fascia
Color: Match Fascia Trim

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

a new development for MILHAUS
Milhaus Homefield
-
Kansas City, Kansas

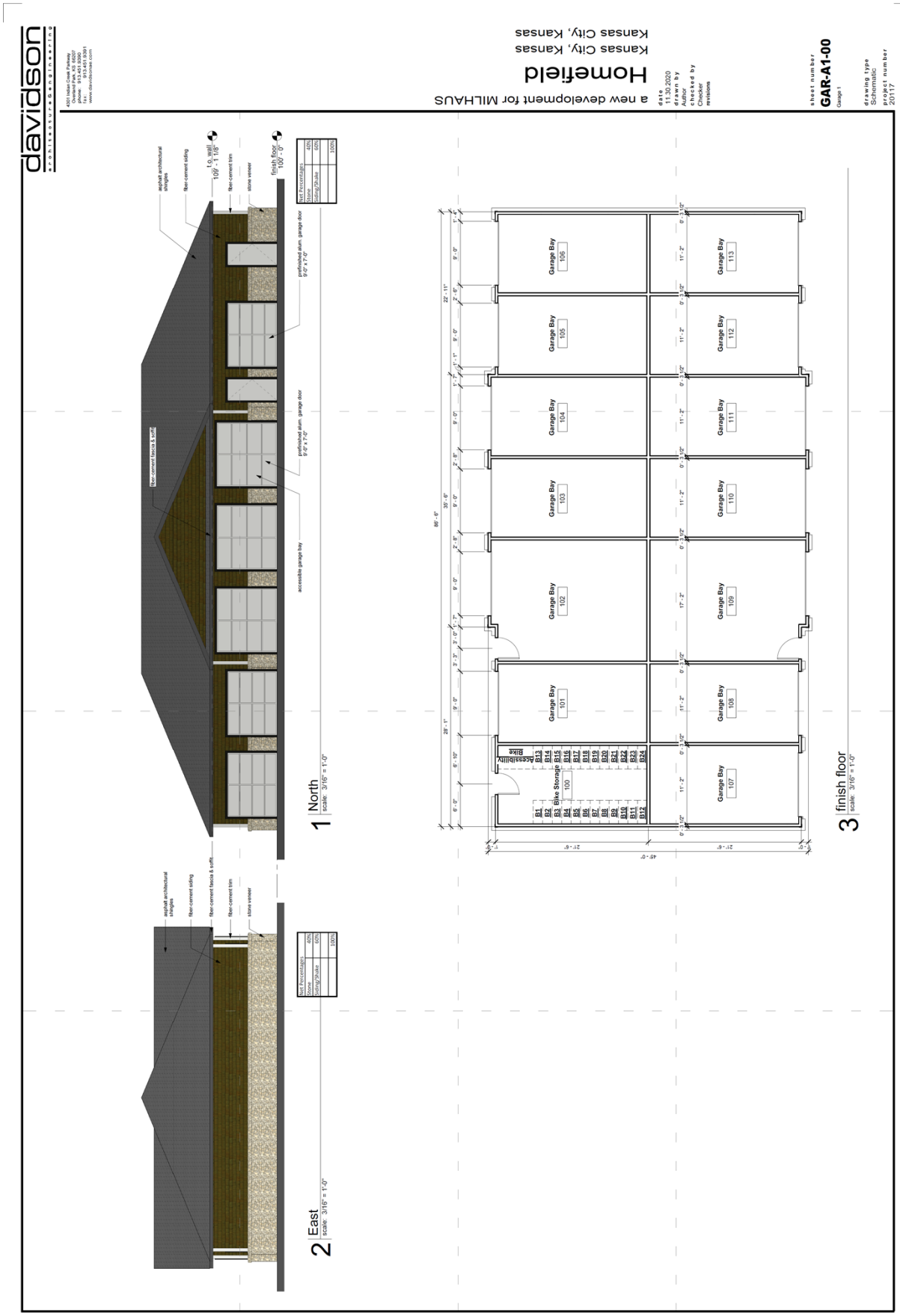
date
11.30.2020
drawn by
DAE
checked by
DAE
revisions

sheet number
CH-A4-01
clubhouse - Exterior Elevations

drawing type
Schematic

project number
20117

© 11/30/2020 9:44:17 AM C:\Users\brianna\Documents\20117-Schematic-Clubhouse_brianna\KETCD.rvt


davidson
architecture & engineering
a new development for MILHAUS
Homefield
Kansas City, Kansas
Kansas City, Kansas
date
11.30.2020
drawn by
Author
checked by
Checker
revisions
sheet number
GAR-A1-00
Garage 1
drawing type
Schematic
project number
20117
1 North
scale: 3/16" = 1'-0"
2 East
scale: 3/16" = 1'-0"
3 finish floor
scale: 3/16" = 1'-0"
Garage Bay 101
Garage Bay 102
Garage Bay 103
Garage Bay 104
Garage Bay 105
Garage Bay 106
Garage Bay 107
Garage Bay 108
Garage Bay 109
Garage Bay 110
Garage Bay 111
Garage Bay 112
Garage Bay 113
Bike Storage 100
Accessibility Bike
Net Percentages
Stone 40%
Siding/Shake 60%
100%
asphalt architectural shingles
fiber-cement siding
fiber-cement trim
stone veneer
fiber-cement fascia & soffit
prefinished alum. garage door
accessible garage bay
to wall
finish floor

davidson
architecture engineering
4201 Indian Creek Parkway
Overland Park, Kansas 66207
phone 913.451.0300
fax 913.451.0301
www.davidsonae.com
a new development for MILHAUS
Homefield
Kansas City, Kansas
Kansas City, Kansas
date
09.11.2020
drawn by
Author
checked by
Checker
revisions
sheet number
GAR-A2-00
Garage 2
drawing type
Schematic
project number
20117
1 North
scale: 3/16" = 1'-0"
2 West
scale: 3/16" = 1'-0"
3 South
scale: 3/16" = 1'-0"
4 Floor Plan
scale: 3/16" = 1'-0"
asphalt architectural shingles
fiber-cement siding
fiber-cement trim
stone veneer
fiber-cement fascia & soffit
finish floor
0' - 0"
t.o. wall
9' - 6"
prefinished alum. garage door
9'-0" x 7'-0"
accessible garage bay
Mat Percentages
Stone/Brick 40%
Siding/Shake 60%
100%
Garage Bay
100
101
102
103
104
105
106
107
108
110' - 0"
21' - 6"

Figure 1. Site Photograph of 9400 State Avenue looking northwest taken on November 16, 2020 (provided by Planning Staff).

Figure 2. Site Photograph of 9400 State Avenue looking north taken on November 16, 2020 (provided by Planning Staff).

Figure 3. Site Photograph of 9400 State Avenue looking southwest taken on November 16, 2020 (provided by Planning Staff).

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Petition #SP-2020-90**

GENERAL INFORMATION

Applicant:
Teresa Brents

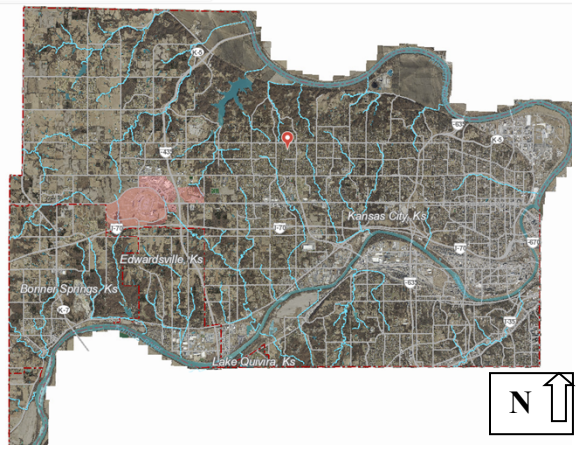
Status of Applicant:
Owner
2909 North 74th Street
Kansas City, Kansas 66109

Requested Action:
Approval of a Special Use Permit (Home Occupation).

Date of Application:
September 25, 2020

Purpose:
To design and create wreaths and crafts in the home.

Property Location:
2909 North 74th Street



Commission Districts:	Commissioner At Large:	Melissa Bynum
	District Commissioner:	Jane Philbrook
Existing Zoning:	R-1 Single Family District	
Adjacent Zoning:	**North:**	R-1 Single Family District
	South:	R-1 Single Family District
	East:	R-1 Single Family District
	West:	R-1 Single Family District
Adjacent Uses:	**North:**	Single family home
	South:	Single family home
	East:	Single family home
	West:	Single family home
Total Tract Size:	0.49 Acre	
Master Plan Area:	City-Wide Master Plan	
Master Plan Designation:	The Master Plan designates this property as Low Density Residential.	
Major Street Plan:	The Major Street Plan classifies North 74th Street as a Local Street.	
Required Parking:	Sec. 27-454 Two off-street parking spaces shall be provided on the premises for each single-family dwelling. The garage and driveway can accommodate at least five (5) parking spaces, therefore the use does not require additional parking.	
Advertisement:	The Wyandotte Echo – October 15, 2020 Letters to Property Owner – October 14, 2020 and December 31, 2020	
Public Hearings:	December 14, 2020 and December 31, 2020	
Public Support:	None to date.	
Public Opposition:	None to date.	

PROPOSAL

Detailed Outline of Requested Action: The applicant, Teresa Brents, applied for a Special Use Permit – Home Occupation to operate a home-based business where Ms. Brents can design wreaths and crafts, store deco-mesh, wreath frames and small bottles of paint at 2909 North 74th Street.

City Ordinance Requirements: *27-592 through 27-606*

Zoning Enforcement Action: There are no Notice of Violations for this property.

FACTORS TO BE CONSIDERED

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

   The property is within an established single-family neighborhood. Based on the applicant's application, she does not intend on having customers come to the home to purchase products rather, she will create items to sell at local craft events in the Kansas City metro area.

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

   The zoning and uses of properties nearby are set out above. The home-based business is compatible with them because customers will not be coming to the residence for purchases.

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

   The property is suitable for the use because the work will be conducted within the home. The removal of restrictions will not detrimentally affect nearby property as the work performed will occur inside the residence and no pickups will occur on site.

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

   The property is not vacant. The applicant lives in the residence.

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

   Special Use Permits are not addressed in the Master Plan. Low Density Residential allows single-family detached residences, institutional uses such as elementary and middle schools, small churches (less than 50,000 square feet), libraries, parks and open space.

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

   The proposed use will not increase the amount of vehicular traffic to the point where it exceeds the capacity of the Local Street to accommodate it because there will not be customers coming to the property.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use is not reasonably necessary for the convenience and welfare of the public and will not substantially permanently injure the appropriate use, visual quality, or marketability of adjoining property because the business operation will be conducted within the home.

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

   The noise, vibration, dust or illumination that would normally be associated with such use is of such duration and intensity as not to create problems for nearby property because the use does not create excessive noise, vibration or illumination relative to other types of residential uses that would be permitted in the zoning district.

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

   The proposed use will not pollute the air, land or water because the craft making is conducted within the residence.

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

    The proposed use will not damage or destroy an irreplaceable natural resource because the business operation is conducted within the residence in a built-up neighborhood.

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

    The relative gain to the public health, safety and welfare compared on the hardship imposed on the landowner is minimal because the applicant is making wreaths and craft specific for customers to sell at events. If denied, the applicant will have to find a commercial storefront to operate her business.

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

    The proposed use will not result in overcrowding of land or cause undue concentrations of population because customers will not be coming to the home to pick up items.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 16, 2020 by virtual meeting (Zoom).

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

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2020-90, subject to:

1. **No external employees on the premises;**
2. **Since all crafts will be made within the home, the hours of operation are non-traditional, as the applicant will make crafts as requested when she has time, which may occur during the evening hours on weekdays or morning hours on weekends.**
3. **Orders will be delivered directly to vendors for shipping.**
4. **The applicant will need to file the occupation tax application with the Business License Division for the business activity;**
5. **No signage advertising the business shall be posted on the property;**
6. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
7. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all**

ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and,

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

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **#SP-2020-90** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Aerial Map
Zoning Map
Applicant Response E-Mail
Neighborhood Meeting Minutes/Affidavit
Site Photographs Provided by Staff dated on October 8, 2020.

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	December 14, 2020	January 7, 2021
Special Use	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#SP-2020-90** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#SP-2020-90,** 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 3:40:27:

SPECIAL USE PERMIT APPLICATION #SP-2020-90 – TERESA BRENTS – SYNOPSIS: Home Occupation Special Use Permit for arts and crafts production and storage at 2909 North 74th Street. ***Detailed Outline of Requested Action*:** The applicant, Teresa Brents, applied for a Special Use Permit – Home Occupation to operate a home-based business where Ms. Brents can design wreaths and crafts, store deco-mesh, wreath frames and small bottles of paint at 2909 North 74th Street.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- Teresa Brents, applicant, 2909 North 74th Street, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:43:00: Planning Director Hand stated this application comes before the Commission from a Business License request that indicated storage. There has been no support or opposition to date. There have also been no Notices of Violation and staff recommends approval for two (2) years.

Motion and Vote starts at 3:43:25:

On motion by Mr. Miller, seconded by Mr. Mohler, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **#SP-2020-90:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

1. **No external employees on the premises;**
2. **Since all crafts will be made within the home, the hours of operation are non-traditional, as the applicant will make crafts as requested when she has time, which may occur during the evening hours on weekdays or morning hours on weekends.**
3. **Orders will be delivered directly to vendors for shipping.**
4. **The applicant will need to file the occupation tax application with the Business License Division for the business activity;**
5. **No signage advertising the business shall be posted on the property;**
6. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
7. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The**

property may also be subject to enforcement actions and administrative citations; and,

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

Figure 1. Aerial Photograph of 2909 North 74th Street as outlined in yellow (provided by UG Maps).

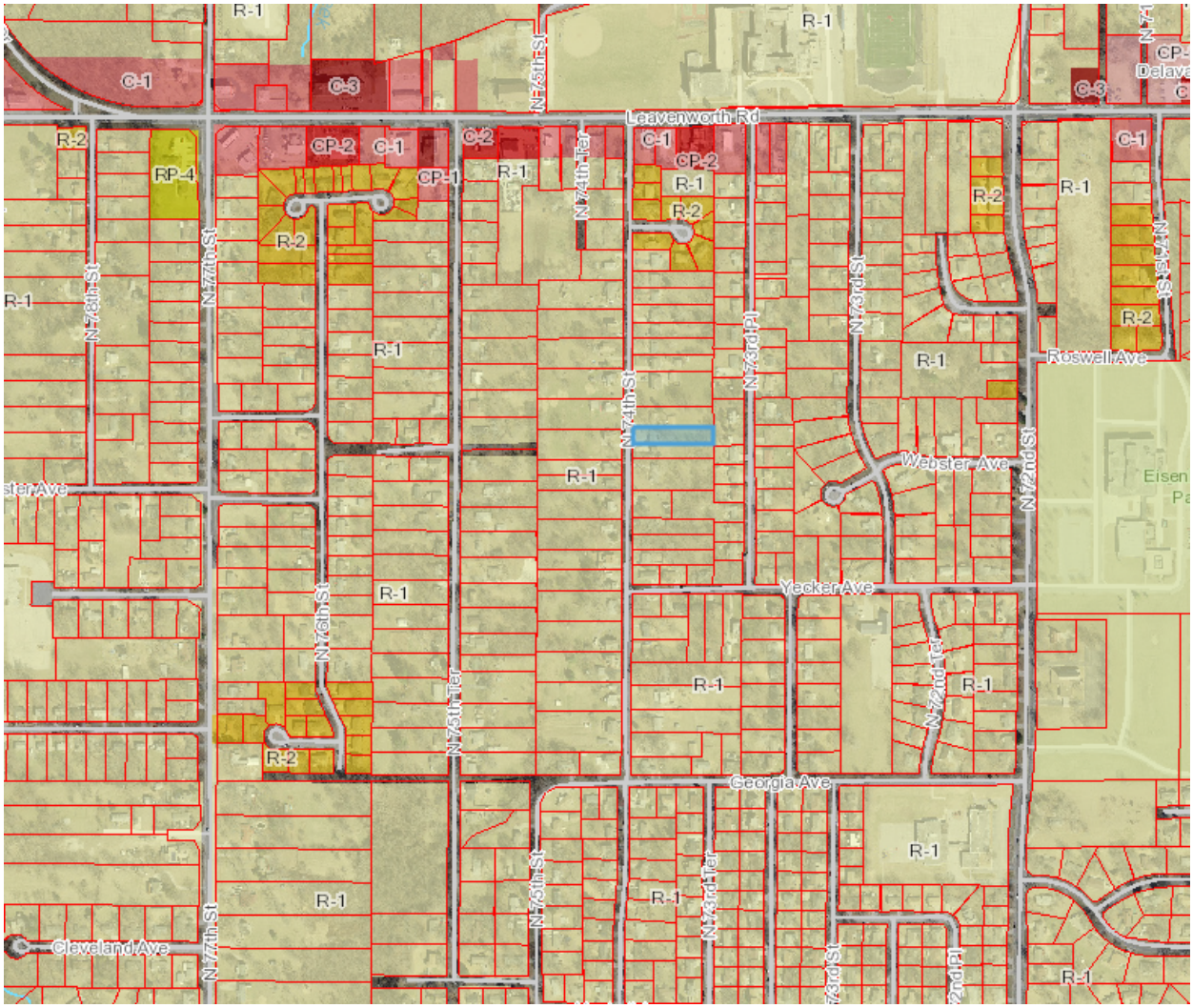


Figure 2. Zoning Map of 2909 North 74th Street as outlined in blue (provided by UG Maps).

Toy, Byron

From: Teresa Brents <teresacreations555@gmail.com>
Sent: Sunday, December 6, 2020 11:19 AM
To: Toy, Byron
Subject: Re: #SP-2020-90 - draft staff report comments

1. Hours depends. I still work daily. (Ex: 6:30 pm - 8:30pm nightly, weekend 9:00 am - 2:00 pm.)

2. No

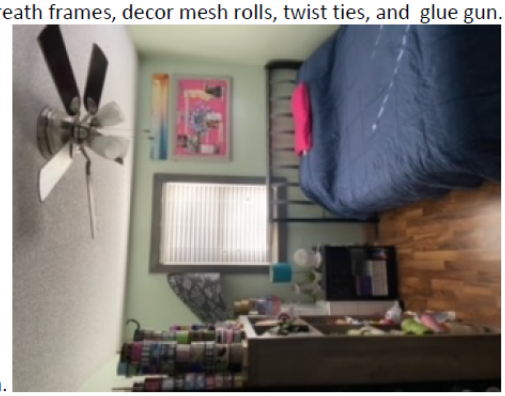
3. I will be taking to the vendors for shipping. Who gives me the best pricing.

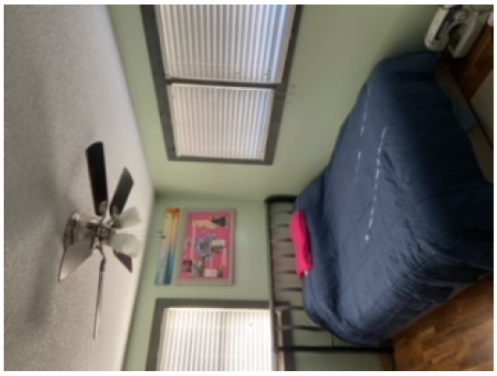
4. Business card, word of mouth and Facebook.

5. Ok

6. Correct - no signage at my home and no customers.

7. Ribbon, wired wreath frames, decor mesh rolls, twist ties, and glue gun. Working table and book case to store decor mesh and ribbon on.





Sent from my iPhone

1

Zoom Meeting Minutes

Application Number: #2p-20402-00075 REF: SP-2020-00

Date : November 16, 2020

Location: 2909 N 74th St. – Zoom Call

Meeting called to order at 6:30pm.

Name of people in attendance:

Chole Therman

Suzette Therman

Myself

Presentation:

I explain how long I've been doing this as a hobby and that I was converting my sewing room into a craft room. I show them examples of the mesh, wreath frame and a roll of ribbon, so they could see what I would be storing. Then I show them an example of a finished wreath. I also discussed the reason I wanted to give this a try and see where it goes.

I also informed them that I would like to entry my products in craft/fair shows around the metropolitan area. I would also like to open an online account with Esty. I did explain that I was not going to use my home to sell products out of it. The only thing I would be doing is craft my wreaths and getting them ready for a show.

Questions and answers:

Suzette Therman: What do I do and how often?

Answer: I explained to her that I done this for several years for family and friends. I do my wreath making in the evening after work each evening at this time.

How long have I been doing this?

Answer: For about 2 years going on my third year. I explain that several of my family and friends have told me to open up my own business. Everyone has encouraged me to do. So, I'm giving it a try.

Were would you sell?

Answer: I would go to the Chamber of Commerce to look up the local craft/fairs in their local area. I would also such the several websites to find. Then I would rent a space and setup to sell.

Phone Call from Christy Katie – Asking me to email her some information on what I'm doing. – Sent email to her on Friday – November 20, 2020. Explaining my business and sent photos of what I would be store and a picture of a finished product.

Harriet Hatfield: She came over to my home and asked he following questions:

1. What was I doing?
    a. I explained to her that I was changing over my spear bedroom (holds my sewing items) and changing it into a craft room. Where I would be storing supplies to do my wreaths. I offer to show her a wreath, she replied my daughter lives in Johnson County and she does them.
2. Would I be building any big buildings in my back yard?
    a. No
3. Would I open my home to see products out of it?
    a. No, I explained that I would be entering into craft/fair shows are the metropolitan area and sell on-line.
4. How long have ai been doing this:
    a. I explained that I've been doing this for my family and friends for over tow years. Now I have decided to try my hand as a small business. That would require me to have as storage area in my bedroom to hold some material while I produce my products. I don't want to order supplies daily and run to different hobby store daily to make a request like I've done in the past.
5. She wished me good luck.
    a. I thank her.
6. Meeting was Adjourned at 7:00 pm. I did sign onto zoom at 6:15 pm.

Minutes taken by: Teresa Brents

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP-20402-00075 Ref # SP-2020-90
2. That I conducted a neighborhood meeting on Nov 16th, 2020
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Teresa Brents
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21 day of November, 2020

My commission expires 17 of May, 2020

NOTARY PUBLIC - State of Kansas
JOHN HODGE
Appt. Expires 5-17-2020

Notary Public

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Petition #SP-2020-99**

GENERAL INFORMATION

Applicant:
Kirk Morrison

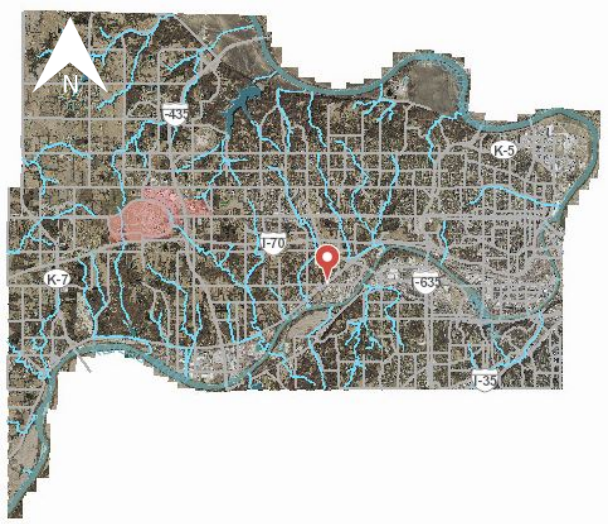
Status of Applicant:
Representative
International Food Products Corporation
6721 Kansas Avenue
Kansas City, Kansas 66111

Requested Action:
The approval of a Temporary Use of Land Special Use Permit.

Date of Application:
October 30, 2020

Purpose:
To continue to use a temporary office trailer on the property.

Property Location:
6721 Kansas Avenue
Kansas City, Kansas 66111



Commission Districts:	Commissioner At Large: Melissa Bynum (District #1) District Commissioner: Dr. Jane Winkler Philbrook (District #8)
Existing Zoning:	M-3 Heavy Industrial District
Adjacent Zoning:	**North:** MP-2 Planned General Industrial District **South:** M-3 Heavy Industrial District **East:** M-3 Heavy Industrial District **West:** M-2 General Industrial District
Adjacent Uses:	**North:** Union Pacific Railroad **South:** Parking Lot (Union Pacific Railroad Co. **East:** Industrial Warehouses and Businesses **West:** Union Pacific Railroad
Total Tract Size:	2.98 Acres
Master Plan Area:	This property is outside of the boundaries of an Area Plan.
Master Plan Designation:	The City-Wide Master Plan designates this area as Employment.
Major Street Plan:	The Major Street Plan classifies Kansas Avenue as a Class B Thoroughfare.
Parking Requirements:	Section 27-420 states that in no case, shall less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the director of planning.
Advertisement:	The Wyandotte Echo – November 19, 2020 Letters to Property Owner – November 18, 2020 and December 31, 2020
Public Hearings:	December 14, 2020 and December 31, 2020
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kirk Morrison, is seeking the approval of a Special Use Permit for a temporary office trailer at 6721 Kansas Avenue. The trailer is 24' x 56'. A Special Use Permit for this office trailer had been previously approved but expired in December 1, 2018.

City Ordinance Requirements: *27-592 through 27-606*

Code Enforcement History: There have been no Notices of Violation on this property.

FACTORS TO BE CONSIDERED

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

   The neighborhood is industrial in nature. It is comprised of warehouses and businesses. The Union Pacific Railroad runs along the northwest edge of the property.

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

   The zoning and uses are set out above. The proposed use is compatible if properly managed.

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

   This property is suitable for use as an industrial property. The proposed use could be suitable if managed properly. Removal of the restrictions that require a Special Use Permit for such activities has the potential to create issues such as parking, excessive noise, and overcrowding.

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

   This property is not vacant. It is an existing industrial business.

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

   Special Use Permits are not addressed in the Master Plan. The City-Wide Master Plan designates this property as Employment. The proposed use is compatible with the Master Plan because it grants workspace to employees.

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

The proposed use will not increase vehicular traffic because it is an existing office trailer.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The area is industrial in nature. The continued allowance of an office trailer will not substantially injure the appropriate use, visual quality, or marketability of adjoining property.

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

   The use of an office trailer will not create issues of noise, vibration, or dust. It may create issues of illumination if light shines on adjacent property, but they will not create problems for nearby property, as it is located in a district that is zoned for heavy industry.

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

   The continued use of an office trailer will not pollute the air, land, or water if it is properly maintained.

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

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing office trailer in a built out industrial neighborhood.

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

    The relative gain or loss to the public health, safety, and welfare is likely to be minimal as it only provides the convenience of office space to the tenant. If denied, the landowner could not have the office trailer on the property, but could built a permanent office building, or may still use the permanent warehouse buildings located on the property.

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

    The proposed use may create issues of overcrowding of the land. It is not expected to cause undue concentrations of population because it is an existing trailer used for office space.

PREVIOUS ACTIONS

SP-2016-89

NEIGHBORHOOD MEETING

The applicant held an in-person neighborhood meeting on November 20, 2020 at 6271 Griffin Road. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Expired Special Use Permit
Lighting

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application for one (1) year, subject to:

1. **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
2. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
3. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
4. **If approved, the Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. At the expiration of one (1) year, the office trailer must be removed from the premises. At this time, if the existing building is insufficient for necessary office space, the applicant must construct a permanent office. Contact the Building Inspection Department to begin this process.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **#SP-2020-99** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Zoning Map
Land Use Map
Aerial Map
Site Photographs Provided by Staff, Dated November 22, 2020

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	December 14, 2020	January 7, 2021
Special Use	Approval	

STAFF CONTACT: **Shana Shanteau**
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#SP-2020-99** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#SP-2020-99** 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 3:44:16:

SPECIAL USE PERMIT APPLICATION #SP-2020-99 – KIRK MARCUSON WITH INTERNATIONAL FOOD PRODUCTS – SYNOPSIS: Special Use Permit for a temporary office trailer (#SP-2016-89 expired on 12/1/2018) at 6721 Kansas Avenue. **Detailed Outline of Requested Action:** The applicant, Kirk Marcuson, is seeking the approval of a Special Use Permit for a temporary office trailer at 6721 Kansas Avenue. The trailer is 24' x 56'. A Special Use Permit for this office trailer had been previously approved but expired in December 1, 2018.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- Kirk Marcuson, International Food Products Corporation, 6721 Kansas Avenue, Kansas City, Kansas 66111

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:52:48: Planning Director Hand stated that the Special Use Permit for a temporary trailer lapsed in 2018 and there have been no Notices of Violation. He further stated that there has been no opposition or support for this request. Director Hand stated that this location was one (1) of the courtesy inspections of lapsed Special Use Permits conducted by staff in the past year. When a response was not received from the applicant, the Department's Zoning Enforcement Officer went to the site and personally talked with Mr. Marcuson. Staff recommends

approval for one (1) year as this is a temporary Special Use Permit and they are not meant to be permanent. Staff would encourage the applicant to find a permanent solution during this one (1) year timeframe.

Motion and Vote starts at 3:55:00:

On motion by Mr. Miller, seconded by Mr. Mohler, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **#SP-2020-99 for one (1) year:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

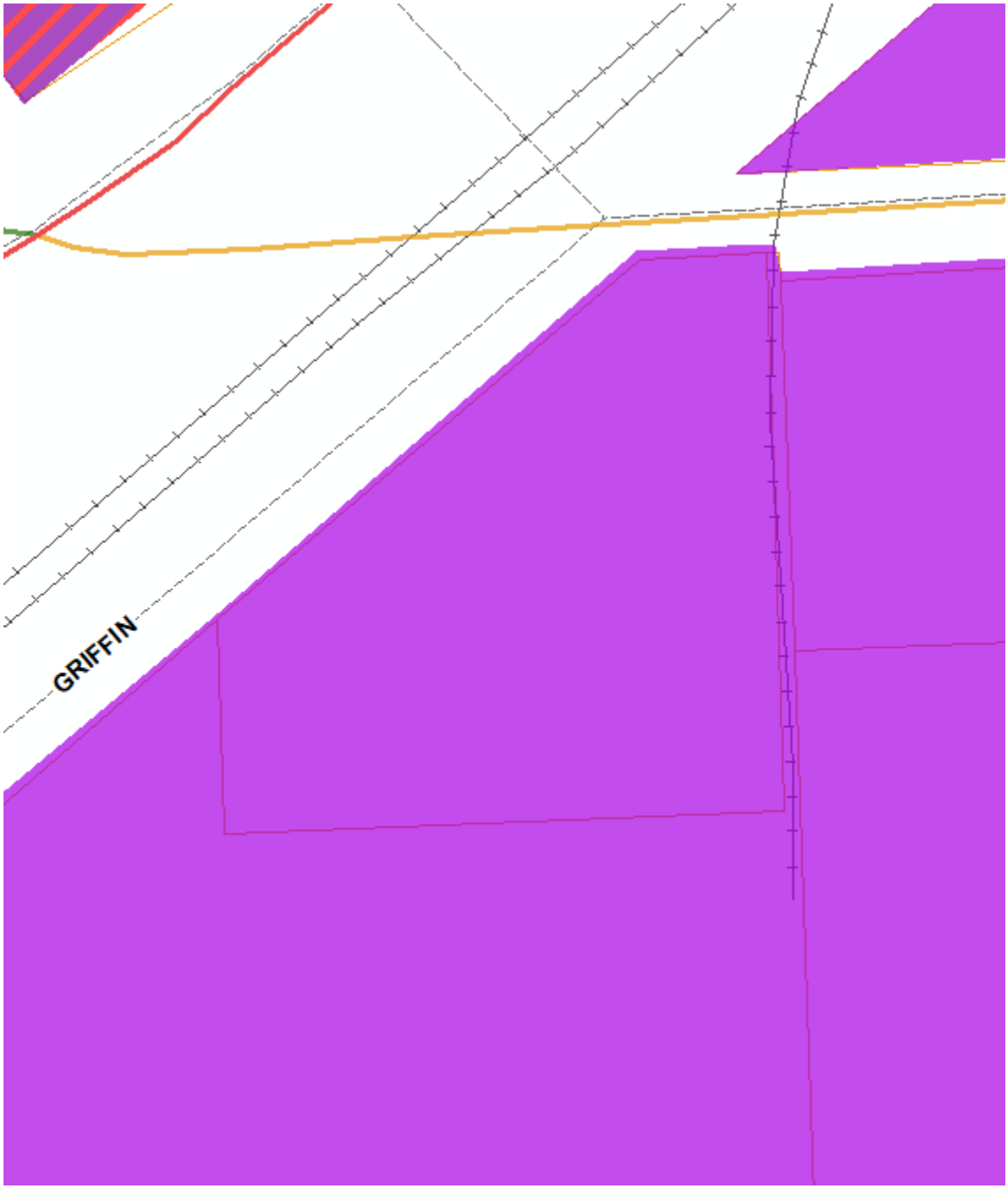
Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

1. **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
2. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
3. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
4. **If approved, the Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. At the expiration of one (1) year, the office trailer must be removed from the premises. At this time, if the existing building is insufficient for necessary office space, the applicant must construct a permanent office. Contact the Building Inspection Department to begin this process.**

Zoning Map:

MP-2
530
530
538
544
550
556
6740
527
547
S-68th-St
Kaw Dr
UP Railway
6721
721
M-3
6821
640
750
636

Land Use Map:



Aerial Map:

Site Photographs Provided by Staff, Dated November 22, 2020:

Neighborhood Meeting:

Meeting Minutes

Application Number: SP-20402-00084

Date: 11/20/2020 Location: 6721 Griffin Rd. Kansas City KS 66111

Meeting Called to order: 3:30p

Attendance:

No one showed up for the meeting.

Did receive a call from Alexandria Craddock/ South Turner NGH INC. 11/18/2020 stating that they would not be attending the meeting and had no objections to the Office Trailer.

Meeting adjourned at: 4:00Pm

Minutes taken By: Kirk Marcuson

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP-20402-00084
2. That I conducted a neighborhood meeting on 11/20/2020.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Kirk Marcuson
Affiant

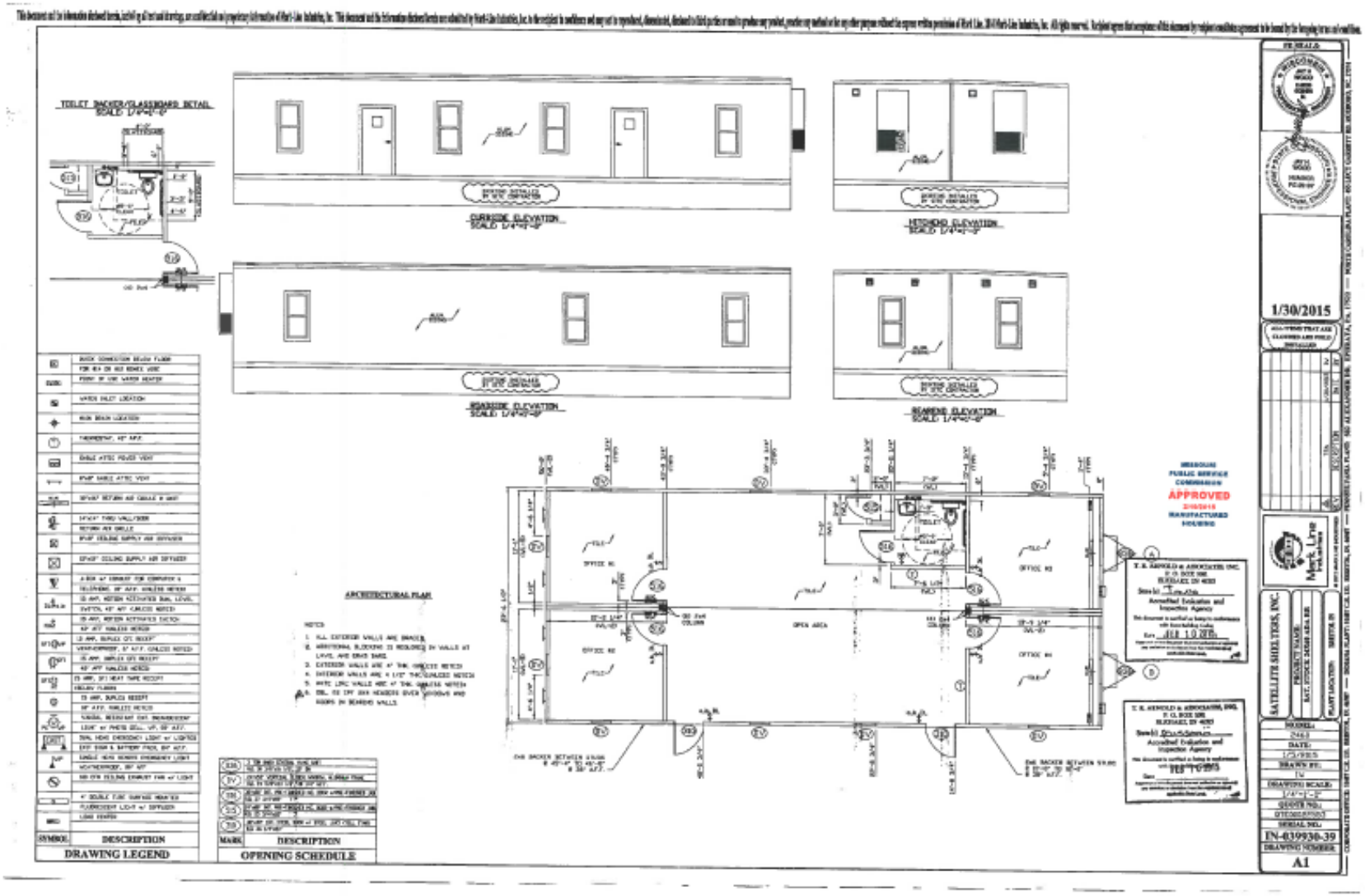
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20 day of November, 2020

My commission expires 18 of June, 2023

Carrie M. Harmon
Notary Public

CARRIE M. HARMON
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 15061679
My Commission Expires 06-18-2023

Elevations and Floor Plans:


TOILET BACKER/GLASSBOARD DETAIL
SCALE: 1/4"=1'-0"
CURBSIDE ELEVATION
SCALE: 1/4"=1'-0"
HEADEND ELEVATION
SCALE: 1/4"=1'-0"
BOARDSIDE ELEVATION
SCALE: 1/4"=1'-0"
REARSIDE ELEVATION
SCALE: 1/4"=1'-0"
ARCHITECTURAL PLAN
NOTES:
1. ALL EXTERIOR WALLS ARE BRAKED.
2. ADDITIONAL BLOCKING IS REQUIRED IN WALLS AT LAVS. AND GRAB BARS.
3. EXTERIOR WALLS ARE AT THK. UNLESS NOTED.
4. INTERIOR WALLS ARE 4 1/2" THK. UNLESS NOTED.
5. WHITE LPAC WALLS ARE AT THK. UNLESS NOTED.
6. ALL 72 DRY BRK HEADERS OVER WINDOWS AND DOORS IN BOARDED WALLS.
OFFICE #1
OFFICE #2
OPEN AREA
OFFICE #3
OFFICE #4
TOILET
DRAWING LEGEND
SYMBOL
DESCRIPTION
OPENING SCHEDULE
MARK
DESCRIPTION
OREGON PUBLIC SERVICE COMMISSION
APPROVED
MANUFACTURED HOUSING
T. R. ARNOLD & ASSOCIATES, INC.
Accredited Evaluation and Inspection Agency
SATELLITE SHELTERS, INC.
PROJECT NAME:
EXT. STOCK 24'X60' ARA RIB
PLANT LOCATION:
SHELTER III
DRAWN BY:
TV
DRAWING SCALE:
1/4"=1'-0"
SERIAL NO.:
EN-039936-39
DRAWING NUMBER:
A1
1/30/2015

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **SP-2020-103**

GENERAL INFORMATION

Applicant:
Megan Painter

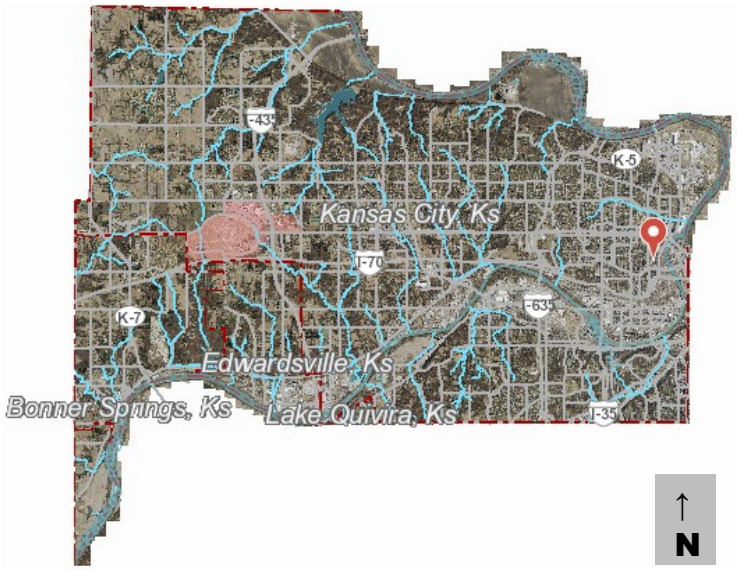
Status of Applicant:
Representative
Community Housing of Wyandotte County (CHWC)
2 South 14th Street
Kansas City, Kansas 66102

Requested Action:
Approval of a Special Use Permit.

Date of Application:
September 22, 2020

Purpose:
Special Use Permit for a short-term rental.

Property Location:
611 H North 6th Street
Kansas City, Kansas 66101



Commission District:	District Commissioner: Commissioner At Large:	Brian McKiernan, District 2 Tom Burroughs, At-Large District 2
Existing Zoning:	CP-2 Planned General Commercial District	
Adjacent Zoning:		
	North:	CP-2 Planned General Commercial District
	South:	TND Traditional Neighborhood District
	East:	R-2(B) Two-Family District
	West:	C-0 Non-Retail Business District
Adjacent Uses:	**North:**	Commercial building
	South:	Vacant lot
	East:	Residential lots
	West:	Parking lot
Total Tract Size:	0.26 Acre	
Master Area Plan:	Downtown Master Plan Area	
Master Plan Designation:	The Downtown Master Plan designates the property as Neighborhood Mixed Use.	
Major Street Plan:	The Major Street Plan classifies North 6th Street as a Local/Neighborhood Street.	
Required Parking:	Section 27-466(e) requires four (4) spaces per 1,000 square feet of floor area in the building.	
Advertisement:	The Wyandotte Echo – November 19, 2020 Letters to Property Owners – November 18, 2020 and December 31, 2020	
Public Hearings:	December 14, 2020 and January 7, 2021	
Public Support:	None to date.	
Public Opposition:	None to date.	

PROPOSAL

Detailed Outline of Requested Action: The applicant, Megan Painter with CHWC, is requesting a Special Use Permit for a short-term rental. The rental unit is one (1) of two (2) apartment units located on the second floor above a commercial space. The commercial space is currently occupied by EPIC Clay Studio. The rental unit has one (1) bedroom and the applicant has stated that up to two (2) guests will be allowed at a

time. The applicant has also stated that the short-term rental will be used for visiting "dignitaries".

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to this property.

FACTORS TO BE CONSIDERED

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

   The subject property is at the boundary between Downtown Kansas City and the Strawberry Hill neighborhood. The area is one of the oldest developments in the county and features small residential lots, high density, and some mixed-use buildings. While the portion of 6th Street that the subject property accesses is designated a local/neighborhood street, to the north of the property, at Barnett Street, 6th Street is designated a Class C Thoroughfare, and north of Minnesota Avenue the designation for 6th Street changes to a Class B Thoroughfare; thus 6th Street serves as one of the major roads in the area.

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

   The surrounding properties are all compatible with the proposed use, as each of these properties have uses and features that are shared with the subject property and are common to Strawberry Hill. The property to the north is commercial, much like the first floor of the subject property. The property to the south is currently undeveloped, but is zoned TND, which is compatible with a mixed-used building. The properties to the east are zoned R-2(B) and feature single- and two-family residences on small lots, which is compatible with the single, one-bedroom apartment proposed to be used as a short-term rental. Finally, the property to the west serves as a parking lot, primarily for Unified Government employees and contractors working at City Hall.

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

   The subject property is suitable as a short-term rental. The property is in close proximity to Downtown Kansas City and the neighborhood is conducive to mixed uses.

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

   It is unclear how long the second floor has been vacant, but the first floor is currently occupied by EPIC Clay Studio.

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

   Special Use Permits are not addressed in the Downtown Master Plan. Mixed-use buildings with commercial on the first floor and office or residential space on the upper floor(s), however, are anticipated and encouraged on properties that are designated Downtown Mixed-Use.

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

   The applicant has stated that the short-term rental is limited to parking one (1) car on site, which will not cause vehicular traffic to exceed the capacity of the local/neighborhood street to accommodate it.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   Short-term rentals, if managed properly, can serve several functions for a community. It can provide temporary housing for residents transitioning between leases or workers living in Kansas City temporarily for a job or project. Short-term rentals can also be advertised through third-party hosts such as AirBnb or VRBO to tourists or visitors to the Kansas City metropolitan area. In the case of tourists, visitors, or temporary workers, a short-term rental can bring in outside money into the community, both through rent and additional money that the guests will spend at local businesses. When operated in a professional and community-oriented manner, short-term rentals can be beneficial to the community.

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

   Even though the applicant has limited the short-term rental to two (2) guests and one (1) vehicle, the applicant must still ensure that noise and light do not affect the surrounding properties, especially the residential properties. The applicant should have a conduct policy in place for guests of the short-term rental. An architectural or natural buffer may need to be constructed or planted in order to keep light from the building and parked vehicles from spilling over into neighboring properties.

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

   It is unlikely that the proposed use will pollute the air, land, or water as the building is pre-existing and there are no proposed expansions of the space or footprint.

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

    There are no irreplaceable natural resources that would be damaged by use of a short-term rental in a pre-existing building in a built-out urban area with no proposed expansion of the building's space or footprint.

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

    The subject property is more compatible to short-term rentals than most residential properties in the area. The apartment is located in a mixed-use building, with a commercial studio on the first floor. Foot and vehicular traffic to the property is already anticipated and expected. Sufficient off-street parking is available, thus preventing additional parking issues in a neighborhood where residential on-street parking is at a premium. There is no manager on site, however, which is contrary to Staff preference.

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

    The applicant has stated that no more than two (2) guests will be allowed to stay at the short-term rental. One (1) off-street parking space is available, which is in compliance with such a residential unit. Furthermore, the unit will not be in constant use, so a vehicle will not always be parked on site. These conditions in total diminish the chance of overcrowding of land or undue concentrations of population.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 30, 2020 via Zoom. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Landscape Buffers
Lights
Noise
Parking
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2020-103, subject to:

1) **Maximum number of guests shall be two (2);**
2) **All parking must be off-street, maximum number of vehicles is one (1);**
3) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4) **The applicant must provide a guest manual indicating how they will maintain the property in a safe and sanitary manner, including all questions in the "Attachments" section;**
5) **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6) **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance:**
   a) **Phone number: (913) 246-5133**
   b) **Online tips webpage: www.hostcompliance.com/tips;**
7) **A point of contact from the management company must be available 24 hours a day, and the applicant must provide contact information for this point(s) of contact to nearby neighbors;**
8) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
9) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
10) **A building permit is required for a change of occupancy. Please contact the Building Inspection Department to begin that process;**
11) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
12) **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and**
13) **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges**

that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP-2020-103** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Photos of Property Provided by Staff, Dated November 21, 2020
Site Plan Provided by the Applicant
Floor Plan Submitted by the Applicant
Additional Short-Term Rental Questions with Applicant's Responses
Photos of Property Provided by the Applicant
Neighborhood Meeting Materials, November 30, 2020

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	December 14, 2020 Approval	January 7, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#SP-2020-103** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to

resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#SP-2020-103,** 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 4:31:23:

SPECIAL USE PERMIT APPLICATION #SP-2020-103 – MEGAN PAINTER WITH CHWC, INC. - SYNOPSIS: Special Use Permit for a Short-Term Rental/AirBNB (above EPIC Clay Studio) at 611 North 6th Street. ***Detailed Outline of Requested Action*:** The applicant, Megan Painter with CHWC, is requesting a Special Use Permit for a short-term rental. The rental unit is one (1) of two (2) apartment units located on the second floor above a commercial space. The commercial space is currently occupied by EPIC Clay Studio. The rental unit has one (1) bedroom and the applicant has stated that up to two (2) guests will be allowed at a time. The applicant has also stated that the short-term rental will be used for visiting "dignitaries". Code Enforcement History: *There are no outstanding Notices of Violation attached to this property.*

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- Megan Painter, applicant, CHWC, Inc.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:34:15: Planning Director Hand stated staff has not received any support or opposition to this application; there are no Notices of Violation on this property. The staff has applied the standard Short-Term Rental/AirBNB conditions to the approval of this application. Staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 4:34:40:

On motion by Mr. Connelly, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **#SP-2020-103:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

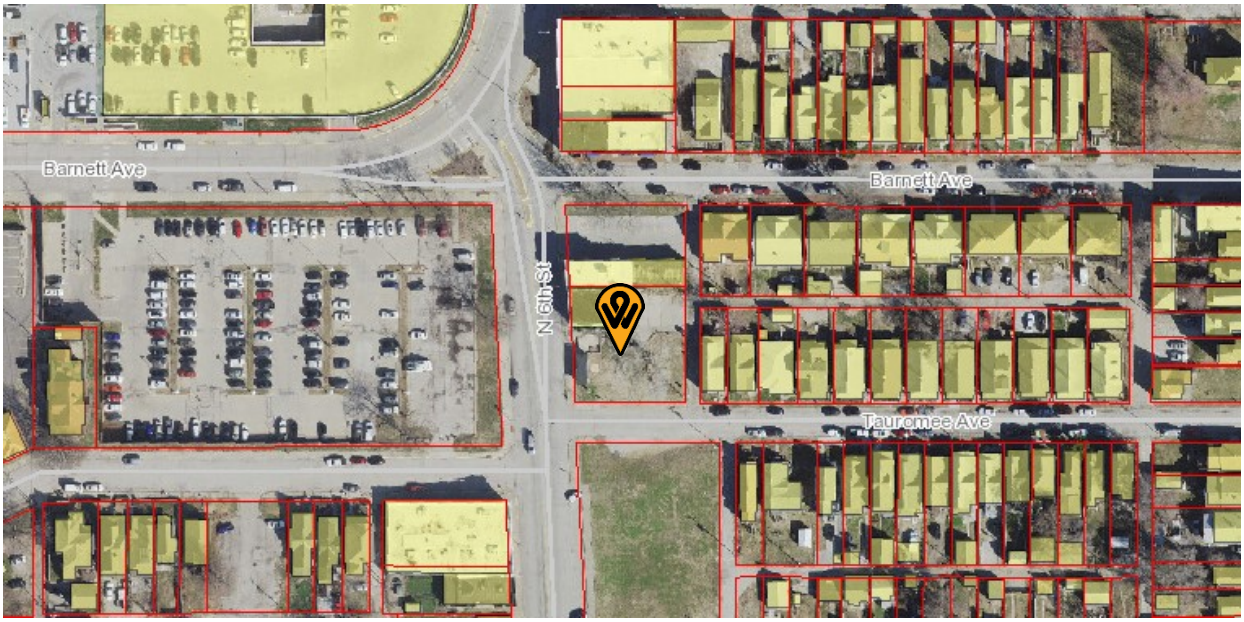
1) **Maximum number of guests shall be two (2);**
2) **All parking must be off-street, maximum number of vehicles is one (1);**
3) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4) **The applicant must provide a guest manual indicating how they will maintain the property in a safe and sanitary manner, including all questions in the "Attachments" section;**
5) **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6) **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance:**
   a) **Phone number: (913) 246-5133**
   b) **Online tips webpage: www.hostcompliance.com/tips;**
7) **A point of contact from the management company must be available 24 hours a day, and the applicant must provide contact information for this point(s) of contact to nearby neighbors;**

8) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
9) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
10) **A building permit is required for a change of occupancy. Please contact the Building Inspection Department to begin that process;**
11) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
12) **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and**
13) **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.**

LAND USE MAP

Legend
Downtown Mixed-Use
Neighborhood Mixed-Use
Urban Residential
Neighborhood Residential
Civic
Open Space
Catalyst Block
Gateway/Enhanced Intersection
Enhanced Streetscape
Heritage Trail
Highway/Expressway
Balanced (Arterial)
Pedestrian (Local)
Transit Corridor
Quindaro
Jersey Creek
Central
City Park
Central
Central
Quindaro
Jersey Creek
Quindaro
Jersey Creek
Fairfax
Kaw Point
Kaw Point
Fairfax
Downtown KCMO
West Bottoms
18TH
17TH
16TH
14TH
13TH
12TH
11TH
10TH
9TH
8TH
7TH
6TH
5TH
4TH
OAKLAND
EVERETT
WASHINGTON
NEBRASKA
STATE
MINNESOTA
ARMSTRONG
SANDUSKY
TAUROMEE
BARNETT
ANN
THOMPSON
N
Not to scale

AERIAL MAP



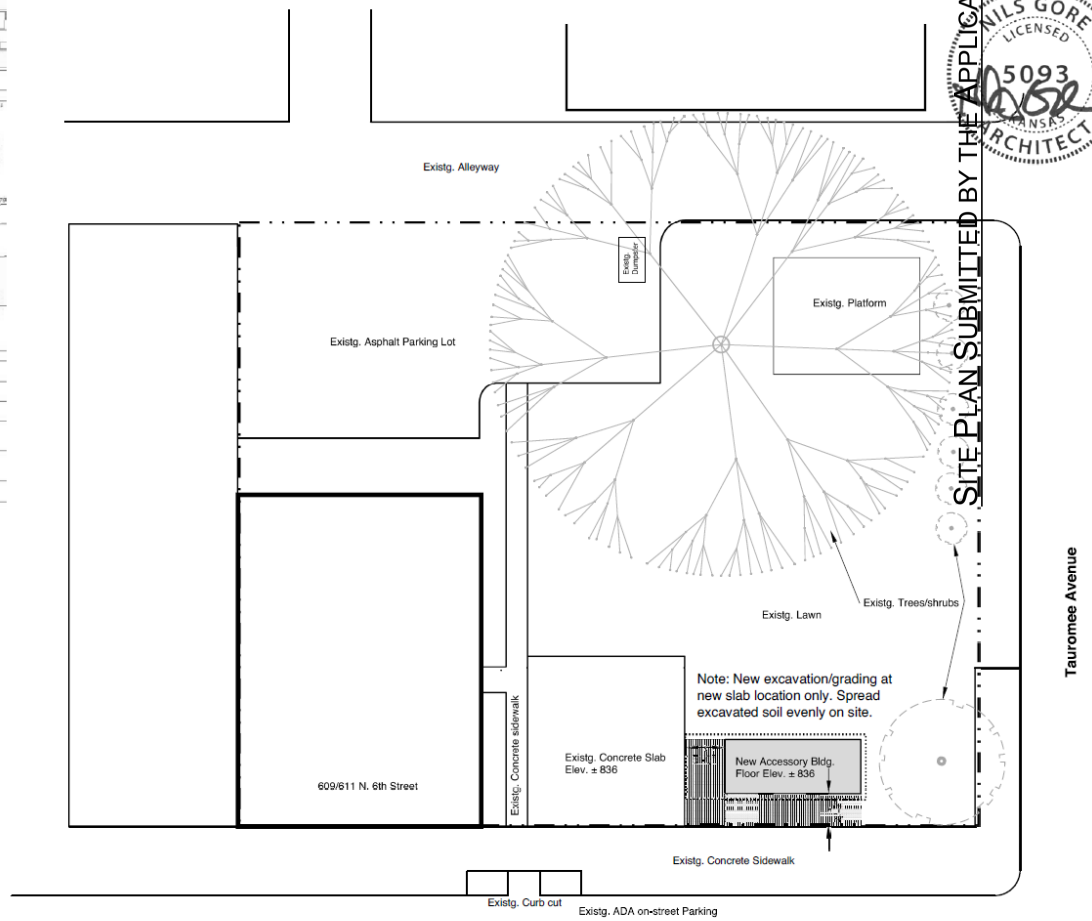
ZONING MAP

PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED NOVEMBER 21, 2020

PARCEL INFORMATION
Parcel: 117722
KUPN: 062100201601300001
Tax Unit: 700
Volume: 02
TD: 1S
Book: 2A
Reference: 2213
Map: 043

PROPERTY DESCRIPTION
Property Address:
601 N 6TH ST KANSAS CITY KS 66101
609 N 6TH ST KANSAS CITY KS 66101
609 H N 6TH ST KANSAS CITY KS 66101
611 N 6TH ST KANSAS CITY KS 66101
611 H N 6TH ST KANSAS CITY KS 66101
Subdivision: FOWLERS 2ND ADD
Description: L20 TO L23 & VAC 6TH ST ADJ
Book Page: 4582-0285

2/01 Parcel Map
Not to scale.



1/01 Site Plan
Scale: 1/16" : 1'-0"

SITE PLAN SUBMITTED BY THE APPLICANT

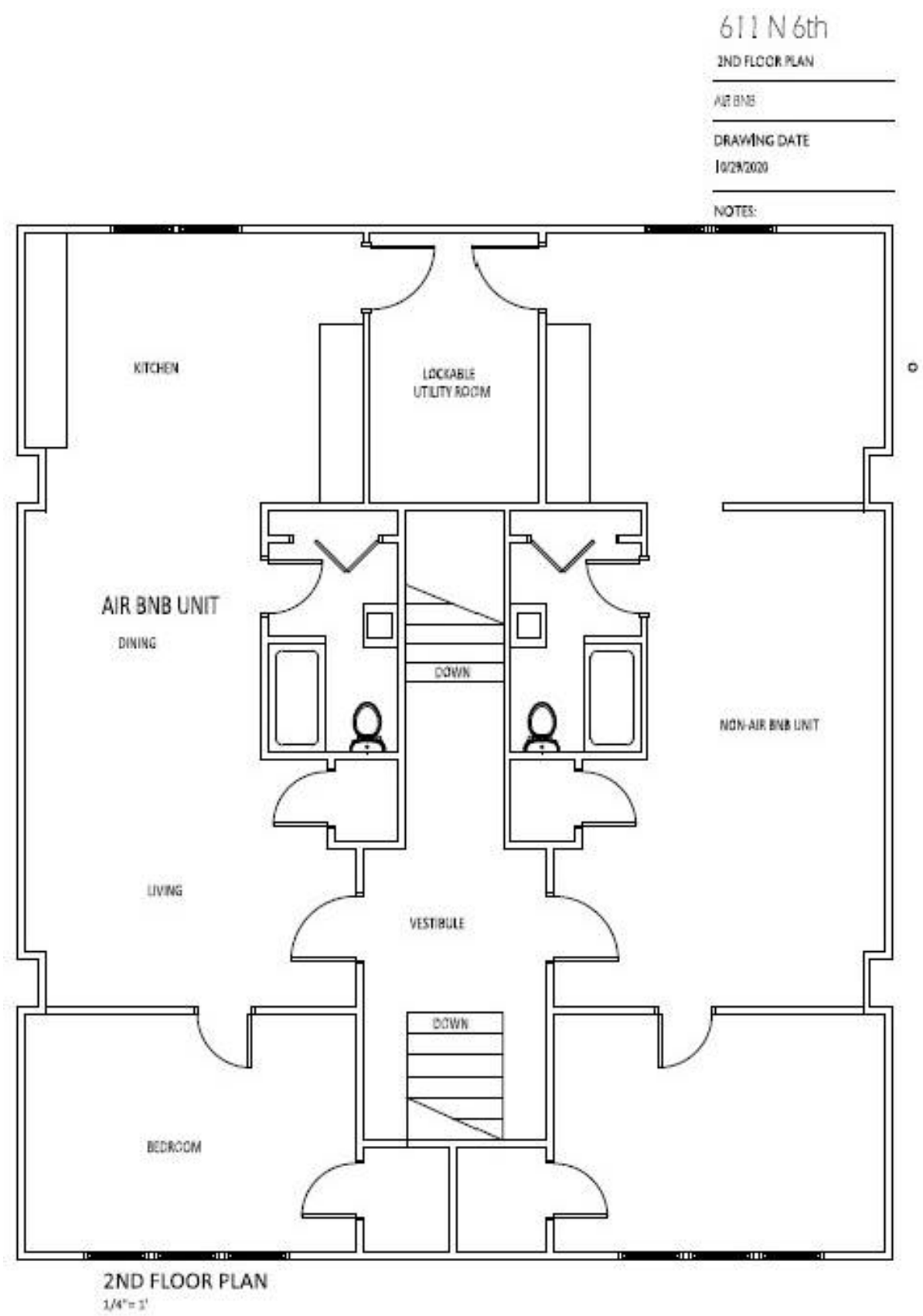
NILS GORE LICENSED 5093 KANSAS ARCHITECT

Gore Studio Arch509
Spring18 · KU Arc/D
Drawn by: Nils Gore, Architect

Epic Park Arts Incubator
Site Plan

created
05.17.18
revised
09.18.18

01


611 N 6th
2ND FLOOR PLAN
AIR BNB
DRAWING DATE
10/29/2020
NOTES:
KITCHEN
LOCKABLE
UTILITY ROOM
AIR BNB UNIT
DINING
DOWN
NON-AIR BNB UNIT
LIVING
VESTIBULE
DOWN
BEDROOM
2ND FLOOR PLAN
1/4" = 1'

CHWC Application for AirBnb at 611 North 6th

Short-Term Rental Special Use Permit Questions

1. How will you communicate with the neighbors?
   A. We will generally not need to communicate with neighbors.
   B. We will provide information to 4 closest neighbors about how to contact us if undesired activities are taking place.

2. How will you pay appropriate lodging taxes?
   A. According to KS Dept of Revenue, lodging/transient guest taxes are not applicable to airbnbs with less than 3 bedrooms.

3. How many rooms are rented?
   A. The entire apartment, containing 1 bedroom, will be rented.

4. What is the maximum number of people that will be staying at any one time?
   A. 2.

5. What is the maximum number of vehicles and where will they park?
   A. 1- Off street parking spots available behind building.

6. How often are guests in the residence?
   A. Unknown. Our guests will be visiting "dignitaries". People looking to learn from KCK community development or who are considering investing in KCK.

7. Do you have a rental license from the Unified Government?
   A. We will renew our rental license and pass rental inspection.

8. Provide a detailed description of the areas rented for AirBNB.
   A. 2nd floor apartment with kitchen, dining, living, bathroom and front bedroom. Apartment is accessed through a shared/secured entrance and has its own secure entry off the hall.

9. Describe how you will maintain a safe environment including:
   A. Working smoke detectors in each bedroom plus each level of the unit/house:
      i. These are in place.
   B. GFCI outlets re required in bathrooms
      i. These are required to pass rental inspection.
   C. Double keyed locks are prohibited.
      i. We will have keypad with entry code not double keyed locks.
   D. Copper cannot be used for gas supply lines.
      i. There is no gas supplied to the building.
   E. Windows must be operable, not blocked or boarded.
      i. This is also a requirement to pass rental inspection.

9. Describe how you will maintain a safe environment including (cont.):
    F. Handrails are required at sets of 4 or more stairs/risers.
        i. These are in place.
    G. Hot water tank and furnace must be vented properly and operational.
        i. All MEP was installed by professional and will have passed inspection.
    H. Electric panel and circuits must be safe.
        i. Electric panel has passed inspection.

PHOTOS OF PROPERTY PROVIDED BY THE APPLICANT

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **SP-2020-104**

GENERAL INFORMATION

Applicant:
Brian Curtin

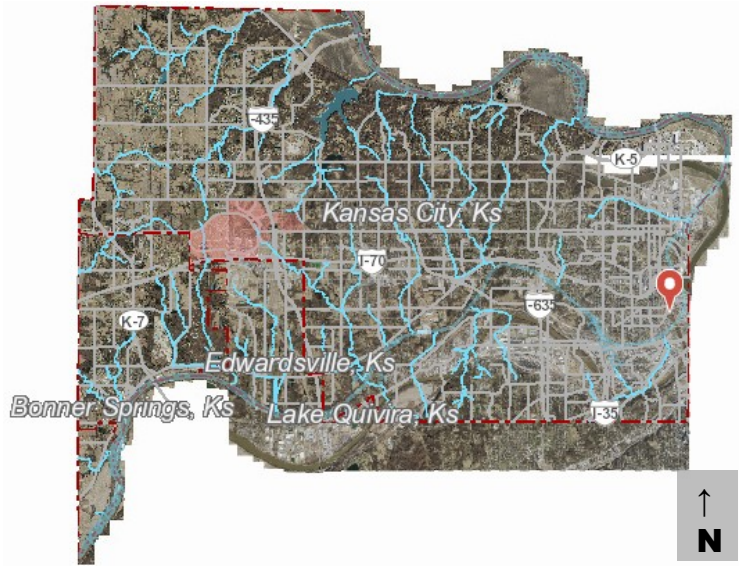
Status of Applicant:
Representative
National Beef
100 Osage Avnue
Kansas City, Kansas 66105

Requested Action:
Approval of a Special Use Permit.

Date of Application:
October 28, 2020

Purpose:
Special Use Permit for a temporary office trailer.

Property Location:
100 Osage Avenue,
Kansas City, Kansas 66105



Commission District:	District Commissioner:	Brian McKiernan, District 2
	Commissioner At Large:	Tom Burroughs, At-Large District 2
Existing Zoning:	M-2 General Industrial District; M-3 Heavy Industrial District	
Adjacent Zoning:	**North:**	M-3 Heavy Industrial District
	South:	M-3 Heavy Industrial District
	East:	M-3 Heavy Industrial District
	West:	M-2 General Industrial District
Adjacent Uses:	**North:**	Industrial business
	South:	Industrial business
	East:	Industrial business
	West:	Industrial business
Total Tract Size:	8.58 Acres	
Master Area Plan:	Armourdale Master Plan Area	
Master Plan Designation:	The Armourdale Master Plan designates the property as Heavy Industrial and Light Industrial.	
Major Street Plan:	The Major Street Plan classifies Osage Avenue as a Local/Neighborhood Street.	
Required Parking:	Section 27-469(e) requires parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the director of planning. In no case, however, shall less than one space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the director of planning. Where questions arise concerning increments over 50,000 square feet, the unified government board of commissioners shall make the final determination upon recommendation of the planning commission. Commercial uses shall provide parking as would be required in the C-3 district. Section 27-470(e) requires paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises.	

	The ratio will vary among occupants and will be determined by the director of planning. In no case, however, shall less than one space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the director of planning. Where questions arise concerning increments over 50,000 square feet, the unified government board of commissioners shall make the final determination upon recommendation of the planning commission. Commercial uses shall provide parking as would be required in the C-3 district.
Advertisement:	The Wyandotte Echo – November 19, 2020 Letters to Property Owners – November 18, 2020 and December 31, 2020
Public Hearings:	December 14, 2020 and January 7, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brian Curtin with National Beef, is requesting a Special Use Permit for an office trailer or ground level office (GLO) in the parking lot of 100 Osage Avenue. An allowed Special Use Permit would be retroactive, as the applicant has already established the office trailer in the north parking lot of the subject property. The trailer is being utilized as a pre-screening and temperature-taking facility for employees prior to entering the plant. This pre-screening facility is part of the applicant's response to the COVID-19 pandemic.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to this property.

FACTORS TO BE CONSIDERED

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

   The subject property is located in an area of Armourdale that consists almost exclusively of industrial and heavy commercial businesses. The parcel itself is

8.58 acres and has a large parking lot surrounding the primary building. The facility can be accessed from Shawnee Avenue to the north and from Osage Avenue to the south.

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

   All the surrounding properties are zoned industrial. M-2 General Industrial District and M-3 Heavy Industrial District regulations anticipate accessory uses such as parking and loading areas, storage facilities, a gatehouse, and employee recreation areas. Although an office trailer is different from all the previously mentioned accessory uses, the footprint, impact, and foot traffic is likely similar with such uses.

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

   The subject property has a large parking lot and should have enough space for an office trailer, queuing area, and modified drive aisles. The location of the office trailer will also give it distance from neighboring properties and should prevent traffic from spilling out into the public right-of-way. A scaled site plan will need to be provided, however, in order to confirm proper access, circulation, and setbacks.

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

   The property is currently occupied by National Beef.

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

   Special Use Permits are not addressed in the Armourdale Master Plan or the City-Wide Master Plan. The office trailer is proposed to be used for taking temperatures of employees and visitors before they enter the facility. Therefore, the proposed use is supportive of the primary use of the property and supportive of the Light Industrial and Heavy Industrial land use designations.

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

   Although taking temperatures may slow down the flow of persons entering the building, the presence of an office trailer is not expected to increase vehicular traffic. The applicant should provide a site and parking plan to demonstrate how vehicular flow and parking will be maintained while the trailer and queues are in place.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   During the COVID-19 pandemic, having a separate place to take temperatures of employees and visitors before they enter the building is off great importance to the public and economic health. This special use permit will allow an office trailer to serve as such a temperature check facility.

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

   There is no anticipated noise, vibration, or dust, or illumination normally associated with such use that would create problems for near-by property. The only potential noise would come from a genitor and the size of generator needed to power an office trailer is no big enough to create excessive noise to the extent that is causes problems for nearby industrial properties.

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

   It is unlikely that a temporary office trailer in a parking lot will pollute the air, land, or water.

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

    It is unlikely that a temporary office trailer in a parking lot will damage or destroy an irreplaceable natural resource because it is located on an existing lot in a built-out industrial area.

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

    Temperatures checks are one of several steps that a business can take to protect the health of its employees and visitors, especially during the COVID-19 pandemic. The relative gain to the public health, safety, and welfare far exceeds any potential hardship that may imposed on the individual landowner or landowners.

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

    Staff's only concern related to overcrowding or undue concentrations of population is how the presence of the trailer and the temperature checks will affect traffic in the parking lot and on Shawnee Avenue. The applicant must provide a site/parking plan that demonstrates the location of the proposed trailer office, designated queuing for vehicles and/or pedestrians, and any changes in

the number of parking spaces or location of the drive aisles due to the presence of the trailer and queuing areas.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on December 4, 2020 in person, via Zoom. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the “Attachments” section of this report).

KEY ISSUES

Access
Parking
Permits
Social Distancing
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2020-104 for two (2) years, subject to:

1) **The office trailer must match the color and material of the primary structure;**
2) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
3) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
4) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
5) **Any signage must comply with the sign code and be permitted through the Department of Planning and Urban Design;**
6) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
7) **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and**

approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

8) **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and**
9) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP-2020-104** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Site Plan Submitted by the Applicant
Photos of Property Submitted by the Applicant
Photos of Property Provided by Staff, Dated November 21, 2020
Neighborhood Meeting Materials, December 4, 2020

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	December 14, 2020 Approval	January 7, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#SP-2020-104** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#SP-2020-104,** 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 4:35:25:

SPECIAL USE PERMIT APPLICATION #SP-2020-104 – BRIAN CURTIN WITH NATIONAL BEEF - SYNOPSIS: Special Use Permit for a temporary trailer to take employee temperatures during inclement weather (COVID) at 100 Osage Avenue. **Detailed Outline of Requested Action:** The applicant, Brian Curtin with National Beef, is requesting a Special Use Permit for an office trailer or ground level office (GLO) in the parking lot of 100 Osage Avenue. An allowed Special Use Permit would be retroactive, as the applicant has already established the office trailer in the north parking lot of the subject property. The trailer is being utilized as a pre-screening and temperature-taking facility for employees prior to entering the plant. This pre-screening facility is part of the applicant's response to the COVID-19 pandemic. Code Enforcement History: There are no outstanding Notices of Violation attached to this property.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- Brian Curtin, applicant, 100 Osage Avenue, Kansas City, Kansas 66105

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:38:02: Planning Director Hand stated this is a retroactive approval. The trailer is there now; the Unified Government allowed them to place this trailer on the property due to the extenuating circumstances surrounding the response to COVID-19. He further stated that staff has placed conditions on the approval such as matching the color of the trailer to the primary building, ADA parking is still in place, etc. Staff recommends approval for two (2) years with the conditions in the staff report. The staff does not expect them to request renewal of the Special Use Permit.

Motion and Vote starts at 4:40:25:

On motion by Mr. Mohler, seconded by Ms. Huey, the Planning Commission voted as follows to **recommend APPROVAL of** Special Use Permit **#SP-2020-104 for two (2) years:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

1) **The office trailer must match the color and material of the primary structure;**
2) **Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
3) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
4) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**

5) **Any signage must comply with the sign code and be permitted through the Department of Planning and Urban Design;**
6) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
7) **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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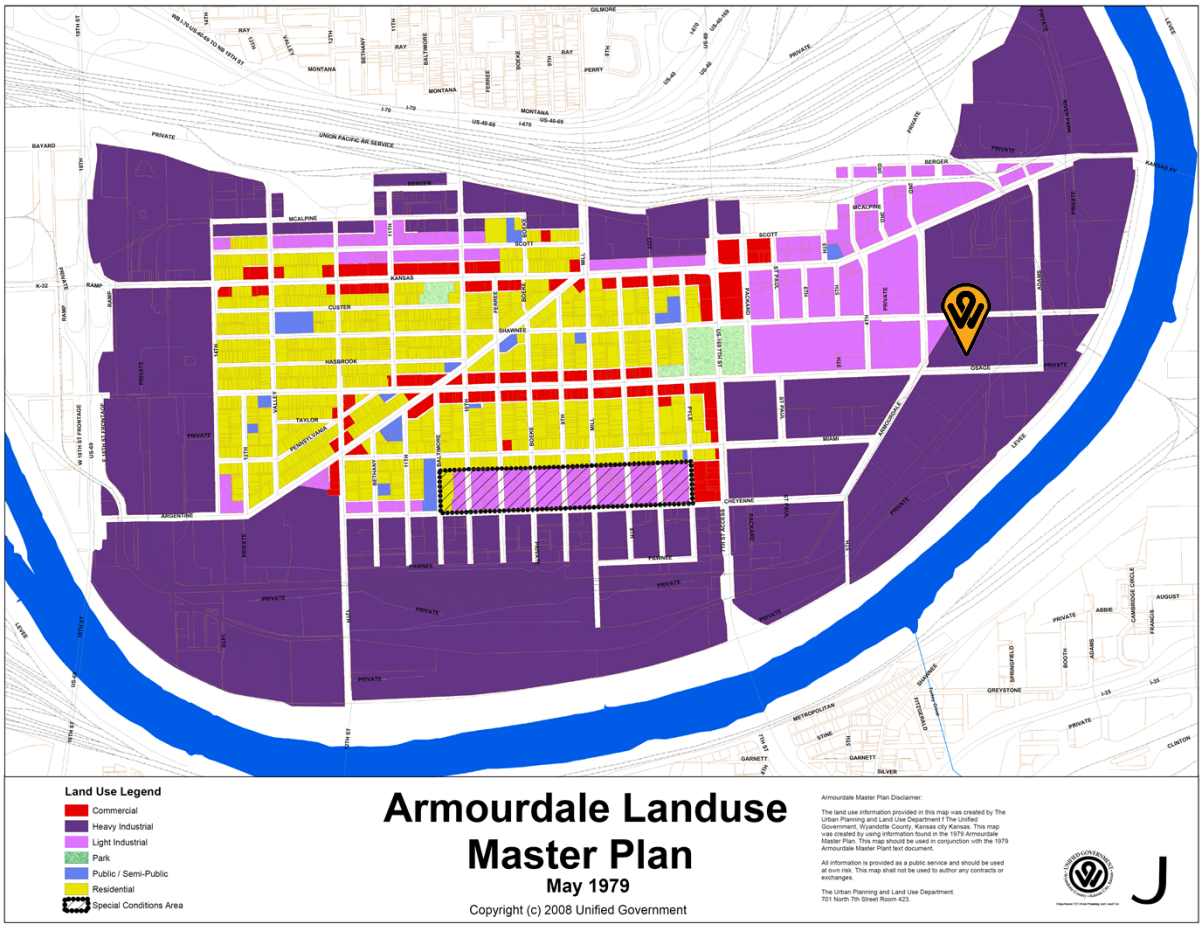
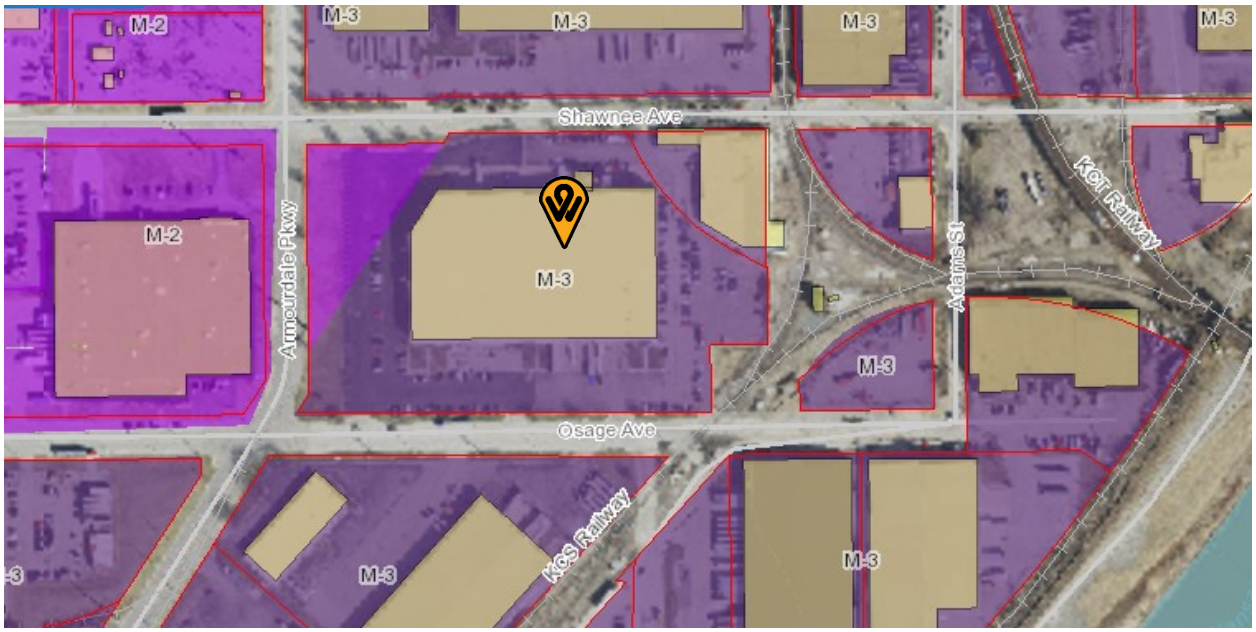
9) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

LAND USE MAP


Land Use Legend
Commercial
Heavy Industrial
Light Industrial
Park
Public / Semi-Public
Residential
Special Conditions Area
Armourdale Landuse Master Plan
May 1979
Copyright (c) 2008 Unified Government
Armourdale Master Plan Disclaimer:
The land use information provided in this map was created by The Urban Planning and Land Use Department f The Unified Government, Wyandotte County, Kansas city Kansas. This map was created by using information found in the 1979 Armourdale Master Plan. This map should be used in conjunction with the 1979 Armourdale Master Plant text document.
All information is provided as a public service and should be used at ownn risk. This map shall not be used to author any contracts or exchanges.
The Urban Planning and Land Use Department.
701 North 7th Street Room 423.
J

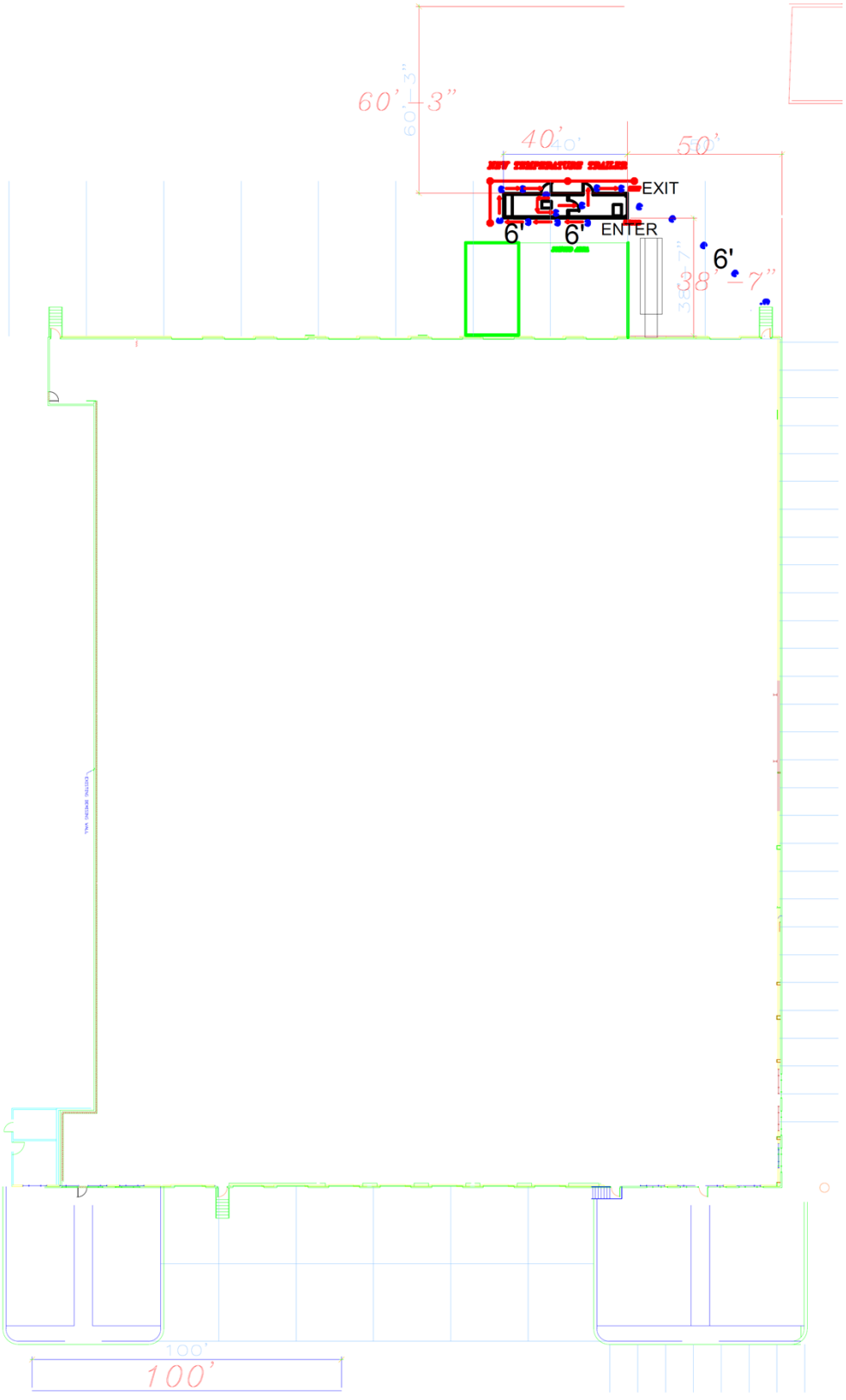
AERIAL MAP

ZONING MAP

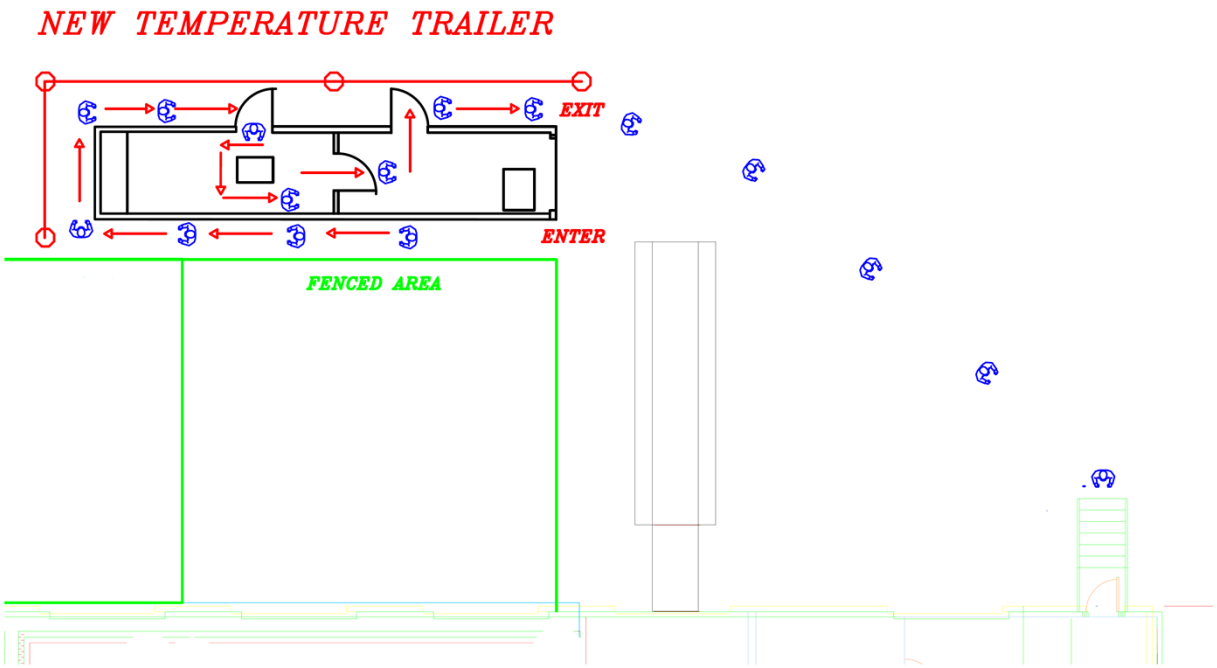


SITE PLAN SUBMITTED BY THE APPLICANT

Full site plan provided by the applicant.



Close up of trailer office and social distancing plan provided by the applicant.



PHOTOS OF THE PROPERTY SUBMITTED BY THE APPLICANT

Applicant: *The placement of the trailer as shown below in yellow. It is located on the north end of the property and is occupying 4 parking spots, it will not affect public right-of-way.*

Applicant: *Located to the west of the main employee entrance, the office will be utilized through the cold winter months and hot summer months to take temperatures in a controlled environment that will allow proper social distancing. Mask distribution will also occur at the trailer prior to entry into the building.*

PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED NOVEMBER 21, 2020

From: Brian Curtin <brian.curtin@nationalbeef.com>
Sent: Friday, December 4, 2020 6:56 PM
To: Parker, Janet <jparker@wycokck.org>
Subject: SP-2020-104 Community Meeting Minutes

Meeting was held via Zoom and began at 6:28pm CST and concluded 6:50pm CST.

No questions were asked regarding the Special Use Permit.

Attendance:
Brian Curtin – National Beef
Steven Hicks – National Beef
No other attendees.

Thank you,

Brian Curtin
National Beef
100 Osage Ave.
Kansas City, KS 66105
O: 913-233-3001

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Vacation Petition #S-2020-12**

GENERAL INFORMATION

Applicant:
Charles J. LaMothe

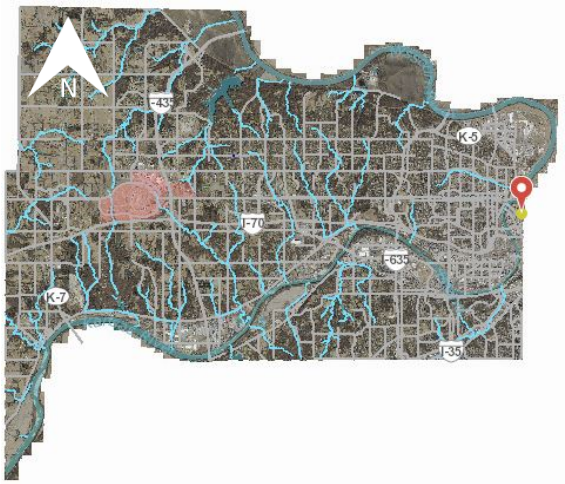
Status of Applicant:
Representative
MWT Bulk Services LLC
1851 Woodswether Road

Requested Action:
Approval to vacate a portion of a street.

Date of Application:
September 25, 2020

Purpose:
The applicant is requesting the vacation of a public road to allow the road to become private access for the existing properties.

Property Location:
1 Woodswether Road
Kansas City, Kansas 66118



Commission Districts:	Commissioner At Large: Tom Burroughs (District #2) District Commissioner: Brian McKiernan (District #2)	
Existing Zoning:	M-3 Heavy Industrial District	
Adjacent Zoning:	**North:**	M-3 Heavy Industrial District
	South:	M-3 Heavy Industrial District
	East:	The State of Missouri
	West:	M-3 Heavy Industrial District
Adjacent Uses:	**North:**	Heavy Industrial
	South:	Heavy Industrial
	East:	Heavy Industrial
	West:	Heavy Industrial

Neighborhood Characteristics: The neighborhood is industrial in nature.

Total Tract Size:	1.27 Acres
Master Plan Area:	The area is outside the boundaries of an Area Plan.
Master Plan Designation:	The City-Wide Master Plan designates this area as Employment.
Major Street Plan:	The Major Street Plan classifies Woodswether Road as a Local Street.
Advertisement:	Wyandotte Echo – October 15, 2020 Letters to Property Owners – October 15, 2020, November 3, 2020 and December 31, 2020
Public Hearings:	December 14, 2020 and January 7, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant is requesting the vacation of a public street to allow the road to become private access for the existing properties. The applicant states that because the street is a gravel road that dead ends underneath overhead interstate I-70 Lewis & Clark Viaduct Bridge the street is not likely to be needed as a public street. They are requesting that the street be vacated and be dedicated as a private access easement between two (2) properties in lieu of a public street.

MWT Bulk Services, LLC, intends to construct a durable heavy-duty concrete private access for semi-truck traffic coming onto their site. Long-term plans for the lot is container storage with a 5,000 square foot office and warehouse storage building.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.

Code Enforcement History: There have been no Notices of Violation on this property.

FACTORS TO BE CONSIDERED

1. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

   The area is industrial in nature. The applicant is requesting a vacation of a gravel public street that dead ends so that it may be used and maintained as a private easement between the neighboring property owners. Future development of the land will not cause danger to the public because it is a district that is zoned for heavy industrial use.

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

   a. ***Water service***

      Available.

   b. ***Sanitary sewer service***

      Available.

   c. ***Storm water control***

      Available.

   d. ***Police***

      Police service provided by the East Patrol, District #115.

   e. ***Fire***

      Fire service provided by Station #3.

   f. ***Transit***

      KCATA does provide transit on nearby I-70, which is above the property, but is not accessible from the site.

g. Schools

Public education is provided by Kansas City, Kansas USD 500.

3. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

The portion of the street proposed to be vacated serves no function to traffic. It does not lead anywhere, nor would vacating it cause any traffic issues.

4. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

The applicant has requested this vacation so that it may be used and maintained as a private easement. There is no construction proposed at this time.

5. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

This is not applicable because the area is a heavy industrial district.

6. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

This is not applicable because the area is a built-out area in a heavy industrial district.

7. Vacation will not create utility conflicts.

The proposed vacation will not create utility conflicts.

KEY ISSUES

The project is in both Kansas and Missouri.
Public Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Street Vacation Application #S-2020-12, subject to:

1) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Vacation Petition **#S-2020-12** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Zoning Map
Land Use Map
Aerial Map
Site Plans
Photographs Provided by Applicant
Photograph Provided by Staff, Dated October 14, 2020

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	December 14, 2020	January 7, 2021
Vacation	Approval	

STAFF CONTACT: **Shana Shanteau**
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#S-2020-12** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#S-2020-12**, as they are 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 4:41:35:

STREET VACATION APPLICATION #S-2020-12 – CHARLES J. LAMOTHE WITH MWT BULK SERVICES LLC - SYNOPSIS: Vacation of a street at 1 and 1R Woodswether Road. ***Detailed Outline of Requested Action*:** The applicant is requesting the vacation of a public street to allow the road to become private access for the existing properties. The applicant states that because the street is a gravel road that dead ends underneath overhead interstate I-70 Lewis & Clark Viaduct Bridge the street is not likely to be needed as a public street. They are requesting that the street be vacated and be dedicated as a private access easement between two (2) properties in lieu of a public street. MWT Bulk Services, LLC, intends to construct a durable heavy-duty concrete private access for semi-truck traffic coming onto their site. Long-term plans for the lot is container storage with a 5,000 square foot office and warehouse storage building. Code Enforcement History: There have been no Notices of Violation on this property.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- Charles J. LaMothe, applicant, MWT Bulk Services, LLC, 1700 North Universal, Kansas City, Missouri

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:44:36: Planning Director Hand stated that this road dead-ends at the Viaduct and is unimproved. Staff has included standard conditions related to vacation applications and recommends approval.

Motion and Vote starts at 4:45:10:

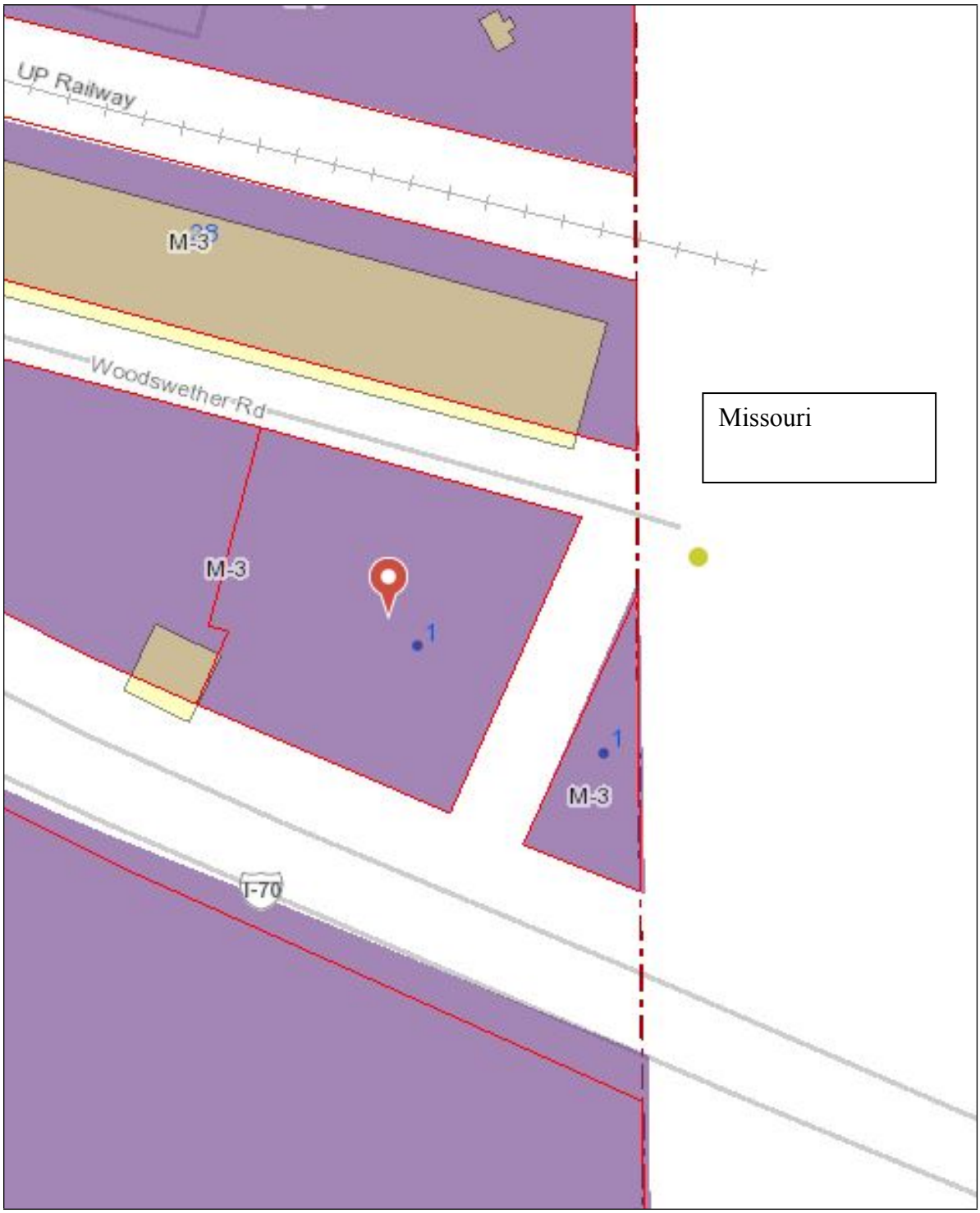
On motion by Mr. Connelly, seconded by Mr. Mohler, the Planning Commission voted as follows to **recommend APPROVAL** of **Street Vacation Application #S-2020-12:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

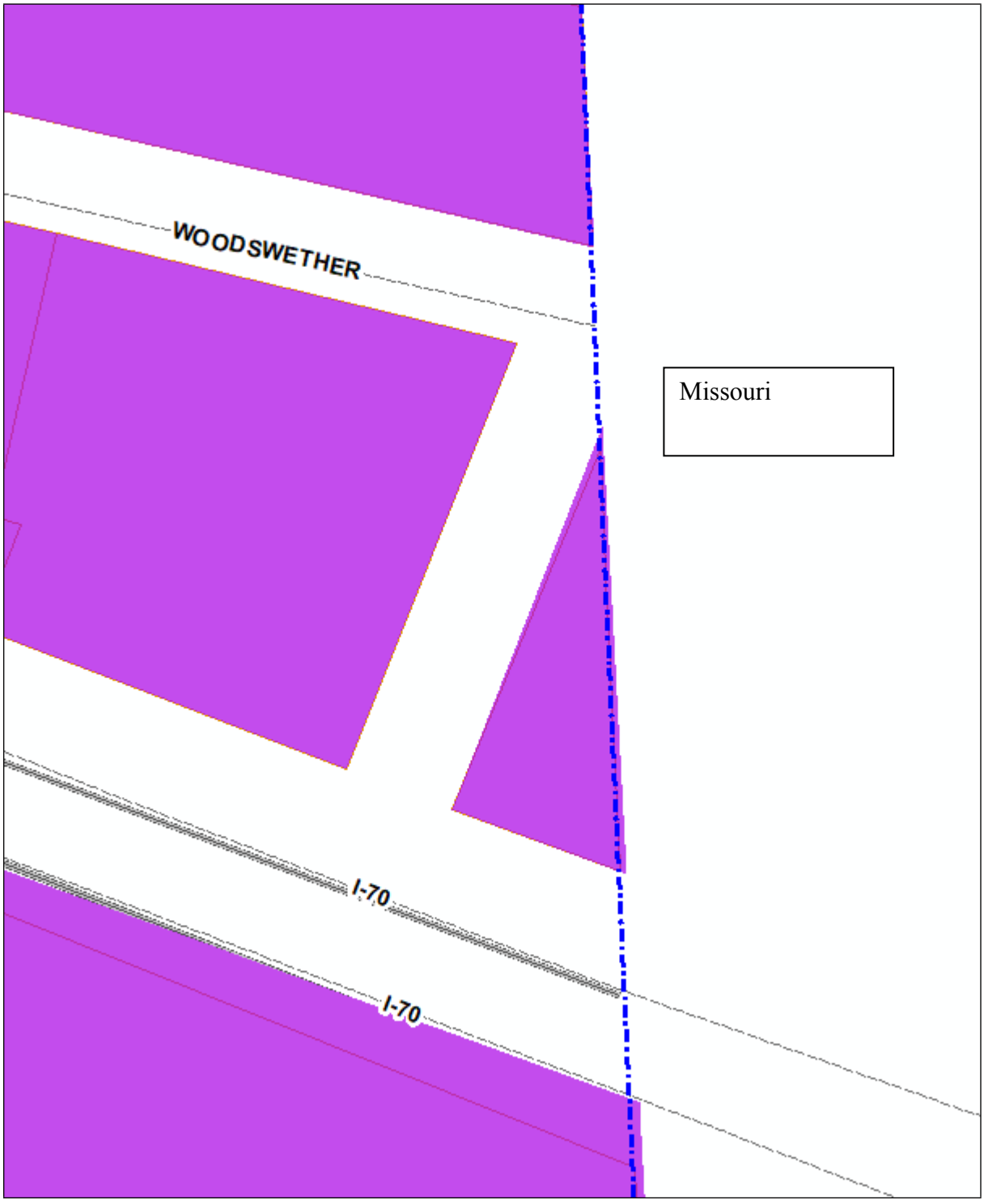
Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

1) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

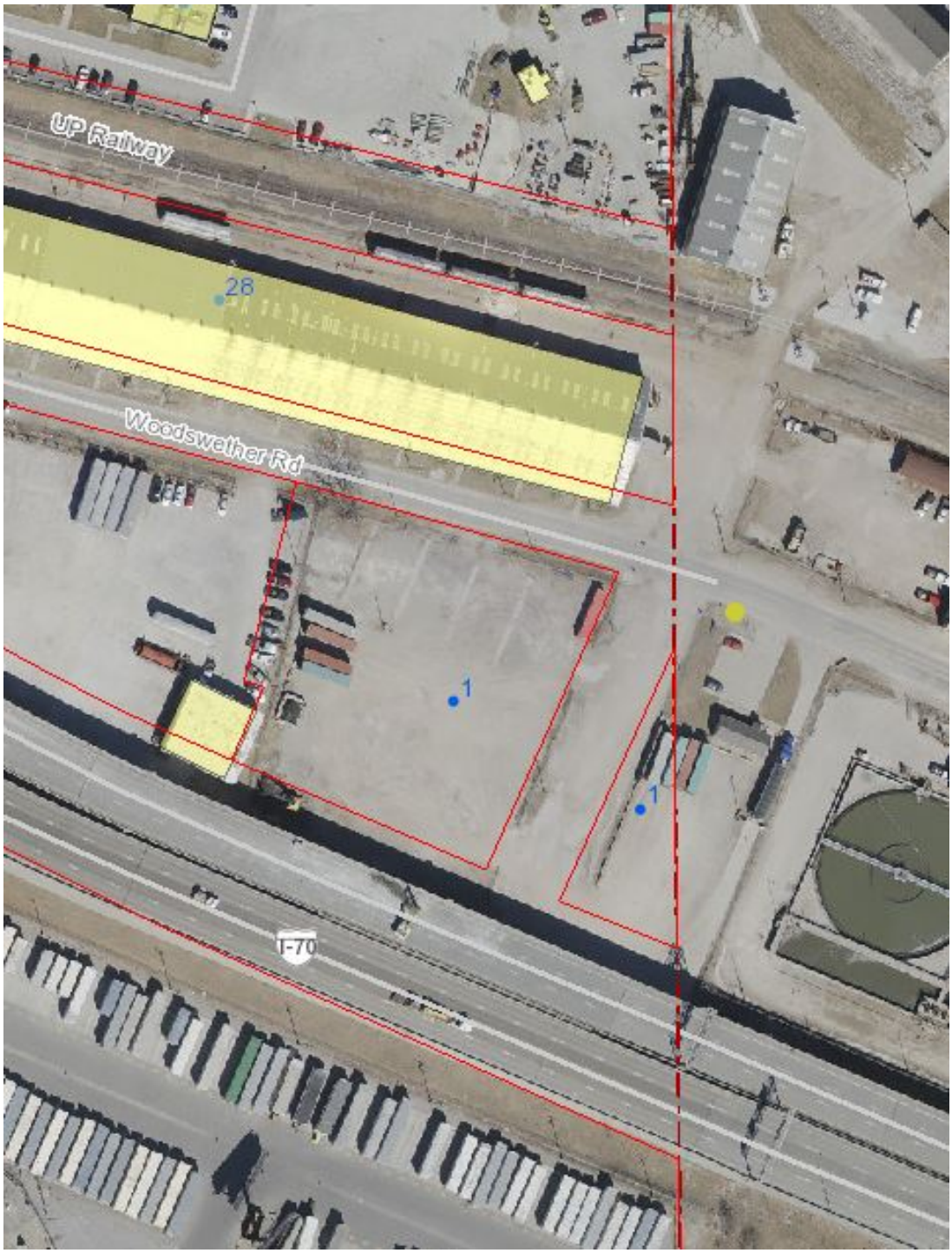
Zoning Map:



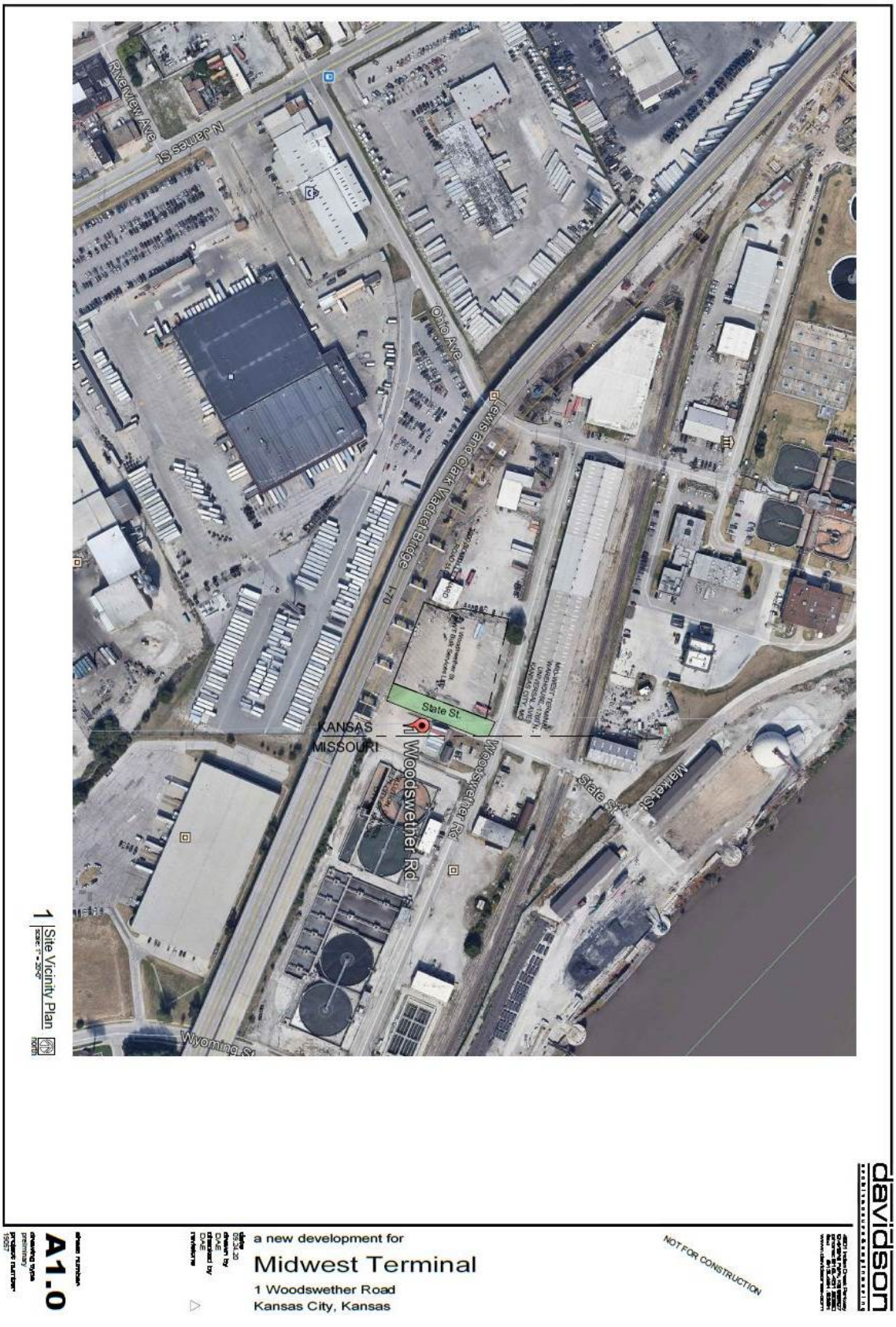
Land Use Map:



Aerial Map:



Site Plans:


Riverview Ave
N. James St
Ohio Ave
Lewis and Clark Viaduct Bridge
I-70
State St.
KANSAS
MISSOURI
Woodswether Rd
Woodswether Ry
State St.
Market St.
Wyoming St
1 Site Vicinity Plan
scale: 1" = 200'
A1.0
a new development for
Midwest Terminal
1 Woodswether Road
Kansas City, Kansas
NOT FOR CONSTRUCTION
davidson

DESCRIPTION: (Commitment File No. 1208542)

As of Lots 1, 2, 3, 4 and 5, and all that part of Lots 25, 26, 27, 28 and 29 lying Northerly of a line 60.00 feet Southerly of and parallel with the Northerly line of said Lot 29, all in Block 14 in WOODSWETHER INDUSTRIAL DISTRICT, a subdivision of land in the Southeast Quarter of Section 15, Township 11, Range 25, in the City of Kansas City, Wyandotte County, Kansas, more particularly described as follows: Beginning at the Northwest corner of said Lot 5; thence North 20°55'35" East, 60.71 feet; thence North 05°38'37" West, 45.34 feet; thence North 12°50'21" East, 190.00 feet to the Northeast corner of said Lot 1; thence South 77°09'39" East, 60.00 feet; thence South 20°55'51" West, 257.40 feet to the Southeast corner of said Lot 29; thence North 69°45'08" West, 60.22 feet to the point of beginning, containing 32,226.75 square feet or 0.7399 acres, more or less.

EXCEPTIONS: (Commitment File No. 1208542)

General Exceptions:

1. Rights or claims of parties in possession not shown by the Public Records. (Exception a.) (Not otherwise shown hereon.)
2. Easements or claims of easements, not shown by the Public Records. (Exception b.) (Not otherwise shown hereon.)
3. Any encroachment, encumbrance, violation or adverse circumstance affecting title that would be disclosed by an inspection of the Land. (Exception c.) (Survey information shown hereon.)
4. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Exception d.) (Not otherwise shown hereon.)
5. Taxes or special assessments, if any not shown on existing liens by Public Records. (Exception e.) (Not otherwise shown hereon.)

Additional Exceptions:

6. Tax lien or general taxes for 2020 which are not now due and payable. (Exception a.) (Not otherwise shown hereon.)
7. Liability to levies for general or special taxes certified to the Office of the County Clerk after Policy Date. (Exception b.) (Not otherwise shown hereon.)
8. Railroad rights of way, switch tracks, spur tracks and other switching facilities and all other easements, if any, owned, not of record. (Exception c.)
9. Aerial Easement over the Northerly 57.83 feet of the Southerly 117.83 feet of Lots 25 to 29 inclusive, as set forth in Ordinance No. 42404, filed for record April 1, 1960, in Book 1734 at Page 233, under Document No. 613005. (Exception d.) (Shown hereon.)

NOTES:

1. This information shown hereon is based upon a "Commitment for Title Insurance" prepared by Kansas Secured Title – Wyandotte Escrow, agent of Old Republic National Title Insurance Company, Commitment File No. 1208542 Effective Date: July 29, 2020, 8:00 am.
2. According to FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map, Panel No. 20091C0019G, Effective Date: August 3, 2009, the surveyed premises lie within Zone X & C. Explanation of said Zone X & C are as follows:

   Zone X: Areas between limits of the 100 – year flood and 500 – year flood; or certain areas subject to 100 – year flood with average depths of less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

   Zone C: Areas of minimal flooding.
3. According to the Unified Government of Wyandotte County web-site, the surveyed premises lie within Zone M-3 (Heavy Industrial) Classification for said Zone M-3 are as follows, as cited in Sec. 27-177.3 of the Wyandotte County Planning and Zoning Code:

   Height and Area Standards:

   Height – No minimum or maximum except as may be established by airport approach zones.

   Setbacks, Front, Rear and Side Yards – No minimum setback is set forth herein except setbacks are established in the public interest and reasonable protective or nearby property will be established in the plan review process prior to construction. Many side and rear yard setbacks are established by the fire code relating to the distance between buildings, structures, parking, loading, display and storage areas.

   Parking Standards – Uses in this district require paved off-street parking of a value necessary for the employees, visitors, customers and others who may be on the premises at any one time for the conduct of the principal use. Parking shall be provided in accordance with the City Planning and Zoning Code. Minimum parking requirements for industrial uses are as follows: For the first one hundred (100) square feet of building area, one (1) space for each one hundred (100) square feet. For the next twenty thousand (20,000) square feet, one space for each two hundred (200) square feet. For the next one hundred thousand (100,000) square feet, one space for each four hundred (400) square feet. For the next two hundred thousand (200,000) square feet, one space for each six hundred (600) square feet. For the next five hundred thousand (500,000) square feet, one space for each eight hundred (800) square feet. For buildings larger than fifty thousand (50,000) square feet, the parking required for increments over fifty thousand (50,000) square feet may be reduced by fifty (50) percent. For buildings larger than one hundred thousand (100,000) square feet, the parking required for increments over fifty thousand (50,000) square feet may be reduced by seventy-five (75) percent. For buildings larger than two hundred thousand (200,000) square feet, the parking required for increments over fifty thousand (50,000) square feet may be reduced by eighty (80) percent. Any reduction in parking requirements shall be subject to prior approval by the Planning Commission. Commercial uses may provide parking as above as required in the C-O District.
4. The surveyor is unaware of any proposed changes in street right of way lines. There appears to be adequate access to the surveyed property, as shown hereon, as determined by observed evidence only.

To: MMT Bar Services, LLC; Maryhart M. Hopkins; Kansas Secured Title – Wyandotte Escrow; agent for Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 & 11(a) of Table A thereof. The fieldwork was completed on July 29, 2020. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Kansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 8/19/2020

Gary R. Summers
Kansas Registered Land Surveyor No. LS-831

GARY R. SUMMERS LS-831 KANSAS LAND SURVEYOR

GBA
architects
engineers
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

ALTA / ACSM LAND TITLE SURVEY
LOTS 1 THRU 5, AND PART OF LOTS 16, AND 25 THRU 29, WOODSWETHER INDUSTRIAL DISTRICT, KANSAS CITY, WYANDOTTE COUNTY, KS.

REVISION
08/19/20 – Revised Preparer's Certificate Per Client Request – CC

PROJECT NUMBER: 12053
DATE: 08/28/2020
DESIGNED: TLP
DRAWN: TLP
REVIEWED: G.R.S.
SHEET TITLE:
SHEET NUMBER: 1 of 1

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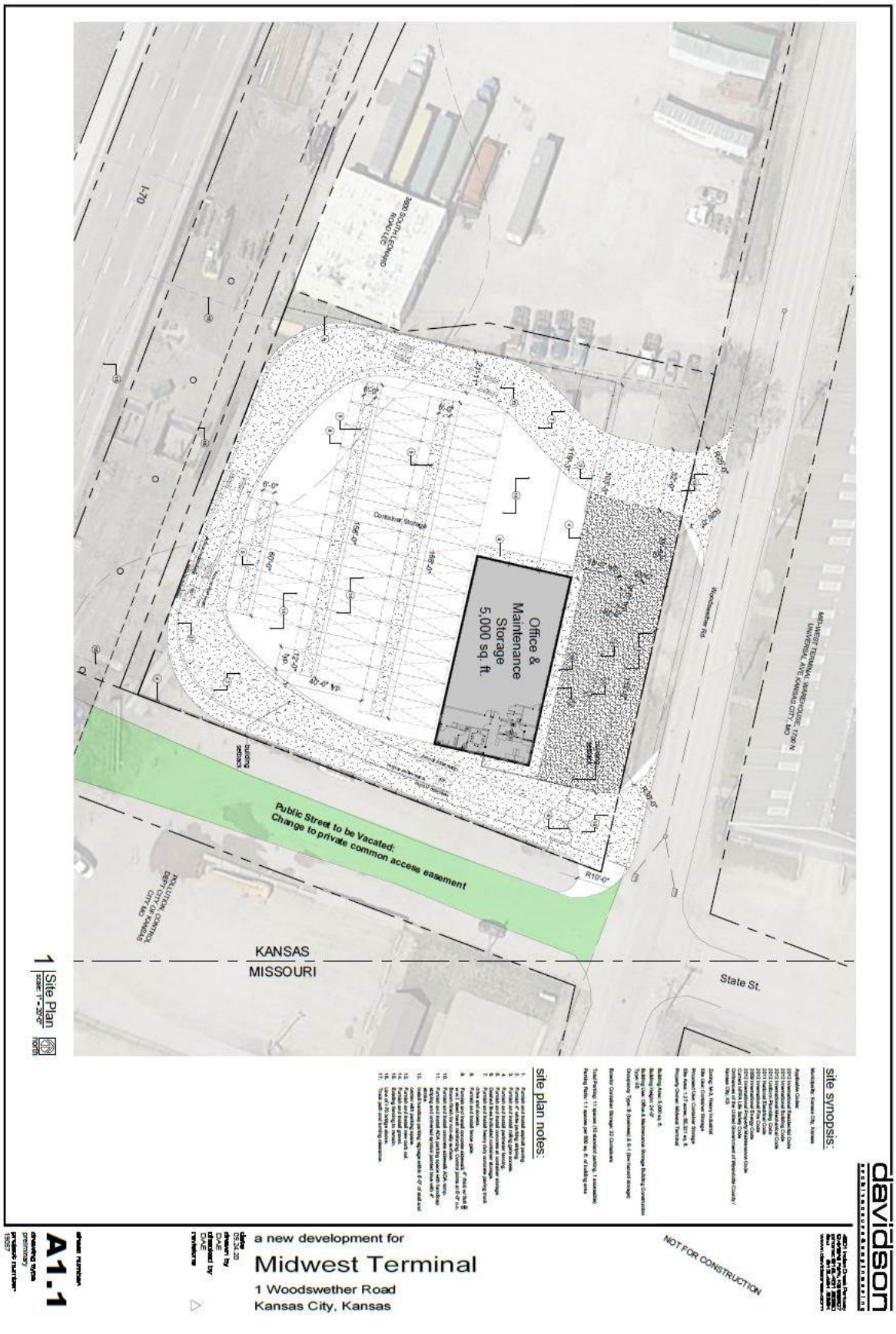


I-70
3600 SOUTH LEONARD ROAD LLC
Container Storage
Office & Maintenance Storage 5,000 sq. ft.
Woodswether Rd.
MID-WEST TERMINAL WAREHOUSE, 1700 N UNIVERSAL AVE, KANSAS CITY, MO
Public Street to be Vacated: Change to private common access easement
POLLUTION CONTROL DEPT CITY OF KANSAS CITY MO
KANSAS
MISSOURI
State St.
1 Site Plan
site synopsis:
site plan notes:
davidson
a new development for
Midwest Terminal
1 Woodswether Road
Kansas City, Kansas
NOT FOR CONSTRUCTION
A1.1

Photographs Provided by Applicant:

4028: Looking South from NE Corner of 1 Woodswether Rd property

4029: Looking South from NE Corner of 1 Woodswether Rd property

4030: Looking East from NE Corner of 1 Woodswether Rd property

4031: Looking directly south down State Street from across Woodswether Rd

4032: Looking south on "State Street"

4033: Looking directly North from termination of "State Street"

4034: Looking directly North from termination of "State Street"

4035: Looking Northwest from termination of "State Street"

4036: Looking Northeast from termination of "State Street"

Photograph Provided by Staff, Dated October 14, 2020:

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Petition #PR-2020-30**

GENERAL INFORMATION

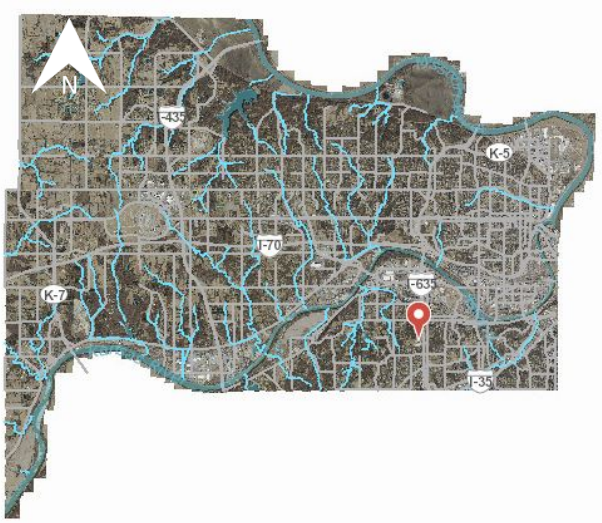
Applicant:
Lance Scott
CFS Engineers
1421 E. 104th Street, Ste 100
Kansas City, Missouri 64131

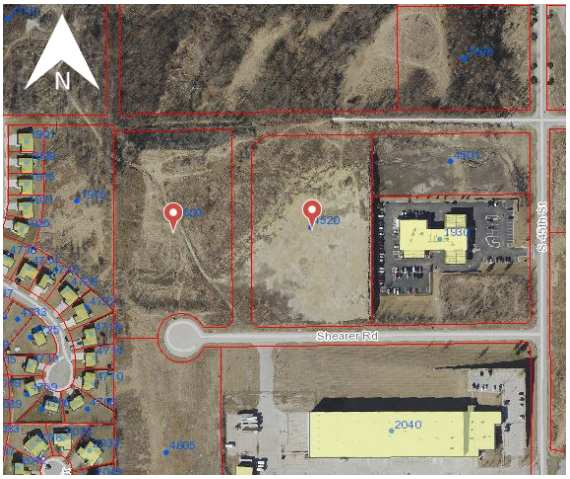
Status of Applicant:
Representative
Precision Cutting & Coring, LLC
3155 Fiberglass Road
Kansas City, Kansas 66115

Requested Action:
The approval of a preliminary and final plan review.

Date of Application:
September 25, 2020

Purpose:
Preliminary and Final Plan Review for three (3) lots to build a warehouse and to vacate a road.





Property Location:	4520 and 4600 Shearer Road Kansas City, Kansas 66106
Commission Districts:	Commissioner At Large: Tom Burroughs (District #2) District Commissioner: Angela Markley (District #6)
Existing Zoning:	MP-2 Planned General Industrial District
Adjacent Zoning:	**North:** R-1 Single Family District **South:** M-2 General Industrial District **East:** MP-2 Planned General District **West:** R-1 Single Family District
Adjacent Uses:	**North:** Undeveloped Land **South:** Electrical Supply Store **East:** Progressive Insurance Office Building **West:** Single Family Homes
Total Tract Size:	10.11 Acres
Master Plan Area:	This property is not within the boundaries of an Area Plan.
Master Plan Designation:	The City-Wide Master Plan designates this area as Business Park.
Major Street Plan:	The Major Street Plan classifies Shearer Road as a Local Street.
Advertisement:	Property Owner Letters – November 18, 2020 and December 31, 2020 Wyandotte Echo – None Required
Public Hearings:	December 14, 2020 and January 7, 2021
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Lance Scott of CFS Engineers, is requesting a preliminary and final plat of Precision Cutting and Coring and a Plan Review. The purpose is to establish three (3) lots for a relocation and expansion of Precision Cutting & Coring business.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709 and Sections 27-1001 – 27-1419

Code Enforcement History: There have been no Notices of Violation issued on this property.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   The neighborhood is both industrial and residential in nature. Shearer Road has office and light industrial uses. There are single family homes to the West, wooded and undeveloped land to the north, and Interstate 635 to the East.

2. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

   The proposed use will increase traffic and parking but should not exceed the capacity of the Local Street.

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

   The proposed use conforms to the Master Plan because the City-Wide Master Plan designates the area as Business Park which allows light industrial uses such as warehouse, distribution, office and limited retail and office. The proposed use is to establish a warehouse and office on the property.

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

   The proposed use is capable of meeting all ordinance requirements.

5. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

   The proposed use may create issues of noise for nearby residents. The proposed use is not expected to create issues of fire, flood, or erosion.

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

   a. ***Water service***

      Municipal water service is available.

b. Sanitary sewer service

Municipal sanitary service is available.

c. Storm water control

Storm water control is available.

d. Police

Police service provided by South Patrol.

e. Fire

Fire service provided by Station #7.

f. Transit

KCATA does not provide service to this location.

g. Schools

Public education is provided by Kansas City, Kansas USD 500.

7. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

Buildings, lots, blocks, parcels and streets are so arranged as to afford light, open space, facilitate fire protection, and to provide for long-term sustained real estate values.

8. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

The development patterns are designed with due regard to the topography and natural features of the land.

9. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

This is not applicable because it is an industrially zoned property.

NEIGHBORHOOD MEETING

The applicant held an in-person neighborhood meeting on November 9, 2020. Attached is the invitation letter. No others attended the meeting.

KEY ISSUES

Screening
Adjacent to Single Family Neighborhood

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2020-30, subject to:

1. **Six (6) foot high architectural screening is to be provided along the perimeter of the lots;**
2. **Six (6) foot high architectural screening in combination with a buffer area that is 15 feet in width is to be provided alongside property lines zoned for residential;**
3. **An architectural and landscape buffer is to be placed along the edge of the property adjacent to the public right-of-way;**
4. **One (1) row of shade trees spaced not more than 40 feet on center and one (1) row of large shrubs spaced not more than eight (8) feet on center;**
5. **Lights used to illuminate the parking area shall be so arranged, located or screened as to direct light away from any adjoining or abutting residential district. The source of lights shall be hooded or controlled. Base incandescent light bulbs shall not be permitted in view of adjacent property of public right-of-way. Any light case on adjacent residential property shall not exceed one (1) foot candle as measured from said property line;**
6. **All parking surfaces must be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel; and,**
7. **According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **#PR-2020-30** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Zoning Map
Land Use Map
Aerial Map
Photographs Provided by Staff, Dated October 14, 2020
Photographs Provided by Applicant
Plans and Elevations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing		
Pre/Final Plan	December 14, 2020 Approval	January 7, 2021
Final Plat	December 14, 2020 Approved	TBD

STAFF CONTACT: **Shana Shanteau**
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#PR-2020-30** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#PR-2020-30** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 4:46:01:

PRECISION PLAT – SNYOPSIS: Preliminary and Final Plat for three (3) lots at 4520 and 4600 Shearer Road.

PLAN REVIEW APPLICATION #PR-2020-30 – LANCE SCOTT WITH CFS ENGINEERS – SYNOPSIS: Preliminary and Final Plan Review for a warehouse for Precision Cutting and Coring, LLC at 4520 and 4600 Shearer Road.

***Detailed Outline of Requested Action*:** The applicant, Lance Scott of CFS Engineers, is requesting a preliminary and final plat of Precision Cutting and Coring and a Plan Review. The purpose is to establish three (3) lots for a relocation and expansion of Precision Cutting & Coring business. Code Enforcement History: *There have been no Notices of Violation issued on this property.*

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and,
6. The Notices to property owners.

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

Present in Support:

- Mr. Sanders, representing Precision Construction, 3155 Fiberglass, Kansas City, Kansas

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:49:25: Planning Director Hand stated that the applicant wants to replat the property to create two (2) lots and a common parcel which will also vacate a previously platted street. Staff has not received any communications in support or opposition; there are no Notices of Violation on the property. Director Hand stated that staff placed a condition on approval requesting a buffer between the property and the single-family subdivision to the west. Staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 4:53:49:

On motion by Ms. Pauley, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE Precision Preliminary and Final Plat:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to APPROVE Passed: 8 to 0
Subject to:

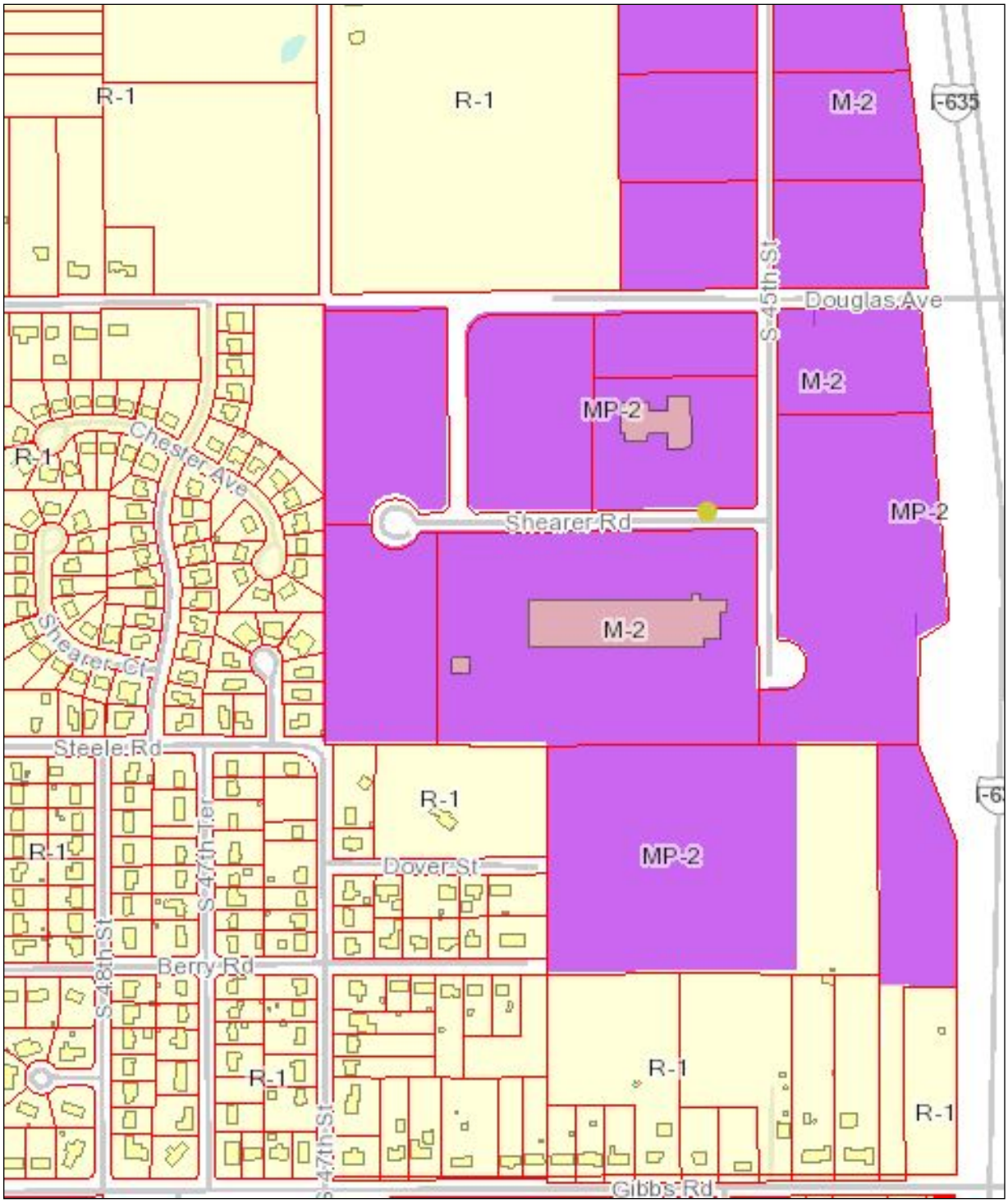
1. **Six (6) foot high architectural screening is to be provided along the perimeter of the lots;**
2. **Six (6) foot high architectural screening in combination with a buffer area that is 15 feet in width is to be provided alongside property lines zoned for residential;**
3. **An architectural and landscape buffer is to be placed along the edge of the property adjacent to the public right-of-way;**
4. **One (1) row of shade trees spaced not more than 40 feet on center and one (1) row of large shrubs spaced not more than eight (8) feet on center;**
5. **Lights used to illuminate the parking area shall be so arranged, located or screened as to direct light away from any adjoining or abutting residential district. The source of lights shall be hooded or controlled. Base incandescent light bulbs shall not be permitted in view of adjacent property of public right-of-way. Any light case on adjacent residential property shall not exceed one (1) foot candle as measured from said property line;**
6. **All parking surfaces must be graded and surfaced with a permanent bituminous or concrete pavement. The minimum such surface shall be two (2) inches of asphalt over six (6) inches of compacted gravel; and,**
7. **According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process.**

On motion by Mr. Connelly, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary and Final Plan Review Application #PR-2020-30:**

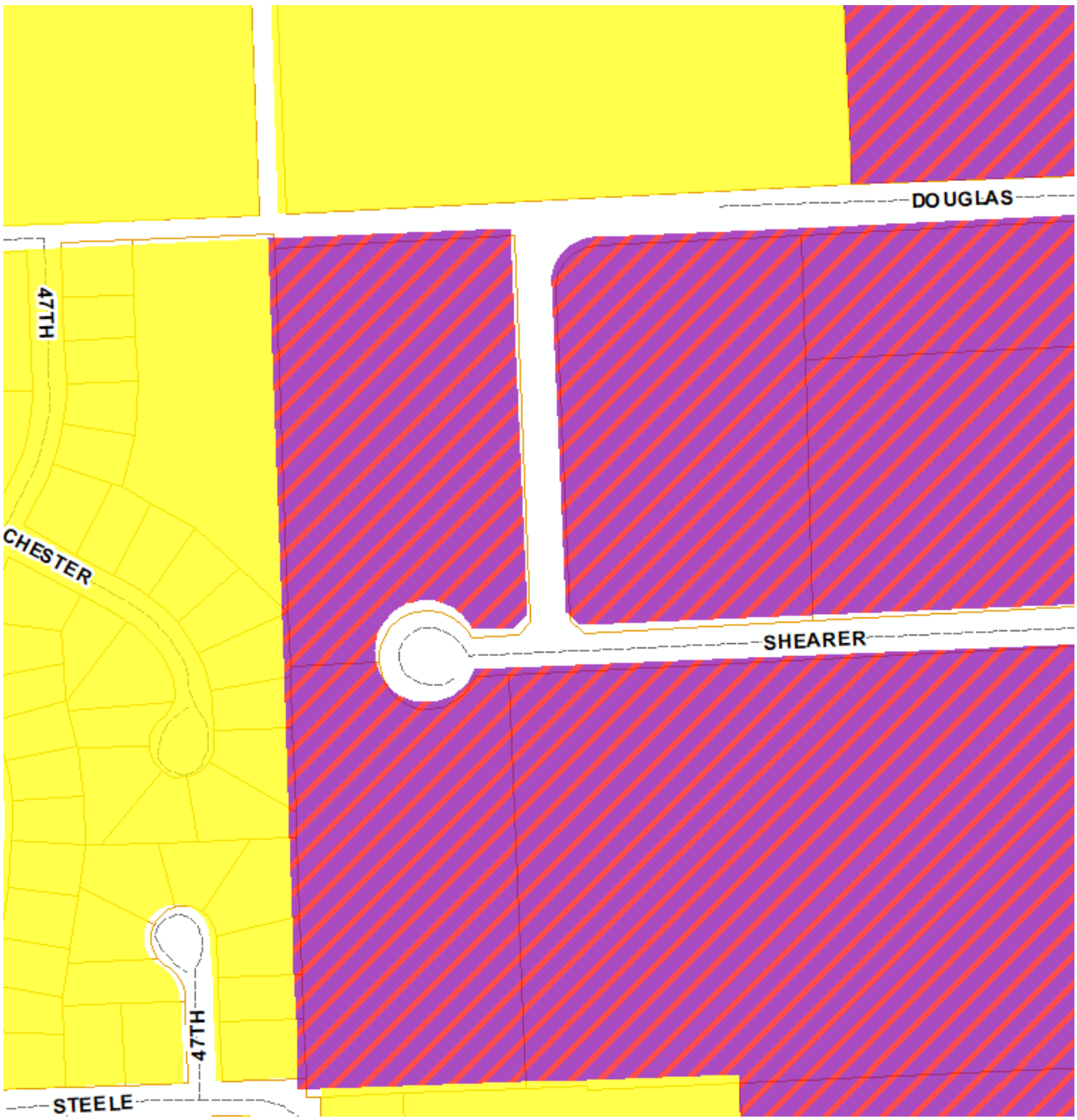
Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**

Huey Aye
Jones Aye
Miller Aye
Mohler Aye
Pauley Aye
Reasons Aye
Motion to APPROVE Passed: 8 to 0
Subject to the above stipulations

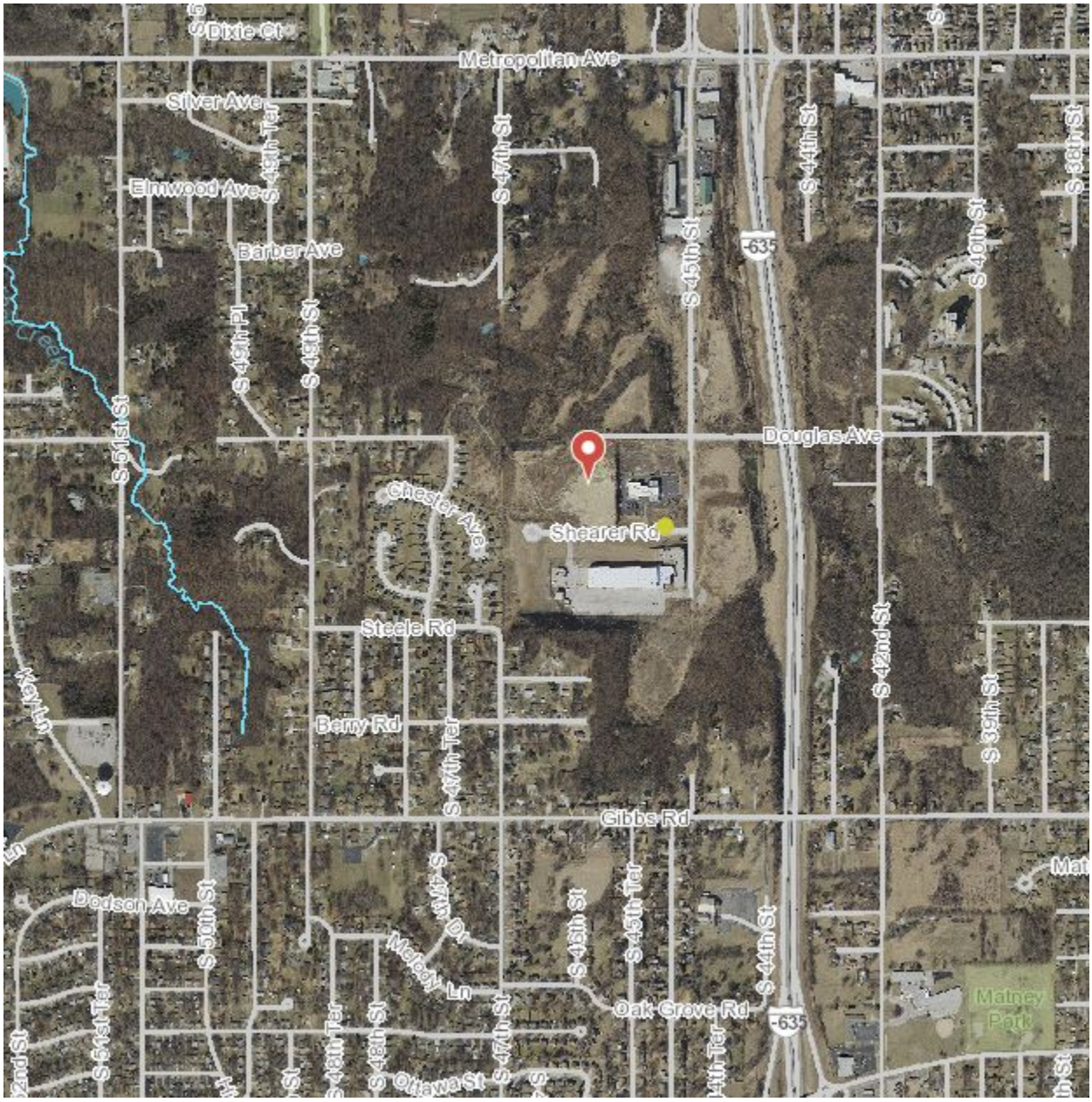
Zoning Map:



Land Use Map:



Aerial Map:



Photographs Provided by Staff, Dated October 14, 2020:

Photographs Provided by Applicant:

Neighborhood Meeting Documentation:

October 27, 2020

Widespread Properties, LLC
3508 Greenville Ave Apt 34
Dallas, TX 75206

SUBJECT: Neighborhood Meeting

We have filed an application with the Department of Urban Planning and Land Use #PR-20405-00028. The purpose of this preliminary plan review is for a warehouse at the following address: 4520 Shearer Road and 4600 Shearer Road.

We are having a neighborhood meeting on November 9th at 3:00 – 4:00 p.m. at the following address: 4520 Shearer Road and 4600 Shearer Road.

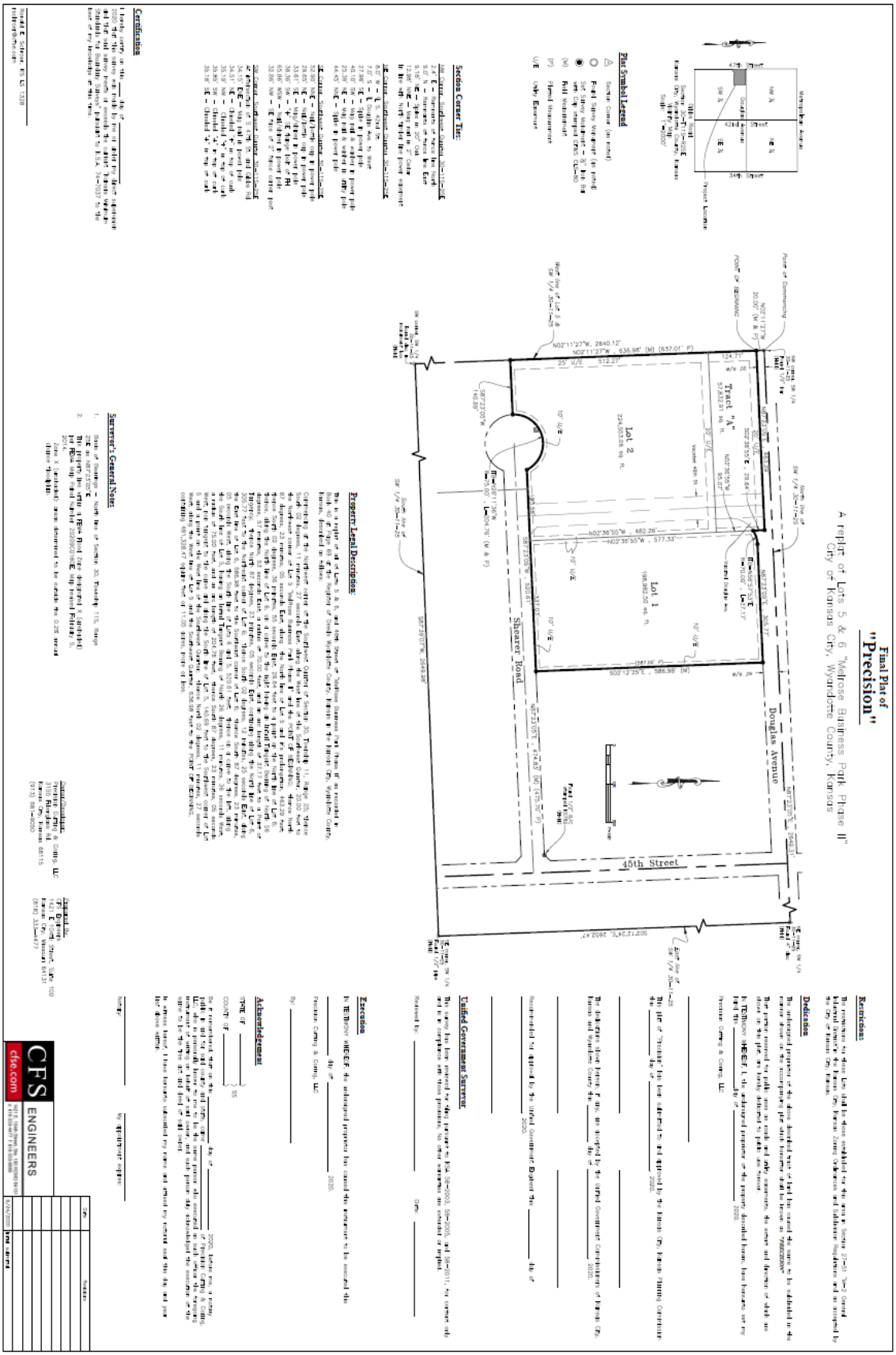
The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

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

Sincerely,

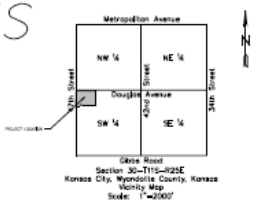
Mike Sanders
Precision Cutting and Coring
(913)681-9050

Plans and Elevations:



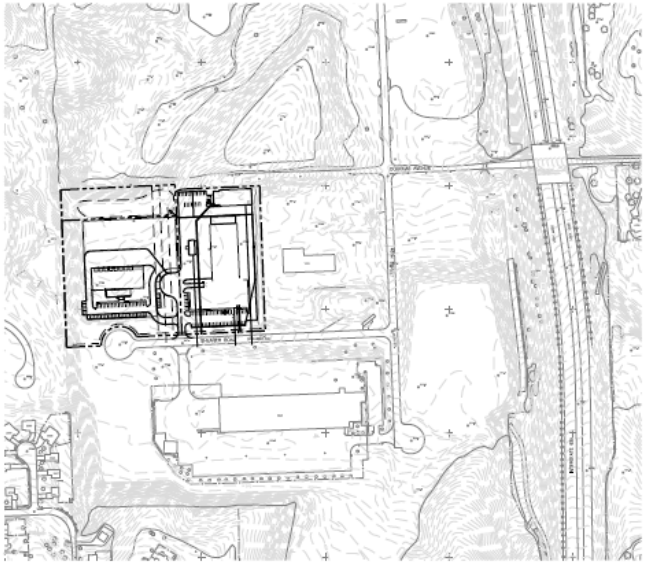
PRELIMINARY AND FINAL DEVELOPMENT PLANS
PRELIMINARY PLAT
PRECISION

4520 & 4600 SHEARER ROAD
KANSAS CITY, KS



LEGEND

- SILT FENCE (UG 1400-E)
- CONSTRUCTION VEHICLE ENTRY (UG 1400-A)
- TOPSOIL STOCKPILE AREA
- DIVERSION DIKE (UG 1400-C)
- CONTRACTOR'S STORAGE AREA
- EXISTING CONTOUR
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING CABLE TELEVISION LINE
- EXISTING OVERHEAD ELECTRIC



LOCATION MAP

SCALE: 1" = 200' (200' 0 200' 400' FEET)

INDEX OF SHEETS

C1 TITLE SHEET
C2 SITE PLAN (PRELIMINARY DEVELOPMENT PLAN)
C3 GRADING PLAN (PRELIMINARY DEVELOPMENT PLAN)
LIPRE LANDSCAPE PLAN (PRELIMINARY DEVELOPMENT PLAN)
C4 SITE PLAN (FINAL DEVELOPMENT PLAN)
C5 GRADING PLAN (FINAL DEVELOPMENT PLAN)
C6 EROSION CONTROL PLAN-1
C7 EROSION CONTROL PLAN-2
C8 EROSION CONTROL PLAN-3
LIFINAL LANDSCAPE PLAN (FINAL DEVELOPMENT PLAN)
E1 LIGHTING PLAN (FINAL DEVELOPMENT PLAN)

UTILITY INFORMATION

NOTE: 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES FOR FIELD VERIFICATION OF UNDERGROUND UTILITIES.

UTILITY LOCATION	KANSAS ONE-CALL SYSTEM TELE:1-800-344-7233
WATER	BOARD OF PUBLIC UTILITIES 540 MINNESOTA AVENUE KANSAS CITY, KANSAS 66101 TELE:913-573-9600
ELECTRIC	BOARD OF PUBLIC UTILITIES 540 MINNESOTA AVENUE KANSAS CITY, KANSAS 66101 TELE:913-573-9867
TELEPHONE	SOUTHWESTERN BELL TELEPHONE CO. 5400 FOXRIDGE DRIVE MISSION, KANSAS 66202 TELE:913-676-1870
GAS	KPL GAS SERVICE CO. 8401 W.69TH STREET OVERLANDPARK,KS. 66214 TELE:913-599-6578
SANITARY AND STORM SEWERS	UNIFIED GOVERNMENT OF WYANDOTTE COUNTY KANSAS CITY, KANSAS WATER POLLUTION CONTROL DEPARTMENT 50 MARKET STREET KANSAS CITY, KANSAS 66101 TELE:913-573-5535
UNIFIED GOVERNMENT SEWER MAINTENANCE	KEVIN SWEARENGIN KIRK ROLAND TELE:913-573-1360
KDHE SPILL REPORTING NUMBER	KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT TELE:785-296-1679

SURVEY BENCHMARKS

BM-16 MONUMENT BOX WEST OF CENTER OF THE INTERSECTION OF 27TH STREET & BROWN AVENUE / LEAVENWORTH ROAD IN KANSAS CITY, KANSAS (WYANDOTTE COUNTY, 1988) N=39,330.065, E=2,255,645.802 ELEV=942.02 FT (NAVD 1988)

OWNER

PRECISION CONCRETE CUTTING AND CORING
365 FIBERGLASS ROAD
KANSAS CITY, KANSAS 66115
(913) 621-9050

ATTN: MIKE SANDERS
EMAIL: MDS@PRECUTINC.COM

ENGINEER

CFS ENGINEERS, P.A.
9225 INDIAN CREEK PARKWAY, SUITE 1100
KANSAS CITY, MISSOURI 64131
(816) 333-4477

ATTN: LANCE SCOTT
EMAIL: LSCOTT@CFSINC.COM

ONE CALL KANSAS

KANSAS ONE-CALL!
1-800-DIG-SAFE
(1-800-344-7233)

Protect yourselves and your property against underground utility damage and liability.

Find out where the underground utility lines might be buried before you dig.

Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contracts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.

You (the digger) will need to provide information about the work site when you call. This is a FREE service.

CALL BEFORE YOU DIG
IT'S THE LAW.
[Chapter 66.--PUBLIC UTILITIES
Article 18.--UTILITY DAMAGE PREVENTION]

LEGAL DESCRIPTION

This is a replat of all of Lots 5 & 6, and 46th Street of "WeRose Business Park Phase II" as recorded in Book 40 at Page 69 of the Register of Deeds Wyandotte County, Kansas in the Kansas City, Wyandotte County, Kansas, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 30, Township 11, Range 25; thence South 02 degrees, 11 minutes, 27 seconds East, along the West line of the Southeast Quarter, 20.00 feet to the Northeast corner of Lot 5 "WeRose Business Park Phase II" and the POINT OF BEGINNING; thence North 87 degrees, 23 minutes, 05 seconds East, along the North line of Lot 5 and it's prolongation, 453.29 feet; thence South 02 degrees, 36 minutes, 55 seconds East, 29.64 feet to a point on the North line of Lot 6; thence, along the North line of Lot 6, on a curve to the right having an Initial Tangent Bearing of North 56 degrees, 57 minutes, 53 seconds East, a radius of 70.00 feet, and an arc length of 37.17 feet to a Point of Tangency; thence North 87 degrees, 23 minutes, 05 seconds East, continuing along the North line of Lot 6, 305.77 feet to the Northeast corner of Lot 6; thence South 02 degrees, 12 minutes, 25 seconds East, along the East line of Lot 6, 586.98 feet to the Southeast corner of Lot 6; thence South 87 degrees, 23 minutes, 05 seconds West, along the South line of Lots 6 and 5, 520.61 feet; thence on a curve to the left, along the South line of Lot 5, having an Initial Tangent Bearing of North 26 degrees, 11 minutes, 26 seconds West, a radius of 75.00 feet, and an arc length of 204.76 feet; thence South 87 degrees, 23 minutes, 05 seconds West, non tangent to the curve and along the South line of Lot 5, 140.69 feet to the Southwest corner of Lot 5 and a point on the West line of the Southeast Quarter; thence North 02 degrees, 11 minutes, 27 seconds West, along the West line of Lot 5 and the Southwest Quarter, 838.98 feet to the POINT OF BEGINNING, containing 481,326.47 square feet or 11.05 acres, more or less.

GENERAL NOTE:

All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG), the UG's standards shall override.

LAND DISTURBANCE AREA:

The area of land disturbed by grading operations is 4.33 Acres

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA = 0 SF (0 ACRES)
PROPOSED IMPERVIOUS AREA (FINAL DEVELOPMENT PLAN)
= 17,666 SF (0.405 ACRES)

EARTHWORK QUANTITIES:

CUT = 5000 CY
FILL = 10,500 CY

CFS ENGINEERS 9225 INDIAN CREEK PARKWAY, SUITE 1100 OVERLAND PARK, KANSAS 66210 (913) 333-4477 cfsinc.com

No.	Description	Date
	Revised per comments	12/30/2020
	Planning Submittal	9/25/2020

Designed by: LSS | Drawn by: LMS | Checked by: LMS | Date: 12/30/2020 | Project No.: 20200019 | File name: J:\2020\20200019\CAD\20200019-01-Site Plan.dwg

PRECISION CONCRETE CUTTING & S.A.S. MILLAGE BUSINESS PARK II

4520 & 4600 SHEARER ROAD KANSAS CITY, KS

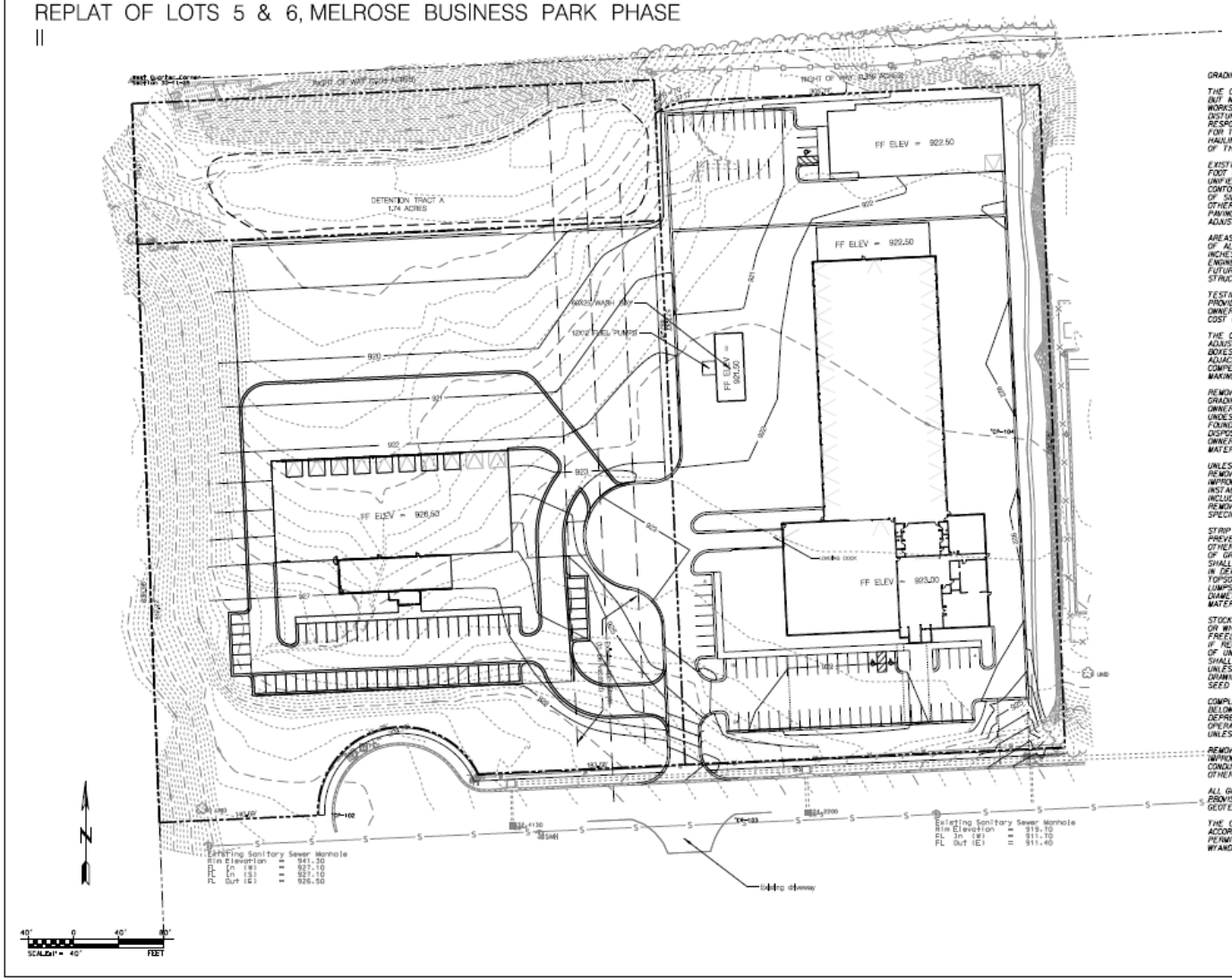
TITLE SHEET

Sheet reference number: C1

PRELIMINARY DEVELOPMENT PLAN /PRELIMINARY PLAT
PRECISION
REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE II

C2	PRELIMINARY DEVELOPMENT SITE PLAN	PRECISION REPLAT OF LOTS 5 & 6 MELROSE BUSINESS PARK II 4520 & 4500 SHEARER ROAD KANSAS CITY, KS	CFS ENGINEERS cfse.com

PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT
PRECISION
REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE
II



GRADING NOTES

THE CONTRACTOR SHALL OBTAIN ALL PERMITS INCLUDING BUT NOT LIMITED TO THE UNIFIED GOVERNMENT PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY, HAULING, LAND DISTURBANCE, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE NECESSARY PERMITS FOR THE COMPLETION OF EARTHWORK AS SHOWN AND FOR HAULING BORROW MATERIAL IN AND WASTE MATERIAL OFF OF THE SITE.

EXISTING AND PROPOSED CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS AND ARE REFERENCED TO THE UNIFIED GOVERNMENT'S LIDAR SURVEY. THE FINISH CONTOUR LINES SHOWN ARE TO FINISH GRADE FOR TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLAB, UNLESS OTHERWISE SHOWN. REFER TO TYPICAL SECTIONS FOR PAVING SLABS AND AGGREGATE BASE THICKNESS TO ADJUST FOR GRADING LINE ELEVATIONS.

AREAS OF PROPOSED CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A DEPTH OF SIX INCHES (6") OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE. TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL IN BUILDING AND PAVEMENT AREAS.

TESTING AND INSPECTION OF EARTHWORK SHALL BE PROVIDED BY A TESTING LABORATORY SELECTED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF TESTING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD ADJUST THE TOPS OF ALL MANHOLES AND VALVE/METER BOXES AS NECESSARY TO MATCH THE FINISH GRADE OF ADJACENT AREAS. NO SEPARATE OR ADDITIONAL COMPENSATION SHALL BE MADE TO THE CONTRACTOR FOR MAKING FINAL ADJUSTMENTS TO MANHOLES AND BOXES.

REMOVE, FROM THE SITE, MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN THE OPINION OF THE OWNER OR OWNER'S REPRESENTATIVE, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING SUBGRADE OR FOUNDATION PURPOSES. UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER. BACKFILL AREAS WITH LAYERS OF SUITABLE MATERIAL SHALL BE COMPACTED AS SPECIFIED.

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DO NOT REMOVE ITEMS ELSEWHERE IN SITE OR PREMISES UNLESS SPECIFICALLY INDICATED.

STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. CUT HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING. TOPSOIL SHALL CONSIST OF SANDY CLAY SURFICIAL SOIL FOUND IN DEPTH OF NOT LESS THAN 6; SATISFACTORY TOPSOIL IS REASONABLY FREE OF SUBSOIL, CLAY, LUMPS, STONES, AND OTHER OBJECTS OVER 1"IN DIAMETER, WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.

STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS SHOWN OR WHERE DIRECTED. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES IF REQUIRED TO PREVENT WINDBLOWN DUST. DISPOSE OF UNSUITABLE WASTE MATERIAL. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, SEED STOCKPILE AREA WITH TEMPORARY SEED PER APWA SPECIFICATIONS.

COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS BELOW PROPOSED SUBGRADE ELEVATION. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS REQUIRED

REMOVE EXISTING SOIL ABOVE AND BELOW GRADE IMPROVEMENTS AND ABANDON UNDERGROUND PIPING OR CONDUIT NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.

ALL GRADING SHALL COMPLY WITH THE USG'S TECHNICAL PROVISIONS AND STANDARD DRAWINGS AND THE GEOTECHNICAL REPORT.

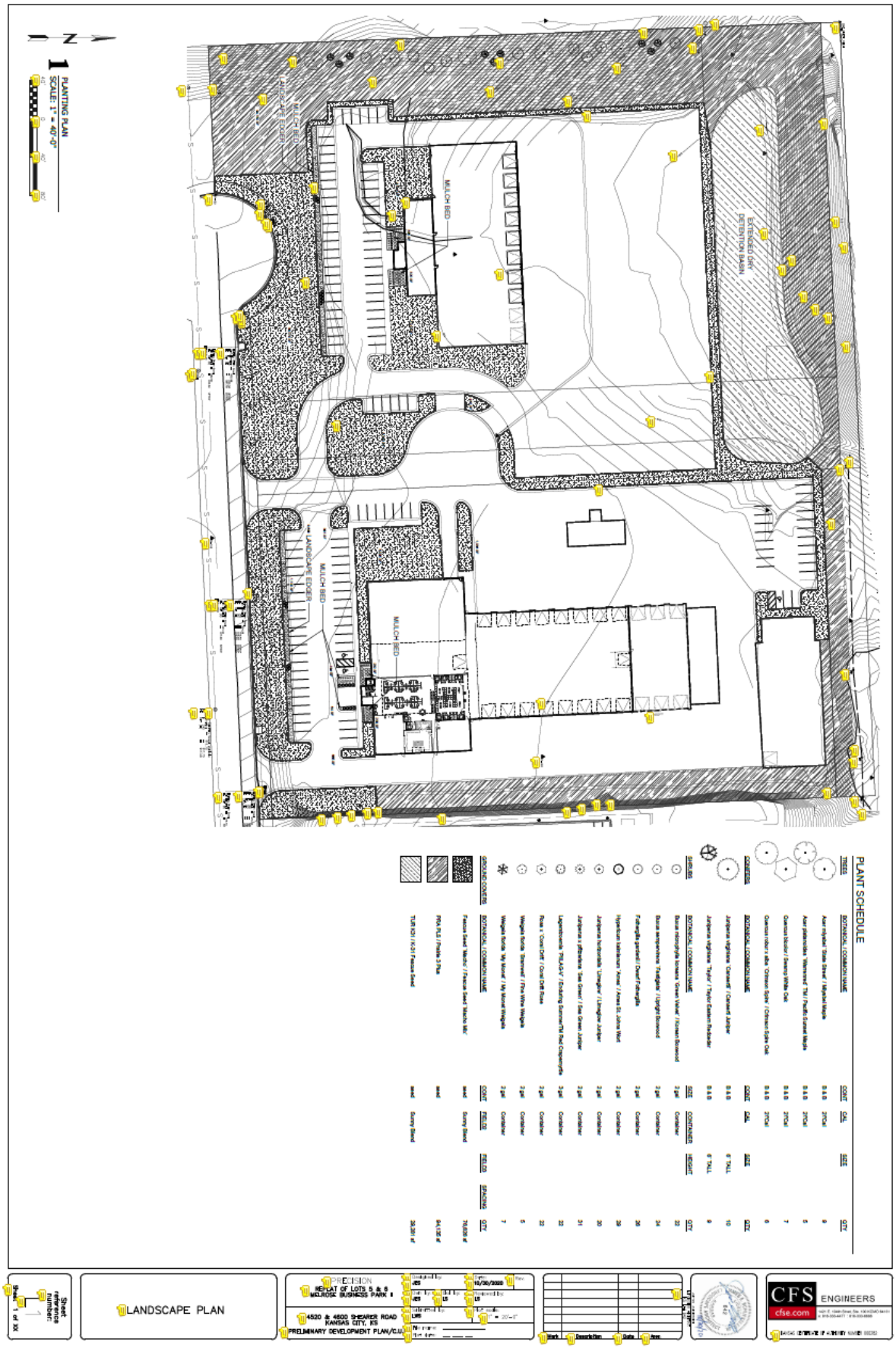
THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE APPROVED LAND DISTURBANCE PERMIT ISSUED BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS.

CFS ENGINEERS
cfse.com

PRECISION
4520 & 4525 SHEARER ROAD
MISSION, KS

PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT GRADING PLAN

Sheet reference number:
C3


N
1 PLANTING PLAN
SCALE: 1" = 40'-0"
MULCH BED
LANDSCAPE EDGER
EXTENDED DRY DETENTION BASIN
PLANT SCHEDULE
TREES
BOTANICAL / COMMON NAME
CODE
CAL.
SIZE
QTY
Acer miyabei 'State Street' / Miyabei Maple
B & B
2"CAL
9
Acer platanoides 'Warrenred' TM / Pacific Sunset Maple
B & B
2"CAL
5
Quercus bicolor / Swamp White Oak
B & B
2"CAL
7
Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak
B & B
2"CAL
6
CONIFERS
BOTANICAL / COMMON NAME
CODE
CAL.
SIZE
QTY
Juniperus virginiana 'Grey Owl' / Grey Owl Juniper
B & B
6' TALL
15
Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar
B & B
6' TALL
9
SHRUBS
BOTANICAL / COMMON NAME
CODE
CONTAINER
HEIGHT
QTY
Buxus microphylla koreana 'Green Velvet' / Korean Boxwood
3 gal.
Container
22
Fothergilla gardenii / Dwarf Fothergilla
3 gal.
Container
36
Hydrangea arborescens 'Incrediball' / Incrediball Smooth Hydrangea
3 gal.
Container
34
Hydrangea macrophylla 'Endless Summer Bella Anna' / Endless Summer Bella Anna Hydrangea
3 gal.
Container
22
Ilex x 'Conn Con' / Conn Con Ilex
3 gal.
Container
22
Juniperus chinensis 'Blue Alps' / Blue Alps Juniper
3 gal.
Container
31
Juniperus horizontalis 'Douglasi' / Douglas Juniper
3 gal.
Container
30
Juniperus x pfitzeriana 'Sea Green' / Sea Green Juniper
3 gal.
Container
38
Leucothoe 'PIILA3-IV' Exclaim Summer Pink / Exclaim Summer Pink Leucothoe
3 gal.
Container
36
Myrica pensylvanica 'Morton' / Morton Bayberry
3 gal.
Container
34
Physocarpus opulifolius 'Tuilecarp' / Tuilecarp Ninebark
3 gal.
Container
22
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
3 gal.
Container
36
Spiraea japonica 'Little Princess' / Little Princess Spirea
3 gal.
Container
36
Weigela florida 'Bramwell' / Fine Wine Weigela
3 gal.
Container
22
Weigela florida 'My Monet' / My Monet Weigela
3 gal.
Container
7
GROUND COVERS
BOTANICAL / COMMON NAME
CODE
FIELD
FIELD SPACING
QTY
Festuca Blend 'Marathon' / Fescue Blend 'Marathon Mix'
seed
Sunny Blend
79,028 sf
PRA PLA / Prairie Is Pre
seed
94,135 sf
TURTOR / RCH Fescue Blend
seed
Sunny Blend
39,391 sf
LANDSCAPE PLAN
PRECISION
REPLAT OF LOTS 5 & 6
MELROSE BUSINESS PARK II
4520 & 4600 SHEARER ROAD
KANSAS CITY, KS
PRELIMINARY DEVELOPMENT PLAN/CUP
Designed by: JES
Drawn by: LS
Checked by: LMB
Date: 10/30/2020
Revised by: LS
Mark
Description
Date
Item
CFS ENGINEERS
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FINAL DEVELOPMENT PLAN
PRECISION
REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE II
C4
FINAL DEVELOPMENT PLAN
SITE PLAN
PRECISION
REPLAT OF LOTS 5 & 6
MELROSE BUSINESS PARK II
4520 & 4600 SHEARER ROAD
KANSAS CITY, KS
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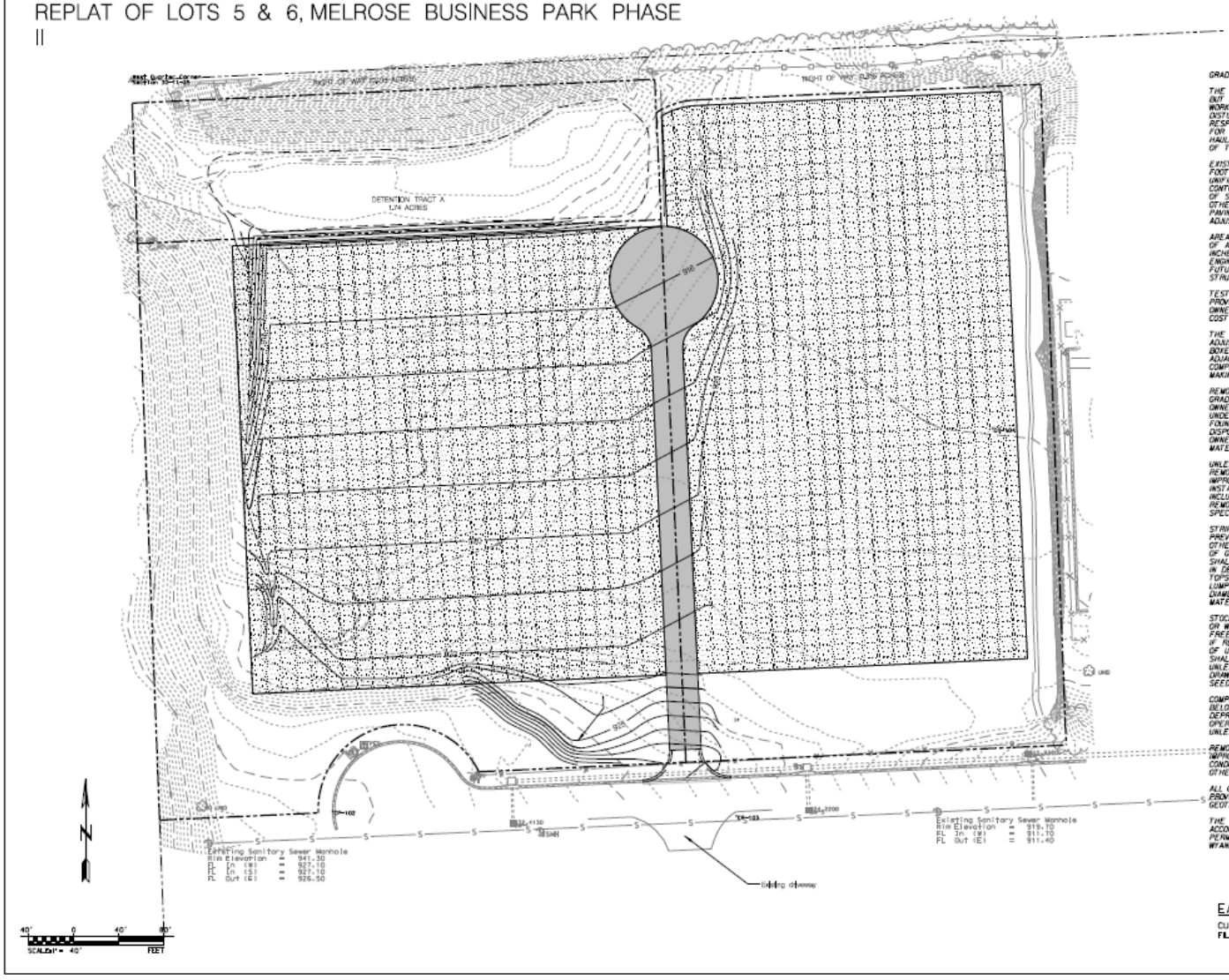
FINAL DEVELOPMENT PLAN
PRECISION
REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE
II



GRADING NOTES

THE CONTRACTOR SHALL OBTAIN ALL PERMITS INCLUDING BUT NOT LIMITED TO THE UNIFIED GOVERNMENT PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY, HAULING, LAND DISTURBANCE, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE NECESSARY PERMITS FOR THE COMPLETION OF EARTHWORK AS SHOWN AND FOR HAULING BORROW MATERIAL IN AND WASTE MATERIAL OFF OF THE SITE.

EXISTING AND PROPOSED CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS AND ARE REFERENCED TO THE UNIFIED GOVERNMENT'S LIDAR SURVEY. THE FINISH CONTOUR LINES SHOWN ARE TO FINISH GRADE FOR TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLAB, UNLESS OTHERWISE SHOWN. REFER TO TYPICAL SECTIONS FOR PAVING SLABS AND AGGREGATE BASE THICKNESS TO ADJUST FOR GRADING LINE ELEVATIONS.

AREAS OF PROPOSED CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A DEPTH OF SIX INCHES (6") OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE. TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL IN BUILDING AND PAVEMENT AREAS.

TESTING AND INSPECTION OF EARTHWORK SHALL BE PROVIDED BY A TESTING LABORATORY SELECTED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF TESTING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD ADJUST THE TOPS OF ALL MANHOLES AND VALVE/METER BOXES AS NECESSARY TO MATCH THE FINISH GRADE OF ADJACENT AREAS. NO SEPARATE OR ADDITIONAL COMPENSATION SHALL BE MADE TO THE CONTRACTOR FOR MAKING FINAL ADJUSTMENTS TO MANHOLES AND BOXES.

REMOVE FROM THE SITE MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN THE OPINION OF THE OWNER OR OWNER'S REPRESENTATIVE, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING SUBGRADE OR FOUNDATION PURPOSES. UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER. BACKFILL AREAS WITH LAYERS OF SUITABLE MATERIAL SHALL BE COMPACTED AS SPECIFIED.

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DO NOT REMOVE ITEMS ELSEWHERE IN SITE OR PREMISES UNLESS SPECIFICALLY INDICATED.

STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. CUT HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING. TOPSOIL SHALL CONSIST OF SANDY CLAY SURFICIAL SOIL FOUND IN DEPTH OF NOT LESS THAN 6", SATISFACTORY TOPSOIL IS REASONABLY FREE OF SUBSOIL, CLAY, LUMPS, STONES, AND OTHER OBJECTS OVER 1" IN DIAMETER, WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.

STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS SHOWN OR WHERE DIRECTED. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES IF REQUIRED TO PREVENT WINDBLOWN DUST. DISPOSE OF UNSUITABLE WASTE MATERIAL. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. SEED STOCKPILE AREA WITH TEMPORARY SEED PER APWA SPECIFICATIONS.

COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS BELOW PROPOSED SUBGRADE ELEVATION. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS REQUIRED

REMOVE EXISTING SOIL ABOVE AND BELOW GRADE IMPROVEMENTS AND ABANDON UNDERGROUND PIPING OR CONDUIT NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.

ALL GRADING SHALL COMPLY WITH THE UG'S TECHNICAL PROVISIONS AND STANDARD DRAWINGS AND THE GEOTECHNICAL REPORT.

THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE APPROVED LAND DISTURBANCE PERMIT ISSUED BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS.

EARTHWORK QUANTITIES:

CUT = 5000 CY
FILL = 10,500 CY

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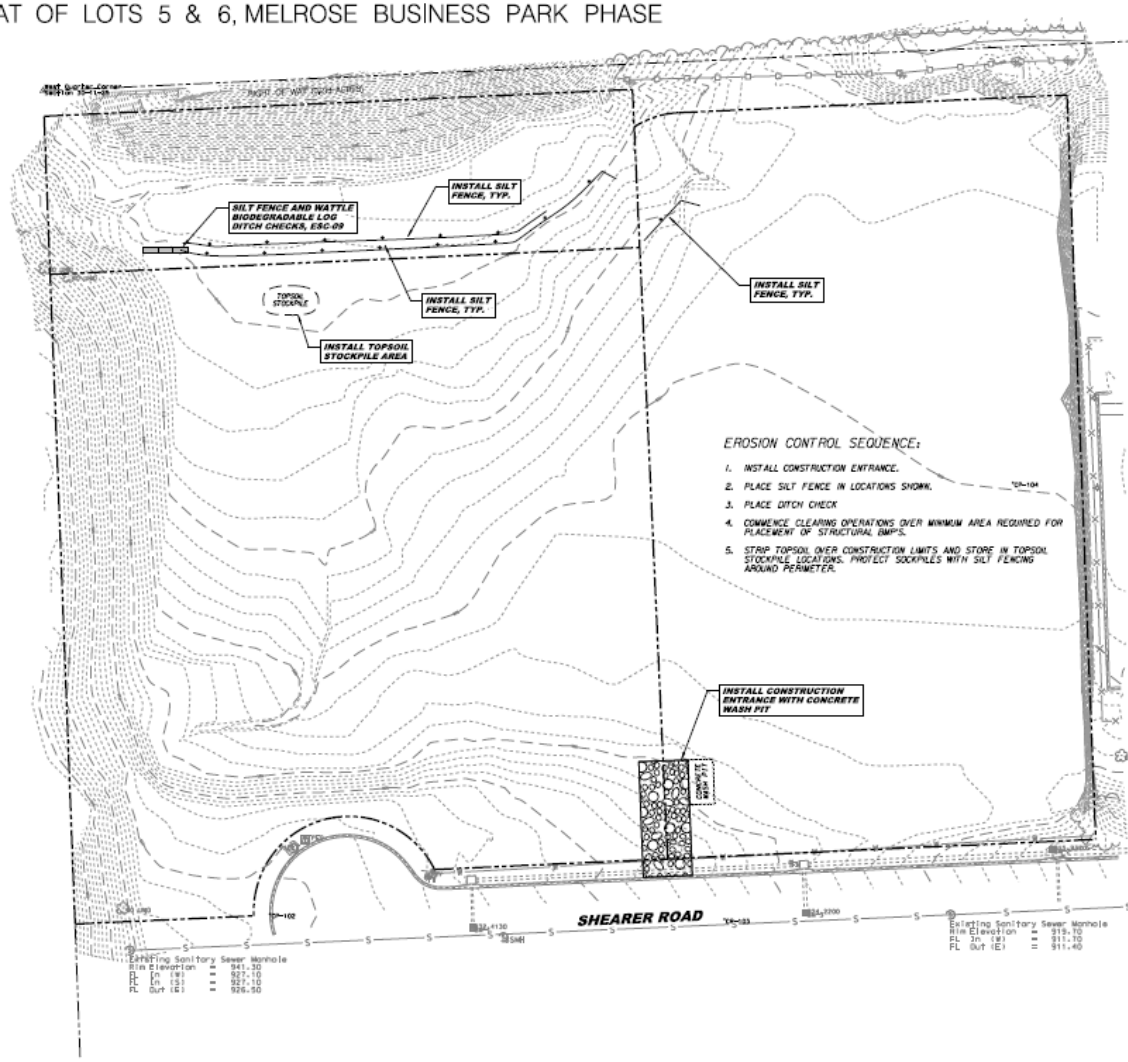
No.	Description	Revised per comments	Planning Submittal	10/30/20	12/28/20	Init.

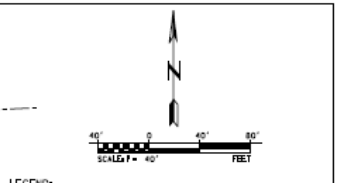
PRECISION
REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK, II
4500 & 4550 SHEARER ROAD
KANSAS CITY, KS

FINAL DEVELOPMENT PLAN
GRADING PLAN

Sheet reference number
C5

PRELIMINARY DEVELOPMENT PLAN /PRELIMINARY PLAT
PRECISION
REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE
II





LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCTION ENTRANCE UGI400-A
- SILT FENCE, UGI400-E
- CURB INLET PROTECTION, APWA ESC-06
- SILT FENCE AND WATTLE BIODEGRADABLE LOG DITCH CHECKS, APWA ESC-09
- DIVERSION SWALE
- TOPSOIL STOCKPILE AREA
- CONCRETE WASH PIT

EROSION CONTROL SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE.
2. PLACE SILT FENCE IN LOCATIONS SHOWN.
3. PLACE DITCH CHECK
4. COMMENCE CLEARING OPERATIONS OVER MINIMUM AREA REQUIRED FOR PLACEMENT OF STRUCTURAL BMPS.
5. STRIP TOPSOIL OVER CONSTRUCTION LIMITS AND STORE IN TOPSOIL STOCKPILE LOCATIONS. PROTECT SOCKPILES WITH SILT FENCING AROUND PERIMETER.

EROSION CONTROL NOTES:

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT OF WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THE LATTER SHALL OVERRIDE.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTORS EROSION CONTROL METHODS SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS TECHNICAL PROVISIONS AND SPECIFICATIONS AND THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN A COPY OF WHICH SHALL BE MAINTAINED AND UPDATED ON SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE EROSION CONTROL SEQUENCE (THIS SHEET) PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
4. SEED ACCEPTANCE, INCLUDED SHALL REFERENCE SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD SPECIFICATIONS, SECTION 2300.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
6. THE CONTRACTOR SHALL TEMPORARILY SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS HAS CEASED FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME ESTABLISHED AND ESTABLISHED EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.
8. THE CONTRACTOR SHALL REPLANT DISTURBED AREAS SEED OR SOD AS INDICATED ON THE PLAN AND SHALL BE INSTALLED WITHIN 14 DAYS AFTER FINING COMPLETION AND FINAL TOPSOIL GRADING. REFER TO THE LANDSCAPE PLAN FOR LOCATIONS AND TYPE OF FINAL VEGETATIVE COVER AND THE DEPTH OF THE TOPSOIL PLACEMENT.
9. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY PLACED OR HAULED OFF THE PROJECT SITE SHALL BE STOCKPILED ON THE SITE. THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BMP (COMPOST SOCK, ROCK, FILTER BAGS, WADDLES, ETC) AROUND THE STOCKPILE AREA TO PROTECT ADJACENT INLETS, ETC. UNTIL SUCH TIME THAT THE STOCKPILE IS REMOVED FROM THE SITE.

AREA OF DISTURBANCE:
4.33 ACRES

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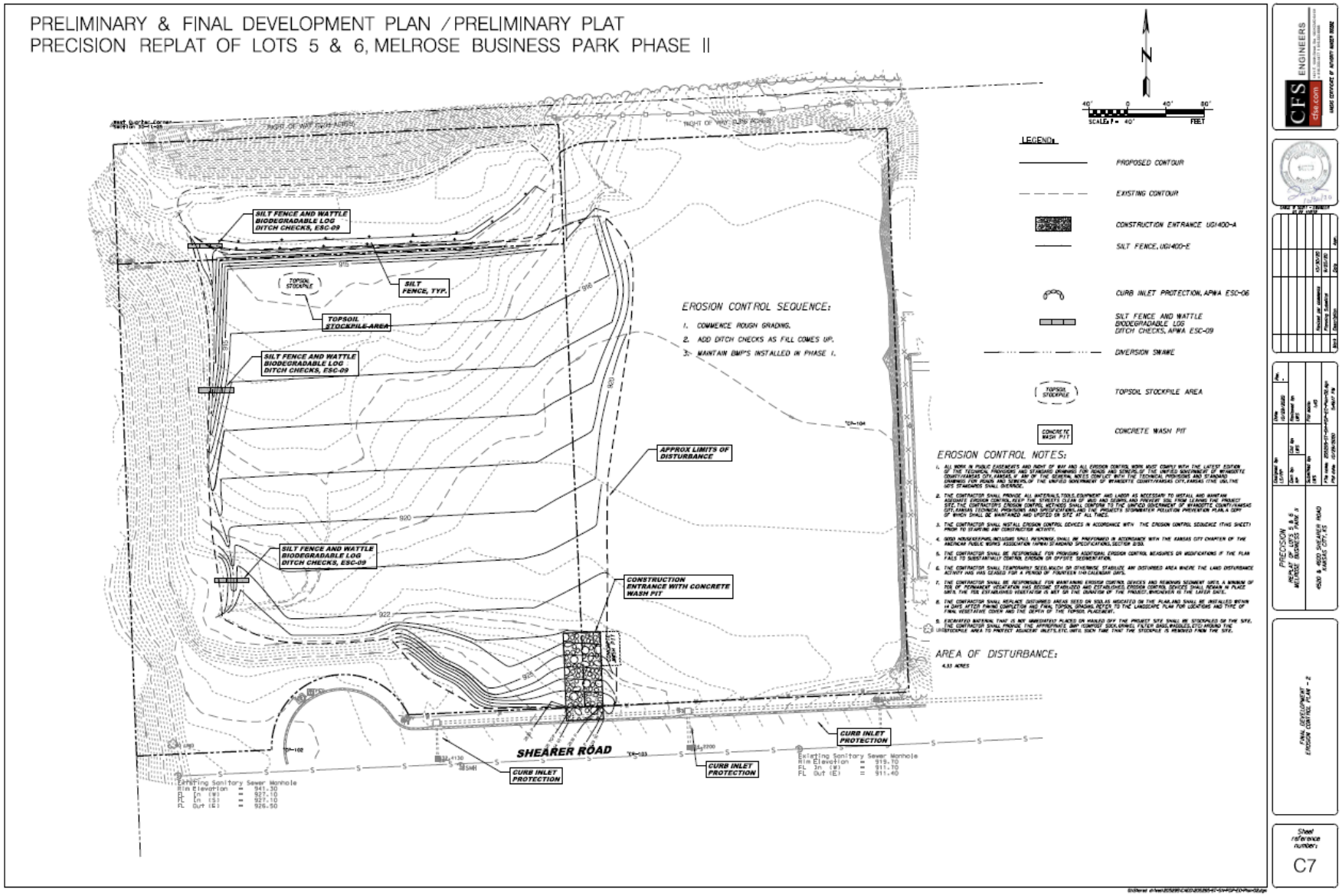
PRECISION
REPLAT OF LOTS 5 & 6 MELROSE BUSINESS PARK II
4500 & 4600 SHEARER ROAD
KANSAS CITY, KS

FINAL DEVELOPMENT EROSION CONTROL PLAN - I

Sheet reference number:
C6


PRELIMINARY & FINAL DEVELOPMENT PLAN / PRELIMINARY PLAT
PRECISION REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE II
SILT FENCE AND WATTLE BIODEGRADABLE LOG DITCH CHECKS, ESC-09
SILT FENCE, TYP.
TOPSOIL STOCKPILE
TOPSOIL STOCKPILE AREA
APPROX LIMITS OF DISTURBANCE
CONSTRUCTION ENTRANCE WITH CONCRETE WASH PIT
SHEARER ROAD
CURB INLET PROTECTION
EROSION CONTROL SEQUENCE:
1. COMMENCE ROUGH GRADING.
2. ADD DITCH CHECKS AS FILL COMES UP.
3. MAINTAIN BMP'S INSTALLED IN PHASE I.
LEGEND:
PROPOSED CONTOUR
EXISTING CONTOUR
CONSTRUCTION ENTRANCE UGI400-A
SILT FENCE, UGI400-E
CURB INLET PROTECTION, APWA ESC-06
SILT FENCE AND WATTLE BIODEGRADABLE LOG DITCH CHECKS, APWA ESC-09
DIVERSION SWAWE
TOPSOIL STOCKPILE AREA
CONCRETE WASH PIT
EROSION CONTROL NOTES:
AREA OF DISTURBANCE:
4.33 ACRES
CFS ENGINEERS
PRECISION REPLAT OF LOTS 5 & 6 MELROSE BUSINESS PARK II
FINAL DEVELOPMENT EROSION CONTROL PLAN - 2
Sheet reference number:
C7

PRELIMINARY & FINAL DEVELOPMENT PLAN / PRELIMINARY PLAT
PRECISION REPLAT OF LOTS 5 & 6, MELROSE BUSINESS PARK PHASE II

EROSION CONTROL SEQUENCE:

1. MAINTAIN EROSION CONTROL BMP'S FROM PHASE I AND 2.
2. COMMENCE PAVING ACTIVITIES.
3. INSTALL PERMANENT SEEDING/BMP'S.
4. REMOVE PERIMETER EROSION CONTROL AS PERMANENT SEEDING IS ESTABLISHED.

AREA OF DISTURBANCE:

4.33 ACRES

EROSION CONTROL NOTES:

Designed by: LS/DP	Date: 10/29/2020
Drawn by: AP	Chkd by: LWS
Submitted by: LWS	Reviewed by: LWS
	File name: LWS
File name: 2052S5-01-SHEET-EC-Plan-01.dgn	
Plot date: 10/29/2020	8:03:54 PM

PRECISION
REPLAT OF LOTS 5 & 6
MELROSE BUSINESS PARK II

4520 & 4600 SHEARER ROAD
KANSAS CITY, KS

Mark	Description	Date	Appr.
	Revised per comments	12/30/20	
	Planning Submittal	9/25/20	

FINAL DEVELOPMENT
EROSION CONTROL PLAN - 3

Sheet reference number: C8

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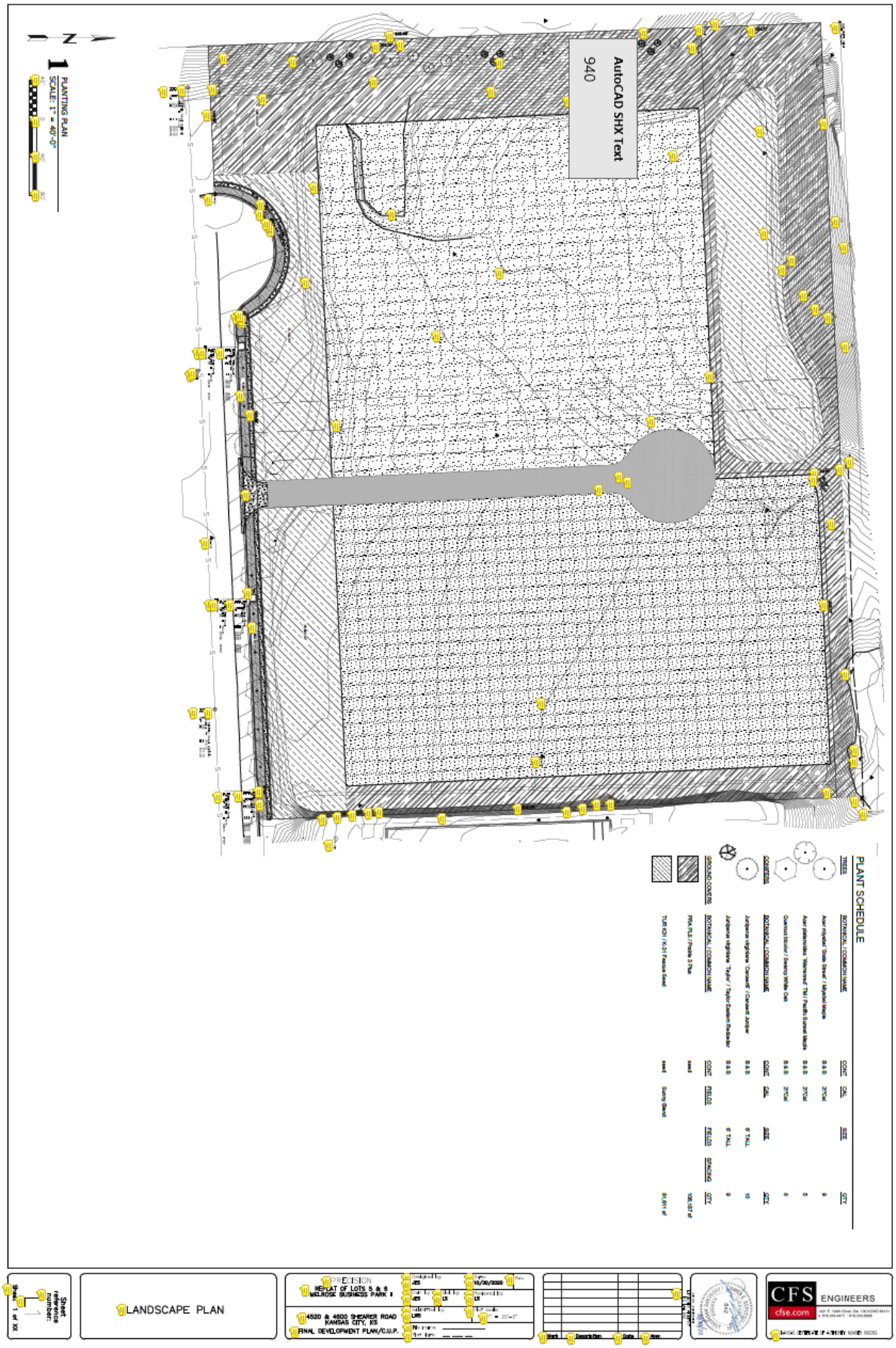
AutoCAD SHX Text
940
PLANTING PLAN
SCALE: 1" = 40'-0"
PLANT SCHEDULE
LANDSCAPE PLAN
PRECISION
REPEAT OF LOTS 5 & 6
MELROSE BUSINESS PARK II
4520 & 4600 SHEARER ROAD
KANSAS CITY, KS
FINAL DEVELOPMENT PLAN/C.U.P.
CFS ENGINEERS
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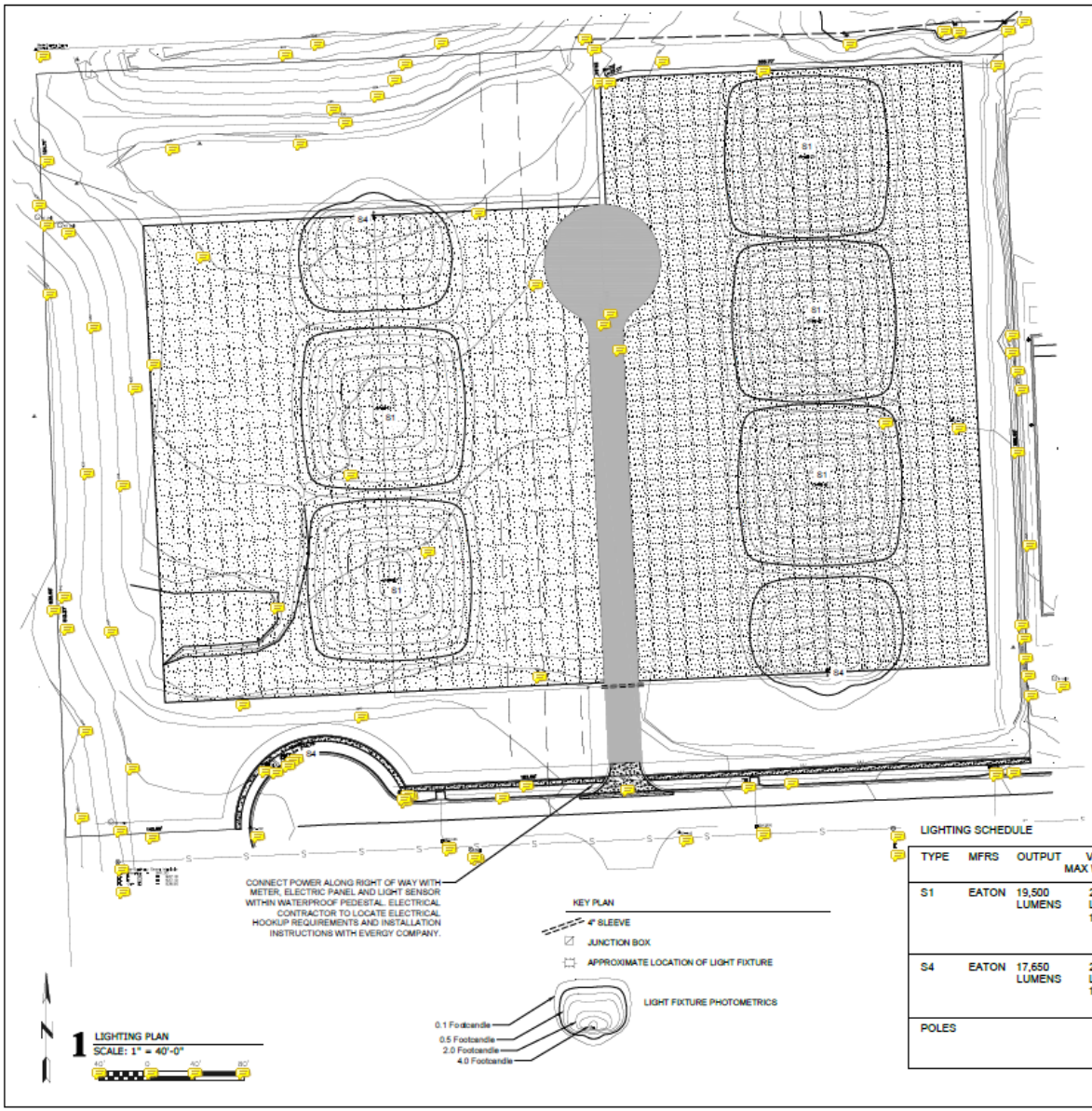


1 LIGHTING PLAN
SCALE: 1" = 40'-0"

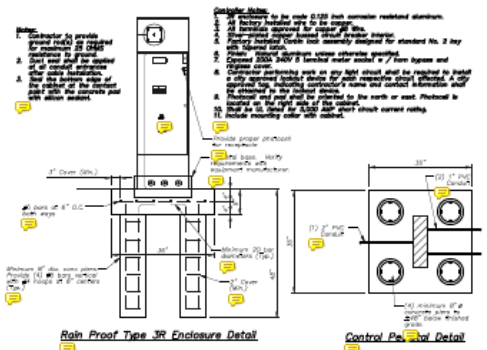
LIGHTING GENERAL NOTES

A. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL POWER AND COMMUNICATION CIRCUITS PRIOR TO CONSTRUCTION. POWER IS MOST LIKELY 200 AMP SERVICE.

ELECTRICAL NOTES

1) ROUTE POWER FROM ADJACENT POWER POLE TO ELECTRIC METER LOCATION. INSTALL ELECTRICAL POWER IN 1-INCH CONDUIT UNDER SIDEWALK, ROADWAY AND AGGREGATE SURFACES.
2) LED DRIVERS: COORDINATE DRIVER VOLTAGE TO MATCH POWER SUPPLY.
3) THE ENTIRE CIRCUIT SHOULD BE (2) #8 WIRE AND (1) #10 GROUND WIRE.
4) INSTALL A LIGHT SENSOR NEAR ELECTRIC METER AND NEW WATERPROOF ELECTRICAL PANEL. COORDINATE LOCATION OF ALL ELECTRICAL CONDUIT WITH OWNER'S REPRESENTATIVE.
5) THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LOCATIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE OWNER'S REPRESENTATIVE. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR WILL BE REPAIRED AT NO COST TO THE OWNER.
6) INSTALL POLES ON 24" TALL ABOVE GRADE CONCRETE FOOTINGS. COMBINED ABOVE-GROUND HEIGHT OF POLE AND FOOTING SHALL BE 22'-0"
7) ALL POLE FOUNDATIONS SHALL BE DRILLED AND GROUNDED. ALL CONDUIT SHALL BE INSTALLED INSIDE PROTECTIVE 2" MIN. DIAMETER PVC CONDUIT WITH LONG-SWEEP BENDS AT THE JUNCTIONS AND POLE BASES.
8) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONAL SYSTEM. ALL COORDINATION WITH EVERGY INCLUDING FEES, PERMITS, MATERIALS AND FIELD WORK TO SAFELY CONNECT ELECTRICAL POWER AND EXTEND TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9) THE CONTRACTOR SHALL SUBMIT A WIRING AND CONDUIT PLAN, SIGNED AND SEALED BY AN ELECTRICAL ENGINEER REGISTERED IN THE STATE OF KANSAS, SHOWING THE EXACT WIRING SIZES AND TYPES, THE CONDUIT SIZE, TYPE AND LOCATION, AND THE PROPOSED METERING TYPE AND LOCATION TO THE ENGINEER AND OWNER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

2 LIGHTING NOTES
SCALE: NTS



3 ELECTRICAL PEDESTAL
SCALE: NTS

LIGHTING SCHEDULE

TYPE	MFRS	OUTPUT	VOLTS / MAX WATTAGE	QTY	DESCRIPTION
S1	EATON	19,500 LUMENS	240 V LED / 170 W	5	GLEON-AF-03-LED-E1-5MQ, DOUBLE HEAD - TYPE V SPREAD, 20' POLE, 2' TALL X 2' DIA CONCRETE BASE, TGIC POLYESTER POWDER COAT PAINT SELECTED FROM MFR'S STANDARD COLORS.
S4	EATON	17,650 LUMENS	240 V LED / 170 W	2	GLEON-AF-03-LED-E1-SL4, SINGLE HEAD - TYPE IV SPILL CONTROL, 20' POLE, 2' TALL X 2' DIA CONCRETE BASE, TGIC POLYESTER POWDER COAT PAINT SELECTED FROM MFR'S STANDARD COLORS.
POLES				7	20' TALL, ROUND CAST ALUMINUM, COLOR TO MATCH LUMINAIRE AND TO MEET THE REQUIREMENTS OF THE LUMINAIRE MANUFACTURER.

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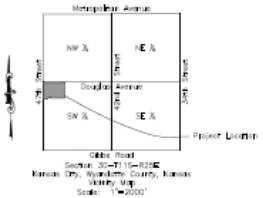
PRECISION
REPLAT OF LOTS 5 & 6 MELROSE BUSINESS PARK I
4520 & 4600 SHOWER ROAD KANSAS CITY, KS
FINAL DEVELOPMENT PLAN/C.U.P.

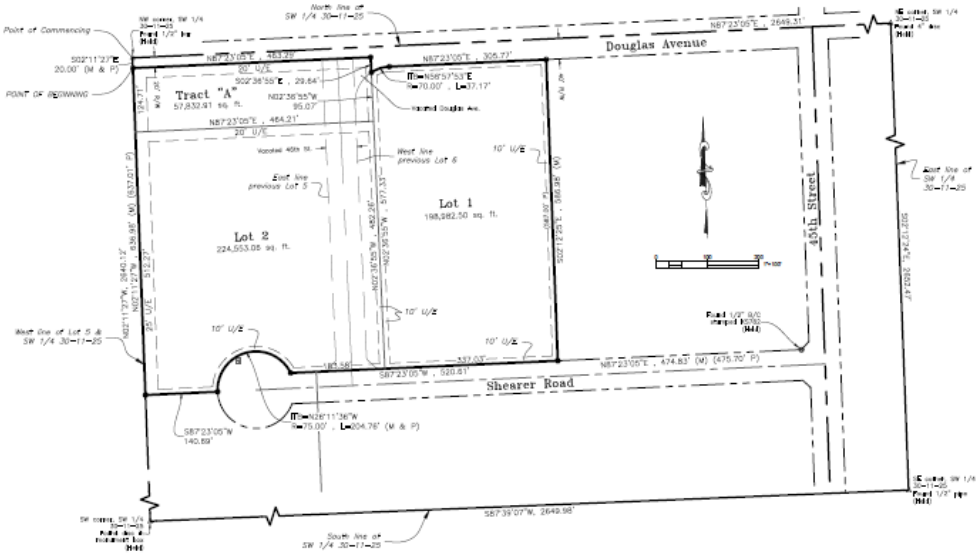
LIGHTING PLAN

Sheet reference number:
E1
Sheet 1 of XX

Final Plat of "Precision"

A replat of Lots 5 & 6 "Melrose Business Park Phase II"
City of Kansas City, Wyandotte County, Kansas





Plat Symbol Legend

- △ Section Corner (as noted)
- ○ Found Survey Monument (as noted)
- ◉ Set Survey Monument – ½" Iron Bar with Cap stamped CFAS CLS–80
- (M) Field Measurement
- (P) Platted Measurement
- U/E Utility Easement

Closure Report

Closure Error Distance: 0.008'
Closure Precision: 1 in 486,543.281
Total Boundary Distance: 2925.89'

Section Corner Ties:

NW Corner, Southeast Quarter, 30–11S–25E
2.4' E – Remnants of fence line North
9.0' N – Remnants of fence line East
9.18' NE – Spike in 20" Oak
12.98' NNE – Mag nail in 2" Cedar
in line with North timber line power easement

NE Corner, Southeast Quarter, 30–11S–25E
8.0' W – ℄ S. 42nd St.
7.0' S – ℄ Douglas Ave. to West
27.98' SE – Spike in power pole
40.10' SW – Mag nail & washer in power pole
25.39' NE – Mag nail & washer in utility pole
44.45' NNE – Spike in power pole

SE Corner, Southeast Quarter, 30–11S–25E
52.90' NNE – Nail/bottle cap in power pole
29.65' NE – Nail/bottle cap in power pole
33.61' NE – Mag/shiner in power pole
38.35' SW – "X" DE flange bolt at PH
65.86' NSW – Nail/shiner in power pole
32.86' NW – NE face of 2" fence corner post

SW Corner, Southeast Quarter, 30–11S–25E
at intersection of S. 47th St. and Gibbs Rd.
34.15' ENE – Mag nail in power pole
34.51' NE – Chiseled "+" in top of curb
35.19' NW – Chiseled "+" in top of curb
35.65' SW – Chiseled "+" in top of curb
35.18' SE – Chiseled "+" in top of curb

Restrictions

The restrictions for these Lots shall be those established for this area in Section 27–51 "M–2 General Industrial District" in the Kansas City, Kansas Zoning Ordinances and Subdivision Regulations and as accepted by the City of Kansas City, Kansas.

Tract "A"

Tract "A" is reserved for Storm Water Detention and is to be maintained by the owners of Lots 1 & 2.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "PRECISION"

That portion reserved for public uses as roads and utility easements, the extent and direction of which are shown on this plat, are hereby dedicated to public use forever.

IN TESTIMONY WHEREOF, I, the undersigned proprietor of the property described herein, have hereunto set my hand this _____ day of _____ 2020.

Precision Cutting & Coring, LLC

_____

This plat of "Precision" has been submitted to and approved by the Kansas City, Kansas Planning Commission this _____ day of _____ 2020.

_____ _____
Jeff Conrad/Chairman Garner Rind AICP/Secretary

The dedications shown hereon, if any, are accepted by the Unified Government Commissioners of Kansas City, Kansas and Wyandotte County this _____ day of _____ 2020.

_____ _____
David Alvey, Mayor/CEO Bridget Cobbins/Clerk

Recommended for approval by the Unified Government Engineer this _____ day of _____ 2020.

_____
Troy Shaw PE/County Engineer

Unified Government Surveyor

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

Reviewed by: _____ Date: _____
Bruce Thompson KS PLS #1277
County Surveyor

STATE OF _____(KANSAS)) SS
COUNTY OF _____(WYANDOTTE)

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____ 2020, at _____ o'clock _____m/pm and is duly recorded.

_____ _____
Nancy Burns/Register of Deeds Susie Nelson/Deputy Register of Deeds

Acknowledgement

STATE OF _____)
) SS
COUNTY OF _____)

Be it remembered, that on this _____ day of _____ 2020, before me, a notary public in and for said county and state, came _____ of Precision Cutting & Coring, LLC, who is personally known to me to be the same person who executed as such officer the foregoing instrument of writing on behalf of said owner, and such person duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

_____ _____
Notary: My appointment expires:

Property Legal Description:

This is a replat of all of Lots 5 & 6, and 46th Street of "MelRose Business Park Phase II" as recorded in Book 40 of Page 69 of the Register of Deeds Wyandotte County, Kansas in the Kansas City, Wyandotte County, Kansas, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 30, Township 11, Range 25; thence South 02 degrees, 11 minutes, 27 seconds East, along the West line of the Southwest Quarter, 20.00 feet to the Northwest corner of Lot 5 "MelRose Business Park Phase II" and the POINT OF BEGINNING; thence North 87 degrees, 23 minutes, 05 seconds East, along the North line of Lot 5 and it's prolongation, 483.29 feet; thence South 02 degrees, 36 minutes, 55 seconds East, 29.64 feet to a point on the North line of Lot 6; thence along the North line of Lot 6, on a curve to the right having an Initial Tangent Bearing of North 56 degrees, 57 minutes, 53 seconds East, a radius of 70.00 feet, and an arc length of 37.17 feet to a Point of Tangency; thence North 87 degrees, 23 minutes, 05 seconds East, continuing along the North line of Lot 6, 306.73 feet to the Northeast corner of Lot 6; thence South 02 degrees, 12 minutes, 25 seconds East, along the East line of Lot 6, 586.98 feet to the Southeast corner of Lot 6; thence South 87 degrees, 23 minutes, 05 seconds West, along the South line of Lots 6 and 5, 520.61 feet; thence on a curve to the left along the South line of Lot 5, having an Initial Tangent Bearing of North 26 degrees, 11 minutes, 36 seconds West, a radius of 75.00 feet, and an arc length of 204.76 feet; thence South 87 degrees, 23 minutes, 05 seconds West, non tangent to the curve and along the South line of Lot 5, 140.69 feet to the Southwest corner of Lot 5 and a point on the West line of the Southwest Quarter; thence North 02 degrees, 11 minutes, 27 seconds West, along the West line of Lot 5 and the Southwest Quarter, 636.98 feet to the POINT OF BEGINNING, containing 481,328.47 square feet or 11.05 acres, more or less.

Surveyor's General Notes

1. Basis of Bearings – North line of Section 30, Township 11S, Range 25E in N87°23'05"E.
2. This property lies within a FEMA Flood Zone designated X (unshaded) per FEMA Map Panel Number 20209C0166E, Map revised February 5, 2014.
   Zone X (unshaded): areas determined to be outside the 0.2% annual chance floodplain.

Certification

I hereby certify on this ___ day of _____ 2020 that this survey was made by me or under my direct supervision and that said survey meets or exceeds the current "Kansas Minimum Standards for Boundary Surveys" pursuant to K.S.A. 74–7037 to the best of my knowledge of this date.

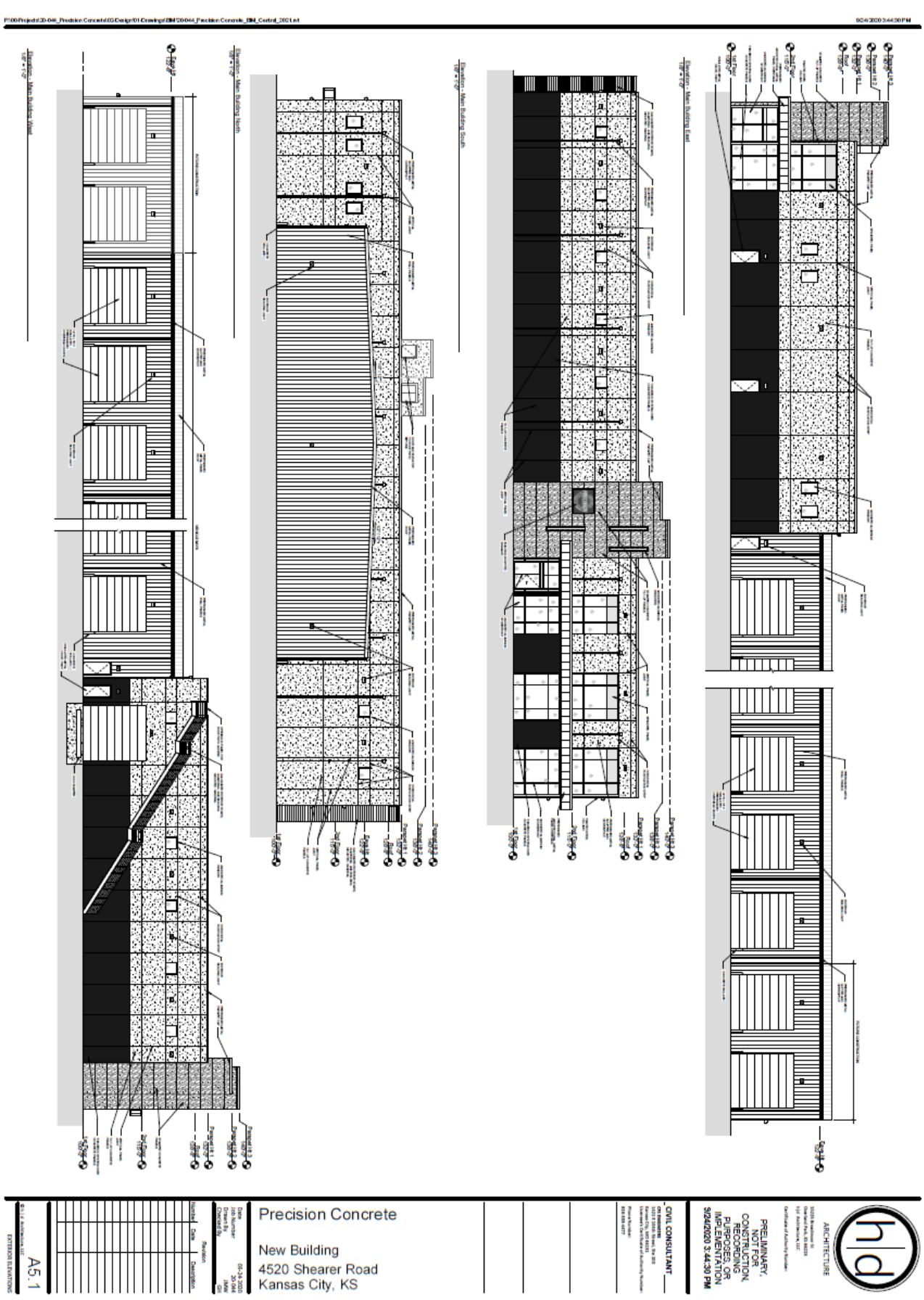
_____
Ronald E. Schreur, KS LS 1328
rschreur@cfse.com

Owner/Developer:
Precision Cutting & Coring, LLC
3155 Fiberglass Rd.
Kansas City, Kansas 66115
(913) 681–9050

Prepared By:
CFS Engineers
1421 E. 104th Street, Suite 100
Kansas City, Missouri 64131
(816) 333–4477

Date	Revision
10/26/2020	Revised per County Surveyor comments.
9/24/2020	Initial submittal

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 Kansas City, MO 64131
o 816.333.4477 f 816.333.8688


Precision Concrete
New Building
4520 Shearer Road
Kansas City, KS
PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION
9/24/2020 3:44:30 PM
ARCHITECTURE
CIVIL CONSULTANT
A5.1
EXTERIOR ELEVATIONS

Precision Concrete
New Building
4520 Shearer Road
Kansas City, KS
ARCHITECTURE
PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION
9/24/2020 3:44:34 PM
CIVIL CONSULTANT
A5.2
EXTERIOR ELEVATIONS

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **PR-2020-31**

GENERAL INFORMATION

Applicant:
James Koop

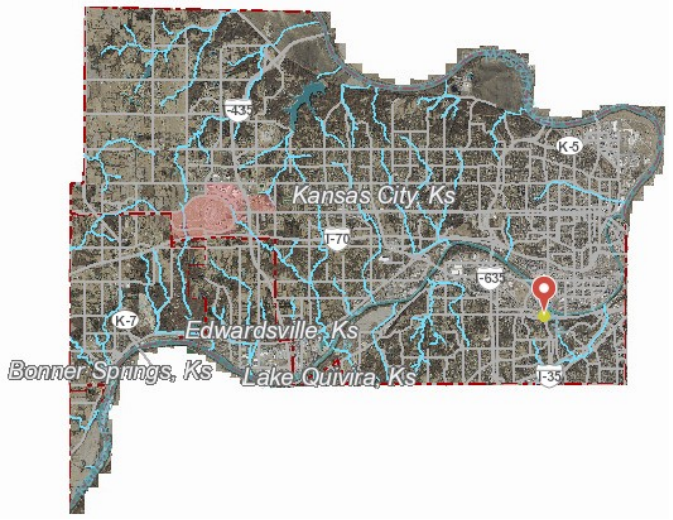
Status of Applicant:
Representative
JE Real Estate
8604 South Shrout Road
Grain Valley, Missouri 64029

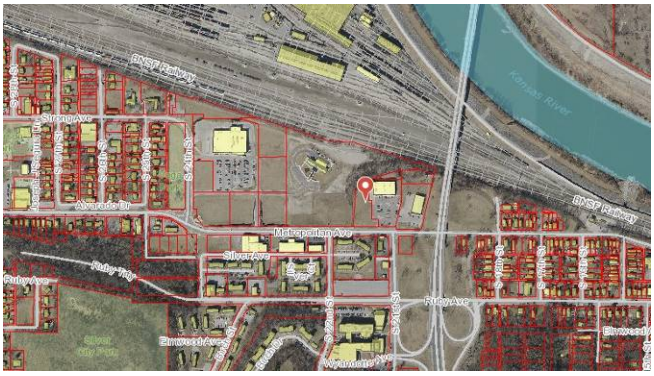
Requested Actions:
Approval of Preliminary and Final Plan Review

Date of Application:
September 17, 2020

Purpose:
Preliminary and Final Plan Review for a convenience store with gas pumps.

Property Location:
2104 Metropolitan Avenue
Kansas City, Kansas 66103





Commission Districts:	District Commissioner: Christian Ramirez (District 3) Commissioner At Large: Tom Burroughs (At-Large District 2)	
Existing Zoning:	CP-2 Planned General Business District	
Adjacent Zoning:	**North:**	MP-1 Light Industrial and Industrial Park District
	South:	RP-5 Planned Apartment District; CP-2 Planned General Business District
	East:	CP-2 Planned General Business District
	West:	MP-1 Light Industrial and Industrial Park District
Adjacent Uses:	**North:**	KCKPD South Patrol Station, brownfield
	South:	Apartments; Gas station
	East:	Grocery store
	West:	KCKPD South Patrol Station; brownfield
Total Tract Size:	0.87 Acre	
Master Plan Area:	No Area Master Plan for this location.	
Master Plan Designation:	The City-Wide Master Plan designates this property as Community Commercial.	
Major Street Plan:	The Major Street Plan designates Metropolitan Avenue as a Class C Thoroughfare.	
Required Parking:	Section 27-466(e) requires off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.	
Advertisement:	The Wyandotte Echo – October 15, 2020; November 19, 2020 Letters to Property Owners – October 14, 2020; November 18, 2020 and December 31, 2020	
Public Hearings:	December 14, 2020 and January 7, 2021	
Public Support:	None to date.	
Public Opposition:	Staff has received letters from several neighbors in opposition to the development. No one appeared at the December 14, 2020 City Planning Commission meeting.	

PROPOSAL

Detailed Outline of Requested Action: The applicant, James Koop with JE Real Estate, has submitted a Preliminary and Final Plan Review for a convenience store with gas pumps and a parking lot. The site plan includes one (1) primary building to serve as the convenience store and eight (8) gas pumps. Under Section 27-576(i) of the Commercial Development Guidelines Overlay District, auto-centric facilities must be located on the side or rear of primary structures to minimize views from public streets. The proposed plan places the parking lot and gas pump kiosks be built in front of the primary building, adjacent to Metropolitan Avenue. This requires the City Planning Commission to allow an exception to the Commercial Design Guidelines Overlay District. There are no outstanding Notices of Violation associated with the property.

City Ordinance Requirements: Article VI Sections 27-196 – 27-209, 27-212

Zoning Enforcement Issues: There are no outstanding Notices of Violation associated with the property.

FACTORS TO BE CONSIDERED

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

   The neighborhood along Metropolitan Avenue is divided into two (2) separate areas. To the east of the 18th Street Expressway is a single-family neighborhood and to the west is a mix of commercial, institutional, and multi-family buildings. West of 24th Street, the neighborhood becomes predominately single-family residences again. The proposed convenience store and gas station is across Metropolitan Avenue from an existing convenience store and gas station.

2. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   Metropolitan Avenue is a Class C Thoroughfare, and the driveway of the proposed site is within 1/8th mile of the entrance and exit ramps to the 18th Street Expressway. There are already traffic issues stemming from general use of Metropolitan Avenue, vehicles utilizing the road to enter and exit the expressway, and vehicles entering and exiting the grocery store, small-box store, and gas station, all with driveway access at the corner of Metropolitan Avenue and South 21st Street. The addition of another driveway access along Metropolitan Avenue would cause noticeable increases in traffic and traffic issues.

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

   According to the City-Wide Master Plan, the Community Commercial land use designation allows for convenience stores and general services. The Master Plan also states that “other auto-oriented uses are allowed” but will be held to a higher site design standard.

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

    a. ***Water service***

    There is water service is available.

    b. ***Sanitary sewer service***

    There is sanitary sewer service available.

    c. ***Storm water control***

    There are storm sewer lines running along the south and east boundaries of the property.

    d. ***Police***

    Police service is provided by South Division, District #331.

    e. ***Fire***

    Fire service is provided by Fire Station #7, which is 0.4 mile from the property.

    f. ***Transit***

    The property is served directly by Route 104 (Argentine). There is a bus stop directly in front of the property and another bus stop directly across Metropolitan Avenue.

    g. ***Schools***

    Public education is provided by Emerson Elementary School, Argentine Middle School, and Harmon High School, under Kansas City, KS USD 500.

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

    The current plan for the position of the parking lot and gas pumps fails to comply with several ordinances, and additional information is needed in order for Staff to ensure compliance. Compliance issues and additional information needed are addressed in the “Staff Recommendations” section of this report.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant gave notice that the architect and engineer would be accepting calls from Monday, October 19th to Friday, October 23rd, from 1 PM to 6 PM each day. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Commercial Design Guidelines
Driveway Access
Parking Plan
Pedestrian Circulation
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2020-31, subject to:

1) **Compliance with the site plan as submitted to Staff;**
2) **Compliance with the building and gas pump elevations as submitted to Staff (deviation from the Commercial Design Guidelines);**
3) **Compliance with the landscaping plan as submitted to Staff;**
4) **Compliance with the grading plan as submitted to Staff;**
5) **Compliance with the erosion control plan as submitted to Staff;**
6) **Compliance with the lighting plan as submitted to Staff;**
7) **Compliance with all C-2/CP-2 General Business District/Planned General Business District regulations, Section 27-466 of the Unified Government Code of Ordinances;**
8) **Continuation of sidewalks along Metropolitan Avenue in the right-of-way adjacent to the subject property and repair to any portion of the sidewalk damaged by construction;**
9) **Installation of internal sidewalks to allow access from the public sidewalk and parking lot to the front of the primary structure; and**
10) **Compliance with all Commercial Development Guidelines Overlay District, Sections 27-573 – 27-591 of the Unified Government Code of Ordinances.**

STAFF RECOMMENDATIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends

APPROVAL of PR-2020-31, subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Photos of Property Provided by Staff, Dated October 12, 2020
Site Plan Submitted by Applicant
Primary Structure Elevations
Gas Pump Elevations
Landscape Plan Submitted by the Applicant
Lighting Plan Submitted by the Applicant
Neighborhood Meeting Notice, Dated October 13, 2020
Neighborhood Meeting Minutes, Dated October 23, 2020
Neighborhood Opposition Petition

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing P & F Plan Review	December 14, 2020 Approval	January 7, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#PR-2020-31** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#PR-2020-31,** as 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 4:59:15:

PLAN REVIEW APPLICATION #PR-2020-31 – JAMES KOOP WITH JE REAL ESTATE – SYNOPSIS: Preliminary and Final Plan Review for a fueling station and convenience store at 2104 Metropolitan Avenue**. Detailed Outline of Requested Action:** The applicant, James Koop with JE Real Estate, has submitted a Final Plan Review for a convenience store with gas pumps and a parking lot. The site plan includes one (1) primary building to serve as the convenience store and eight (8) gas pumps. Under Section 27-576(i) of the Commercial Development Guidelines Overlay District, auto-centric facilities must be located on the side or rear of primary structures to minimize views from public streets. The proposed plan places the parking lot and gas pump kiosks be built in front of the primary building, adjacent to Metropolitan Avenue. This requires the City Planning Commission to allow an exception to the Commercial Design Guidelines Overlay District. There are no outstanding Notices of Violation associated with the property. Zoning Enforcement Issues: There are no outstanding Notices of Violation associated with the property.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and,
6. The Notices to property owners.

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

Present in Support:

- James Koop, applicant, 8604 South Stream Road, Granville, Missouri 64029
- Chris Woods, Woods Architecture, LLC, 8509 West 145th Terrace, Overland Park, Kansas 66223
- Kevin Sterrett, Civil Engineer

Present in Opposition:

- No one appeared

Staff Recommendation starts at 5:04:42: Planning Director Hand stated staff has been working with the applicant regarding compliance with the Commercial Design Guidelines. It is a constrained site as there is a drop in elevation directly to the west of the subject property. Staff would request the Planning Commission approve this

application with a deviation from the Commercial Design Guidelines regarding the location of the gas pumps. The guidelines do not want drive-through lanes pumps as other auto-related functions in the front of the property; they are required to be on the side or rear. Because of the property constraints, staff agrees with the requested deviation and recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 5:06:12:

On motion by Ms. Pauley, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL** of Preliminary and Final **Plan Review Application #PR-2020-31:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

1) **Compliance with the site plan as submitted to Staff;**
2) **Compliance with the building and gas pump elevations as submitted to Staff (deviation from the Commercial Design Guidelines);**
3) **Compliance with the landscaping plan as submitted to Staff;**
4) **Compliance with the grading plan as submitted to Staff;**
5) **Compliance with the erosion control plan as submitted to Staff;**
6) **Compliance with the lighting plan as submitted to Staff;**
7) **Compliance with all C-2/CP-2 General Business District/Planned General Business District regulations, Section 27-466 of the Unified Government Code of Ordinances;**
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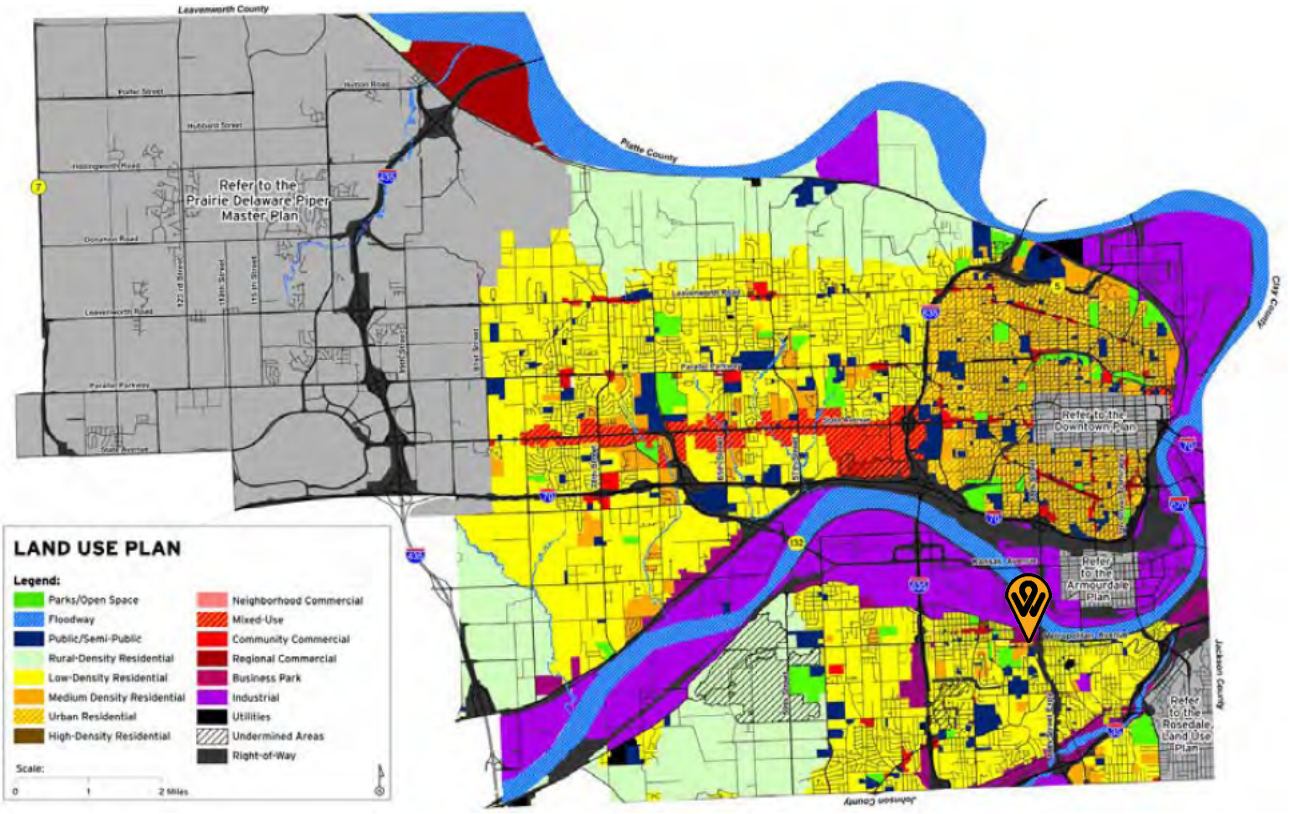
9) **Installation of internal sidewalks to allow access from the public sidewalk and parking lot to the front of the primary structure; and**
10) **Compliance with all Commercial Development Guidelines Overlay District, Sections 27-573 – 27-591 of the Unified Government Code of Ordinances.**

LAND USE MAP


Leavenworth County
Platte County
Clay County
Jackson County
Johnson County
Refer to the Prairie Delaware Piper Master Plan
Refer to the Downtown Plan
Refer to the Armourdale Plan
Refer to the Rosedale Land Use Plan
LAND USE PLAN
Legend:
Parks/Open Space
Floodway
Public/Semi-Public
Rural-Density Residential
Low-Density Residential
Medium Density Residential
Urban Residential
High-Density Residential
Neighborhood Commercial
Mixed-Use
Community Commercial
Regional Commercial
Business Park
Industrial
Utilities
Undermined Areas
Right-of-Way
Scale:
0
1
2 Miles

AERIAL MAP

ZONING MAP

PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED OCTOBER 12, 2020

Row 1 (left to right): Northeast view of the property from Metropolitan Avenue, with El Mercado Fresco visible in the background; North view of the property from Metropolitan Avenue.

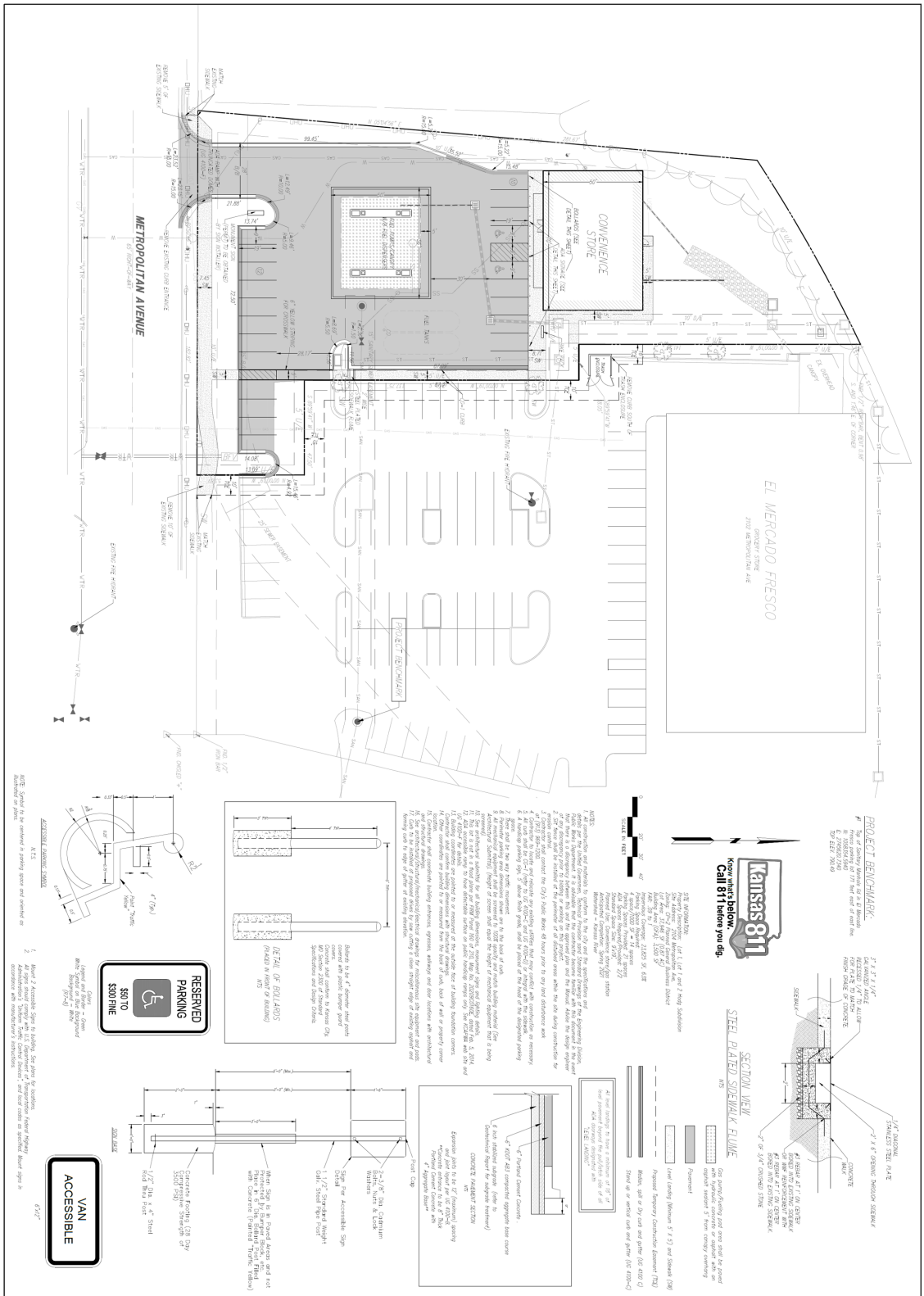
Row 2 (left to right): Northeast view of the property from the southwest corner of the property; South view of the property from the rear of the property.

Row 3: North view of the property from across Metropolitan Avenue.

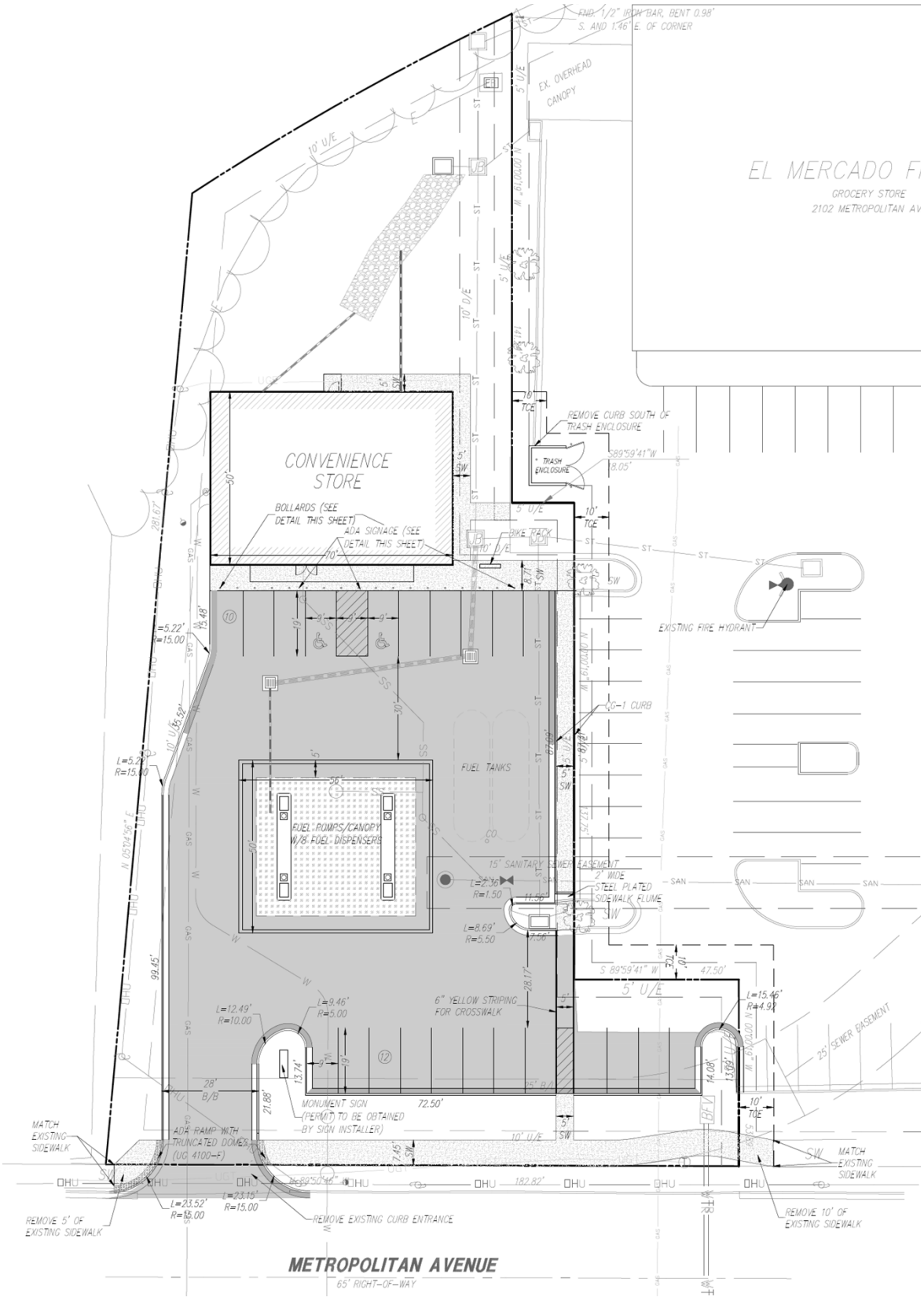
Upper Left: View of the proposed entrance/exit to the parking lot, facing the sidewalk along Metropolitan Avenue to the west.

Upper Right: View of the proposed entrance/exit to the parking lot, facing across the front of the property and to the sidewalk along Metropolitan Avenue to the east.

SITE PLAN SUBMITTED BY THE APPLICANT

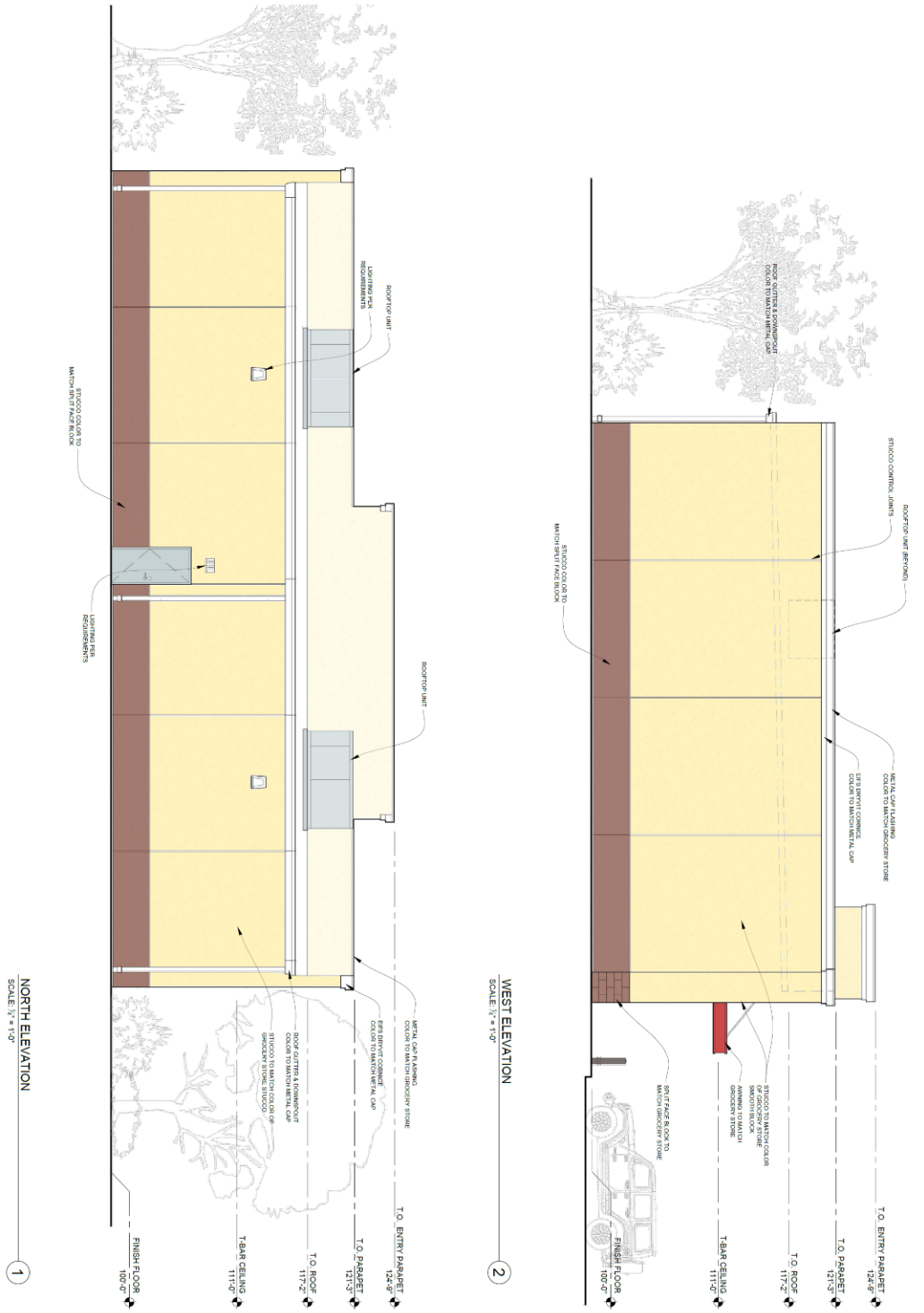


SITE PLAN SUBMITTED BY THE APPLICANT, CONT.



PRIMARY STRUCTURE ELEVATIONS

PRIMARY STRUCTURE ELEVATIONS, CONT.



WOODS ARCHITECTURE LLC
8569 W. 165TH TERRACE
OVERLAND PARK, KS 66223
310-780-6732
christy.woods@gmail.com

DRC SUBMITTAL
ISSUED TO THE DRC 09.10.20

CONVENIENCE STORE
NEW C-STORE AND GAS STATION

2104 Metropolitan Ave.
Kansas City, KS 66106

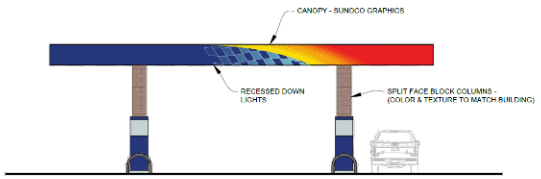
EXTERIOR ELEVATIONS

ISSUED FOR REVIEW: 09-10-2020
ISSUED FOR PERMIT: 00-00-2020
ISSUED FOR CONSTRUCTION: 00-00-2020
DRAWN BY: CW
CHECKED BY: CW
JOB #: WA20-007
SCALE: AS NOTED

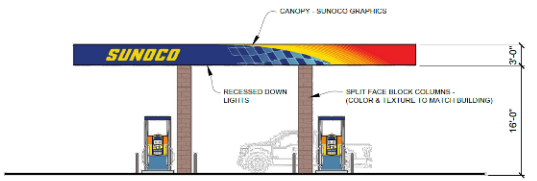
NOT FOR CONSTRUCTION

A2.2

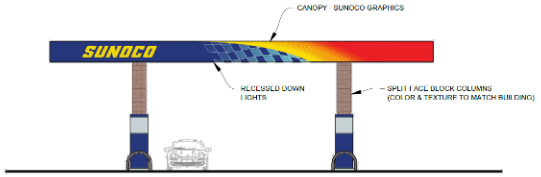
GAS PUMP ELEVATIONS



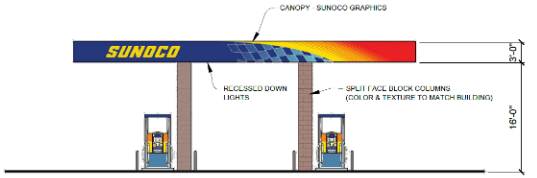
NORTH CANOPY ELEVATION
SCALE: 3/8"=1'-0" 5



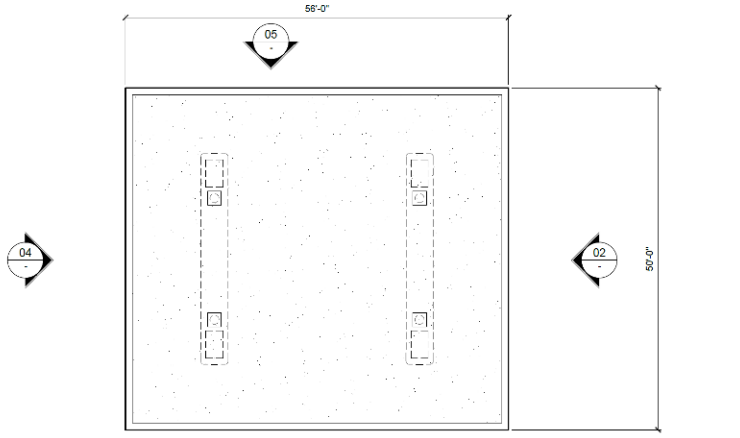
WEST CANOPY ELEVATION
SCALE: 3/8"=1'-0" 4



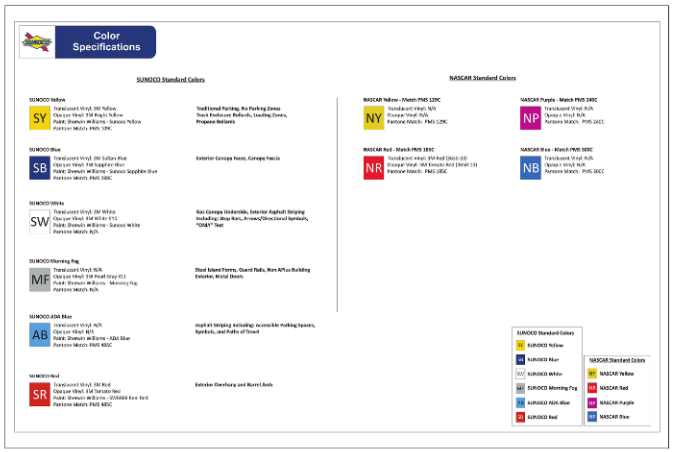
SOUTH CANOPY ELEVATION
SCALE: 3/8"=1'-0" 3



EAST CANOPY ELEVATION
SCALE: 3/8"=1'-0" 2



CANOPY ROOF PLAN
SCALE: 1/8"=1'-0" 1



WOODS ARCHITECTURE LLC

OFFICE ADDRESS: 6509 W. 145TH TERRACE OVERLAND PARK, KS 66223
PHONE: 310-780-6732
EMAIL: chriar.woods@gmail.com
ARCHITECT(S): CHRISTOPHER R. WOODS LICENSED 6693 KANSAS ARCHITECT

PHASE: DRC SUBMITTAL

	ISSUED TO THE DRC	09-10-20

PROJECT TITLE:

CONVENIENCE STORE

NEW C-STORE AND GAS STATION

PROJECT ADDRESS:

2104 Metropolitan Ave.
Kansas City, KS 66106

VERIFICATION STATEMENT:

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL CONTRACTORS MUST COMPLY WITH THE GENERAL NOTES ON THE TITLE SHEET AND THE SPECIFICATIONS FOR THIS PROJECT.

SHEET TITLE:

CANOPY ROOF PLAN & ELEVATIONS

ISSUED FOR REVIEW:	09-10-2020
ISSUED FOR PERMIT:	00-00-2020
ISSUED FOR CONSTRUCTION:	00-00-2020
DRAWN BY: CW	JOB #: WA20-007
CHECKED BY: CW	SCALE: AS NOTED

SHEET NO. #:

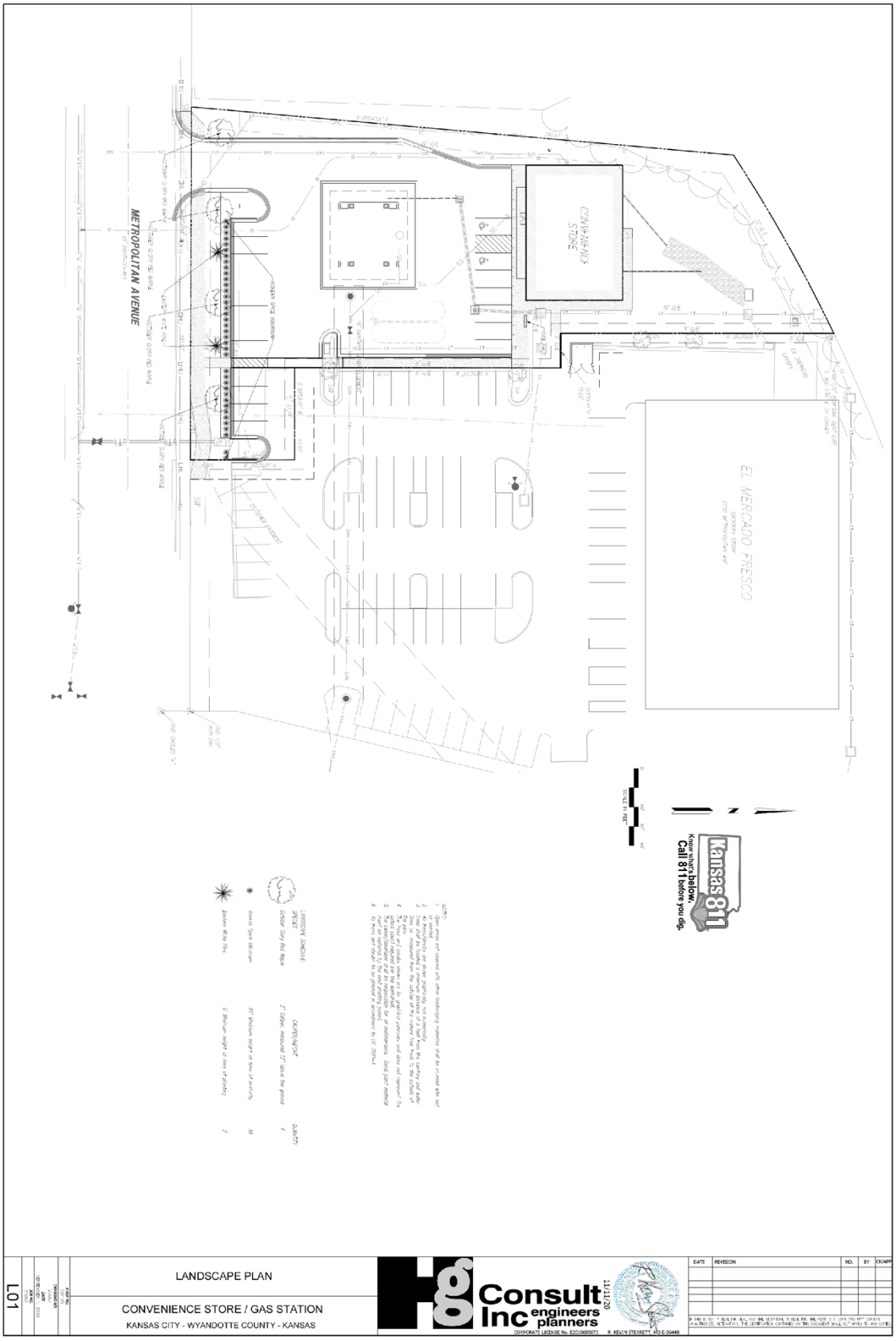
A2.3

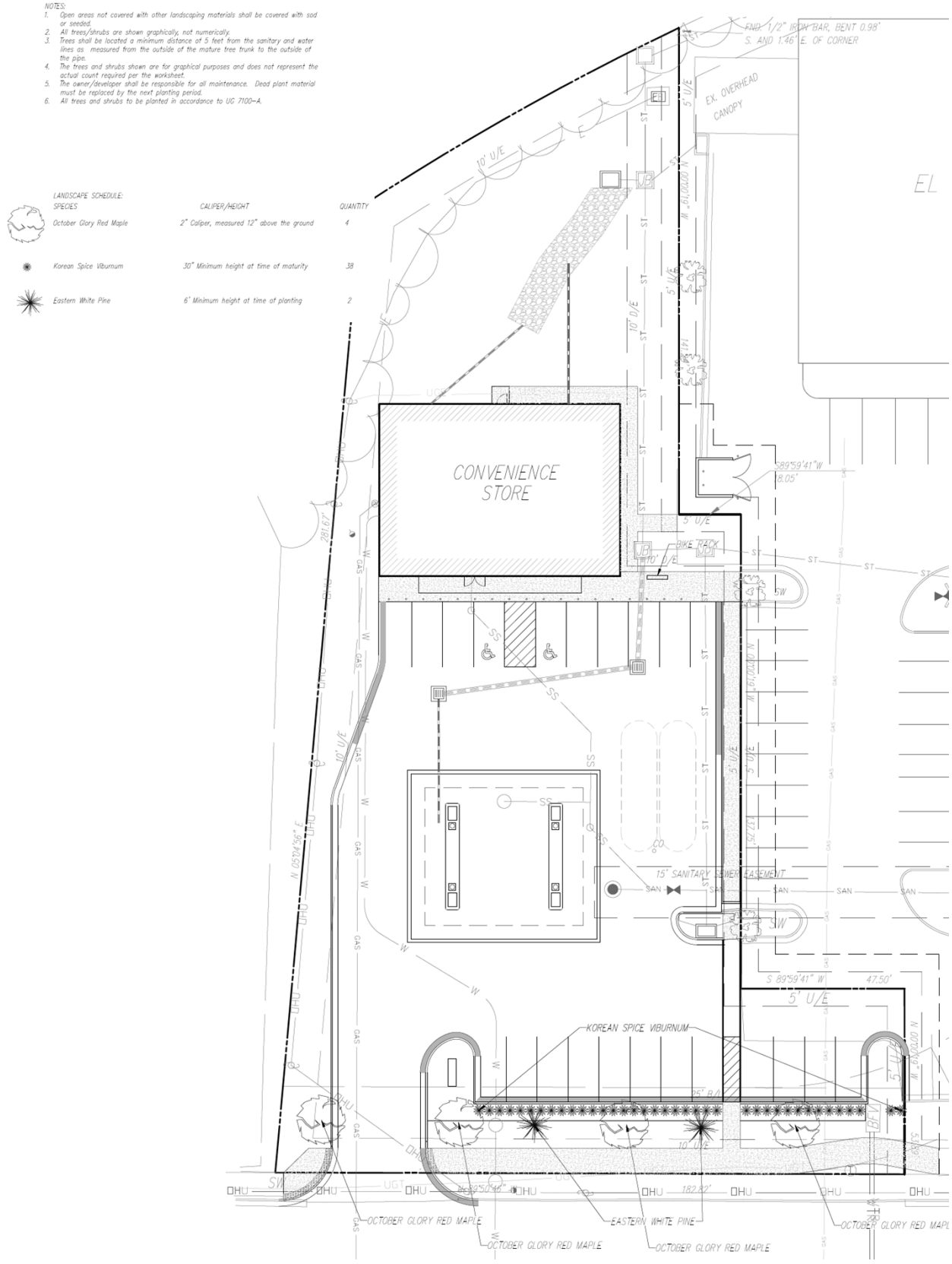
NOT FOR CONSTRUCTION

January 7, 2021

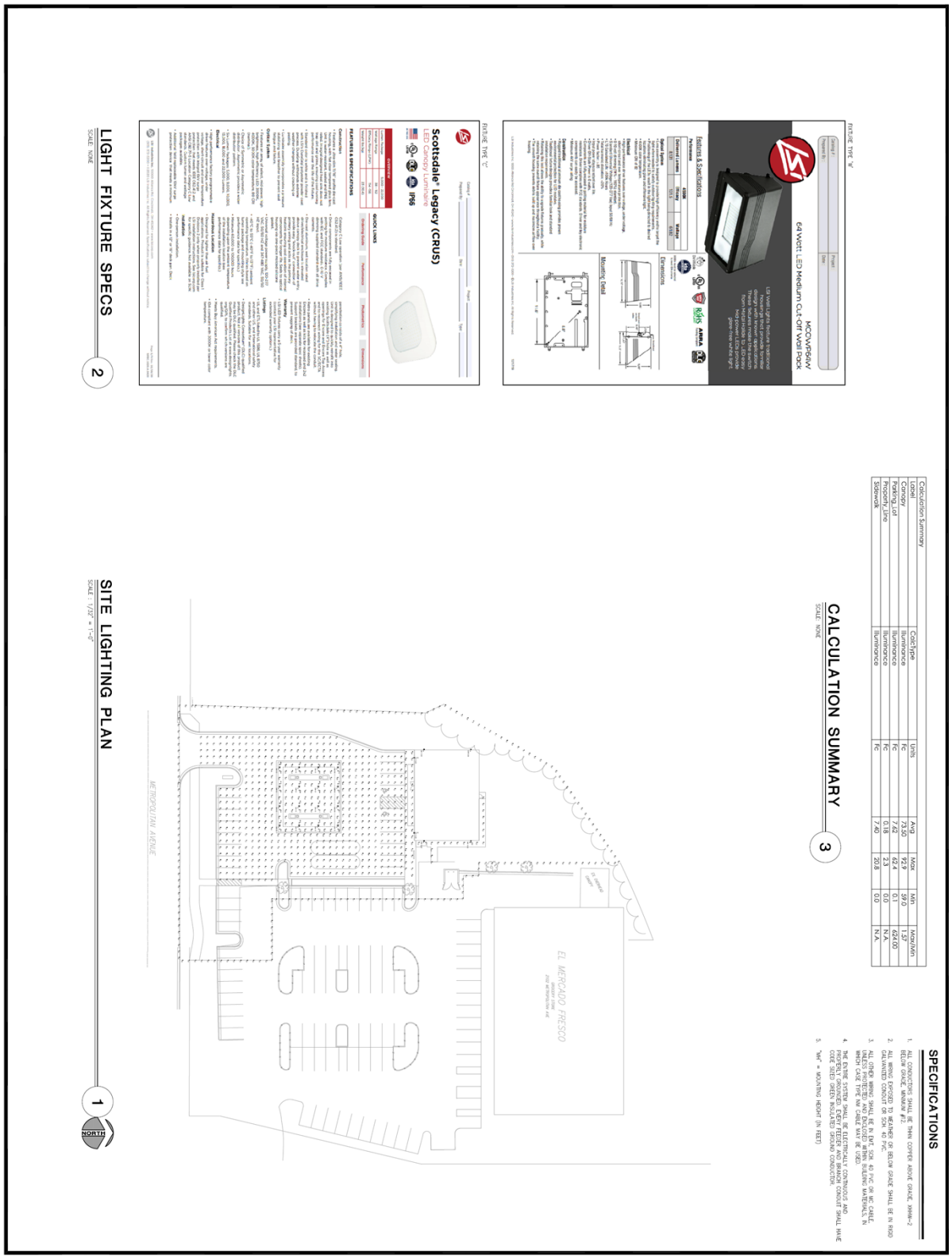
PR-2020-31

LANDSCAPE PLAN SUBMITTED BY THE APPLICANT




NOTES:
1. Open areas not covered with other landscaping materials shall be covered with sod or seeded.
2. All trees/shrubs are shown graphically, not numerically.
3. Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
4. The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
5. The owner/developer shall be responsible for all maintenance. Dead plant material must be replaced by the next planting period.
6. All trees and shrubs to be planted in accordance to UG 7100-A.
LANDSCAPE SCHEDULE:
SPECIES
CALIPER/HEIGHT
QUANTITY
October Glory Red Maple
2" Caliper, measured 12" above the ground
4
Korean Spice Viburnum
30" Minimum height at time of maturity
38
Eastern White Pine
6' Minimum height at time of planting
2
CONVENIENCE STORE
PIKE RACK
15' SANITARY SEWER EASEMENT
KOREAN SPICE VIBURNUM
OCTOBER GLORY RED MAPLE
EASTERN WHITE PINE
EX. OVERHEAD CANOPY
S 89°59'41" W
47.50'
182.82'
281.67'

LIGHTING PLAN SUBMITTED BY THE APPLICANT



SHEET NUMBER					
SITE LIGHTING PLAN ES-1	PROJECT NUMBER JSC 20-260	DATE ISSUED 11.16.2020	Site Lighting Plan for: 2104 METROPOLITAN AVE KANSAS CITY - WYANDOTTE - KANSAS	ENGINEER: JSC ENGINEERS	11-16-2020

NEIGHBORHOOD MEETING NOTICE, DATED OCTOBER 13, 2020

Date: October 13, 2020

Widespread Properties, LLC
3508 Greenville Ave., Apt 34
Dallas, TX 75206

SUBJECT: Neighborhood Meeting-2104 Metropolitan Ave C-Store

I/We have filed an application with the Department of Urban Planning and Land Use # PR-20405-00029 (PR-2020-31). The purpose of this:

Preliminary Plan Review for a Convenience Store with Fuel Sales

at the following address: 2104 Metropolitan Ave.

We are available for questions or comments in regard to the project from Monday, October 19, 2020 through Friday, October 23, 2020 from 1PM til 6 PM.

For architectural questions or comments please contact Chris Woods, AIA at 310-780-6732, For questions or comments on the site plan please call Kevin Sterrett, PE at 816-703-7098.

We look forward to hearing from you.

Sincerely,

Kevin Sterrett, PE, PLS
Hg Consult, Inc.

NEIGHBORHOOD MEETING MINUTES, DATED OCTOBER 23, 2020

Letters to the list of neighbors provided by the UG were mailed out on October 13th, 2020. Said Letter stated that the architect and civil engineer would receive calls for questions or comments in regard to the project from Monday, October 19th, 2020 through Friday, October 23rd, 2020 from 1 pm til 6 pm.

Name of Caller	Question or Comment	Response

No calls were received _by architect or engineer during the timeframe stated.

NEIGHBORHOOD OPPOSITION PETITION

PETITION

Petition Summary: Department of Urban Planning and Land Use PR-20405-00029 (PR- 2020-31) ar 2104 Metropolitan Ave. Grocery Store with Fuel Pumps.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to OPPOSE the installation of fuel tanks at this location.

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/23/20		Fvejae W.	2321 silver court	To much traffic!
10/23/20		Stevaunte traylor	2325 Silver court	To much traffic
10/24/20		Diamond Payne	2220 B silver court	Corona Virus!
10/24/20		Hector Hern.	1102 572	corona
10/28/2020				To much Traffice
10/30/2020				

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/23		Amaur	2322 Birch Drive	Like this Place Along With Walmart Here
10/23				Love this Place Please don't close at this store it's great!!
10/23		Nashyle Vaughn		Too much
10/23		Knyla Johnh	2326 Birch	Great place
10/23		Lewis Thompson		Food Store
10/23		Ry Bower	6124 Wheeling RD	Great Place

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/23	RT	Robert Tilghman	1416 Ruby KCK	I love this Place dont want them to lose any business
10/23			2120 Birch Street	Best Place
10/23	VF	Valnetta	4111 prospect	I Love this store
10/23			2132 Silver Ct	the best store!
10/23		K.	2414 Elmwood	I love this store. wonderful people
10/23		Melvin Gri77in	2304 Silver Court	that will be too much

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10-23-20		MARY	1309 S 35th St	we DON'T NEED ANY MORE GAS STATIONS
10-23-20		Brandon Blackburn	5710 college ave	we don't NEED any more gas stations
10/23		Billy West	1076 Metropolitan	
10/23			2021 Silver court	
10/23		Dashawn Williams	2224 Silver court	we don't need another gas station
10/23		Daniel Cabrera	1615 Ruby Ave 66105	we don't need any more guss Station We need real food

PETITION

Petition Summary: Department of Urban Planning and Land Use PR-20405-00029 (PR- 2020-31) ar 2104 Metropolitan Ave. Grocery Store with Fuel Pumps.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to OPPOSE the installation of fuel tanks at this location.

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/23				
10/23				
10/23				Hood Store
10/23				
10/23				
10/23				

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/23				
10/23				
10/23				
10/23				
10/23				
10/23				
10/23				

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/23				
10/23				
10/23				
10/23				
10/23				
10/23				

PETITION

Petition Summary: Department of Urban Planning and Land Use PR-20405-00029 (PR- 2020-31) ar 2104 Metropolitan Ave. Grocery Store with Fuel Pumps.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to OPPOSE the installation of fuel tanks at this location.

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10237				
10/23				
10/23				
10/23				
10/23				
10/23				

NEIGHBORHOOD OPPOSITION PETITION, CONT.

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMME
10/22	Sambuil Bates	Sambruil Bates	2205 Silver Court	
10/23	Jim Constine	Jim Constine	1273 metropolitan	
10/23/20	[illegible]	Anthony Jenning		
10/24/20	Carl Jackson	Carl Jackson	K.C.KS.	
10/24/20	Keori Whitley	Keori Whitley	KCK	
1-24-8	[illegible]	[illegible]		

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21	Corrine Farrow	Corrine Farrow	2227 Silver Ct.	No Need
10/21	[illegible]	Jamie Schmitt		Brig & else
10/21	[illegible]	Kayla Johnson	2326 Birch Dr Apt B	Love this gas station
10/21	[illegible]	Howard White	2306 Birch Dr	No Need
10/21	Mary Russell	Mary Russell	1733 S. 37th KC, KS 66106	don't need another place w/gas
10/21	[illegible]	Dar Neke Bethea	2310 Silver Court KCK 66106	Don't need another gas station

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21	Kiara Bush	Kiara Bush	2314 Birch dr	don't need New one
10/21	[illegible]	[illegible]	2306	Don't need
10/21	Randy [illegible]	Randy [illegible]	5204 Lathrop	NO
10/21	Tom May	1310 Wabash	?	No need
10/21	Burn Thompson		2330 Birch Drive	No
10/21	Kayana Jenkins	Kayana Jenkins	2227 Silver Court	something ELES

PETITION

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DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/20/20	[illegible]	Adrian Gaines	2226 Silver Crt	Dont Do it
10/20/20	[illegible]	Kvali Long	2008 N2nd St	love this spot
10·20·20	Latosha Collier	Latosha Collier	2323 Silver Ct. KCKS 66106	This is where I work!! Dont want to lose my JOB!!
10-20-20	[illegible]	Neisha Tatum	2321 Silver KCK 66106	Don't need another Gas Station Love this gas station
10-20-20	[illegible]	Donald Porter	3107 29th	Do not want
10/20/20	[illegible]	Billy Shaw	1703 29th #B	To much Traffic

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21	[illegible]	Sandra Lancaster	1836 S.14th KC KS	NO GAS STATION
10/21	mackenzie Singleton	mackenzie Singleton	2308 Silver Court	^
10/21	[illegible]	[illegible]		Fast Food plz
10/21	Jordan R. Lewis	Jordan Lewis		No gas station
10/21	[illegible]	Kristina Tatum		Bring something else
10/21	[illegible]	Dominique Lewis	1522 North KCK	Bring too much traffic

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21/2020	[illegible]	Stephanie Thomas		[illegible]
05-11-65	Luis N	Lucas		No NEED
10/21	[illegible]			No Need
10/21	[illegible]	BARRET WATSON		Bring Something else
10/21	Demi Williams	Demi Williams		Family business... very nice people Dont want another station
10/21	[illegible]	Jeremy Brun		Need macanic Shop

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
21	KC	Kaylani marie	NA	Love GAS Station
21	[illegible]	SM.	NA	food PLACE
21	[illegible]	Symone Dave	N/A	No need
10/21		[illegible]	N/A	no gas station
		[illegible]		Something new
10/21	[illegible]	Kim Woodson		HAIR STORE

PETITION

Petition Summary: Department of Urban Planning and Land Use PR-20405-00029 (PR- 2020-31) ar 2104 Metropolitan Ave. Grocery Store with Fuel Pumps.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to OPPOSE the installation of fuel tanks at this location.

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21/20	Dionta T.			
10/21/20	Cindy Pittman	CINDY PITTMAN	1507 Steele Rd KCKS 66103	
10/21/20	[illegible]	[illegible]	530 Freeman Dr.	no new for another gas station
10/21/20	[illegible]	Randy Morrisa	1040 Dodson	Nice people Don't want another gas station
10/21/20	[illegible]	Leiyone Wilson	2324 Birch Dr	Don't need
10/21/20	[illegible]	Kelvin Tiller	~~[illegible]~~ 94 St 20 St	To much Traffic

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21/20	[illegible]	Miriam Moore	1329 Rowland KCKS 66104	
10/21/20	[illegible]	Chris Lynch	[illegible]	
10/21/20	[illegible]	Miroslav Radimovic		
10/21	[illegible]	Jevon W.	2927 N. 33th	
10/21/20	[illegible]	Richi E	2388 Silver Court	
10/21/20	D.W	Duanar Win	6235 Washington Ave	

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21/20	[illegible]	Leland Bunton		
10/21/20	[illegible]	ATHENA TRAYS	6355 73rd st KCKS 66111	
10/21/20	[illegible]	Tina Watt	3095 Silver Lake, KS 66071	
10/21/20	[illegible]	Kim VEGA	1418 S. 25th st KCKS 66103	Not NEEDED!
10-21-20	[illegible]	Eric Davies	7248 Gilmore ave	
10-21-20	[illegible]	Brie Gomez	2314 Birch	NOT Needed

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/21	[illegible]	Maria Zamora	1415 S. 38th st. K.C. KS 66106	no
10/21	[illegible]	William Carter	2307 Birch Dr	No
10/21	[illegible]	Cody Holmes	2320 Birch Dr	Great Cust. Serv. / like family
10/21	[illegible]	Theresa Bates	2815 Merriam 28 KCK	NO
10/21	[illegible]	Julie Nielson		have this place!
10/21	[illegible]	Anthony L. Witt	1622 30 14th	

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Petition #PR-2020-34**

GENERAL INFORMATION

Applicant:
John Martin with
Christie Development Associates

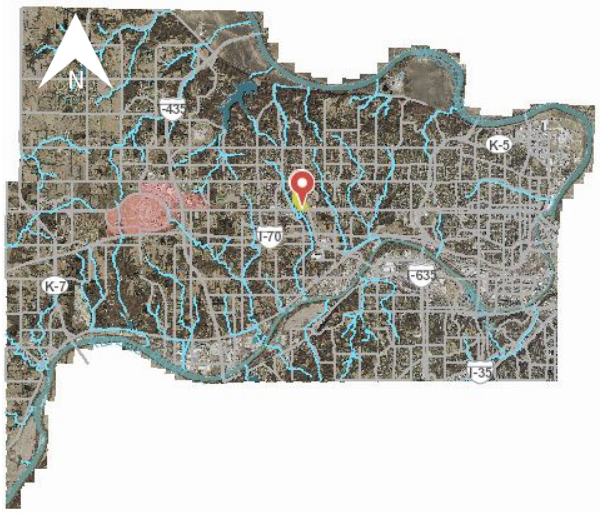
Status of Applicant:
Representative of Property Owner
KCKCC
7340 State Avenue
Kansas City, Kansas 66112

Requested Action:
The approval of a Preliminary Plan.

Date of Application:
October 30, 2020

Purpose:
To approve a preliminary plan review for a student housing facility with 73 units.

Property Location:
7340 State Avenue
Kansas City, Kansas 66112



Commission Districts:	Commissioner At Large:	Melissa Bynum (District #1)
	District Commissioner:	Dr. Jane Winkler Philbrook (District #8)
Existing Zoning:	R-1 Single Family and CP-1 Limited Business District	
Adjacent Zoning:	**North:**	R-1 Single Family District
	South:	C-1 Limited Business, CP-2 Planned General Business, and CP-3 Planned Commercial Districts
	East:	R-1 Single Family, CP-1 Planned Limited Business, CP-2 Planned General Business, and RP-5 Planned Apartment Districts
	West:	R-1 Single Family District
Existing Uses:	**North:**	Single Family Homes
	South:	Commercial Businesses
	East:	Painted Hills Golf Club
	West:	Single Family Homes
Total Tract Size:	120.73 Acres	
Master Plan Area:	This property is outside of the boundaries of an Area Plan.	
Master Plan Designation:	The City-Wide Master Plan designates this area as Medium-Density Residential.	
Major Street Plan:	The Major Street Plan classifies State Avenue as a Class A Thoroughfare.	
Parking Requirement:	Section 27-454 states that in R-1 Single Family Districts, two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. Section 27-464 states that in CP-1 Limited Business District, uses require paved off-street parking spaces at a ratio of not less than four spaces per 1,000 square feet of floor area in the building.	
Advertisement:	The Wyandotte Echo – November 19, 2020 Letters to Property Owner – November 18, 2020 and December 31, 2020	

Public Hearings: December 14, 2020 and January 7, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, John Martin with Christie Development Associates is seeking the approval of a plan review for a student housing facility for Kansas City Kansas Community College.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

Code Enforcement History: There has been one (1) Notice of Violation on the property for graffiti in 2006. The graffiti was removed within one (1) month of the citation.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   Outside of the boundaries of the college campus, the neighborhood is commercial in nature with businesses along a Class A Thoroughfare.

2. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed use will increase traffic and parking. This could adversely affect road capacity, safety, and create parking problems if not managed properly.

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

   The City-Wide Master Plan designates this area as Medium Residential. These uses are intended to provide for future housing needs through the construction of a wide variety of attached residential development. These include Garden Apartments, attached residences including townhomes, duplexes, triplexes, fourplexes, etc., institutional uses such as elementary, middle and high schools, churches, libraries, etc., parks and open space.

   The proposed use conforms to the Master Plan because it proposes housing for students.

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

    a. ***Water service***

    Municipal water service is available.

    b. ***Sanitary sewer service***

    Municipal sanitary sewer service is available.

    c. ***Storm water control***

    Municipal storm water control is available.

    d. ***Police***

    Police service is provided by the West Patrol, District # 222.

    e. ***Fire***

    Fire service is provided by Station #19.

    f. ***Transit***

    KCATA provides transportation to this location on the 101 State Avenue route. The nearest stop is located at State Avenue and Campus Blvd.

    g. ***Schools***

    Public Education is provided by Kansas City USD 500.

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

    The proposed use is capable to meet applicable ordinance and other requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held an in-person neighborhood meeting on November 5, 2020. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Traffic
Multi-Family Design Guidelines

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 9 to 0 to recommend **APPROVAL** of Preliminary Plan Review Application #PR-2020-34, subject to:

1) **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
2) **Submit an erosion control plan;**
3) **One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for a dwelling unit that has two (2) bedrooms or more. As proposed, based on the dwelling count of the 73 units, 110 parking spaces are required;**
4) **One (1) out of every 25 parking spaces are required to be ADA. One (1) out of every six (6) spaces are required to be van-accessible;**
5) **Parking and other paved areas shall be not less than 25 feet from any street line and not less than six (6) feet from any other property line;**
6) **Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;**
7) **The maximum length of the multi-family residential building shall be 200 feet;**
8) **Per the City-Wide Master Plan Medium Density Residential standards, sidewalk/trails shall be a minimum of eight-feet (8') wide along Class A, B, or C Thoroughfares and Boulevards and six-feet (6') wide along Collectors;**
9) **All pedestrian walkways shall be designed to provide direct access and connections to and between the following:**
    a. **The primary entrance or entrances to each principal multi-family building;**
    b. **To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development; and,**
    c. **Any adjacent public park, greenway, or other public/semi-public use, including, but not limited to schools, libraries, churches, parks, etc.**
10) **All amenities shall be built within the first phase of the development;**
11) **To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage;**
12) **All sides of a multi-family building shall display a similar level of quality and architectural interest. Most a building's architectural features and treatments shall not be restricted to a single façade;**

13) **All multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco;**
14) **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.**
15) **A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.**
16) **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted.**
17) **All landscaping shall be irrigated.**
18) **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.**
19) **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
20) **All electrical meter banks, typically on the side of the building shall be screened from public view;**
21) **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building; and,**
22) **No sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process.**
23) **If the property every changed ownership, a Change of Zone would be required.**

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** Petition **#PR-2020-34** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Zoning Map
Land Use Map
Aerial Map
Fire Department Comments
Conservation District Comments
Plans and Elevations
Neighborhood Meeting Documentation

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	December 14, 2020	January 7, 2021
P&F Plan	Approval	

STAFF CONTACT: **Shana Shanteau**
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#PR-2020-34** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#PR-2020-34,** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 5:08:06:

PLAN REVIEW APPLICATION #PR-2020-34 – JOHN MARTIN WITH CHRISTIE DEVELOPMENT ASSOCIATES – SYNOPSIS: Preliminary and Final Plan Review for Kansas City, Kansas Community College student housing project at 7340 State Avenue. **Detailed Outline of Requested Action:** The applicant, John Martin with Christie Development Associates is seeking the approval of a plan review for a student housing facility for Kansas City Kansas Community College. Code Enforcement History: There has been one (1) Notice of Violation on the property for graffiti in 2006. The graffiti was removed within one (1) month of the citation.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and,
6. The Notices to property owners.

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

Present in Support:

- John Martin, applicant, Christie Development Associates, 9400 Reeds Road, Overland Park, Kansas 66207
- Dr. Greg Mosier, KCKCC

Present in Opposition:

- No one appeared

Staff Recommendation starts at 5:11:50: Planning Director Hand stated as this project is within the Kansas City, Kansas Community College Campus. It does not require a Master Plan Amendment because it is already medium-density. It does not require a Change of Zone as it is going to be operated by the Kansas City, Kansas Community College. Staff would like to add a condition of approval that if the property ever changed ownership, a Change of Zone would be required.

Motion and Vote starts at 5:13:13:

On motion by Mr. Miller, seconded by Mr. Mohler, the Planning Commission voted as follows to recommend **APPROVAL** of **Preliminary and Final Plan Review Application #PR-2020-34:**

Carson Aye

Armstrong **Not Present**
Cho **Not Present**
Connelly **Aye**
Ernst **Aye**
Huey **Aye**
Jones **Aye**
Miller **Aye**
Mohler **Aye**
Pauley **Aye**
Reasons **Aye**

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

1) **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
2) **Submit an erosion control plan;**
3) **One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for a dwelling unit that has two (2) bedrooms or more. As proposed, based on the dwelling count of the 73 units, 110 parking spaces are required;**
4) **One (1) out of every 25 parking spaces are required to be ADA. One (1) out of every six (6) spaces are required to be van-accessible;**
5) **Parking and other paved areas shall be not less than 25 feet from any street line and not less than six (6) feet from any other property line;**
6) **Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space;**
7) **The maximum length of the multi-family residential building shall be 200 feet;**
8) **Per the City-Wide Master Plan Medium Density Residential standards, sidewalk/trails shall be a minimum of eight-feet (8') wide along Class A, B, or C Thoroughfares and Boulevards and six-feet (6') wide along Collectors;**
9) **All pedestrian walkways shall be designed to provide direct access and connections to and between the following:**
    d. **The primary entrance or entrances to each principal multi-family building;**
    e. **To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development; and,**
    f. **Any adjacent public park, greenway, or other public/semi-public use, including, but not limited to schools, libraries, churches, parks, etc.**
10) **All amenities shall be built within the first phase of the development;**
11) **To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage;**
12) **All sides of a multi-family building shall display a similar level of quality and architectural interest. Most a building's architectural features and treatments shall not be restricted to a single façade;**

13) **All multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco;**
14) **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.**
15) **A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.**
16) **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted.**
17) **All landscaping shall be irrigated.**
18) **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    b. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.**
19) **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
20) **All electrical meter banks, typically on the side of the building shall be screened from public view;**
21) **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building; and,**
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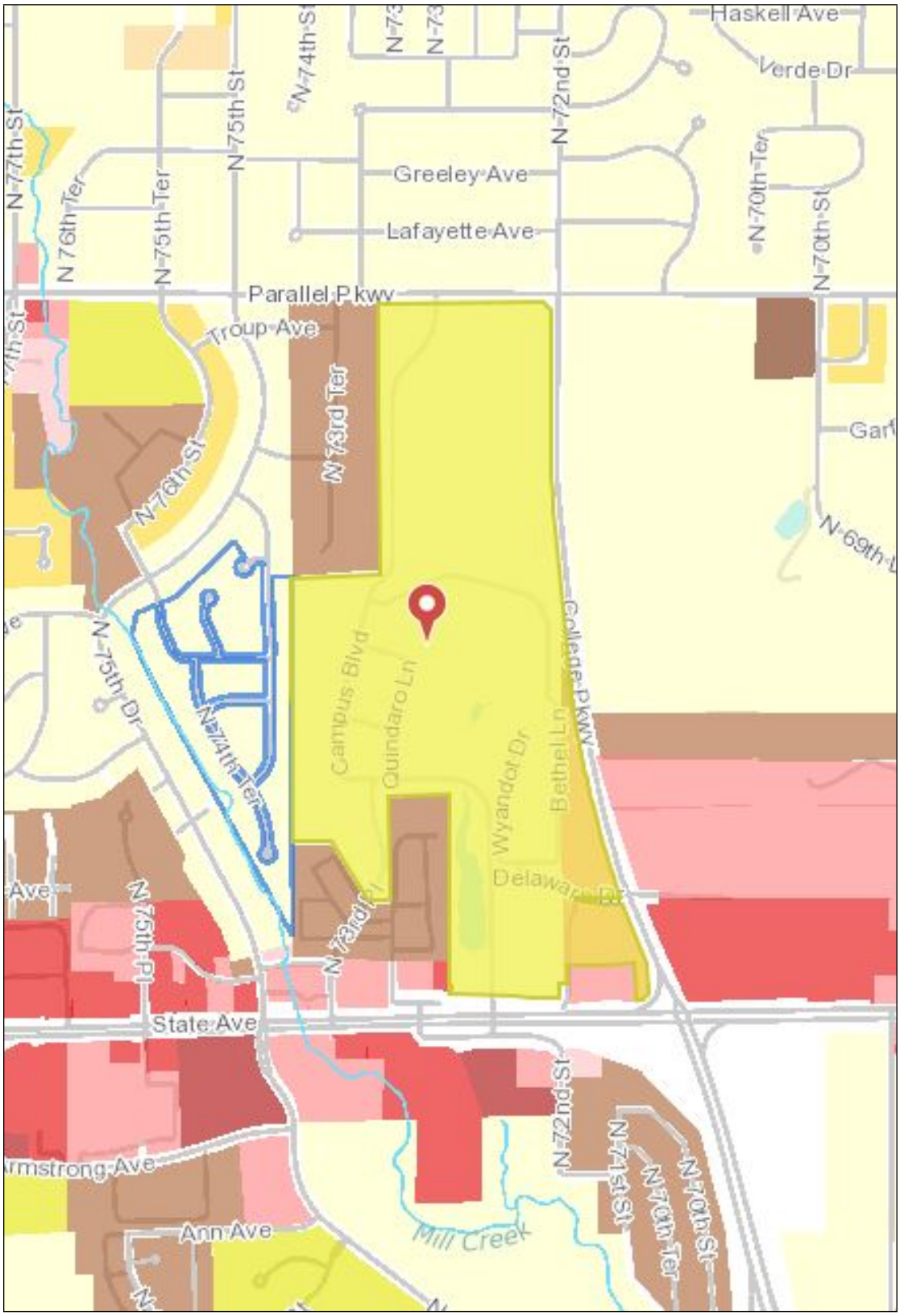
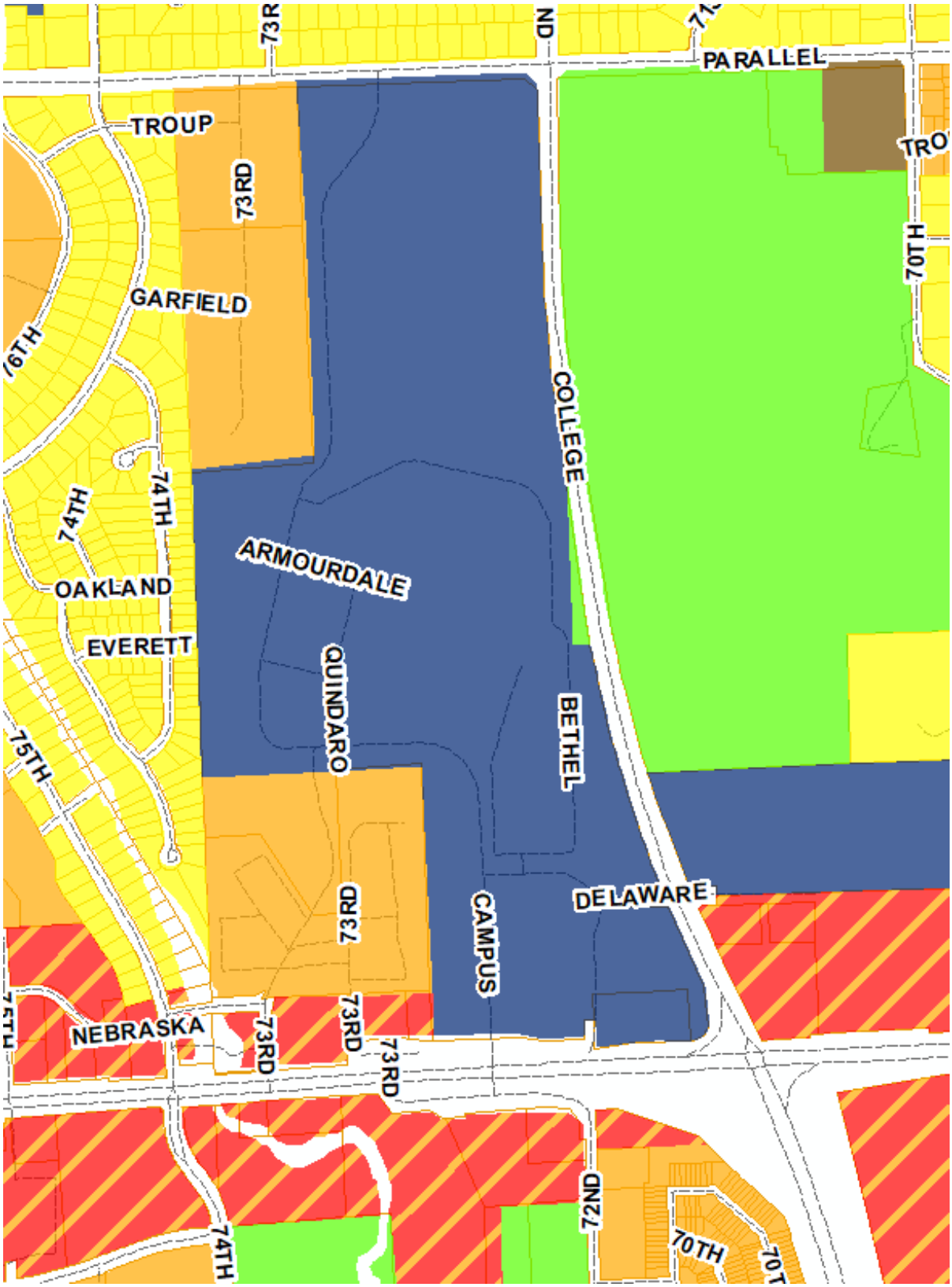
23) **If the property every changed ownership, a Change of Zone would be required.**

Zoning Map:


Haskell Ave
Verde Dr
N 74th St
N 72nd St
N 77th St
N 76th Ter
N 75th Ter
N 75th St
Greeley Ave
Lafayette Ave
N 70th Ter
N 70th St
Parallel Pkwy
Troup Ave
N 73rd Ter
N 76th St
N 75th Dr
Campus Blvd
Quindaro Ln
Wyandot Dr
Bethel Ln
College Pkwy
Delaware Dr
N 73rd Ter
N 72nd Pl
State Ave
N 72nd St
N 71st St
N 70th Ter
N 70th St
Armstrong Ave
Ann Ave
Mill Creek

Land Use Map:


PARALLEL
TROUP
73RD
GARFIELD
COLLEGE
70TH
74TH
ARMOURDALE
OAKLAND
EVERETT
QUINDARO
BETHEL
75TH
DELAWARE
CAMPUS
NEBRASKA
73RD
72ND

Aerial Map:

Haskell Ave
Verde Dr
Greeley Ave
Lafayette Ave
Parallel Pkwy
Troup Ave
N 77th St
N 76th Ter
N 75th Ter
N 75th St
W 74th St
N 72nd St
N 70th Ter
N 70th St
N 73rd Ter
N 76th St
N 69th Ln
N 75th Dr
N 74th Ter
Campus Blvd
Quindaro Ln
Wyandot Dr
Bethel Ln
College Pkwy
Delaware Dr
N 69th St
N 75th Pl
State Ave
Armstrong Ave
Ann Ave
Will Creek
N 71st St
N 70th Ter
N 70th St

Fire Department Comments:

DEVELOPMENT REVIEW COMMITTEE

Unified Government of Wyandotte County/ Kansas City, Kansas

FIRE DEPARTMENT-FIRE PREVENTION DIVISION

815 North 6th St. (913) 573-5550
Kansas City, Kansas 66101 (913) 551-0490 fax

DEPARTMENTAL REQUIREMENTS AND RECOMMENTDATIONS

DRC No. PR-2020-34 Address: 7250 State Ave

Development Name: KCKCC Description: New Student Housing/Apts.

STAFF ONLY : ☐ A ☐ A/C ☐ F & F ☐ H/C ☐ R/A

Ordinance Requirements:

Before this Department can approve the issuance of a building permit for the above-named project, the developer, owner or contractor must address / agree with the following requirements, stipulated by the Unified Government Ordinances, by signing this form.

*Provide code compliant emergency water supply (fire hydrants) per Sec. 507 and Appendix B and C, 2012 IFC.
*If buildings are over 30' above grade, provide code compliant aerial access fire lanes per Sec. D105, 2012 IFC. The aerial access fire lane must be between 15' and 30' of the side of the building the lane is on.
*All portions of each building to be within 150' of code compliant access road per Sec. 503, 2012 IFC

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

Harvey Fields II Digitally signed by Harvey Fields II Date: 2020.11.06 10:02:20 -06'00' 11/6/2020

Attending DRC Member: Date

I, _____, as _____ of the above referenced project, do hereby certify that I will comply with all of the above ordinance requirement(s), and give consideration to the recommendation(s) above.

Signature and Date Contact Phone Number and Email Address

Mailing Address, City, State, and Zip Code

Applicant Response to Fire Department Comments:
Code compliant aerial access fire lane is included in the design. Code compliant emergency water supply will be provided and laid out on plans for final development plan. Currently the Southwest end of the building is not within 150;of a code compliant access road. Harvey Fields as agreed that a code compliant aerial access fire lane

along the entire North edge of the building is sufficient for the project per onsite meeting on 8/31/20.

Conservation District Comments:

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

November 17, 2020

RE: PR-2020-34 Community College 7340 State Avenue

Dear Mr. Hand:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of: PR-2020-34 Community College 7340 State Avenue.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Dwelling and Small Buildings
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Marshall silt loam, 2 to 5 percent slopes, Ladoga silt loam, 3 to 8 percent slopes and Knox silt loam, 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- **We did not receive any Erosion Control Plans (ECP) for this project. Therefore we would not recommend approval of this project until we have had a chance to review the ECP.**
- The Best Management Practices in this report can be used to develop an ECP.

The following Best Management Practices are recommended for this plat:

* **Access Road** – Temporary entrance/exit pads should be constructed of a stone base design to provide a buffer area where construction vehicles can drop their mud to avoid transporting it onto public roads. See the *Protecting Water Quality Field Guide* pages 27-29 for Temporary Gravel Construction Entrance/Exit Pad.

* **Dust Control** – Any combination of the following may be used to help reduce the dust and air pollution at a construction site; vegetative cover, sprinkling, barriers, street cleaning and mulching. See the *Protecting Water Quality Field Guide* pages 89-92 for Dust Control information.

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established. See the Protecting *Water Quality Field Guide* pages 35-54 for Temporary, and Permanent Seeding.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips. See the *Protecting Water Quality Field Guide* pages 195-200 for Filter Strip.

***Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways or other concentrated flow paths. See the *Protecting Water Quality Field Guide* pages 175-181 for Sediment Fence.

Sediment Trap -Temporary catch basins consisting of a row or more of entrenched and anchored straw bales can be utilized in minor swales with less than 2 acres of drainage. See the *Protecting Water Quality Field Guide* for Straw Bale Sediment Trap.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished. See the *Protecting Water Quality Field Guide* pages 61-66 for Mulching.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

* **Sediment Basins** – This best management practice should be utilized in the natural concentrated flow areas to protect adjacent property and meet the National Pollution Discharge Elimination Systems Permit (NPDES). See the Water Quality Field Guide pages 201 – 208 for Temporary Sediment Trap and pages 209-216 for Sediment Basin.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Map Unit Name—Wyandotte County, Kansas
(PR2020-34 7340 State Ave)

Map Scale: 1:3,000 if printed on A landscape (11" x 8.5") sheet.

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84

N

Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/16/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Knox silt loam, 7 to 12 percent slopes
- Ladoga silt loam, 3 to 8 percent slopes
- Marshall silt loam, 2 to 5 percent slopes
- Not rated or not available

Soil Rating Lines
- Knox silt loam, 7 to 12 percent slopes
- Ladoga silt loam, 3 to 8 percent slopes
- Marshall silt loam, 2 to 5 percent slopes
- Not rated or not available

Soil Rating Points
- Knox silt loam, 7 to 12 percent slopes
- Ladoga silt loam, 3 to 8 percent slopes
- Marshall silt loam, 2 to 5 percent slopes
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 14, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

20
January 7, 2021
#PR-2020-34

Map Unit Name

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7285	Ladoga silt loam, 3 to 8 percent slopes	Ladoga silt loam, 3 to 8 percent slopes	3.5	89.3%
7290	Marshall silt loam, 2 to 5 percent slopes	Marshall silt loam, 2 to 5 percent slopes	0.4	10.2%
7955	Knox silt loam, 7 to 12 percent slopes	Knox silt loam, 7 to 12 percent slopes	0.0	0.5%
Totals for Area of Interest			**3.9**	**100.0%**

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Star

Manager

Angel

Garland—8

Lighters

Solar lights

Poinsettias

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Wyandotte County, Kansas

Map Unit: 7285—Ladoga silt loam, 3 to 8 percent slopes

Component: Ladoga (80%)

The Ladoga component makes up 80 percent of the map unit. Slopes are 4 to 7 percent. This component is on hillslopes on uplands. The parent material consists of silty and clayey loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R106XY015KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Sharpsburg (10%)

Generated brief soil descriptions are created for major soil components. The Sharpsburg soil is a minor component.

Component: Knox (10%)

Generated brief soil descriptions are created for major soil components. The Knox soil is a minor component.

Map Unit: 7290—Marshall silt loam, 2 to 5 percent slopes

Component: Marshall (95%)

The Marshall component makes up 95 percent of the map unit. Slopes are 2 to 5 percent. This component is on interfluves on uplands. The parent material consists of loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R106XY015KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Aksarben (3%)

Generated brief soil descriptions are created for major soil components. The Aksarben soil is a minor component.

Component: Monona (2%)

Generated brief soil descriptions are created for major soil components. The Monona soil is a minor component.

Map Unit: 7955—Knox silt loam, 7 to 12 percent slopes

Component: Knox (80%)

The Knox component makes up 80 percent of the map unit. Slopes are 7 to 12 percent. This component is on hillslopes on uplands. The parent material consists of fine-silty loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R107BY003MO Deep Loess Exposed Backslope Savanna Quercus Macrocarpa-quercus Alba/amorpha Canescens/schizachyrium Scoparium-dalea Candida Bur Oak-white Oak/leadplant/little Bluestem-white Prairie Clover, Deep Loess Protected Backslope Woodland Quercus Rubra-tilia Americana/asimina Triloba-ulmus Rubra/carex Jamesii-sanguinaria Canadensis Northern Red Oak-american Basswood/pawpaw-slippery Elm/james' Sedge-bloodroot ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Armster, eroded (5%)

Generated brief soil descriptions are created for major soil components. The Armster, eroded soil is a minor component.

Component: Similar soil (5%)

Generated brief soil descriptions are created for major soil components. The Similar soil soil is a minor component.

Component: Ladoga (5%)

Generated brief soil descriptions are created for major soil components. The Ladoga soil is a minor component.

Component: Welda (5%)

Generated brief soil descriptions are created for major soil components. The Welda soil is a minor component.

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 14, Jun 10, 2020

Plans and Elevations:

KANSAS CITY KS COMMUNITY COLLEGE - STUDENT HOUSING
7250 STATE AVE
KANSAS CITY, KS 66112

FEMA FIRM VICINITY MAP

EXISTING DRIVEWAY VICINITY MAP

VICINITY MAP

GENERAL NOTES:

OWNER:
KANSAS CITY KS COMMUNITY COLLEGE
7340 STATE AVE
KANSAS CITY, KS 66112
DR. GREG MOSIER
OFFICE: 913-334-1100
MOBILE:
EMAIL: GMOSIER@KCKCC.EDU

APPLICANT:
CHRISTIE DEVELOPMENT ASSOCIATES, LLC
7217 W. 110TH STREET
OVERLAND PARK, KS 66210
DAVID CHRISTIE
OFFICE: 913-649-4500
MOBILE:
EMAIL: DJC@CHRISTIEDEV.COM

CONTRACTOR:
CONCO CONSTRUCTION
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WICHITA, KS 67219
DAVID PIPES
OFFICE: 316-943-7111
MOBILE: 316-650-2192
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DPIPES@CONCOCONSTRUCTION.COM

ARCHITECT:
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EMAIL: LUCAS.BROOKS@GLMV.COM

CIVIL ENGINEER:
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MOBILE: 913-416-0628
EMAIL: ANGIE.MORGAN@GLMV.COM

SURVEYOR:
J&J SURVEY, LLC
6500 NW TOWER DRIVE
SUITE 102
KANSAS CITY, MO 64151
JOHN B. YOUNG
OFFICE: 816-741-1017
MOBILE: 816-457-4860
EMAIL: JOHN@JANDJSURVEY.COM

DRAWING INDEX

PRELIMINARY DESIGN - SUBJECT TO CHANGE

B NORTH ELEVATION
N.T.S

A SOUTH ELEVATION
N.T.S

EXTERIOR MATERIAL LEGEND

1. CONTINUOUS INSULATION SYSTEM (BLUE)
2. CONTINUOUS INSULATION SYSTEM (DARK GREY)
3. METAL COPING
4. CONTINUOUS INSULATION SYSTEM (LIGHT GREY)
5. ALUMINUM WINDOWS
6. WOOD PANEL SYSTEM
7. CAST STONE PROFILE
8. SPLIT-FACE CMU
9. METAL PANEL SYSTEM (BLUE)
10. ALUMINUM STOREFRONT SYSTEM
11. INTERIOR-LIT CHANNEL LETTER SIGNAGE
12. METAL PANEL CANOPY (RED)

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OWNER
KCKCC - STUDENT HOUSING
7250 State Ave, Kansas City, KS 66112

DESCRIPTION	DATE
PROJECT NO:	[illegible]
DATE:	[illegible]
DRAWN BY:	[illegible]
CHKD BY:	[illegible]

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ELEVATIONS

A201

PRELIMINARY DESIGN - SUBJECT TO CHANGE

EXTERIOR MATERIAL LEGEND

- CONTINUOUS INSULATION SYSTEM (BLUE)
- CONTINUOUS INSULATION SYSTEM (DARK GREY)
- CONTINUOUS INSULATION SYSTEM (LIGHT GREY)
- ALUMINUM WINDOWS
- WOOD PANEL SYSTEM
- CAST STONE PROFILE
- SPLIT FACE CMU
- METAL PANEL SYSTEM (BLUE)
- ALUMINUM STOREFRONT SYSTEM
- INTERNAL LIT CHANNEL LETTER SIGNAGE
- METAL PANEL CANOPY (RED)

OWNER

KCKCC - STUDENT HOUSING

7250 State Ave, Kansas City, KS 66112

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ELEVATIONS

A202

1
EROSION PLAN
CONCRETE FLUME
EXISTING STORM DRAIN
CONCRETE HEADWALL
ASPHALT
CONCRETE SIDEWALK
N. 73RD PLACE (ASPHALT SURFACE)
POLICE ACADEMY SIGN
CONCRETE SIDEWALK
CONCRETE
LEGEND
LIMITS OF DISTURBANCE
SILT FENCE
INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE
WATTLE PROTECTION
CONCRETE WASHOUT
EROSION AND SEDIMENT CONTROL NOTES:
PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/30/2020
CE101
EROSION PLAN
OWNER
KCKCC - STUDENT HOUSING
7250 State Ave, Kansas City, KS 66112
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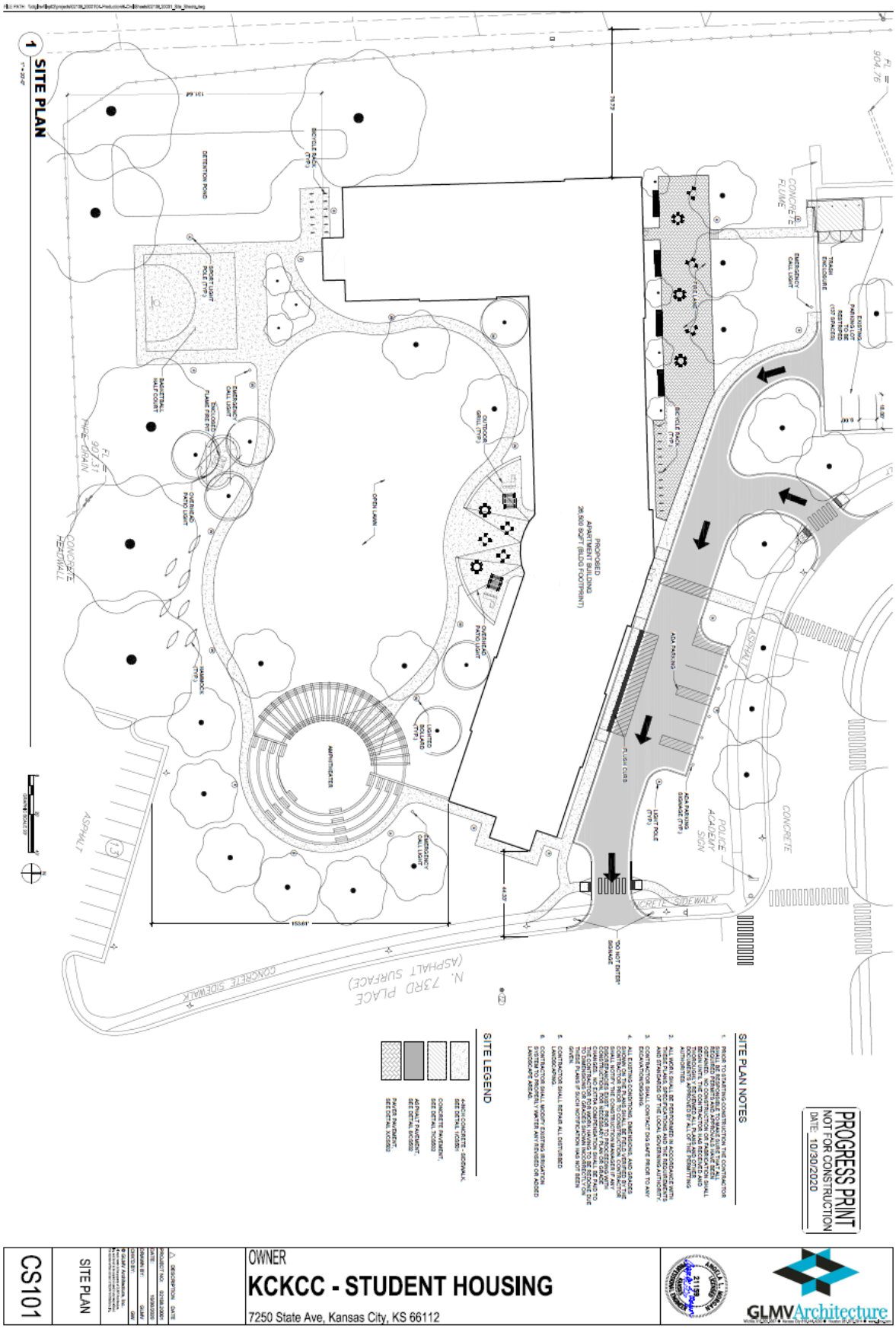
1 GRADING PLAN
PROPOSED APARTMENT BUILDING 26,500 SQFT (BLDG FOOTPRINT)
CONCRETE SIDEWALK
ASPHALT
CONCRETE
CONCRETE HEADWALL
N. 73RD PLACE (ASPHALT SURFACE)
LEGEND
GENERAL GRADING NOTES:
PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/29/2020
CG101
GRADING PLAN
OWNER
KCKCC - STUDENT HOUSING
7250 State Ave, Kansas City, KS 66112
GLMVArchitecture


1 SITE PLAN
SITE PLAN NOTES
SITE LEGEND
PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/30/2020
CS101
SITE PLAN
OWNER
KCKCC - STUDENT HOUSING
7250 State Ave, Kansas City, KS 66112
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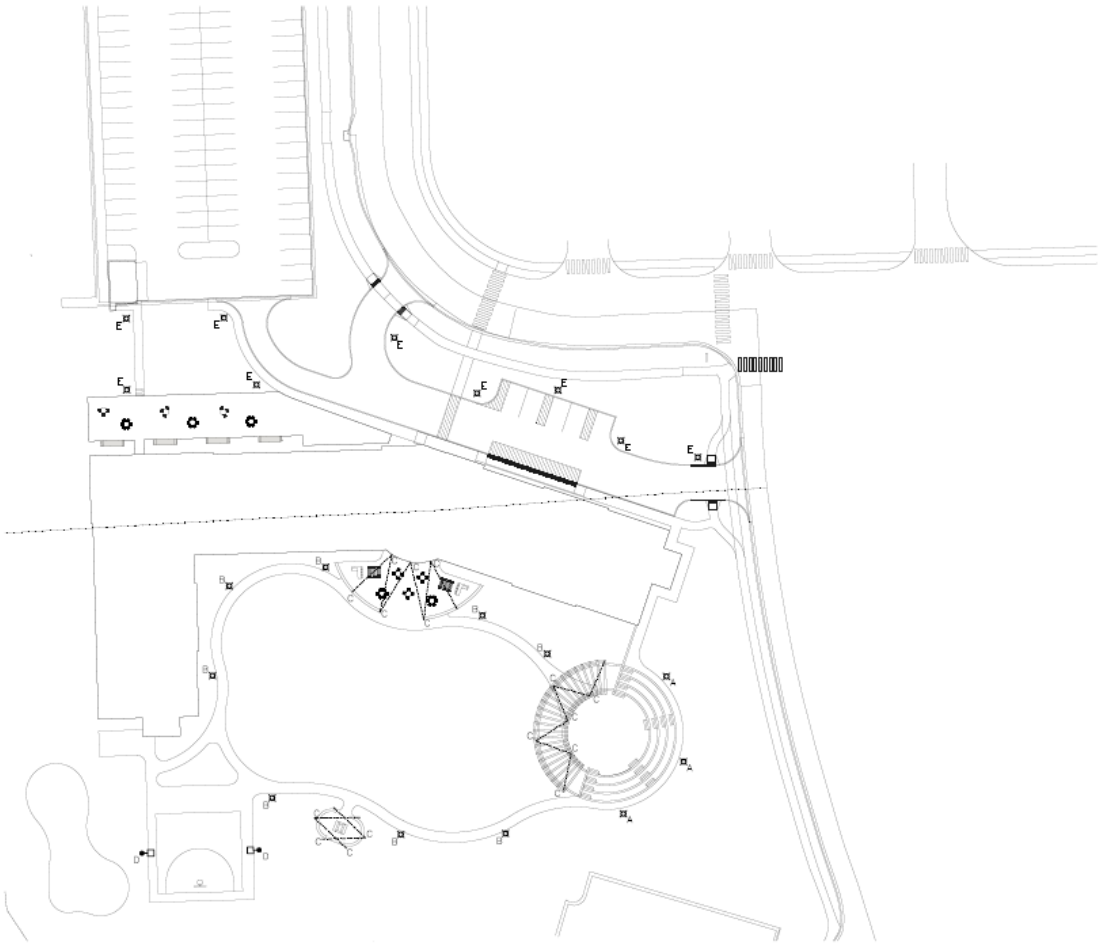
1 UTILITY PLAN
VILLAGE WOODS ESTATES
SECOND PLAT
LOT 70
LOT 69
LOT 68
LOT 67
LOT 66
LOT 65
LOT 64
LOT 63
LOT 62
LOT 61
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
VILLAGE WOODS
CAMPUS BOULEVARD (ASPHALT SURFACE)
ASPHALT
EXISTING FIBER OPTIC LINE
EXISTING STORM PIPE
EXISTING OVERHEAD ELECTRICAL
ELECTRICAL SERVICE CONNECTION
EXISTING WATER LINE
WATER SERVICE CONNECTION
EXISTING SANITARY SEWER MANHOLE
SANITARY SERVICE CONNECTION
EXISTING SANITARY SEWER
EXISTING FENCE
PROPOSED STORM WATER PIPING TO DETENTION POND
PROPOSED UP PIPING
DETENTION POND
CONCRETE PAVER
N. 72ND PLACE (ASPHALT SURFACE)
UTILITY LEGEND
COMM
PROPOSED COMMUNICATION
E
PROPOSED ELECTRIC
OHE
PROPOSED OVERHEAD ELECTRIC
UGE
PROPOSED UNDERGROUND ELECTRIC
FO
PROPOSED FIBER
G
PROPOSED GAS
SS
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W
PROPOSED WATER
PROPOSED ISOLATION VALVE
GENERAL UTILITY NOTES
1. INSTALLATION, BEDDING, & TESTING OF UTILITY INSTALLATIONS SHALL BE PER APPLICABLE SECTIONS OF THE CITY OF KANSAS CITY, KANSAS AND UTILITY PROVIDERS.
2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE CORRECT OR TO BE IN THE EXACT LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. PROTECT ALL COMPONENTS DURING DEMOLITION / CONSTRUCTION PROCESS. MAINTAIN RMPS THROUGHOUT THE DURATION OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE EXACT BUILDING PENETRATIONS FOR CONNECTION INTO THE BUILDING BY MECHANICAL PLUMBING CONTRACTOR.
5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNER/ENGINEER UPON COMPLETION OF ALL UTILITIES.
6. UTILITY TRENCH BACKFILL SHOULD BE PER GEOTECHNICAL REPORT.
7. CONTRACTOR TO VERIFY ACTUAL LENGTHS OF PIPE REQUIRED PRIOR TO ORDERING & INSTALLING UTILITY PIPE LINES.
8. UTILITY CONTRACTOR TO COORDINATE BUILDING CONNECTION POINTS WITH PLUMBING PLAN AND BUILDING CONTRACTOR.
PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/29/2020
OWNER
KCKCC - STUDENT HOUSING
7250 State Ave, Kansas City, KS 66112
GLMVArchitecture
UTILITY PLAN
CU101

LIGHT FIXTURE SCHEDULE

FIXT. LTR.	MANUFACTURER	CATALOG NUMBER	LAMPS #	LAMPS TYPE	BALLASTS #	BALLASTS TYPE	FIXTURE VOLTAGE	FINISH	MOUNTING	FIXTURE VA	REMARKS/DESCRIPTION	SPECIFIC NOTES
A	STERNBERG	RT403	–	LED	–	–					10'–0" PEDESTRIAN POST TOP, FULL CUTOFF	
B	FORMS+SURFACES	LBLCP–501	–	LED	–	–					10" PATHWAY BOLLARD	
C	CALI	ML2000	–	LED	–	–					EXPOSED BULB STRING LIGHTING	
D	COOPER	GLEON	–	LED	–	–					POLE MOUNTED AREA LIGHT, FULL CUTOFF	
E	STERNBERG	AVENUE	–	LED	–	–					PERIOD DECORATIVE POST TOP	



1 ELECTRICAL SITE LIGHTING PLAN

SCALE: 1"=30'

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/30/2020

GLMV Architecture

KCK COMMUNITY COLLEGE
STUDENT HOUSING

7250 STATE AVE.
KANSAS CIT, KS 66112

△	DESCRIPTION	DATE
PROJECT NO:	52105J2000	
DATE:	10/30/2020	
DRAWN BY:	GLMV	
CHKD BY:	DWR	

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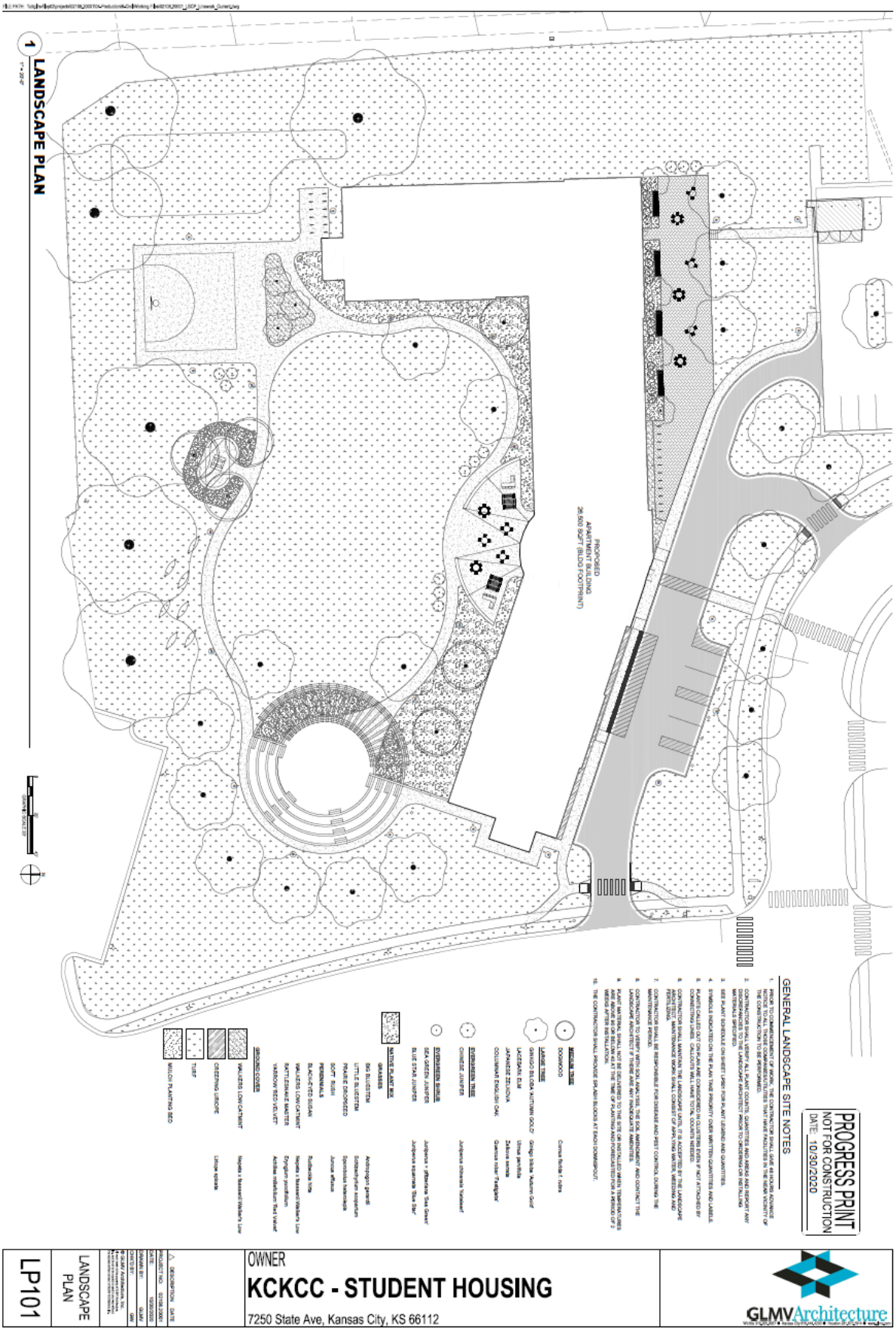
ELECTRICAL SITE LIGHTING PLAN

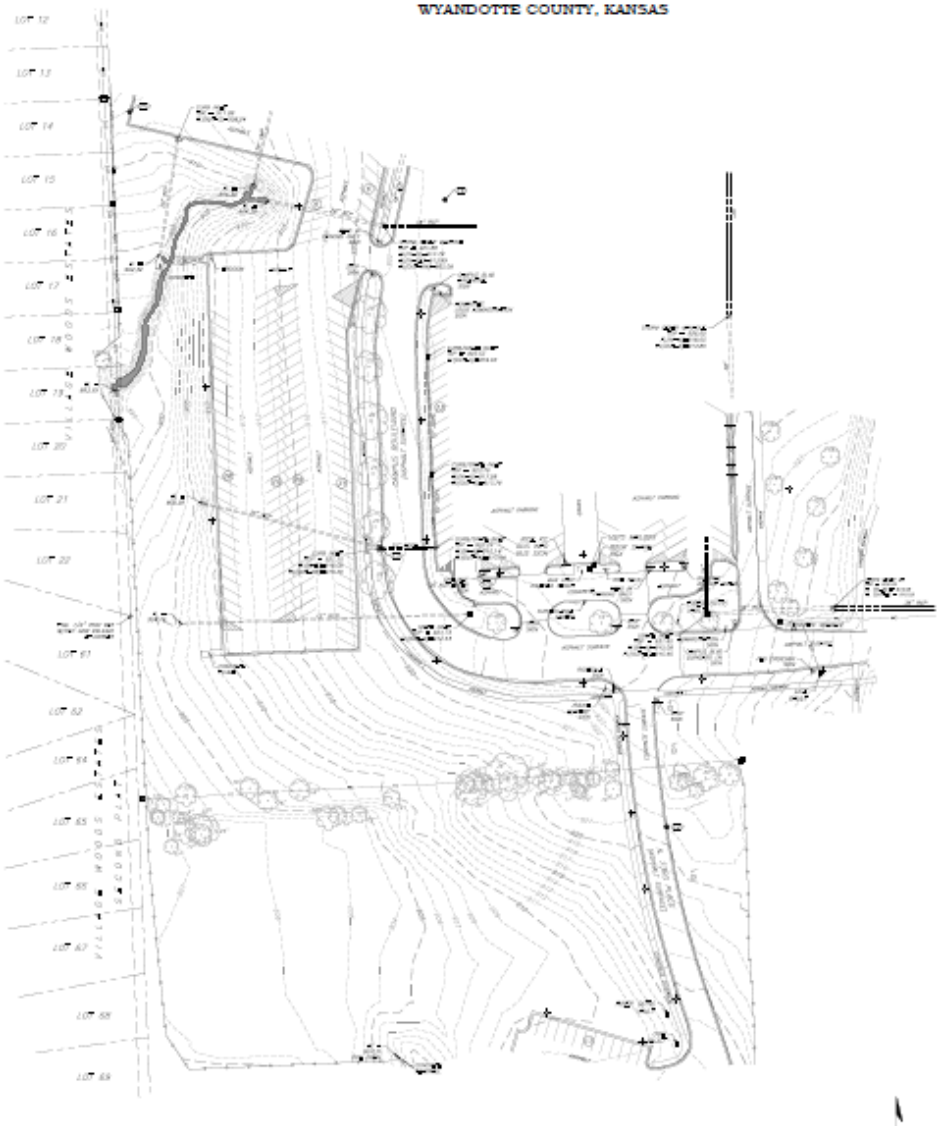
E-100


LANDSCAPE PLAN
PROPOSED
APARTMENT BUILDING
26,500 SQFT (BLDG FOOTPRINT)
GENERAL LANDSCAPE SITE NOTES
PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/30/2020
OWNER
KCKCC - STUDENT HOUSING
7250 State Ave, Kansas City, KS 66112
GLMV Architecture
LP101
LANDSCAPE PLAN

X01 SEALED TOPOGRAPHIC SURVEY
KCKCC STUDENT HOUSING
10/30/2020

TOPOGRAPHIC SURVEY

SE 1/4, SECTION 4, TOWNSHIP 11 SOUTH, RANGE 24 EAST
WYANDOTTE COUNTY, KANSAS



NOT PRINTED TO SCALE

J & J SURVEY LLC

Z01 EXISTING SITE PHOTOS
KCKCC STUDENT HOUSING 10/30/2020

STANDING AT SOUTH END OF PARKING LOT LOOKING SOUTH

STANDING AT SOUTH END OF PARKING LOT LOOKING SOUTHEAST

STANDING AT SOUTH END OF PARKING LOT
LOOKING SOUTHWEST

STANDING ALONG WEST PROPOERTY
BOUNDARY LOOKING EAST

STANDING AT CORNER OF CAMPUS BLVD AND
N 73RD PL LOOKING WEST

STANDING IN SW CORNER OF PROPERTY
LOOKING NORTH

KCKCC STUDENT HOUSING PROJECT - PRELIMINARY STORMWATER CALCULATION

Required Detention Volume				
V detained				
V=10200*(Cprop-.30)*Abasin	14167.6314	cuft		
or				
V=0.141*Aimpervious	8643.864	cuft		
Aimpervious	61304	sqft	1.407346189	acres

*P. 11 of Storm Drainage Design Criteria (2 Equations can be used to determine detention volume)

Pond Sizing

Pond Sizing							
Depth	**Length (ft)**	**Width (ft)**	**Area (ft^2)**	**Incremental Volume (acre ft.)**	**Total Volume (acre ft.)**	**Incr. Volume (cuft)**	**Total Volume (cuft)**
3	150	40	6000	0.138	0.356	0.131	15513.3
2	147	37	5439	0.125	0.225	0.119	9796.1
1	144	34	4896	0.112	0.106	0.106	4631.0
0	141	31	4371	0.100	0.000	0.000	0.0

* Chart based on trapezoidal shape, w/ 3:1 side slopes

Pre Development Vs. Post Development Analysis

Predevelopment			Postdevelopment		
Q=CIA			Q=CIA		
Time of Concentration			Time of Concentration		
Overland Flow	10	min	Overland Flow	10	min
Tc= Toverland+(D-200)/Vchannel/60			Tc= Toverland+(D-200)/Vchannel/60		
D	467.5	ft	D	323	ft
Vchannel	4	fps	Vchannel	7	fps
Tc	11.1	minutes	Tc	10.3	minutes
Intensity			Intensity		
Intensity = 10^(1.33-0.39*log(Tc))	8.36	in/hr (100 yr)	Intensity = 10^(1.33-0.39*log(Tc))	8.6	in/hr
Sub basin Area	168067	sqft	Sub basin Area	168067	sqft
	3.86	acres		3.86	acres
C	0.3		C	0.66	
Q= CIA	**9.67**	**cfs**	**Q= CIA**	**21.93**	**cfs**

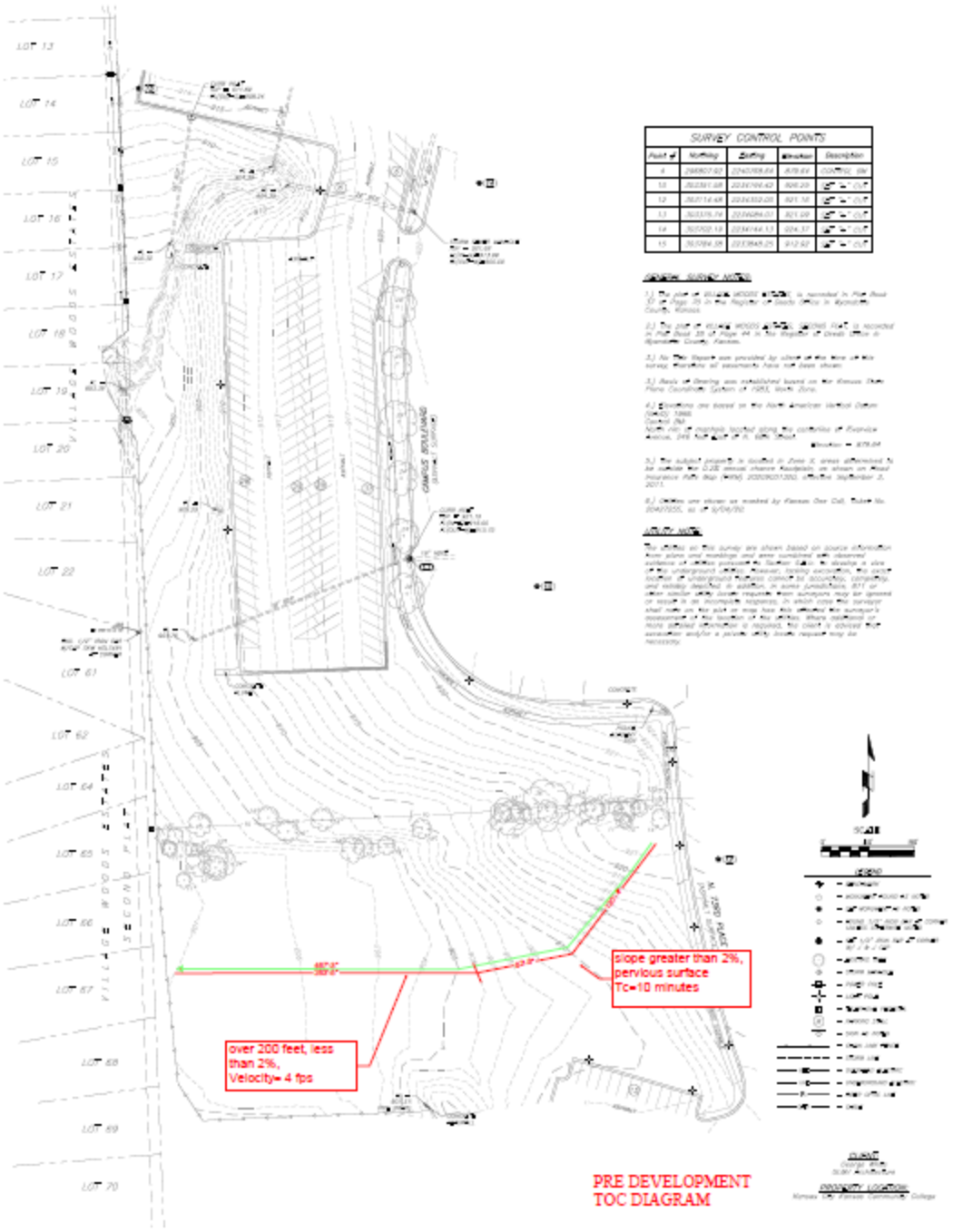
*P. 5 of Storm Drainage Design Criteria (Rational method used since subbasin less than 60 acres)

Release from Stormwater Pond		
Maximum Allowable Release=1.7*Abasin	6.6	cfs
Min Qrelease=1.6 cfs	1.6	cfs

*P. 10 of Storm Drainage Design Criteria

TOPOGRAPHIC SURVEY

SE 1/4, SECTION 4, TOWNSHIP 11 SOUTH, RANGE 24 EAST
WYANDOTTE COUNTY, KANSAS



POST DEVELOPMENT TOC DIAGRAM

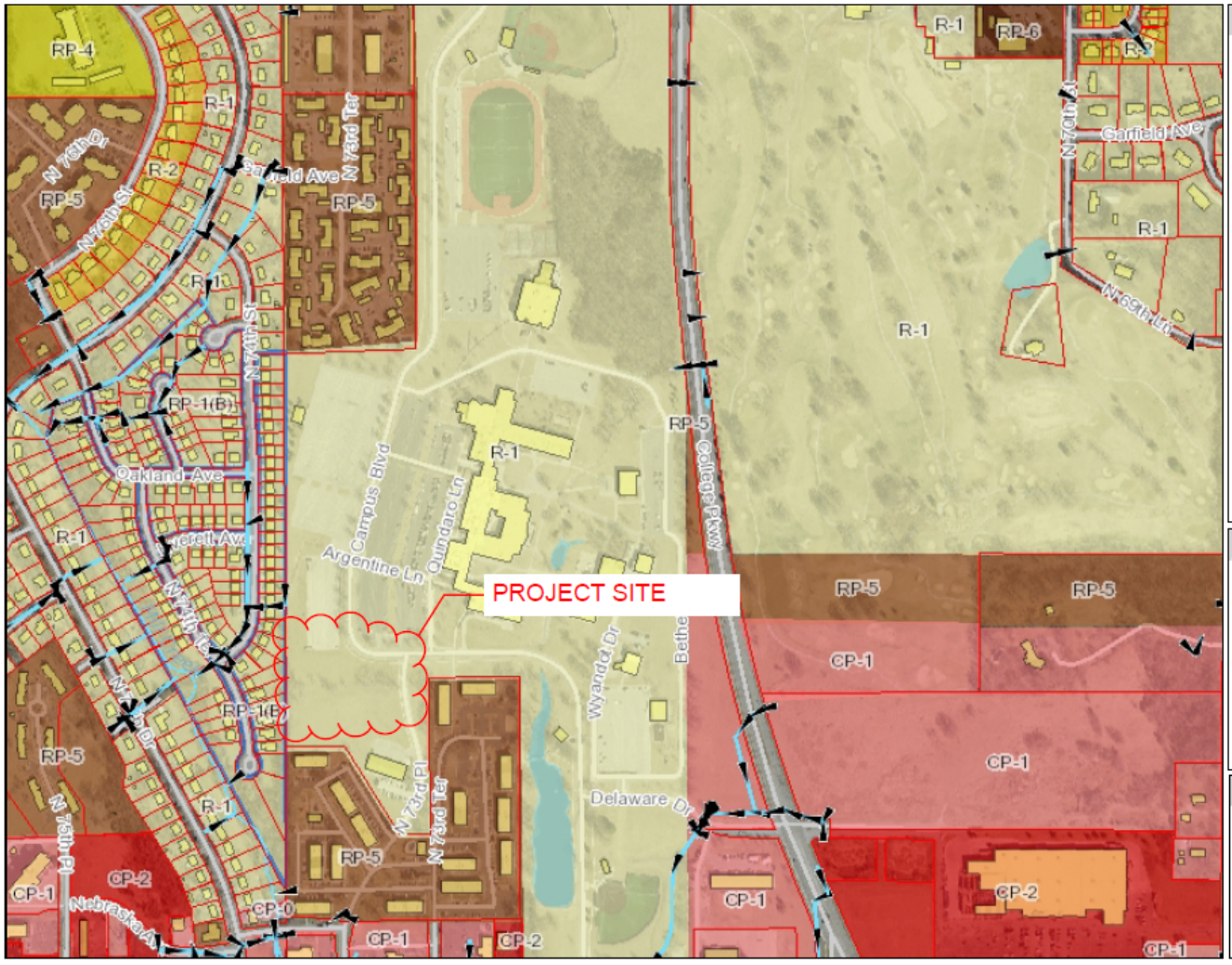
Z02 PRELIMINARY STORMWATER CALCULATIONS
KCKCC STUDENT HOUSING
10/30/2020
PAGE 3 OF 3

Wyandotte County, KS

Z03 ZONING MAP
KCKCC STUDENT HOUSING

10/30/2020

GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 66101
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss



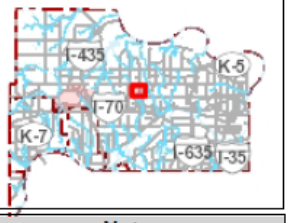
Legend

- Storm Culverts(15K)
- Storm Gravity Mains(15K)
- Storm Open Drains(15K)
- Buildings
- Points of Interest
- Lakes
- Rivers
- Streams
- Parks*

KCK Zoning

- AG
- AG (Wyco)
- B-P
- C-0
- C-1
- C-1 (Wyco)
- C-2
- C-2 (Wyco)
- C-3
- C-D
- CP-0
- CP-1
- CP-2
- CP-2 (Wyco)
- CP-3
- CP-3 (Wyco)
- CP-D
- M-1
- M-2

Locater Map



Notes

Map Print Date: 10/29/2020 8:00 PM

1252 0 626 1252
Feet

Map Scale
1: 7,513

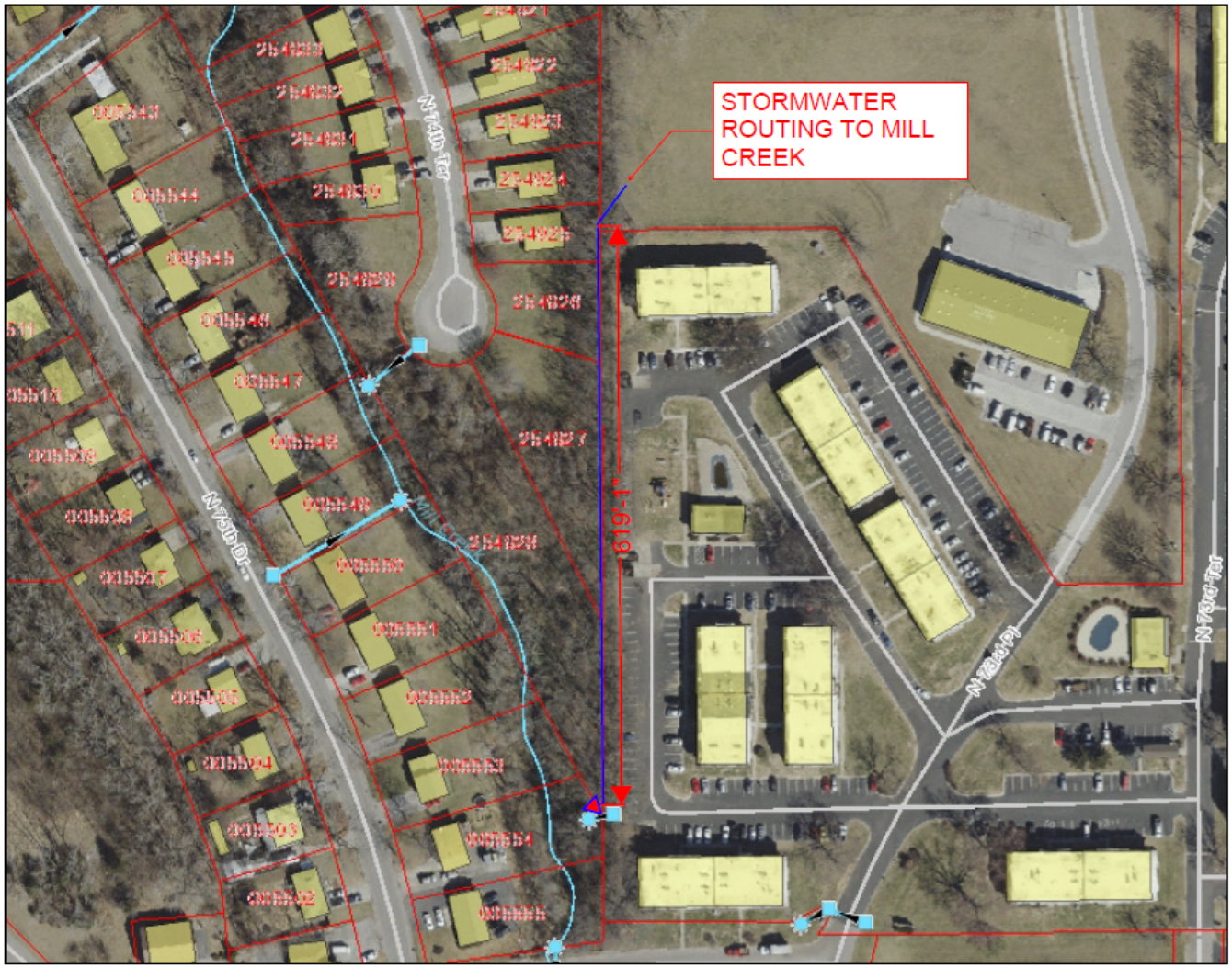
(c) 2015 Unified Government

DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.

Wyandotte County, KS

Z04 PRELIMINARY OFFSITE STORMWATER ROUTING
KCKCC STUDENT HOUSING 10/30/2020

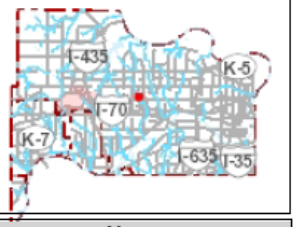
GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 66101
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss



Legend

- Storm Discharge Points
- Storm Fittings
- Storm Inlets
- Storm Manholes
- Storm Network Structures
- Storm Pump Station
- Storm Culverts(15K)
- Storm Gravity Mains(15K)
- Storm Open Drains(15K)
- Buildings
- Points of Interest
- Lakes
- Rivers
- Streams
- Parks*
- Platted Parcel
- Unplatted Parcel
- ROW Parcel
- Municipal Boundaries
- Railroads

Locater Map



Notes

Map Print Date: 10/30/2020 12:07 AM

313 0 156 313
Feet

Map Scale
1: 1,878

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Neighborhood Meeting Documentation:

Student Housing Project – Neighborhood Meeting
Minutes
November 5, 2020

Application Number PR-2020-34
Date and Location: November 5, 2020; 6:00 – 8:00 pm.
Thomas Burke Technical Education Center
6565 State Avenue, Kansas City, KS 64112

Meeting called to order at: 6:00 pm

Names of people in attendance:

Representing the College:
Dr. Greg Mosier – College President
Patricia Brune – College Board of Trustees
Michael Beach – College CFO
John Martin – Christie Development
David Christie – Christie Development
David Pipes – Conco Construction, Project Manager

No people/public attended the Meeting

Introductions:

Concept design boards were posted and available for viewing, as well as a digital presentation prepared with site plans, floor plans, building footprint, and elevation designs for front, back and both sides of the proposed building.

Because no public showed up, there was no official opening to the meeting. Subsequently, a follow up letter was sent to all invitees offering to share information and asking for questions or comments.

The College has also made available for all interested parties the ability to reach out to the College to make comment, ask questions, express concerns, or provide feedback. To date, no residents or public have reached out to the College.

Questions and answers (include the following):

- There have been no questions asked or concerns expressed to date.

Meeting adjourned at: 8:00 pm

Minutes taken by: Michael Beach, CFO

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now John S Martin, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # 2020-34.
2. That I conducted a neighborhood meeting on November 5, 2020.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

_____
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____day of _____, 200_.

My commission expires _____ of _____, 200_.

_____
Notary Public

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **Change of Zone Petition #3244 and #MP-2020-9**

GENERAL INFORMATION

Applicant:
Korb Maxwell

Status of Applicant:
Polsinelli PC
900 West 48th Place
Kansas City, MO 64112

Requested Actions:
Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District.

A Master Plan Amendment from Entertainment (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan).

Date of Application:
October 30, 2020

Purpose:
To rezone and plat one (1) multi-family residential lot to build 270 apartment units.

Property Location: 1111 North 98th Street

Commission District: Commissioner At Large: Tom Burroughs, At Large District 2
District Commissioner: James (Jim) Walters, District 7

Existing Zoning: A-G Agriculture District

Adjacent Zoning:
North: A-G Agriculture District
South: A-G Agriculture and CP-0 Planned Nonretail Business Districts
East: R-1 Single Family District
West: A-G Agriculture District

Adjacent Uses:
North: Undeveloped land
South: A medical office building and St. Patrick's Church (south of State Avenue)
East: Single family homes (across North 94th Street)
West: Schlitterbahn Vacation Village (closed)

Total Tract Size: 18.34 Acres

Master Plan Area: Prairie Delaware Piper Master Plan

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Entertainment/Commercial District which allows major retail uses, including restaurants and hotels, in addition to large discount stores as well as areas that have significant capital investment in infrastructure that entertains visitors.

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare and North 94th Street as a Class C Thoroughfare.

Required Parking: Sec. 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 459 parking spaces are required. 513 parking spaces are provided.

Advertisement: The Wyandotte Echo – Change of Zone - November 19, 2020 and Master Plan Amendment – November 19, 2020
Letters to Property Owners – Change of Zone – November 18, 2020 and December 31, 2020; Plat – November 18, 2020; Master Plan Amendment – November 18, 2020 and December 31, 2020

Public Hearings: December 14, 2020 and January 7, 2021

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Korb Maxell on behalf of Milhaus Properties LLC, wants to rezone a portion of 1111 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the master plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 270 unit apartment complex on 18.34 redeveloped acres. The complex consists of nine (9) buildings, including garages and a clubhouse.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

Code Enforcement History: There is no Code Enforcement history at this property.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   The character of the neighborhood is generally comprised of residential dwellings, both large lot and single-family homes to the east, professional offices to the south, across State Avenue and commercial retail and office space to the northwest. The proposed redevelopment site is a portion of former Schlitterbahn Vacation Village waterpark.

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

   The zoning and uses of properties nearby are set out above. The proposed use is compatible with the various proposed uses of the Schlitterbahn redevelopment site.

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

   The removal of the restrictions should not detrimentally affect nearby property because the balance of the site will be kept inside the heavily wooded area to the northeast, reducing the viewshed from single-family homes to the east. The quality of this development may enhance the commercial development that is along the 98th Street corridor and future development along State Avenue directly to the south and west.

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

   The property has been vacant since 2018. Since that time, there have been various temporary uses on the property, mainly storage of overflow vehicles from the surrounding automotive dealerships.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed development is reasonably necessary for individuals and young business professionals who want to live in the area, but do not want to purchase a single-family detached home or townhome. Furthermore, with the Cerner offices to the west at Village West Parkway and State Avenue, those employees may be seeking a place to live that is in close proximity to their employer. The proposed use could permanently injure the appropriate use, visual quality or marketability of nearby property because headlights can shine on adjacent residences across North 94th Street. Given the landowners selling the applicant this tract knows of the plan, we presume they think it will benefit the land as the market seeks residential development where entertainment / commercial was planned.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed development with 270 units will increase traffic along State Avenue, North 94th Street and the internal road. The Traffic Impact Study will be analyzed by Planning Engineering and Public Works regarding road capacity, but the proposed parking total exceeds the district requirement.

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

   The proposed use does not conform to the Prairie Delaware Piper Master Plan. A master plan amendment has been filed and is part of this application.

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

   The proposed use should not cause environmental harm through runoff because a retention pond is proposed to the north, which will capture runoff before it is discharged into the storm sewer and the wooded area between North 94th Street and Buildings 7 through 9 will be preserved. It could cause harm to the existing stream.

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

   a. ***Water service***

      Available

   b. ***Sanitary sewer service***

      Available

   c. ***Storm water control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by West Patrol, District #223.

   e. ***Fire***

      Fire service is provided by Fire Station #6 located at 98th Street and State Avenue.

   f. ***Transit***

      Kansas City ATA provides transit service along State Avenue, Route #101. The nearest stop is approximately 1,000 feet south located at corner of 94th Street and State Avenue.

   g. ***Schools***

      Public education is provided by Kansas City Kansas USD 500.

   h. ***Streets***

      To be designed to meet Public Works standards.

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

    The proposed use will have a beneficial economic impact on the community. The multiple housing unit types (between one, two and three bedrooms) within the complex will promote a diverse population to make use of nearby shopping and entertainment.

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

    The proposed use is capable of meeting applicable ordinance requirements.

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

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

    The development can be used safely without danger to health, flood, erosion or excessive noise. Fire protection may have an issue as there is not 360-degree access for all buildings.

14. ***Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

    Streets will be designed to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. ***Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

    Buildings and streets are so arranged as to afford adequate light, and open space to facilitate fire protection except for the possibility of the courtyard facing sides of the apartment buildings. The exterior facades of the Buildings 7, 8, and 9 open toward the wooded area and Marshall Creek, which restricts fire facilitation access. KCKFD may have further comments.

16. ***Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

    The site must be cut into from north to south, with the grade falling with the surrounding property east to west. The natural drainage course of nearby creeks will not be modified during pre- or post-construction of this development.

17. ***Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

Amenities are provided for the residents only within the complex, including a pool, clubhouse, dog park and the construction of the trail along Marshall Creek. Six (6) foot sidewalks are required within the complex as well.

PREVIOUS ACTIONS

This property was previously developed as part of the Schlitterbahn Water Park Complex.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 30, 2020 by virtual meeting and phone/e-mail.

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

KEY ISSUES

Compliance with the Sidewalk and Trails Master Plan
Compliance with the City-Wide Master Plan Medium Density Residential Designation
Compliance with the City-Wide Master Plan Multi-Family Residential Design Guidelines
Planning Engineering Comments
Proximity to Marshall Creek
Fire Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Change of Zone Application **#3244** and Master Plan Amendment **#MP-2020-9**, subject to:

1. **A $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
2. **There shall be a connection point to future development to the west in between Building 4 and the trash enclosure;**
3. **Staff wants to continue to work with the applicant to distribute the amenities throughout the site;**
4. **The existing six (6) foot sidewalk on the west side of 94th Street will remain as constructed by the Unified Government;**
5. **Per the Multi-Family Residential Design Guidelines, pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide;**
6. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so**

residents and guests are alert to look for pedestrians. A crosswalk shall be constructed across the entrance drive between the dog park and the clubhouse that will connect sidewalk adjacent to the dog park and the front doors of the clubhouse;

7. **The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. This greenway trail shall connect to the internal circulation and connect to North 94th Street to the south and the follow the creek to the north terminating at the property line. Future Homefield development to the northwest will connect to the trail and continue north along Marshall Creek and North 98th Street and ultimately, Wyandotte County Lake Park;**
8. **All amenities shall be built within the first phase of the development;**
9. **Safe rooms shall be determined at the final plan review level; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
10. **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**
11. **The site is 18.34 acres, which requires 178 trees, exclusive of the thirty-eight (38) street trees, thirty-four (34) additional trees per the zoning district and twenty-three (23) parking lot island trees;**
12. **All overstory trees shall be at least 2" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted;**
13. **All landscaping shall be irrigated;**
14. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
15. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
16. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
17. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;**
18. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**

19. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
20. **Shall comply with the sign ordinance; and,**
21. **Shall comply with Planning Engineering and Public Works comments.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **#3244** and Master Plan Amendment **#MP-2020-9**, subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Zoning Map
Aerial Map
Applicant Response Letter
Neighborhood Meeting Minutes
GeoSpatial Services Department Comments
KCKFD Comments
Medium Density Residential Master Plan Regulations
Multi-Family Residential Design Guidelines
Amenity Design Guidelines
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations
Site Photographs taken by Staff on November 16, 2020

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Rezoning	December 14, 2020 Approval	January 7, 2021
Public Hearing Preliminary Plat	December 14, 2020 Approved	TBD
Public Hearing Master Plan Amendment	December 14, 2020 Approval	January 7, 2021

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Master Plan Amendment #MP-2020-9**,** 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.

OR

I move the Unified Government Board of Commissioners **DENY** Master Plan Amendment #MP-2020-9**,** 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:

1._____;

2. _____; And

3. _____.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition #3244 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #3244 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 3:16:58:

MASTER PLAN AMENDMENT #MP-2020-9 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Master Plan Amendment from Entertainment to Medium Density Residential at 1111 North 98th Street.

CHANGE OF ZONE APPLICATION #3244 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District for 270 multi-family residential units at 1111 North 98th Street.

HOMEFIELD MULTI-FAMILY PLAT – SYNOPSIS: Preliminary Plat for one (1) multi-family lot at 1111 North 98th Street.

Detailed Outline of Requested Action: The applicant, Korb Maxell on behalf of Milhaus Properties LLC, wants to rezone a portion of 1111 North 98th Street from A-G Agriculture District to RP-5 Planned Apartment District and amend the master plan from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) to build a 270 unit apartment complex on 18.34 redeveloped acres. The complex consists of nine (9) buildings, including garages and a clubhouse.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

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

Present in Support:

- John McGurk, Vice-President of Development, Milhaus Development, 210 West 19th Terrace, Kansas City, Missouri (He shared a PowerPoint presentation with the Commission which is part of the Zoom Video.)

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:27:10: Planning Director Hand stated the proposed project is located on the former Schlitterbahn site. Staff and the applicant's

team have worked closely to meet the Multi-Family Design Guidelines. He further stated that there are a couple of conditions in the staff report that staff will continue to work with the applicant on. Director Hand stated that the Homefield project is scheduled for the January agenda, which does not directly impact this application; however, staff is expecting more development to the west and south of the project site and has included relevant standard conditions in the staff report. He further stated that after the final staff report was sent out, the applicant submitted a revised site plan that have caused some changes in the staff report. The applicant addressed condition two (2) concerning internal circulation and staff recommends striking this condition from the staff report. It is further addressed in the current condition seven (7) (which will now become condition six (6)). Director Hand stated that the current condition three (3) states "between Buildings 3 and 5" and it should read "There shall be a connection point to future development to the west in between Building 4 and the trash enclosure." He stated that in the current condition four (4) staff wants to continue to work with the applicant regarding the amenities and would like to strike the words "instead of concentrating them towards 94th Street and the main entrance;" The applicant has moved the amenities throughout the site. Director Hand stated staff is in agreement with the applicant regarding the change in condition eight (8). The condition will now read "The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. Staff and the applicant will continue to work together on finding a mutually agreeable solution to address the intent of such designation." Staff recommends approval subject to the revised conditions.

Motion and Vote starts at 3:37:10:

On motion by Ms. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to recommend **APPROVAL** of **Master Plan Amendment #MP-2020-9:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to the revised conditions below.

On motion by Ms. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application #3244:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**

Jones Aye
Miller Aye
Mohler Aye
Pauley Aye
Reasons Aye
Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to:

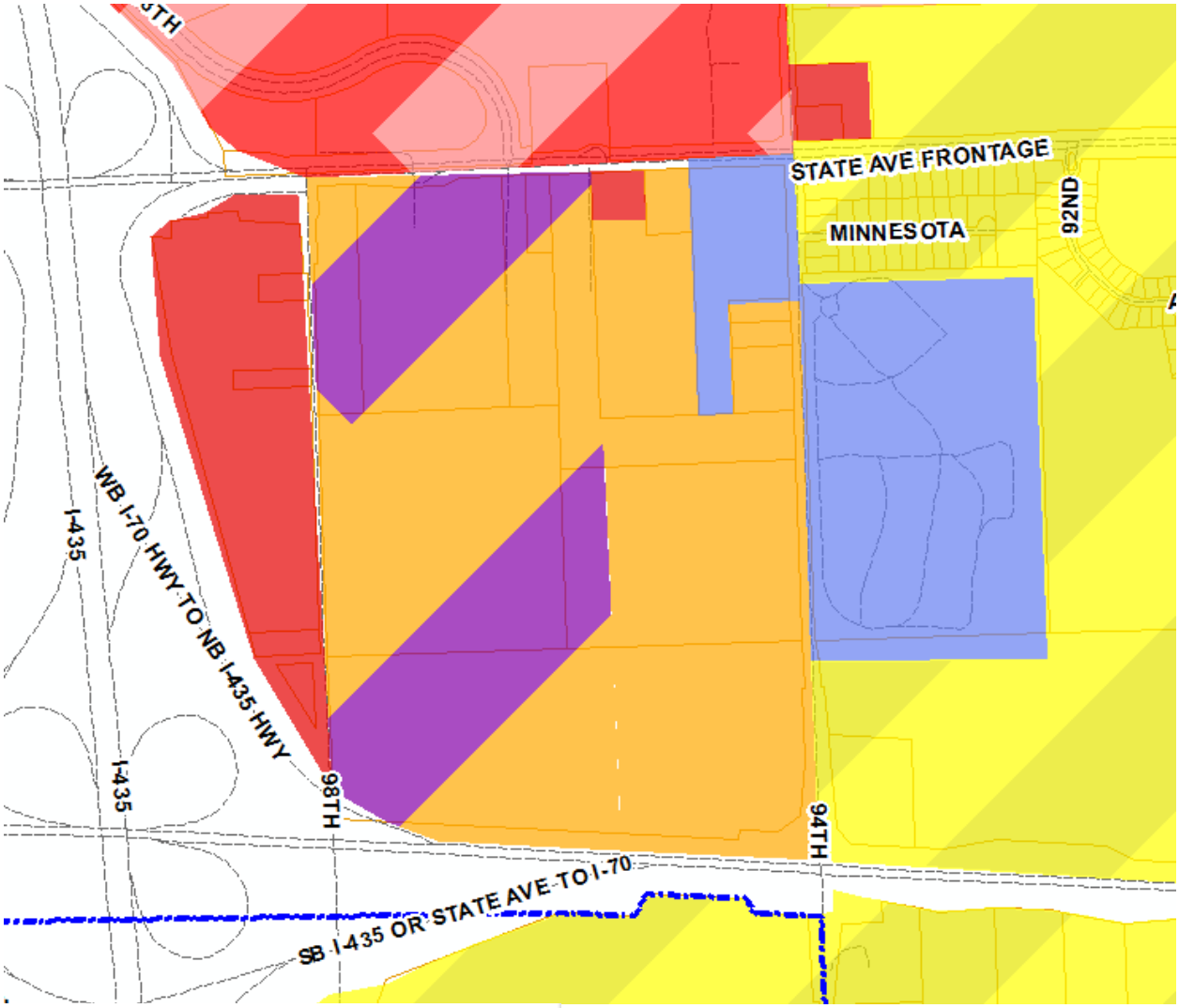
1. **A $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
2. **There shall be a connection point to future development to the west in between Building 4 and the trash enclosure;**
3. **Staff wants to continue to work with the applicant to distribute the amenities throughout the site;**
4. **The existing six (6) foot sidewalk on the west side of 94th Street will remain as constructed by the Unified Government;**
5. **Per the Multi-Family Residential Design Guidelines, pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide;**
6. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians. A crosswalk shall be constructed across the entrance drive between the dog park and the clubhouse that will connect sidewalk adjacent to the dog park and the front doors of the clubhouse;**
7. **The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a greenway trail. This greenway trail shall connect to the internal circulation and connect to North 94th Street to the south and the follow the creek to the north terminating at the property line. Future Homefield development to the northwest will connect to the trail and continue north along Marshall Creek and North 98th Street and ultimately, Wyandotte County Lake Park;**
8. **All amenities shall be built within the first phase of the development;**
9. **Safe rooms shall be determined at the final plan review level; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
10. **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**
11. **The site is 18.34 acres, which requires 178 trees, exclusive of the thirty-eight (38) street trees, thirty-four (34) additional trees per the zoning district and twenty-three (23) parking lot island trees;**
12. **All overstory trees shall be at least 2" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted;**

13. **All landscaping shall be irrigated;**
14. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
15. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen;**
16. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
17. **BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer;**
18. **Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building;**
19. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
20. **Shall comply with the sign ordinance; and,**
21. **Shall comply with Planning Engineering and Public Works comments.**

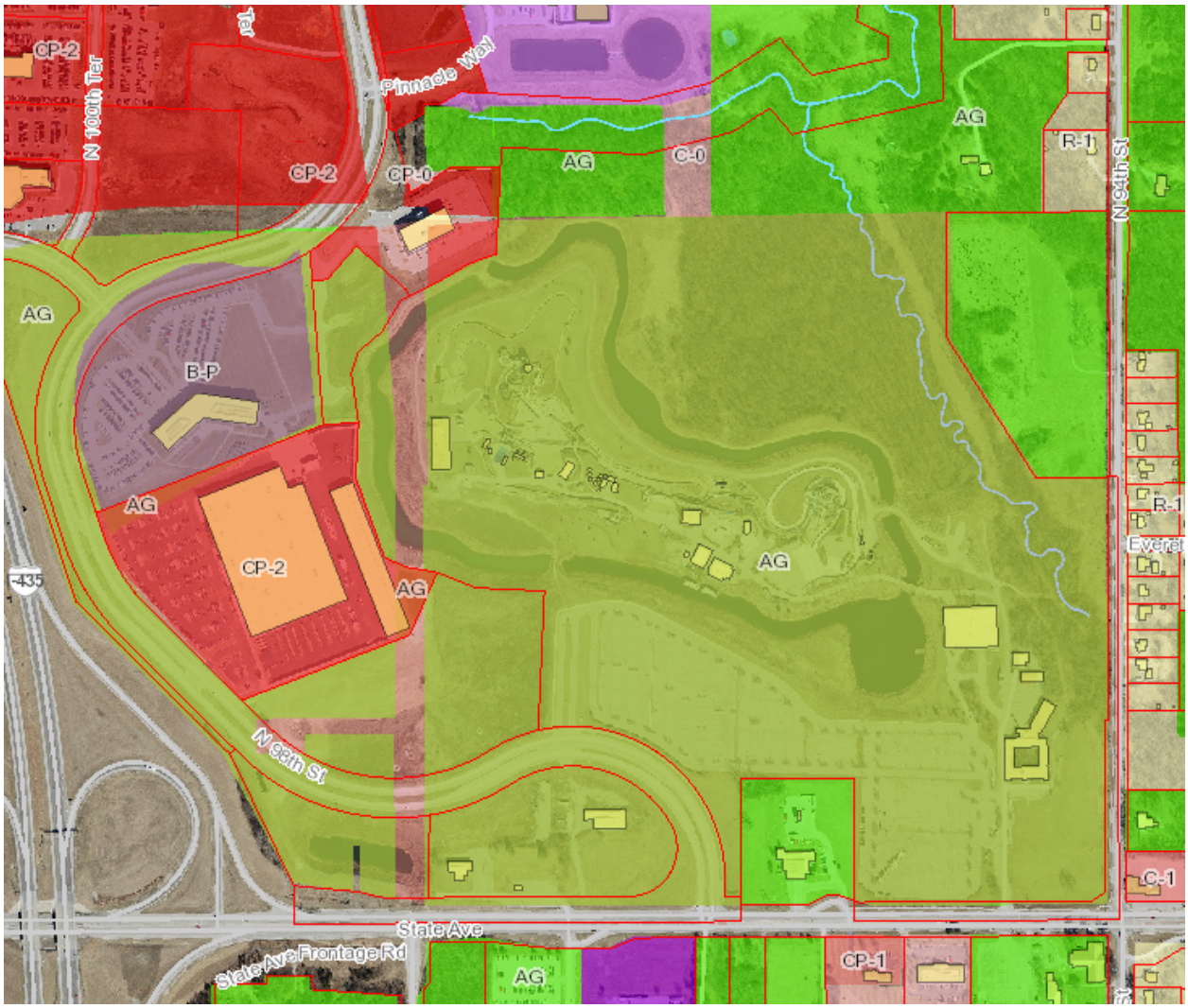
On motion by Ms. Jones, seconded by Mr. Connelly, the Planning Commission voted as follows to **APPROVE Homefield Multi-Family Preliminary Plat:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 8 to 0
Subject to the above conditions:



- Low Density Residential District
- Planned Suburban Residential District
- Planned Mixed Residential District
- Planned Office District
- Planned Commercial District
- Public / Semi-Public
- Planned Open space
- Planned Entertainment District
- Planned Mixed Business Park / Commercial District
- Planned Mixed Business Park / Office District
- Planned Mixed Entertainment / Commercial District
- Planned Small Commercial District
- Future Interchange


CP-2
N 100th Ter
Pinnacle Way
CP-2
CP-0
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C-0
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R-1
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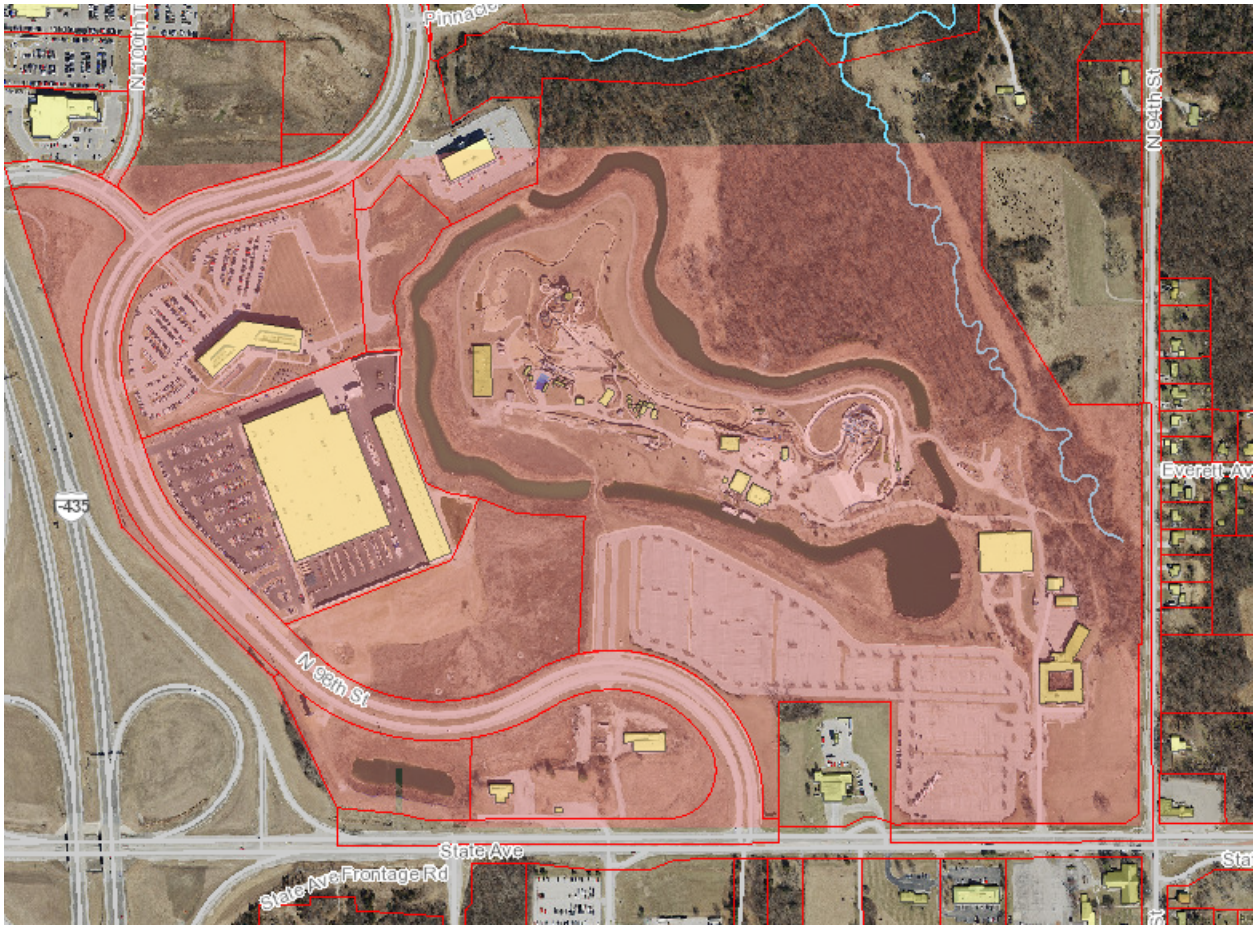
CP-2
AG
AG
R-1
I-435
N 98th St
C-1
State Ave
State Ave Frontage Rd
AG
CP-1


N 100th St
Pinnacle
N 94th St
Everett Ave
I-435
N 96th St
State Ave
State Ave Frontage Rd

Homefield Multifamily Preliminary Development Plan Comments / Responses

Change of Zone Petition #3244, Homefield Multi-Family Preliminary Plat and #MP-2020-9

Resubmitted on 11/30/20: Responses are in **blue, bolded** text.

PLANNING AND URBAN DESIGN:

General Planning:

1) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
Acknowledged.

2) The drive aisles that connects the internal ring road from the north to North 94th Street to the south functions as a "main street" through the development. Rotating Buildings 4 and 6 to mirror Buildings 3 and 5 and create a corridor that acts more like street frontage than a parking lot would better meet the intent of the multi-family design guidelines. Also, by rotating Buildings 4 and 6, Buildings 7, 8 and 9 can be shifted southwest to preserve the existing wooded area and increase the distance between those buildings and the downward slope towards Marshall Creek. Lastly, the on-site amenities (dog park and fire pit/seating area) can be centrally located and have better pedestrian access through sidewalk connections because these buildings rotate 90 degrees to the southwest.
Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area. Internal drives are not intended for through traffic. Refer to forthcoming Homefield submittal package to address items related to the adjacent development and overall Master Plan. The reconfigured Multi-Family site places amenities spaces with both user and operational considerations in mind.

3) There shall be a connection point to future development to the west in between Buildings 3 and 5.
Site plan has been reconfigured. The proposed parking and aisle between Building 4 and trash is intended for connection to the future development.

4) Sec. 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for a dwelling unit that has two (2) bedrooms or more.

As proposed, based on the dwelling count of the 270 units, 459 parking spaces are required. 513 spaces are provided on site, which is a surplus of 54 spaces.

Again, rotating Buildings 4 and 6 90 degrees south and shifting Buildings 7, 8, and 9 west to preserve the creek corridor, the center of the site opens space in the center to create a focal point for residents with on-site amenities that are centrally located in the development . The development exceeds the parking requirements, staff supports a parking reduction in order to modify the placement of two (2) buildings, as needed.

Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area. The reconfigured Multi-Family site places amenities spaces with both user and operational considerations in mind. National market experience drives a higher parking ratio to maintain leasability.

5) Sec. 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.
Site plan has been reconfigured and setback dimensions added.

6) Sec. 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as nonvehicular open space.
Refer to the cover sheet synopsis listing the "Open Area" as being greater than 40%.

7) Per the City-Wide Master Plan, the maximum length of a multi-family residential building shall be 200 feet. The units average 225 feet in length. Revise and resubmit.
Site plan has been reconfigured, adding building dimensions, with all buildings below the 200' threshold.

8) Per the City-Wide Master Plan Medium Density Residential standards, sidewalk/trails shall be a minimum of eight-feet (8') wide along Class A, B, or C Thoroughfares and Boulevards and six-feet (6') wide along Collectors.

The sidewalk along North 94th Street shall be eight (8) feet wide along the west property line and six (6) feet along the north property line adjacent to the ring road.
The sidewalk along North 94th Street is "existing to remain". This sidewalk is of recent construction by the UG and is noted as being in "excellent condition" on p. A-10 of the Sidewalk and Trails Master Plan. Sidewalk placed at the new Ring Road has been updated to six (6') feet wide.

9) Per the Multi-Family Residential Design Guidelines, pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide. Revise the sidewalks that are depicted at four (4) feet wide.
Sidewalks have been updated to six (6') feet wide.

10) All pedestrian walkways shall be designed to provide direct access and connections to and between the following:

a. The primary entrance or entrances to each principal multi-family building;

b. To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development; and,

c. Any adjacent public park, greenway, or other public/semi-public use, including, but not limited to schools, libraries, churches, parks, etc.

Some internal sidewalk connections need to be made in order to link pedestrian walkways within the development. Specifically, the perimeter sidewalk between Buildings 6 and 7, the sidewalk adjacent to the mailroom connecting to the entrance off 94th Street, a sidewalk around the dog park so residents can safely access the amenity.
Connection between building 6 and 7 occurs at the parking lot side. The sidewalk to the north of building 6 serves an ADA/FHA purpose necessary for Building 6. Elevation change between Buildings 6 & 7 does not allow for this. The remainder of the site has been reconfigured, including sidewalk connections to the relocated dog park and mail, as well as other internal elements.

11) In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians
Plans have been updated to include painted crosswalks for connectivity and traffic calming purposes.

12) The Sidewalk and Trails Master Plan designates Marshall Creek streamway as a multi-purpose trail. This multi-purpose trail shall connect to North 94th Street to the south and the follow the creek to the north terminating at the property line. Future development to the north will connect to the trail and continue north along Marshall Creek and North 98th Street.
The applicant is not able to accommodate a public trail across private property, which would have substantial implications related to liability, insurance, and otherwise.

13) All amenities shall be built within the first phase of the development.
Acknowledged. Current amenity placement, along with leasing and maintenance accounts for this.

14) Will the trail along Marshall Creek connect to the existing sidewalks within the development or will there be a separate trail, an offshoot that connects to the development?
Please refer to the response to Comment 12 above.

15) Safe rooms shall be determined at the final plan review level; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.
Acknowledged. Also refer to cover sheet indicating which buildings include basements for this purpose.

Building Architecture:

1) Per the City-Wide Master Plan Multi-Family Residential Design Guidelines, to the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.

North 94th Street is a Class C Thoroughfare and the internal ring road functions as a Collector. Design of the garages and surface parking must be internalized within the development and not along these major streets.
Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area. Internal drives are not intended for through traffic. Refer to forthcoming Homefield submittal package to address items related to the adjacent development and overall Master Plan. The reconfigured Multi-Family site internalizes all parking and garages, addressing the City Wide Master Plan Guidelines.

2) Per the City-Wide Master Plan Multi-Family Residential Design Guidelines, all sides of a multi-family building shall display a similar level of quality and architectural interest. Most a building's architectural features and treatments shall not be restricted to a single façade.
Although the original submittal included four-sided architecture, elevations have been further updated and included for review.

3) Per the City-Wide Master Plan Multi-Family Residential Design Guidelines, all multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco. Provide a table citing the percentage breakdown for each façade for each building type and revise accordingly to ensure that forty percent (40%) of each façade is indeed stone or brick.
A table has been included for material breakdown, including the 40% masonry requirement.

4) The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
Although the original submittal included four-sided architecture at the garages, elevations have been further updated and included for review.

5) Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.
Acknowledged. Notation has been added to the elevations.

Landscaping and Screening:

1) Sec. 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.

The site is 18.34 acres, which requires 178 trees, exclusive of the thirty-eight (38) street trees, thirty-four (34) additional trees per the zoning district and twenty-three (23) parking lot island trees.
Site plan has been reconfigured to address existing grade conditions with adjustments to preserve the wooded area and updated to include required landscape counts.

2) All overstory trees shall be at least 2" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least six (6') feet when planted. All shrubs shall be five (5) gallons when planted.
Plans updated to include size requirements.

3) All landscaping shall be irrigated.
Plans updated to include irrigation requirement.

4) Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.

   a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.
   Plans updated to include screen landscaping requirement.

5) All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen.
Acknowledged. To be addressed at Final Plan

6) All electrical meter banks, typically on the side of the building shall be screened from public view.
Acknowledged. To be addressed at Final Plan

7) BPU transformer pad shall be completely screened on three (3) sides with 6-foot junipers setback (3) feet from the pad and ten (10) feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer.
Acknowledged. To be addressed at Final Plan

8) Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building.
Acknowledged. To be addressed at Final Plan

9) Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.
Acknowledged. Satellites are not proposed as part of this project.

Signage:

1) Shall comply with the sign ordinance.
Acknowledged.

Planning Engineering:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
Acknowledged.

2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
Acknowledged.

Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
Acknowledged.

B) Items that are conditions of approval (conditions):

1) None.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents

1) None.

Meeting Minutes
Homefield Multifamily – Neighborhood Meeting

Application Numbers:

1. #COZ 3244 (and accompanying preliminary development plan)
2. Homefield Multifamily Plat
3. #MP-2020-9

collectively, the "Application".

Date: Monday, November 30, 2020

Location: Virtual Meeting; The Applicant also sent a letter with contact information for people to submit questions via email and/or phone call.

Meeting called to order at: 6:05 pm

Applicant Representatives in Attendance:

1. John McGurk, Milhaus
2. Halie McCarter, Milhaus
3. Justin Bridges, Davidson
4. Kevin Lee, Polsinelli
5. Lauren Sweet, Polsinelli

collectively, the "Applicant".

Others in Attendance:

1. Roy Jones et al.
2. Barbara Verbenec et al.
3. User: Verbenec
4. User: JV
5. User: xxx
6. User: Sol Dance Academy
7. User: DCart

Introductions:

The Applicant first introduced the Applicant representatives present at the neighborhood meeting, and provided a general overview and background of Milhaus and its thesis in developing the proposed project.

Presentation:

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The Applicant then presented a full and accurate description of the proposed development plans, described projected impacts of development and plans to mitigate or off-set the same, and informed the members of the public that the Application is currently scheduled to go before the UG Planning Commission on December 14, 2020.

Questions and answers:

- A member of the public asked what the plans were for the 3-story brick annex building near the subject property, which he understood to be historic. The Applicant responded that the building in question would be demolished and that, to the Applicant's knowledge, none of the structures located on the subject property are included on any historic register.

- A member of the public asked if the project contemplates apartments or condominium units. The Applicant responded that all of the units are anticipated to be for-rent apartment units.

- A member of the public asked how many acres the larger surrounding development comprises. The Applicant responded that the larger surrounding development site is approximately 230 acres, of which the subject property is only approximately 18.

- A member of the public asked what the plans were for the area south of the project site, between the proposed apartment complex and State Avenue. The Applicant responded that it is not purchasing or developing the property in question, but assumes that portion could potentially be redeveloped into retail uses.

- A member of the public asked if there are plans to widen 94th Street. The Applicant responded that the current plan is to leave 94th Street as-is, which is consistent with the conclusion of the traffic impact study that no additional improvements are required as a result of the multifamily project.

- A member of the public asked how large the apartment units would be. The Applicant responded that the apartment units are expected to range from "dark" 1-BR units (which the Applicant explained to be a slightly larger version of a studio apartment unit) to 3-BR units, and range from approximately 650 square feet to just north of 1,400 square feet, respectively.

- A member of the public asked what the rents would be. The Applicant responded that it expects rents will range from approximately $1,100/month to north of $2,000/month depending on the unit.

- A member of the public asked what other development is being considered for the larger overall development site. The Applicant responded that it is not purchasing or developing the property in question and, other than the Homefield youth sports facility that has been

made public, the Applicant is not aware of the master developer's plans for the balance of the site.

- A member of the public asked about the project timeline and when the apartment units would be available for rent. The Applicant responded that it hopes to break ground in May 2021, and have the first units come online in approximately July 2022.

- A member of the public asked if the property on which the existing 3-story brick annex building is located is included in what the Applicant is purchasing. The Applicant responded that the property in question is not included in the purchase, and described the boundaries of the approximately 18-acre multifamily site that is included.

- A member of the public asked if there will be another opportunity for neighbors to ask questions and discuss the project. The Applicant—through John McGurk with Milhaus—provided his personal phone number and welcomed anyone who thinks of additional questions after the meeting to call him.

- A member of the public asked if the Applicant plans to do retail or just residential. The Applicant responded that the 18 acre multifamily site contemplates only residential.

- A member of the public asked about security measures, and specifically, if there would be gated entry. The Applicant responded that it does not have plans for gated entry and hopes it isn't needed.

- A member of the public asked if a signalized intersection would be required as a part of the larger overall development. The Applicant stated that it could not opine as to what will or won't be required in connection with the larger overall development.

- A member of the public asked if the zoning change only applies to the 18-acre multifamily site, to which the Applicant responded yes.

Conclusion: The Applicant confirmed that there were no further questions or comments and, in closing, thanked everyone again for coming and urged everyone to attend the December 14, 2020 Planning Commission meeting for additional information.

Meeting adjourned at: 6:48 pm

Minutes taken by: Kevin Lee, Polsinelli PC

Questions received via phone/email:

In addition to providing notice of the neighborhood meeting, the Applicant's notice letter dated November 12, 2020 also included contact information for the Applicant, and invited those who were not able to attend the Virtual Meeting to submit their questions via e-mail and/or telephone. Below is a summary of the additional correspondence:

- A member of the public (who identified herself as Suzy: 913-837-0474) spoke with the Applicant via telephone, and inquired about the specific location of the project. The Applicant responded that the project site is north of State Avenue, West of 94th Street. Suzy stated that she is in favor of the proposed development, and is hopeful that the larger surrounding development will eventually extend south of State Avenue towards her property.

- A member of the public (who identified himself as Kevin Geary: 913-299-1276) spoke with the Applicant via telephone, and stated that he had received a letter from a local real estate company inquiring about the potential of purchasing Mr. Geary's property. Mr. Geary was calling to confirm if the letter was related to the proposed development, to which the Applicant responded that the letter in question was not from the Applicant. The Applicant also provided additional detail on the proposed development, including plans for demolition of the existing structures on site. Mr. Geary did not have any further questions.

- A member of the public (who identified herself as Delores Jones: 913-788-3210) spoke with the Applicant via telephone, and posed a number of questions and comments, which are summarized below along with the Applicant's responses:

    - Ms. Jones asked if there would be an entry/access point off of 94th Street, to which the Applicant responded yes, access points to the multifamily project are proposed off 94th Street as well as via the ring road that connects to the larger overall development contemplated by Homefield.

    - Ms. Jones and her husband expressed concerns related to traffic on 94th Street, to which the Applicant responded that it had conducted a thorough traffic impact study as part of the planning/zoning submittal, which concluded that the existing road network has sufficient capacity to accommodate the multifamily project.

    - Ms. Jones asked if the courthouse would be torn down, and stated her understanding that it might be historically protected. The Applicant responded that all existing structures on site are proposed to be demolished, and stated that, to the Applicant's knowledge, none of said structures are included on any historic register.

    - Ms. Jones expressed concerns related to the quality of the apartments and "any trouble" they might bring. The Applicant responded that the project contemplates Class A luxury apartments.

    - Ms. Jones expressed concerns related to the affordability of the apartments, and inquired whether having luxury apartments across the street would raise her property taxes. The Applicant responded that the apartments are anticipated to be reasonably-priced, market-rate rents, and stated that the Applicant is not in a position to opine as to any impact on property taxes of the surrounding tax parcels.

- A member of the public (who identified himself as James Evans: 323-997-1044) spoke with the Applicant via telephone, and inquired about the specific location of the project. The Applicant responded that the project site is north of State Avenue, west of 94th Street and will set closer to State Avenue (vs. Parallel Pkwy), set back approximately 530 ft. from State near the old 3-story courthouse building. Mr. Evans stated that he is in favor of removing the old courthouse building and asked how quickly it would be demolished. The Applicant responded that it is working to proceed with the removal as quickly as possible, and is hoping to start with demolition by the end of the year or beginning of next. Mr. Evans also asked if there would be an entry/access point off of 94th Street, to which the Applicant responded yes, access points to the multifamily project are proposed off 94th Street as well as via the ring road that connects to the larger overall development contemplated by Homefield

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GeoSpatial Services
A Division of the Knowledge Office

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

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

To: Gunnar Hand, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: November 10, 2020
RE: **HOMEFIELD MULTIFAMILY**

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
Taliaferro & Browne, Inc.

And we have determined the following:

Takes part of CIC-TAS Parcel:
413100

Owner-of-Record:
SVV I, LLC

Jurat Signature:
None

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

Please note the following comment.

1) Preliminary
The plat is preliminary.

DEVELOPMENT REVIEW COMMITTEE

Unified Government of Wyandotte County/ Kansas City, Kansas

FIRE DEPARTMENT-FIRE PREVENTION DIVISION
815 North 6th St. (913) 573-5550
Kansas City, Kansas 66101 (913) 551-0490 fax

DEPARTMENTAL REQUIREMENTS AND RECOMMENTDATIONS

DRC No. COZ.3244 / MP-2020-9 Address: 1111 N. 94th St.

Development Name: Homefield Multifamily Description: New Apt. Bldgs

STAFF ONLY : ☐ A ☐ A/C ☐ F & F ☐ H/C ☐ R/A

Ordinance Requirements:

Before this Department can approve the issuance of a building permit for the above-named project, the developer, owner or contractor must address / agree with the following requirements, stipulated by the Unified Government Ordinances, by signing this form.

*Provide code compliant emergency water supply (fire hydrants) per Sec. 507 and Appendix B and C, 2012 IFC.
*If buildings are over 30' above grade, provide code compliant aerial access fire lanes per Sec. D105, 2012 IFC. The aerial access fire lane must be between 15' and 30' of the side of the building the lane is on.
*All portions of each building to be within 150' of code compliant access road per Sec. 503, 2012 IFC
*Per Sec.D106, 2012 IFC two code compliant access roads required to be available.

NOTE: Items highlighted with (*) must be addressed prior to departmental approval.

Harvey Fields II Digitally signed by Harvey Fields II Date: 2020.11.06 10:02:20 -06'00' 11/6/2020

Attending DRC Member: Date

I,_____, as_____of the above referenced project, do hereby certify that I will comply with all of the above ordinance requirement(s), and give consideration to the recommendation(s) above.

Signature and Date **Contact Phone Number and Email Address**

Mailing Address, City, State, and Zip Code

Medium-Density Residential: These uses are intended to provide for future housing needs through the construction of a wide variety of **attached** residential development.

- Allowed Uses:
  - Garden apartments
  - Attached residences including townhomes, duplexes, triplexes, fourplexes, etc.
  - Institutional uses such as elementary, middle and high schools, churches, libraries, etc.
  - Parks and open space
- Discouraged Uses:
  - All industrial uses
  - Business parks
  - Adult-oriented businesses
- Required Infrastructure:
  - Access to gravity sewer.
  - Access to a Class A, B or C thoroughfare or boulevard.
  - Minimum 8-foot sidewalk/trail along arterial road or 6-foot sidewalk/trail along collector road.
  - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
- Open Space:
  - A minimum of 15% not including environmental constraints such as floodplain, swails, steep slopes, etc.
- Recommended Density:
  - 4 to 16 dwelling units per acre
- Green Principles:
  - Incentives should be provided for:
    - Use of the National Green Building Standard.
    - Leadership in Energy and Environmental Design (LEED) for Homes qualified rating.
    - Energy Star Qualified buildings and homes.
    - Bicycle and pedestrian connections to adjacent neighborhoods.
    - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
    - Integration of transit stops.
- Cultural Principles:
  - Provides multiple housing choices and price points
- Design Guidelines:
  - All developments must meet the minimum guidelines outlined on pages 45-46.
- Amenity Guidelines:
  - All new development projects must meet the minimum amenity guidelines outlined on page 42. Projects less than 50 dwelling units are not subject to these guidelines.

Multi-Family Residential Design Guidelines

The following design guidelines apply to all new multi-family developments.

- Pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide.
- All pedestrian walkways shall be designed to provide direct access and connections to and between the following:
  - The primary entrance or entrances to each principal multi-family building;
  - To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development;
  - Any adjacent commercial land uses, including but not limited to retail shopping centers, office buildings, restaurants, or personal service establishments; and
  - Any adjacent public park, greenway, or other public/semi-public use including but not limited to schools, libraries, churches, parks, etc.
- To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.
- Provide distinctive, quality, consistent, architectural character and style in new multi-family development that avoids monotonous and featureless building massing and design.
- The maximum length of a multi-family residential building shall be 200 feet.
- No more than six (6) townhome units shall be attached in any single row.
- There should be a consistency in architectural style among multiple buildings within a development and surrounding area. Each building should have a definitive and consistent style. Mixing of various architectural styles on the same building or buildings dilutes the character of the area.
- All sides of a multi-family building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade.
- All building entries adjacent to an arterial, collector or local street or private drive with on-street parking shall be pedestrian-scaled. Pedestrian-scaled entries are those that provide an expression of human activity or use in relation to building size. Doors, windows, entrance-ways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
- Fronts of buildings should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.
- All multi-family building elevations shall contain windows, except when necessary to assure privacy for adjacent property owners. Windows should be located to maximize the possibility of occupant surveillance of entry-ways, recreation areas, and laundry areas.

- On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms. For instance, a gable or hip configuration should be used with complimentary sheds, dormers, and other minor elements. Other roof forms will be considered on a case-by-case basis. On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least one every fifty-feet (50') of building wall length.
- Unity of design will be maintained through the use of similar materials and colors throughout all multi-family developments.
- High-quality building materials will be used that are durable, attractive, and have low maintenance requirements.
- For all multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, door, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco.
- Exterior building materials **shall not** include the following:
  - Board and batten wood
  - Smooth-faced or gray concrete block
  - Painted concrete block
  - Tilt-up concrete panels
  - Field painted or pre-finished standard corrugated metal siding
  - Standard single or double tee concrete systems
  - Vinyl siding
- The rehabilitation of existing multi-family structures shall require the use of alternate materials subject to approval by the City Planning Commission.
- Predominant roof materials shall be high quality, durable material such as, but not limited to:
  - Wood shake shingles
  - Clay or concrete tiles
  - Composition shingles
  - Asphalt shingles
  - Other materials considered on a case-by-case basis
- Landscaping is required to screen all parking areas and service entries.

Amenity Guidelines

Amenities within residential developments are an important factor when potential home buyers consider purchasing a home. Amenities enhance the overall value of a neighborhood and allow residents to meet and get to know one another.

Single-Family Residential Amenity Guidelines

Amenities are required for each residential subdivision. The requirements are based on the number of units within the subdivision. Residential developments of any unit type with fewer than 50 dwelling units are required to have one (1) Small Amenity. Residential developments with 50-to-200 dwelling units are required to have two (2) Amenities. Only one (1) of the required amenities may be a Small Amenity. Residential developments with more than 200 dwelling units are required to have three (3) Amenities, of which one (1) amenity may be considered a Small Amenity. All amenities will be built in the first phase of the development.

Multi-Family Residential Amenity Guidelines

Multi-family developments shall incorporate recreational amenities based on the number of units within the development. Multi-family developments with less than 25 dwelling units are required to have one (1) Small Amenity. Multi-family developments with 25-to-150 dwelling units are required to have two (2) amenities. Only one (1) of the required amenities may be a Small Amenity. Multi-family development projects with more than 150 dwelling units are required to have three (3) amenities, of which one (1) amenity may be considered a Small Amenity. All amenities will be built in the first phase of the development.

Residential Amenity Reference Table

Small:
Basketball, volleyball, or other court sport.
Open play area of at least 15,000 square feet with maximum of three (3) percent slope and tow benches and one play structure.
One picnic area with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
Option provided by owner, but must be considered equal to one of the other small options.
Regular:
Swimming pool
Golf Course
Residential Clubhouse
Two (2) basketball, volleyball, or other court sports.
Two (2) tot lots with a minimum size of four-thousand (4,000) square feet per area, one (1) play structure per lot, one (1) bench per lot.
Two (2) picnic areas with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
Trail(s) for pedestrians and/or bicycles that connect(s) to the overall trail network within the area. This trail may be within preserved natural corridor.
Option provided by owner, but must be considered equal to one of the other regular options.

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4200 Indian Creek Parkway
Overland Park, Kansas 66207
phone: 913.451.1333
fax: 913.451.1344
www.davidsonarc.com
Tallsman & Bremer, Inc.
Civil Review Engineering
Landscape Architecture & Surveying
13725 Blackmer Plaza, Olathe, KS 66062
Ph (816) 283-3466
Fax (816) 285-0810
Homefield Multifamily
Kansas City, Kansas
a new development for
date
10-29-20
drawn by
VL
checked by
LBN
revisions
sheet number
C01
SITE LAYOUT PLAN
drawing type
SD
project number
19231
GENERAL NOTES
1. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH UNIFIED GOVERNMENT PUBLIC WORKS STANDARDS AND IN ACCORDANCE WITH REQUIREMENTS AND CONDITIONS OF THE PERMIT FOR WORK ON CITY RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS.
2. ALL CONSTRUCTION WITHIN PRIVATE PROPERTY SHALL COMPLY WITH UNIFIED GOVERNMENT ZONING ORDINANCES AND STANDARDS PRESENTED AND REVIEWED AS PART OF THE SITE PLAN.
3. CONSTRUCTION PLANS WILL MEET UG STANDARDS AND CRITERIA, AND SHALL BE REVIEWED AND APPROVED BY UG PRIOR TO CONSTRUCTION PERMIT ACQUISITION.
4. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL MEASURES SHALL CONFORM TO APPLICABLE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF THE MOST RECENT EDITION OF THE UNIFIED GOVERNMENT CONSTRUCTION STANDARDS FOR STREETS AND SEWERS, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG). THE UG'S STANDARDS SHALL OVERRIDE.

PROPERTY DESCRIPTION
ALL THAT PART OF LOT 1 SCHLITTERBAHN VACATION VILLAGE SECOND PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 30 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1,000.00 FEET TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 468.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF 555.27 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, A DISTANCE OF 82.00 FEET; A CENTRAL ANGLE OF 88 DEGREES 11 MINUTES 49 SECONDS, AN ARC DISTANCE OF 83.29 FEET; THENCE NORTH 32 DEGREES 20 MINUTES 21 SECONDS EAST, A DISTANCE OF 74.34 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS WEST, A DISTANCE OF 158.26 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, A DISTANCE OF 179.00 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 24.50 FEET; A CENTRAL ANGLE OF 90 DEGREES 21 MINUTES 34 SECONDS, AN ARC DISTANCE OF 49.87 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 15 SECONDS EAST, A DISTANCE OF 24.34 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE EAST LINE OF SAID LOT 1, BEING NORTH 00 DEGREES 30 MINUTES 54 SECONDS WEST. THE ABOVE DESCRIBED TRACT CONTAINS 706,880 SQUARE FEET OR 16.34 ACRES.

UTILITY CONTACTS
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS CITY, KS
FIRE DEPARTMENT (913) 573-5550
POLICE (913) 573-3400
KANSAS BOARD OF PUBLIC UTILITIES
WATER (913) 573-9000
GAS (913) 573-9000
EVERGY - ELECTRIC (913) 982-1500
ATMOS ENERGY (877) 460-7067
TIME WARNER CABLE (913) 541-5858
AT&T (800) 288-2020
GOOGLE FIBER (877) 454-9959
CITY INSPECTIONS (913) 971-7900
UG STORMWATER MAINTENANCE DEPARTMENT (913) 573-1350
KIRK SWEARINGIN OR KIRK ROLAND

KANSAS CITY BOARD OF PUBLIC UTILITIES NOTES
1. THE PLUMBER SHALL BE LICENSED AND BONDED IN THE CITY OF KANSAS CITY, KANSAS AND SHALL OBTAIN ALL PERMITS AND COMPLY WITH AND COMPLY WITH PUBLIC UTILITIES RULES AND REGULATIONS.
2. IF THE PLUMBER FAILS TO HAVE THE WATER SERVICE INSPECTED BY THE BOARD OF PUBLIC UTILITIES THE WATER SERVICE WILL NOT BE ACTIVATED. THE PLUMBER MUST:
3.1. OBTAIN THE NECESSARY WATER SERVICE PERMIT FROM THE BOARD OF PUBLIC UTILITIES PLUMBING DESK AT 300 N 65TH STREET, KANSAS CITY, KANSAS.
3.2. PURCHASE NECESSARY TAPS AND METERS FROM BPU AND INSTALL.
3.3. INSTALL WATER SERVICE PIPE AND FITTINGS.
4. IF AN IRRIGATION SYSTEM IS INSTALLED, A REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY IS REQUIRED ON THE SUPPLY LINE TO THE SYSTEM. THE ASSEMBLY SHALL BE INSTALLED IN AN AREA THAT IS EASILY ACCESSIBLE AND EQUIPPED WITH A FLOOR DRAIN.

SITE LEGEND
1 — 2" ASPH. CONCRETE SURFACE COURSE; 4" ASPH. CONCRETE BASE COURSE; 6" AB-3 AGGREGATE BASE; 6" COMPACTED SUBGRADE
2 — 8" CONCRETE PAVEMENT; 6" AB-3 AGGREGATE BASE COURSE; 6" COMPACTED SUBGRADE; REFER TO UG 4195-G DRIVEWAY
3 — 4" PCC SIDEWALK; 4" AB-3 AGGREGATE BASE COURSE; 4" COMPACTED SUBGRADE
4 — PROPOSED BUILDING BASEMENT

SCALE IN FEET
HORIZONTAL SCALE 1"=50'
NORTH
K:\Met\jobs2\75-0750\UR REZONING\UR-C01-SITE LAYOUT PLAN.dwg Nov 30, 2020 - 9:26am

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Tallsform & Brenner, Inc.
Civil / Surveying Engineering
Landscape Architecture & Surveying
Phone: (816) 283-3456
Fax (816) 283-0810
Homefield Multifamily
a new development for
Kansas City, Kansas
sheet number
C02
SITE GRADING PLAN
drawing type
SD
project number
19231
date
10-29-20
drawn by
VL
checked by
LBN
revisions
LEGEND:
PROVIDE SILT FENCE (PER UG 1402-E)
PROVIDE CURB INLET PROTECTION
PROVIDE FILTER FABRIC FOR GRATE INLET PROTECTION
PROPOSED 2' CONTOUR LINES
PROVIDE CONCRETE WASH AREA
PROVIDE CONSTRUCTION ENTRANCE
AREA SLOPE LESS THAN 5%
AREA SLOPE BETWEEN 5% AND 15%
AREA SLOPE GREATER THAN 15%
BUILDING BASEMENT
NORTH
SCALE IN FEET
HORIZONTAL SCALE 1"=50'
N 94TH STREET
PROPOSED DETENTION POND
CLUBHOUSE
POOL
DOG PARK
MAIL
MAINTENANCE
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 976.00 & 980.00
BOTTOM EL. 976.00 & 980.00
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 972.00 & 974.00
BOTTOM EL. 972.00 & 976.0
MSE RETAINING WALL
HEIGHT: 4.00'
TOP EL. 998.00
BOTTOM EL. 992.00
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 990.00 & 998.00
BOTTOM EL. 988.00 & 996.00
MSE RETAINING WALL
HEIGHT: 2.00'
TOP EL. 984.00
BOTTOM EL. 982.00
PROPOSED DETENTION POND
PROPOSED GRADE BY OTHERS
72PA GARAGE
72PA GARAGE
72PA GARAGE

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Tallsman & Bremer, Inc.
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10750 E. Bethany Dr. Aurora, CO 80014
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Fax (816) 285-0810
Homefield Multifamily
Kansas City, Kansas
a new development for
data
10-29-20
drawn by
VL
checked by
LBN
revisions
sheet number
C03
SITE UTILITY PLAN
drawing type
SD
project number
19231
GENERAL NOTES:
1. THE PROPOSED IMPROVEMENTS INCREASED THE TOTAL IMPERVIOUS AREA ON THE PROPERTY. PER UNIFIED DEVELOPMENT ORDINANCE (UDO) REQUIREMENTS, STORM WATER DETENTION IS ANTICIPATED TO BE PROVIDED FOR THE ADDITIONAL IMPERVIOUS AREA. DETENTION FACILITIES WILL BE MAINTAINED. FINAL PERMITTED PLANS WILL CONFORM WITH UG STORM DRAINAGE DESIGN CRITERIA.
TOTAL DEVELOPMENT AREA = 18.34 ACRES
EXISTING IMPERVIOUS AREA = 14.62 ACRES
PROPOSED IMPERVIOUS AREA = 9.743 ACRES
TOTAL DETENTION AREA = 14.52 ACRES
DETENTION TO BE PROVIDED FOR MAXIMUM UNSATURATED AND PERMANENT 2.92 ACRES WILL REMAIN UNDISTURBED AND CONSERVED AS OPEN SPACE. BUILDINGS #7 AND 9.
MAXIMUM ALLOWABLE RELEASE = 24.69 CFS
REQUIRED DETENTION VOLUME = 53,699 CUBIC FEET
OUTLET CONTROL STRUCTURE WILL DISCHARGE TO CREEK NORTH OF DETENTION AREA.
2. STORMWATER QUALITY IMPROVEMENTS MAY BE REQUIRED FOR THE NEW IMPERVIOUS AREA PROPOSED. FINAL PERMITTED PLANS WILL COMPLY WITH THE STORMWATER QUALITY ORDINANCE AND REFERENCED STANDARDS (009 MARC BMP MANUAL)
3. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM SURVEY DATA, UTILITY COMPANY RECORDS OR PUBLIC GIS DATA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
SITE LEGEND:
PROPOSED WATER MAIN (45' TO 60' DEPTH)
PROPOSED DOMESTIC SERVICE LINE (45' TO 60' DEPTH)
PROPOSED FIRE PROTECTION LINE (45' TO 60' DEPTH)
PROPOSED WATER VALVES
PROPOSED REDUCED PRESSURE BACKFLOW PREVENTER
PROPOSED FIRE HYDRANT
EXISTING WATER MAIN
EXISTING WATER METER AND BACKFLOW PREVENTER
PROPOSED PRIVATE SANITARY SEWER MAIN
PROPOSED SANITARY SERVICE LINE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY MANHOLE
EXISTING 15.00' SANITARY SEWER EASEMENT
EXISTING 20.00' SANITARY SEWER EASEMENT
EXISTING 30.00' SANITARY SEWER EASEMENT
PROPOSED SANITARY CLEANOUT
PROPOSED STORM LINE
PROPOSED CURB INLET (TYP.)
PROPOSED DURB INLET
PROPOSED GRATE INLET / INLINE DRAIN BASIN
PROPOSED STORM MANHOLE
PROPOSED STORMWATER CONTROL STRUCTURE
PROPOSED STORM CLEANOUT (TYP.)
N 94TH STREET
PROPOSED DETENTION POND
DOG PARK
CLUBHOUSE
POOL
maintenance/storage
7 SPA GARAGE
8 SPA GARAGE
NORTH
SCALE IN FEET
HORIZONTAL SCALE 1"=50'
K:\Met\p62\75-0750\UR REZONING\UR-C03-SITE UTILITY PLAN.dwg Nov 30, 2020 - 9:30am

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landworks studio
HOMEFIELD MULTIFAMILY
a new development for
Kansas City, Kansas
DEVELOPMENT ORDINANCE SUMMARY
R-5 APARTMENT DISTRICT (27-460)
GENERAL REQUIREMENTS AND GUIDELINES (27-699)
DISTRICT REQUIREMENTS (27-700)
STREET TREES
Sheet L101
Sheet L102
Sheet L103
Sheet L104
Sheet L105
N. 94TH STREET
RING ROAD
DETENTION
PROPERTY LINE
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
GARAGE
MAIL
DOG PARK
CLUBHOUSE
POOL
NORTH
1 OVERALL LANDSCAPE PLAN
SCALE= 1" = 50'
sheet number
L100
OVERALL LANDSCAPE PLAN
drawing type
SD
project number
19231

Building #1, 7 & 9
2 Exterior Elevation - South
scale: 1/8" = 1'-0"

Net Percentages	
Stone	55%
Siding/Shake	45%
	100%

Building #1, 7 & 9
1 Exterior Elevation - North
scale: 1/8" = 1'-0"

Net Percentages	
Stone	54%
Siding/Shake	46%
	100%

Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 6" or 8" Exposure Lap Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 8x8 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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a new development for MILHAUS
Homefield
Kansas City, Kansas
Kansas City, Kansas

date
11.30.2020
drawn by
KMO
checked by
DAE
revisions

sheet number
A1-13
Bldg #1, 7 & 9 - Exterior Elevations

drawing type
Schematic
project number
20117

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architecture design engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonaec.com
Exterior Material Finish Legend
Fiber Cement Fascia Trim
Basis-of-Design:
James Hardie
www.freedmetalpco.com
Color: TBD
Texture: Smooth
Manufactured Stone Masonry Type #1
Basis-of-Design:
Cultured Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A
Mortar
Color: TBD
Manufactured Stone Masonry Sill
Basis-of-Design:
Cast Stone Trim
www.dutchquarystone.com
Profile: Masonry Veneer Sill
Color: TBD
Refer to Architect's Approved Sample
Mortar
Color: TBD
Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 8" or 9" Exposure Lap Siding
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A
Fiber Cement Trim
Basis-of-Design:
James Hardie Trim
www.allura.ca
Type / Color:
TR1 (Fiat) - 5/4 x 6 / SW0XX - Moss
TR2 (Accent) - 5/4 x 6 / SW0XX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain
Downspout
Size: 4" smooth rectangular
Color: Match Fascia Trim
Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim
Guardrail
Size: 42" high aluminum guardrail
Color: TBD
Tree Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD
Balcony Post
Size: 6x6 inseam
Finish: Color to match TR2
Roof Support Bracket
Size: 6x6
Finish: Color to match TR2
Exterior Doors & Windows
Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: Dual Pane Insulated Low-E
Supply all operable windows with window opening control devices (wcd) that limit openings to only allow passage of a 4" sphere when the window is open less, and are easily releasable to fully open. Window manufacturer to provide written knowledge consistent with ASTM F2090.
Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Dual Insulated Low-E
Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White
a new development for MILHAUS
Homefield
Kansas City, Kansas
Kansas City, Kansas
date
11.30.2020
drawn by
KMO
checked by
DAE
revisions
sheet number
A1-13a
Bldg #1, 7 & 9 Exterior Elevations
drawing type
Schematic
project number
20117
roof
13'-4"
03 - Third Floor
121' - 3 3/4"
02 - Second Floor
110' - 7 7/8"
01 - First Floor
100' - 0"
00 - Basement
89' - 3 1/4"
9' - 0 1/4"
10' - 7 7/8"
10' - 7 7/8"
10' - 8 3/4"
47' - 0 3/4"
54' - 6 5/32"
Net Percentages
Stone 41%
Siding/Shake 59%
100%
Building #1, 7 & 9
Exterior Elevation - West
scale: 1/8" = 1'-0"
2
Building #1, 7 & 9
Exterior Elevation - East
scale: 1/8" = 1'-0"
1
11/30/2020 8:53:37 AM C:\Users\tthomas\Documents\Revit Local Files\20117-Bldg-1_tthomas.rvt

Building #2
2 Exterior Elevation - South
scale: 1/8" = 1'-0"

Net Percentages	
Stone	55%
Siding/Shake	45%
	100%

Building #2
1 Exterior Elevation - North
scale: 1/8" = 1'-0"

Net Percentages	
Stone	54%
Siding/Shake	46%
	100%

Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 6" or 8" Exposure Lap Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 6x6 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wocd) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

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Kansas City, Kansas

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sheet number
A1-23
Bldg #2 - Exterior Elevations

drawing type
Schematic
project number
20117

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Net Percentages	
Stone	45%
Siding/Shake	55%
	100%

2 Building #4
Exterior Elevation - South
scale: 1/8" = 1'-0"

Net Percentages	
Stone	49%
Siding/Shake	51%
	100%

1 Building #4
Exterior Elevation - North
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Allura 7" Shake Select
Allura 6" or 8" Exposure Lap Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 8x8 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color:White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color:White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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Kansas City, Kansas

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sheet number
A1-43
Bldg #4 - Exterior Elevations

drawing type
Schematic

project number
20117

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Net Percentages	
Stone	65%
Siding/Shake	35%
	100%

2 Building #4
Exterior Elevation - West
scale: 1/8" = 1'-0"

Net Percentages	
Stone	65%
Siding/Shake	35%
	100%

1 Building #4
Exterior Elevation - East
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Combination Fiber Cement Lap / Shake Siding
Basis-of-Design:
Altura 7" Shake Select
Altura 6" or 8" Exposure Lap Siding
www.alturausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Altura Reversible Trim
www.alturausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fiber Cement Fascia Trim
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Decorative Gable Vent
Size: 32" x 40" rectangular
Color: Match Fascia Trim

Guardrail
Size: 42" high aluminum guardrail
Color: TBD

Trex Decking
Size: 1x6 grooved plank w/ concealed fastener
Color: TBD

Balcony Post
Size: 8x8 resawn
Finish: Color to match TR2

Roof Support Bracket
Size: 6x6
Finish: Color to match TR2

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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fax: 913.451.9391
www.davidsonae.com

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Kansas City, Kansas

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sheet number
A1-43a
Bldg #4 - Exterior Elevations

drawing type
Schematic

project number
20117

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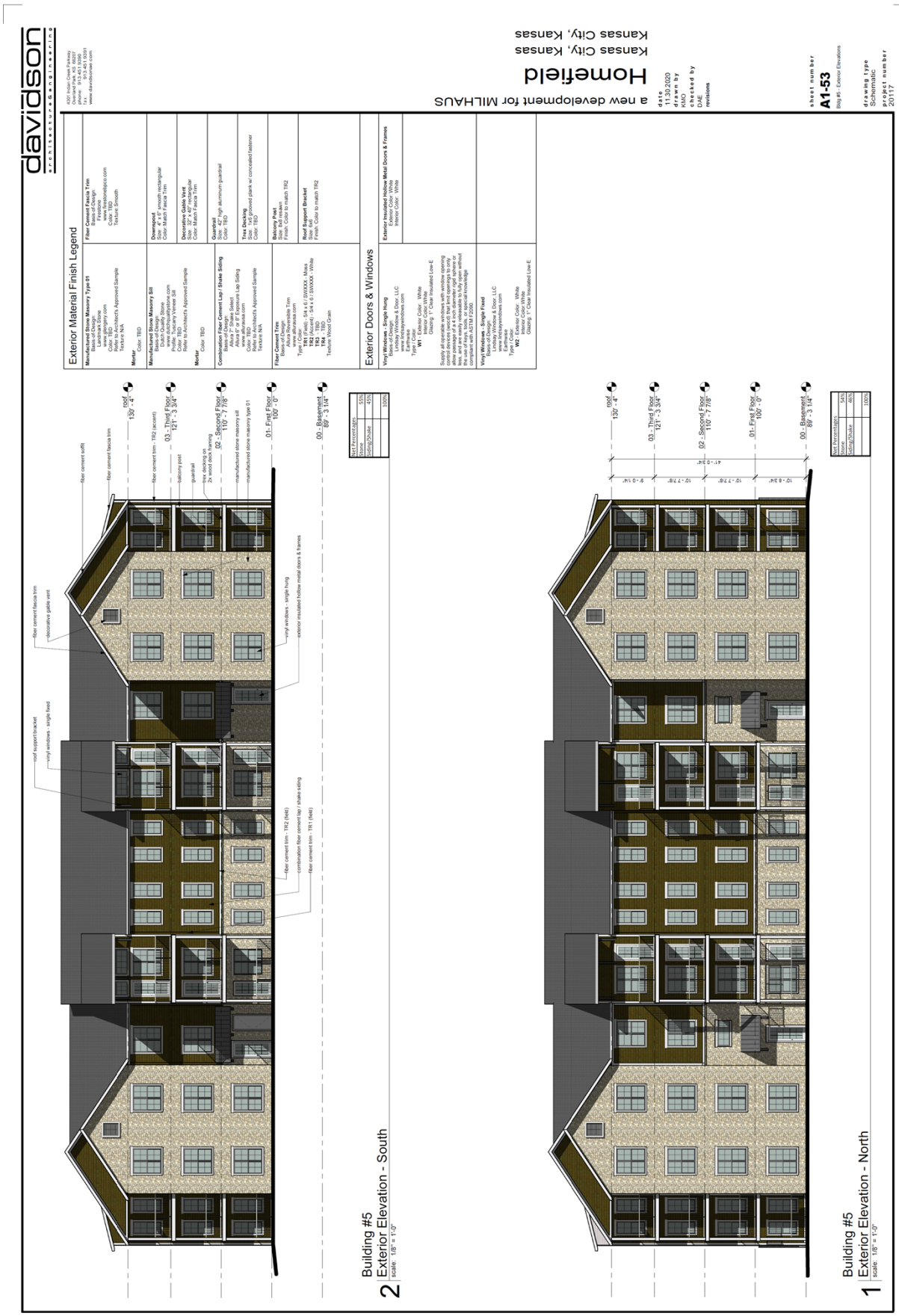
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Exterior Material Finish Legend
Exterior Doors & Windows
Building #5
Exterior Elevation - South
Building #5
Exterior Elevation - North
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Kansas City, Kansas
Kansas City, Kansas
sheet number
A1-53
drawing type
Schematic
project number
20117

COZ #3244 and #MP-2020-9 January 7, 2021 46

Net Percentages	
Stone	41%
Siding/Shake	59%
	100%

1 Clubhouse - South Elevation
scale: 1/8" = 1'-0"

Net Percentages	
Stone	43%
Siding/Shake	57%
	100%

2 Clubhouse - North Elevations
scale: 1/8" = 1'-0"

Net Percentages	
Stone	53%
Siding/Shake	47%
	100%

3 Clubhouse - East Elevation (94th Street)
scale: 1/8" = 1'-0"

Net Percentages	
Stone	41%
Siding/Shake	59%
	100%

4 Clubhouse - West Elevation
scale: 1/8" = 1'-0"

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Exterior Material Finish Legend

Manufactured Stone Masonry Type 01
Basis-of-Design:
Landmark Stone
www.glengery.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Mortar
Color: TBD

Manufactured Stone Masonry Sill
Basis-of-Design:
Dutch Quality Stone
www.dutchqualitystone.com
Profile: Tuscany Veneer Sill
Color: TBD
Refer to Architect's Approved Sample

Mortar
Color: TBD

Fiber Cement Combination Lap/Shake Siding
Basis-of-Design:
Allura 6" or 8" Exposure Lap/Shake Siding
www.allurausa.com
Color: TBD
Refer to Architect's Approved Sample
Texture: N/A

Fiber Cement Trim
Basis-of-Design:
Allura Reversible Trim
www.allurausa.com
Type / Color:
TR1 (Field) - 5/4 x 6 / SWXXX - Moss
TR2 (Accent) - 5/4 x 6 / SWXXX - White
TR3 - TBD
TR4 - TBD
Texture: Wood Grain

Fascia Trim - Concealed Fastener
Basis-of-Design:
Firestone
www.firestonebpco.com
Color: TBD
Texture: Smooth

Pre-finished Metal Fascia
Color: Match Fascia Trim

Downspout
Size: 4" x 6" smooth rectangular
Color: Match Fascia Trim

Exterior Doors & Windows

Vinyl Windows - Single Hung
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W1 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Supply all operable windows with window opening control devices (wood) that limit openings to only allow passage of a 4 inch diameter rigid sphere or less, and are easily releasable to fully open without the use of keys, tools, or special knowledge compliant with ASTM F2090.

Vinyl Windows - Single Fixed
Basis-of-Design:
Lindsay Window & Door, LLC
www.lindsaywindows.com
Earthwise
Type / Color:
W2 - Exterior Color: White
Interior Color: White
Glazing: 1" Clear Insulated Low-E

Exterior Insulated Hollow Metal Doors & Frames
Exterior Color: White
Interior Color: White

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CH-A4-01
clubhouse - Exterior Elevations

drawing type
Schematic

project number
20117

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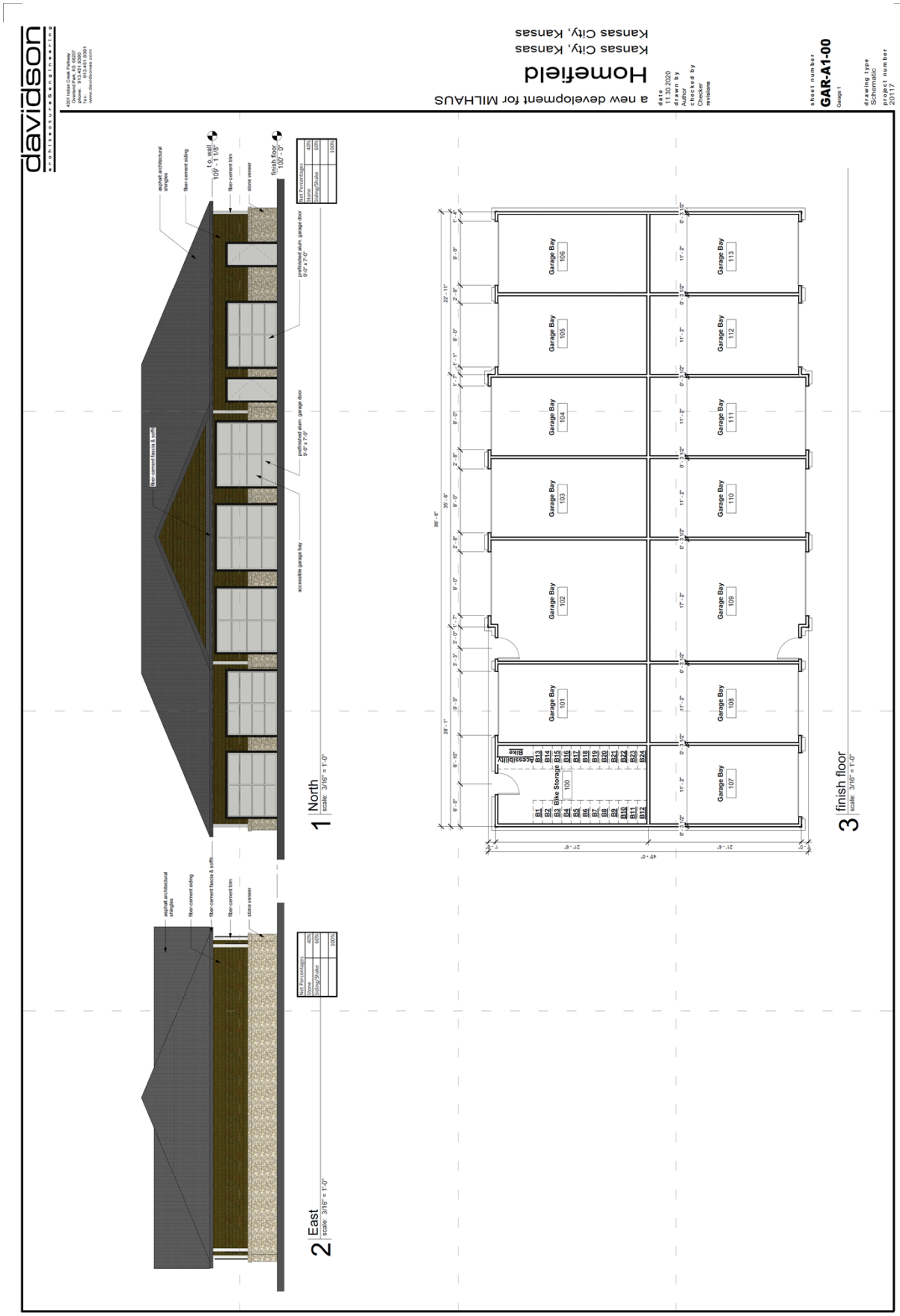
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Homefield
Kansas City, Kansas
Kansas City, Kansas
date
11.30.2020
drawn by
Author
checked by
Checker
revisions
sheet number
GAR-A1-00
Garage 1
drawing type
Schematic
project number
20117
1 North
scale: 3/16" = 1'-0"
2 East
scale: 3/16" = 1'-0"
3 finish floor
scale: 3/16" = 1'-0"
Garage Bay 101
Garage Bay 102
Garage Bay 103
Garage Bay 104
Garage Bay 105
Garage Bay 106
Garage Bay 107
Garage Bay 108
Garage Bay 109
Garage Bay 110
Garage Bay 111
Garage Bay 112
Garage Bay 113
Bike Storage 100
Accessibility Bike
Net Percentages
Stone 40%
Siding/Shake 60%
100%

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Kansas City, Kansas
Kansas City, Kansas
date
09.11.2020
drawn by
Author
checked by
Checker
revisions
sheet number
GAR-A2-00
Garage 2
drawing type
Schematic
project number
20117
1 North
scale: 3/16" = 1'-0"
2 West
scale: 3/16" = 1'-0"
3 South
scale: 3/16" = 1'-0"
4 Floor Plan
scale: 3/16" = 1'-0"
asphalt architectural shingles
fiber-cement siding
fiber-cement trim
stone veneer
fiber-cement fascia & soffit
finish floor
0' - 0"
t.o. wall
9' - 6"
prefinished alum. garage door
9'-0" x 7'-0"
accessible garage bay
Mat Percentages
Stone/Brick 40%
Siding/Shake 60%
100%
Garage Bay
100
101
102
103
104
105
106
107
108
110' - 0"
21' - 6"

Figure 1. Site Photograph of 9400 State Avenue looking northwest taken on November 16, 2020 (provided by Planning Staff).

Figure 2. Site Photograph of 9400 State Avenue looking north taken on November 16, 2020 (provided by Planning Staff).

Figure 3. Site Photograph of 9400 State Avenue looking southwest taken on November 16, 2020 (provided by Planning Staff).

(First published_____) #3239

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 815 Southwest Boulevard, in Kansas City, Kansas, by changing the same from its present zoning of M-2 General Industrial District to R-2(B) Two Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on September 25, 2020, by the owners of property to have the zoning of said property changed from its present zoning of M-2 General Industrial District to R-2(B) Two Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

> Marty's 2nd Addition, Block 2, and the Northeast 3/4ths of Lot 2 and the Southwest ½ of Lot 3, located at approximately 815 Southwest Boulevard, Kansas City, Kansas,

be changed from its present zoning of M-2 General Industrial District to R-2(B) Two Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-2(B) Two Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(First published_____) #3240

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 2951 North 115th Street, in Kansas City, Kansas, by changing the same from its present zoning of AG Agriculture District to R-1 Single Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on September 24, 2020, by the owners of property to have the zoning of said property changed from its present zoning of AG Agriculture District to R-1 Single Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M. IN THE CITY OF KANSAS CITY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S01°40'07"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 631.35 FEET; THENCE N87°54'22"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N 115TH STREET AS IT NOW EXISTS, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N87°54'22"E, A DISTANCE OF 870.36 FEET; THENCE N01°29'27"W, A DISTANCE OF 416.70 FEET; THENCE N87°54'11'E, A DISTANCE OF 409.35 FEET; THENCE S01°29'27"E, A DISTANCE OF 1108.10 FEET; THENCE S87°54'50"W, A DISTANCE OF 1277.56 FEET TO A POINT ON SAID EAST RIGHT OF

WAY LINE OF N 115TH STREET; THENCE N01°40'09"W, A DISTANCE OF 691.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,054,433.208 SQUARE FEET MORE OR LESS OR 24.20 ACRES, Located at approximately 2951 North 115th Street, Kansas City, Kansas,

be changed from its present zoning of AG Agriculture District to R-1 Single Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-1 Single Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(First published_____) #3230

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 2025 South 51st Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on June 26, 2020, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

> The South one half of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 25, Township 11 South, Range 25 East, in Kansas city, Wyandotte County, Kansas. DESCRIPTION: 467A7 S½ SW¼ NW¼ SE¼ 5AC. PARCEL NUMBER**:** 915730 The south one half of the southwest quarter of the north quarter of the southwest quarter of section 25, township 11 south, range 24 east, in Kansas City, Wyandotte County, Kansas, Located at approximately 2025 South 51st Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to A-G Agriculture District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for A-G Agriculture District. Said District Map,

previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(First published_____) #3229

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 1959 South 51st Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on June 26, 2020, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

> All that part of the S.E. quarter of Section 25, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas, legally described as follows: N ½ of the N ½ of the S.W. ¼ of the N.W. ¼ of the S.E. ¼ of Section 25, Township 11, Range 24, Wyandotte. Located at approximately 1959 South 51st Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to A-G Agriculture District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for A-G Agriculture District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(First published_____) #3234

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 4811 Parallel Parkway in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to CP-2 Planned General Business District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on July 31, 2020, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Limited Business District to CP-2 Planned General Business District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

> Tract 9166, S1, T11, R24, ACRES 0.34. 1A1 BEG 1045FT W & 30FT S OF NE COR; S23W-33FTM/L, S 85FT, W 63FT, S 25FT, W 50FT, N 140FT M/L, E 130FT TO POB CONTG 0.32AC M/L, Located at approximately 4811 Parallel Parkway, Kansas City, Kansas,

be changed from its present zoning of C-1 Limited Business District to CP-2 Planned General Business District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-2 Planned General Business District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(Published _____) #SP-2020-65

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-65, commonly known as 433 Ann Avenue, Kansas City, Kansas, legally described as:

WYANDOTTE CITY 0801-0876, S4, T11, R4, ACRES 0.07, B153 L17 & 5FT VAC ST ADJ, located at approximately 433 Ann Avenue, Kansas City, Kansas

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental/AirBNB.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Maximum number of guests shall be four (4);**
2. **Maximum number of guest vehicles shall be two (2);**
3. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the**

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

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

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) #SP-2020-66

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-66, commonly known as 709 North 5th Street, Kansas City, Kansas, legally described as:

Connelly Add & 1544, S10. T11, R25, Acres 0.05, B1 N 36ft of S 108ft of E 4.1ft L1, N 36ft of S 108ft L2 to L3 & N 36ft of S 108ft of W 10.9ft L4, located at approximately 709 North 5th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental/AirBNB.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **No more than four (4) guests are allowed at a time;**
2. **No more than two (2) guest vehicles are allowed at a time;**
3. **Provide a guest manual that lists rules and regulations such as “no parties, etc.”;**
4. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the**

Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;

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

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) #SP-2020-68

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-68, commonly known as 2903 Shearer Road, Kansas City, Kansas, legally described as:

Lot 19 Block 3 of Argentine Heights Renewal Area, located at approximately 2903 Shearer Road, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Temporary Use of Land to park a work vehicle.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Plant landscaping to shield the view of the vehicle from the street;**
2. **Must park in rear yard setback behind existing chain linked gate;**
3. **Must construct a 6’ fence in the rear yard setback along the adjacent parcel;**
4. **The concrete surface (driveway) must be cleared of all vegetation. Patch all holes and cracks and resurface the concrete areas as need;**

5. **No gravel on site;**
6. **Must maintain a business license with the Business Licensing Department;**
7. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
8. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and**
9. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) #SP-2020-82

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-82, commonly known as 4811 Parallel Parkway, Kansas City, Kansas, legally described as:

Tract 9166, S1, T11, R24, ACRES 0.34. 1A1 BEG 1045FT W & 30FT S OF NE COR; S23W-33FTM/L, S 85FT, W 63FT, S 25FT, W 50FT, N 140FT M/L, E 130FT TO POB CONTG 0.32AC M/L, Located at approximately 4811 Parallel Parkway, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for minor auto repair.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **If approved, applicant must submit final plans and elevations to the Development Review Committee (DRC) for all necessary and proposed building upgrades, landscaping and fencing;**
2. **Must complete the rooftop maintenance and otherwise bring the building up to code with permits for any work that requires permits;**

3. **The potholes in the parking lot must be repaired. The entire parking lot must be paved or resurfaced with asphalt or concrete. All parking spaces on the front, east and south sides must be striped;**
4. **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
5. **Must comply with Commercial Design Guidelines, including:**
    i. **Architectural screened fence posts should match stone of existing building;**
    ii. **Apply wainscoting around lower third of building on all four (4) sides, except the existing stone on the office shall remain;**
    iii. **Exterior walls, excluding the office area, must be covered in stucco, colored to compliment the wainscoting;**
    iv. **Must provide a landscape buffer between building and the sidewalk along Parallel Parkway and bus stop;**
    v. **Provide a materials palette for the proposed design;**
6. **If a trash dumpster is to be used on the property, a trash enclosure is required to be built with materials to match the main building;**
7. **Chemical spills must be cleaned up immediately;**
8. **No outside storage of salvage parts, no outside storage or display of new or used tires, automotive parts, or merchandise, no inoperable vehicles stored on the property;**
9. **All Sales and Service must take place inside a totally enclosed building;**
10. **All signage must be compliant with the sign ordinance. Must obtain sign permits for any sign types that require permitting. Business owner and property owner are collectively responsible to ensure that all signage is compliant with the sign ordinances at all times;**
11. **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
12. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
13. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**

14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and,**
15. **If approved, the Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) #SP-2020-88

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-88, commonly known as 419 Armstrong Avenue, Kansas City, Kansas, legally described as:

Wyandotte City, a subdivision of land in Kansas City, Wyandotte County, Kansas, B135 L10, L11 & 4FT VAC ST ADJ, located at approximately 419 Armstrong Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Home Occupation Special Use Permit for personal training.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Maximum number of clients at one time shall be one (1);**
2. **All classes must take place between the hours of 6:00a.m. and 10:00p.m.;**
3. **No classes are allowed to be conducted outside, and must be held within new garage when construction is complete;**
4. **A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process;**

5. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
6. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and,**
7. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published _____) #SP-2020-93

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-93, commonly known as 1030 Orville Avenue, Kansas City, Kansas, legally described as:

Block 2, Lots 12 to L18 and L19, Less the West 18.01 feet of the North 58.32 feet, Less the West 15.6 feet of the South 79.56 feet of NORTHRUP PARK, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 1030 Orville Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a day care center.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The hours of operation shall be Monday through Friday, 6:30 AM to 6:00 PM;**
2. **All signage posted on-site shall comply with the sign code, which may require a sign permit. Prior to installing any signage, contact the Department of Planning and Urban Design;**

3. **Continue to maintain the occupation tax application with the Business License Division;**
4. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
5. **The Special Use Permit shall be valid for ten (10) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,**
6. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(Published in ***The Wyandotte Echo*** on January 14, 2021)

RESOLUTION NO. _____

A RESOLUTION adopting the Central Area Master Plan.

WHEREAS, on October 12, 2020 the Planning Commission for the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") held a public hearing and recommended approval of the Central Area Master Plan, a copy of which is on file with the Unified Government Clerk; and

WHEREAS, a public hearing on the Central Area Master Plan was held on October 29, 2020 before the Board of Commissioners, which voted to adopt the recommendation of the Planning Commission; and

WHEREAS, pursuant to K.S.A. 12-747(b) the governing body may adopt the recommendation of the Planning Commission with respect to a master plan amendment by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIIFED GOVERNMENT OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. The Board of Commissioners hereby adopts the recommendation of approval made by the Planning Commission and hereby adopts the Central Area Master Plan.

Section 2. This Resolution shall take effect and be in full force after its adoption and publication.

ADOPTED BY THE BOARD OF COMMISSIONDERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 7th DAY OF JANUARY, 2021.

_____
Unified Government Clerk

(First published_____) #3223

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 11501 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to RP-5 Planned Apartment District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on April 24, 2020, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to RP-5 Planned Apartment District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All that part of the Northeast Quarter of Section 3, Township 11 South, Range 23 East, of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, being described as follows: COMMENCING at the Northwest Corner of said Northeast Quarter; thence North 88°02'05" East, along the North Line of said quarter section, a distance of 84.45 feet to the TRUE POINT OF BEGINNING of land being described; thence continuing North 88°02'05" East, along said North Line, a distance of 524.12 feet; thence departing said North Line on a bearing of South 02°17'01" East, a distance of 411.64 feet to the Northwest Corner of VILLAGE WEST APARTMENTS, a platted subdivision of land in the City of Kansas City, Wyandotte County, Kansas; thence continuing South 02°17'01" East (South 02°16'50" East Platted) along the West Line of said VILLAGE WEST APARTMENTS subdivision, a distance of 680.88 feet to the Southwest Corner of said VILLAGE WEST APARTMENTS subdivision; thence westerly and southwesterly along a curve to the left, said curve having an initial

tangent bearing of South 87°00’55” West, a radius of 1050.00 feet, a central angle of 15°16’48”, for an arc length of 280.02 feet; thence North 90°00’00” West, a distance of 73.47 feet; thence North 57°14’53” West, a distance of 315.07 feet; thence North 16°41’46” East, a distance of 88.90 feet; thence North 87°58’21” East, a distance of 50.71 feet; thence North 02°01’39” West, a distance of 868.29 feet to the place of beginning; Containing 585,902 square feet or 13.450 acres, more or less, and subject to rights-of-way and easements of record, Located at approximately 11501 Parallel Parkway, Kansas City, Kansas.

be changed from its present zoning of A-G Agriculture District to RP-5 Planned Apartment District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-460, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for RP-5 Planned Apartment District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2020.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(Published _____) #SP-2020-94

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-94, commonly known as 616 South Valley Street, Kansas City, Kansas, legally described as:

LOTS 1 THRU 3, BLOCK 127, THE PLAT OF ARMOURDALE, KANSAS CITY, WYANDOTTE COUNTY, KANSAS IN DEED BOOK 7, PAGE 15, located at approximately 616 South Valley Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of staff parking lot at John Fiske Elementary School.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The parking lot fencing shall be maintained and replaced or repaired where necessary to remain to good condition;**
2. **The parking lot will be open strictly during the hours that John Fiske Elementary is open;**

3. **Although no lights are installed on the property, any parking lot lighting, in the future shall have 90-degree cutoff fixtures. One (1) footcandle shall not be exceeded at the property line;**
4. **No junk, untagged, salvaged and/or inoperable vehicles may be brought to and kept on this property. Additionally, vehicles shall not be stored overnight on this property;**
5. **Trees shall be continuously maintained and replaced as necessary;**
6. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
7. **The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(First published_____) #3236

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 10901 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to MP-2 Planned General Industrial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on August 31, 2020, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to MP-2 Planned General Industrial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All that part of Lot 1, Kansas Speedway Corporation, a subdivision in the City of Kansas City, Wyandotte County, Kansas, being more particularly described as follows: beginning at the northwest corner of said Lot 1, thence with the northerly line of said Lot 1, and the south right-of-way line of State Avenue, on a curve to the left having a radius of 2939.79 feet, a central angle of 30 degrees 33 minutes 13 seconds, with an initial tangent bearing of North 89 degrees 18 minutes 52 seconds East, an arc distance of 1567.68 feet; thence South 31 degrees 14 minutes 21 seconds East, and no longer with the north line of said Lot 1 and the south right-of-way line of State Avenue, a distance of 56.34 feet to a point of curvature; thence on a curve to the left having a radius of 165.00 feet, a central angle of 80 degrees 55 minutes 48 seconds, an arc distance of 233.06 feet; thence North 67 degrees 49 minutes 51 seconds East, a distance of 281.79 feet to a point of curvature; thence on a curve to the right having a radius of 235.00 feet, a central angle of 90 degrees 00 minutes 00

seconds, an arc distance of 369.14 feet; thence South 22 degrees 10 minutes 09 seconds East, a distance of 945.63 feet to a point of curvature; thence on a curve to the right having a radius of 735.00 feet, a central angle of 20 degrees 48 minutes 47 seconds, an arc distance of 266.99 feet; thence South 01 degree 21 minutes 22 seconds East, a distance of 77.01 feet; thence South 88 degrees 38 minutes 38 seconds West, a distance of 153.83 feet to a point of curvature; thence on a curve to the left having a radius of 2900.00 feet, a central angle of 38 degrees 15 minutes 01 second, an arc distance of 1936.02 feet; thence South 50 degrees 23 minutes 37 seconds West, a distance of 570.35 feet to a point on the west line of Lot 1, Kansas Speedway Corporation and the east right-of-way line of Speedway Boulevard; thence with the west line of said Lot 1 and the east right-of-way line of Speedway Boulevard on a curve to the right having a radius of 1569.02 feet, a central angle of 37 degrees 21 minutes 20 seconds, with an initial tangent bearing of North 37 degrees 59 minutes 42 seconds West, an arc distance of 1022.97 feet; thence North 00 degrees 38 minutes 22 seconds West (North 02 degrees 22 minutes 48 seconds West plat), continuing with the west line of said Lot 1 and the east right-of-way line of Speedway Boulevard, a distance of 983.49 feet; thence North 30 degrees 29 minutes 49 seconds East (North 28 degrees 45 minutes 22 seconds East plat), continuing with west line of said Lot 1 and the east right-of-way line of Speedway Boulevard, a distance of 29.03 feet to the point of beginning. The above described tract contains 90.20 acres, Located at approximately 10901 State Avenue, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture District to MP-2 Planned General Industrial District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-469, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for MP-2 Planned General Industrial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(Published_____) **#A-2020-11**

ORDINANCE NO._____

AN ORDINANCE vacating Parcel #071525, Block 2, Lot 54, Morris & McAlpine Addition, Located at approximately 1041 Berger Avenue, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described alley in Kansas City, Kansas be and the same is hereby vacated:

Parcel # 071525, Block 2, Lot 54, Morris & McAlpine Addition, Located at approximately 1041 Berger Avenue, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BY: _____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

(Published _____) #SP-2020-92

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in #SP-2020-92, commonly known as 1700 South 38th Street, Kansas City, Kansas, legally described as:

SEC-TWP-RANGE: 30-11-25, 109 COM NE COR SW 1/4TH NE 1/4TH W 318 1/2FT S 665FT, BOOK PAGE: 4104-0376, located at approximately 1700 South 38th Street, Kansas City, Kansas

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of farm animals (chicken, goats and cows).

Section 3. Conditions and Stipulations. The Special Use permit granted in Section1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **This special use permit is for four (4) goats, four (4) cows and thirty (30) chickens;**
2. **Any future accessory structure requires a variance because there is already a detached garage on the property;**

a. **A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process.**

3. **Animal waste shall be picked up weekly on site and added to the compost as described by the applicant or properly disposed that complies with local, State and Federal regulations and standards.**
4. **Ground cover shall be continuously maintained, and grazing areas shall be rotated quarterly to so no one specific area is overgrazed.**
5. **The applicant shall contact the Conservation District at (913) 334-6329 to ensure soils to not become eroded and affect the stream.**
6. **Electric fences are not permitted;**
7. **All animal enclosures and compost areas must be at least 100 feet from the north property line;**
8. **All animals must be totally enclosed at all times and shall not be at large on the property or neighboring properties;**
9. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
10. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; and,**
11. **The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2021.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

(First published_____) #3238

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 809 Southwest Boulevard, in Kansas City, Kansas, by changing the same from its present zoning of M-2 General Industrial District to R-2(B) Two Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on September 25, 2020, by the owners of property to have the zoning of said property changed from its present zoning of M-2 General Industrial District to R-2(B) Two Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

Marty's 2nd Addition, Block 2, and the Northeast ½ of Lot 3, located at approximately 809 Southwest Boulevard, Kansas City, Kansas,

be changed from its present zoning of M-2 General Industrial District to R-2(B) Two Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-2(B) Two Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2021.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2020

Re: **Change of Zone Petition #3235**

GENERAL INFORMATION

Applicant:
Albert Hermans

Status of Applicant:
Representative
SDC Engineering
5907 Raytown Trafficway
Raytown, MO 64133

Requested Actions:
Approval of a Change of Zone From C-1 Limited Business District to CP-3 Planned Commercial District

Date of Application:
Change of Zone:
August 28, 2020

Purpose: Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District to increase the number of gas pumps from three (3) to four (4), to demolish an existing commercial building on the property and redesign the site.

Property Location:	6863 and 6865 State Avenue Kansas City, Kansas 66102	
Existing Zoning:	CP-1 Limited Business and CP-2 Planned Commercial Districts	
Adjacent Zoning:	**North:**	CP-2 Planned Commercial District
	South:	R-1 Single Family District
	East:	C-1 Limited Business District
	West:	R-1 Single Family District
Adjacent Uses:	**North:**	Commercial Businesses
	South:	Single Family Homes
	East:	Commercial Businesses
	West:	Vacant Land
Total Tract Size:	0.66 Acre	
Master Plan Area:	This property is not within the boundaries of an Area Plan.	
Master Plan Designation:	The City-Wide Master Plan designates this area as Community Commercial and Mixed Use.	
Major Street Plan:	The Major Street Plan classifies State Avenue as a Class A Thoroughfare.	
Parking Requirement:	Section 27-467 states that uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. One (1) out of every 25 parking spaces must be ADA compliant. One (1) out of every six (6) ADA spaces must be van accessible.	
Advertisement:	The Wyandotte Echo – Change of Zone – November 19, 2020 Letters to Property Owners – September 16, 2020, October 14, 2020, November 3, 2020 and December 31, 2020	
Public Hearings:	December 14, 2020 and January 7, 2020	
Public Support:	None to Date.	
Public Opposition:	None to Date.	

PROPOSAL

Detailed Outline of Requested Action: The applicant, Albert Hermans, is seeking the approval of a Final Plan (Approved) and Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District. This Change of Zone is needed in order to increase the number of gas pumps from three (3) to four (4). The plans also include the demolition of one building, renovation of another existing building, and additional parking.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

Code Enforcement History: These two (2) properties have received seven (7) Notices of Violation between the years of 2010 and 2019. Citations include the storage of inoperable vehicles, trash, weeds, insufficient trash enclosure, and wood in the front door rather than glass. Causes for other citations are not documented.

FACTORS TO BE CONSIDERED

1. ***Neighborhood character.***

   The neighborhood is both residential and commercial in nature. There are commercial businesses to the North, East, and West. Turner Logistics Center and single family homes are to the South.

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

   The zoning and uses are set out above. It is expected to be compatible with them as the proposed use is the redevelopment and expansion of an existing business along a Class A Thoroughfare.

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

   This property is suitable for use as a commercial business. Removal of the restrictions that require a Change of Zone for an increase in the number of gas pumps has the potential to create issues such as parking, noise, and increased traffic.

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

   The property is not vacant. It is an existing commercial business currently in operation.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed use provides a convenience to the public in the form of a gas station and convenience store. The appropriate use, visual quality, or marketability of the nearby properties may be injured as the proposed plan offers less of an architectural and landscaping buffer than currently exists between the business and the single-family homes to the south.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed use will increase the number of vehicles serviced at one time but will not exceed the capacity of the Class A Thoroughfare to accommodate it. The second entrance of the site is on North 69th Street, which is a Local Street. An increase in traffic may adversely affect this road.

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

   The City-Wide Master Plan designates this area as Community Commercial and Mixed Use. These uses are intended to provide goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses. Uses may also include small-scale commercial centers.

   The proposed use conforms to the Community Commercial designation for the property, as it the proposal is for a commercial development. It does not conform to the Mixed Use intent for the future of the property.

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

   The proposed use could cause environmental harm if gas is not properly stored and the site is not properly maintained.

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

   a. ***Water service***

      Municipal water service is available.

   b. ***Sanitary sewer service***

      City sewer service is available.

c. Storm water control

Available.

d. Police

Police service is provided by West Patrol, District #221.

e. Fire

Fire service is provided by Station #2.

f. Transit

Public transit is provided by KCATA. The nearest stop is directly in front of this property.

g. Schools

Public education is provided by Turner USD 202.

h. Streets

See item #6 above***.***

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

The proposed use offers minimal economic benefit to the community as it only minimally increases the intensity of an existing commercial business.

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

The proposed use is capable of meeting the applicable ordinance requirements.

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

The gain to the public health, safety, and welfare is minimal. If denied, the landowner could not add a fourth gas pump, but may still operate the three (3) existing ones.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held an in-person neighborhood meeting on September 28, 2020. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscaping
Pedestrian Access and Circulation
Traffic
Noise
Hazardous Material Infiltration
Screening from Single-Family Homes
Commercial Design Guidelines

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 1 to recommend **APPROVAL** of Change of Zone Application #3235, subject to:

1) **The second entrance must be enhanced with the addition of pilasters and stepped overhangs, similar to the main entrance;**
2) **A Special Use Permit is required for auto repair or maintenance;**
3) **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
4) **Liquor stores: Alcoholic liquor, CMB, non-alcoholic malt beverage, and any other goods or services may be sold in a retail liquor store. Lottery tickets and cigarette and tobacco products with proper licensure may be sold in a retail liquor store. Sales of other goods and services must not exceed 20% of total gross sales. The 20% excludes lottery, CMB and cigarette and tobacco product sales. If sales of other goods and services from a licensed retailer premise exceeds 20% of total gross sales, all sales of other goods and services exceeding 20% will have to be made from a separate, unlicensed premises. If each premise does not have a separate outside entrance, a vestibule is required.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Change of Zone Petition **#3235** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Zoning Map
Land Use Map
Aerial Map
Site Photographs Provided by Staff, Dated September 16, 2020
Plans and Elevations
Conservation District Comments
Neighborhood Meeting Documentation

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing Rezoning	December 14, 2020 Approval	January 7, 2021
Public Hearing Plan Review	December 14, 2020 Approved	N/A

STAFF CONTACT: **Shana Shanteau**
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **#3235** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **#3235**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety

and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 1:38:50:

CHANGE OF ZONE APPLICATION #3235 – ALBERT HERMANS WITH SDC ENGINEERING – SYNOPSIS: Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District to allow a fourth gas island pump at 6863 State Avenue.

PLAN REVIEW APPLICATION #PR-2020-27 – ALBERT HERMANS WITH SDC ENGINEERING – SYNOPSIS: Final Plan Review to allow a fourth gas island pump at 6863 State Avenue.

Detailed Outline of Requested Action: The applicant, Albert Hermans, is seeking the approval of a Final Plan and Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District. This Change of Zone is needed in order to increase the number of gas pumps from three (3) to four (4). The plans also include the demolition of one building, renovation of another existing building, and additional parking.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and
7. The Notices to property owners.

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

Present in Support:

- Albert Hermans, applicant, SDC Engineering, 5907 Raytown Trafficway, Raytown, MO 64133

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:46:20: Planning Director Hand stated that this property has split zoning, which carries to 69th Street and there is no side yard or rear setback because they are surrounded by C-1 zoning. He further stated that the request is for an additional fuel pump. There has not been any support or opposition expressed to date on this project. There have been seven (7) Notices of Violation (NOV), however,

and several of the issues have been resolved. The applicant submitted an updated site plan that addressed the Commercial Design Guidelines comments from staff, which Director Hand shared with the Commission. The two (2) bay doors changed between the draft staff report and final staff report, which staff has informed the applicant that a Special Use Permit would be required for any auto repair or sale use that appears to be the intended tenant. He stated that the staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 1:51:40:

On motion by Ms. Jones, seconded by Mr. Mohler, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application #3235:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**No**

Motion to RECOMMEND APPROVAL Passed: 7 to 1
Subject to:

1) **The second entrance must be enhanced with the addition of pilasters and stepped overhangs, similar to the main entrance;**
2) **A Special Use Permit is required for auto repair or maintenance;**
3) **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
4) **Liquor stores: Alcoholic liquor, CMB, non-alcoholic malt beverage, and any other goods or services may be sold in a retail liquor store. Lottery tickets and cigarette and tobacco products with proper licensure may be sold in a retail liquor store. Sales of other goods and services must not exceed 20% of total gross sales. The 20% excludes lottery, CMB and cigarette and tobacco product sales.**

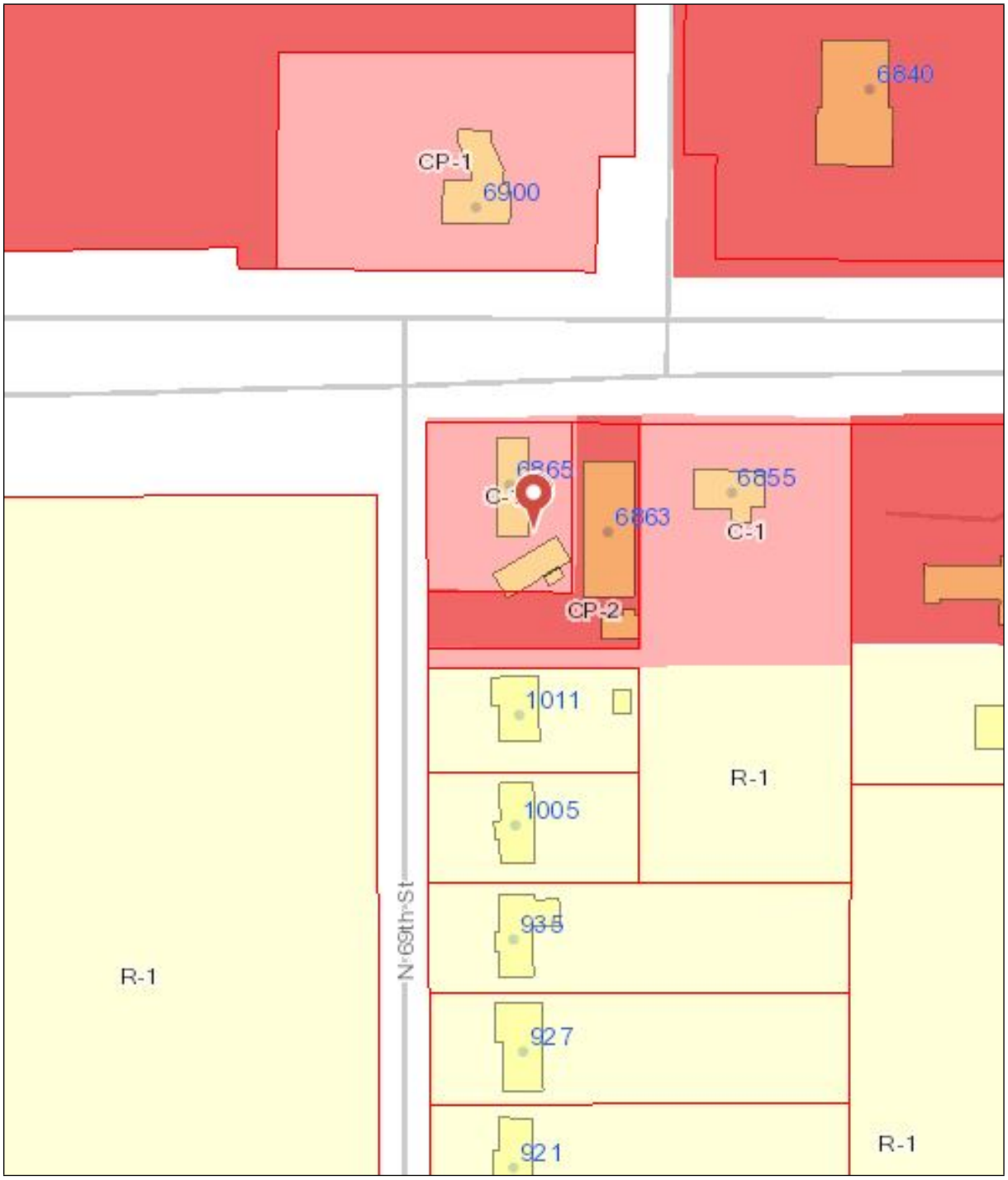
   If sales of other goods and services from a licensed retailer premise exceeds 20% of total gross sales, all sales of other goods and services exceeding 20% will have to be made from a separate, unlicensed premises. If each premise does not have a separate outside entrance, a vestibule is required.

On motion by Ms. Jones, seconded by Mr. Mohler, the Planning Commission voted as follows to **APPROVE Plan Review Application #PR-2020-27:**

Carson	**Chairman**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**Aye**
Huey	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Pauley	**Aye**
Reasons	**No**

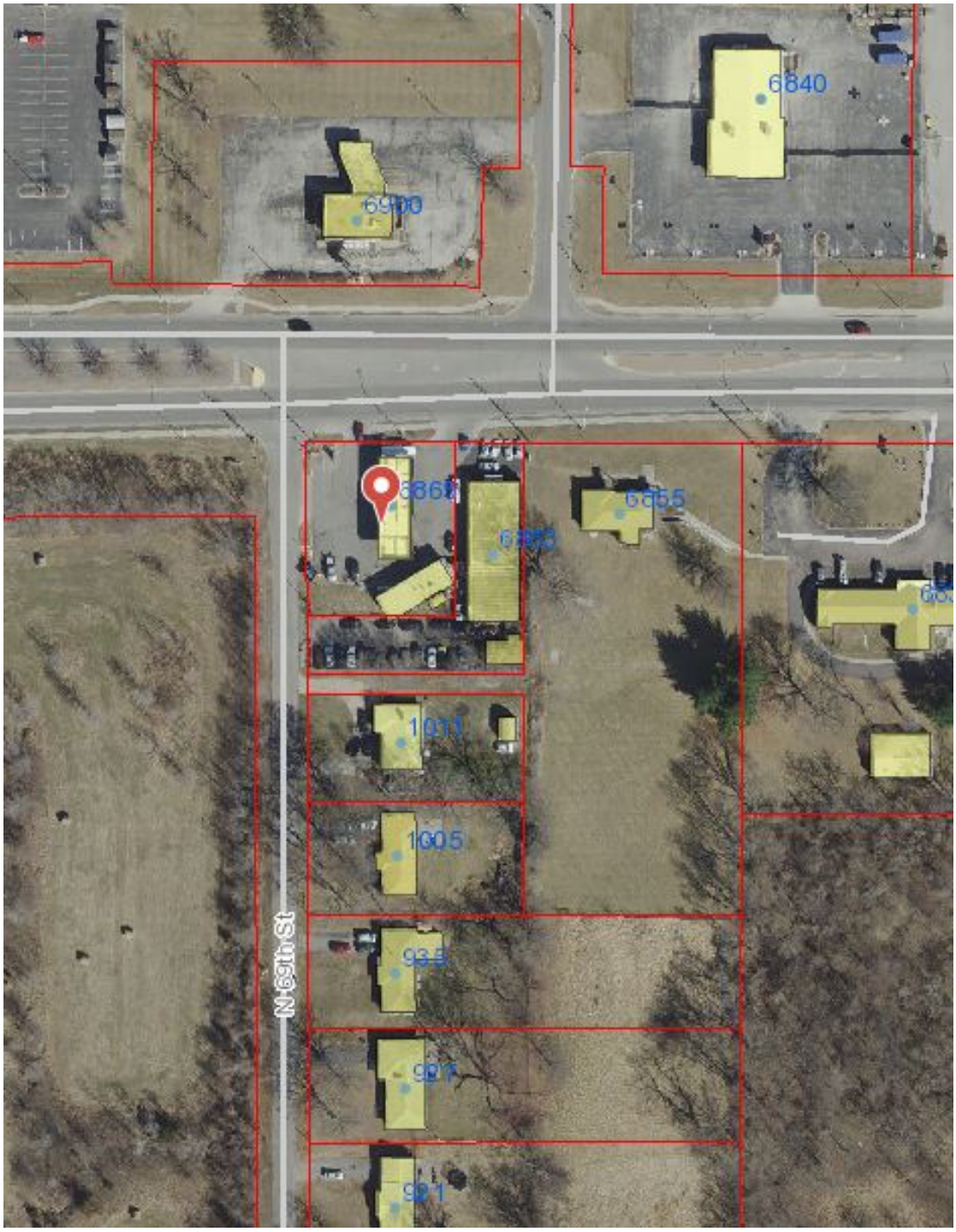
Motion to RECOMMEND APPROVAL Passed: 7 to 1
Subject to the above stipulations.

Zoning Map:


CP-1
6900
6840
6865
C-1
6863
6855
C-1
CP-2
1011
1005
935
927
921
R-1
R-1
R-1
N 69th St

Land Use Map:

Aerial Map:



Site Photographs Provided by Staff, Dated September 16, 2020:

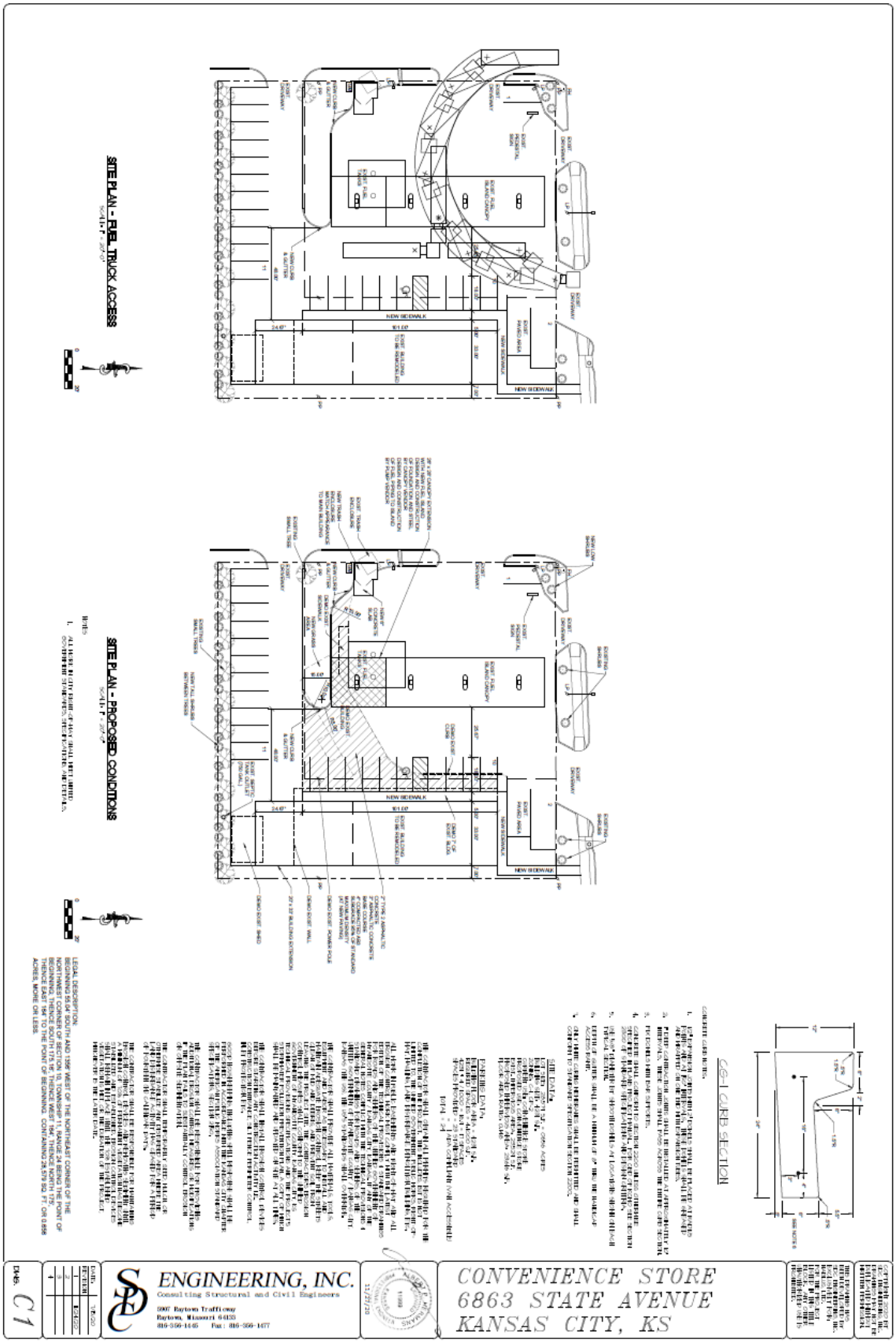
QUALITY FUEL • FOOD MART
Road Runners

QUALITY FUEL • FOOD MART
Road Runners
QUALITY FUEL FOOD MART
UNLEADED

3

We Accept
EBT
OPEN
CAMRY
ICE
ICE

Plans and Elevations:



SITE PLAN - EXISTING CONDITIONS

Scale: 1" = 20'-0"

LEGAL DESCRIPTION:
BEGINNING 55.04' SOUTH AND 1396' WEST OF THE NORTHEAST CORNER OF THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 11, RANGE 24 BEING THE POINT OF BEGINNING; THENCE SOUTH 175.16'; THENCE WEST 184'; THENCE NORTH 175' THENCE EAST TO THE POINT OF BEGINNING. CONTAINING 28,579 SQ. FT. OR 0.656 ACRES, MORE OR LESS.

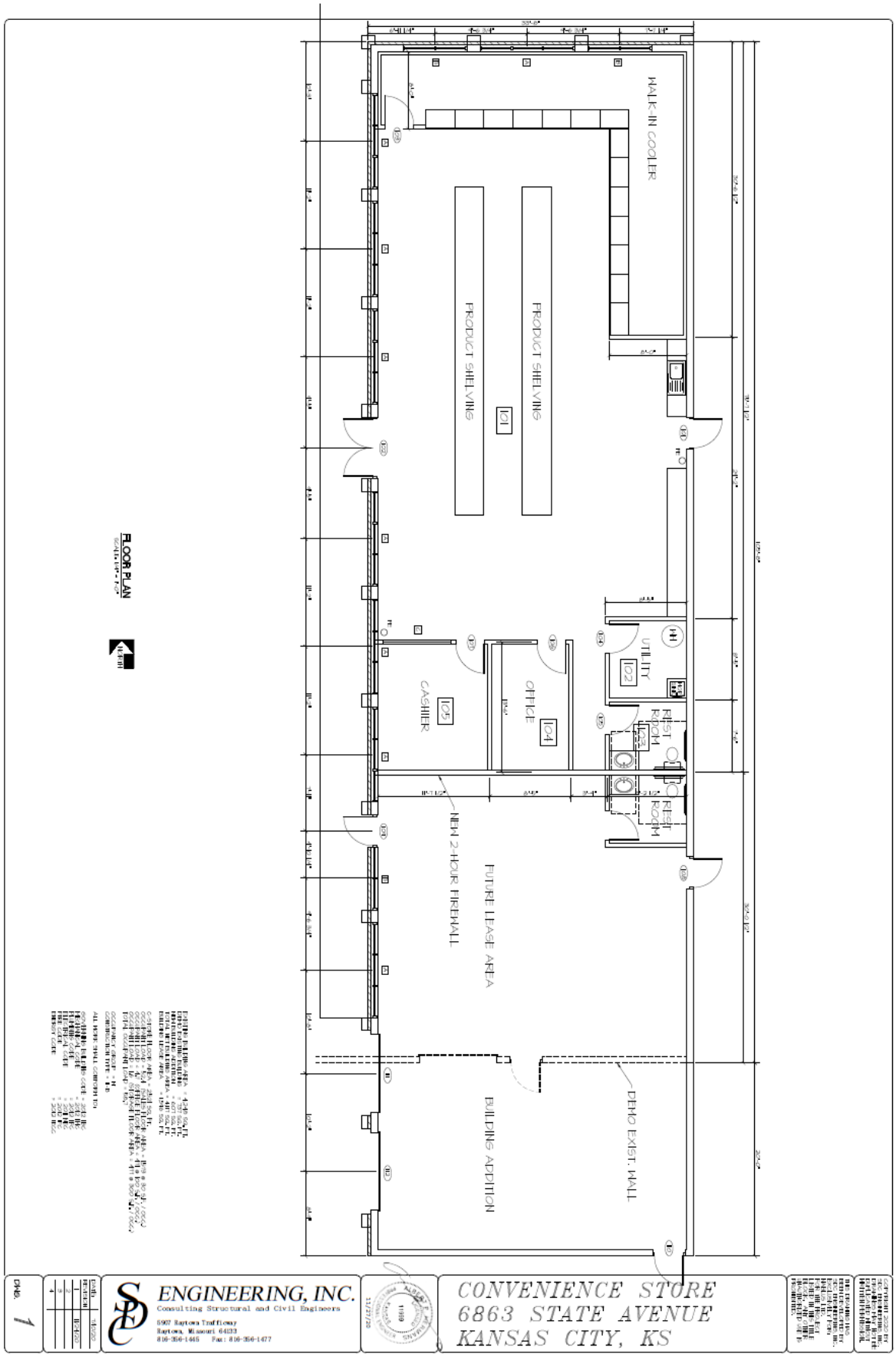
DWG. C2

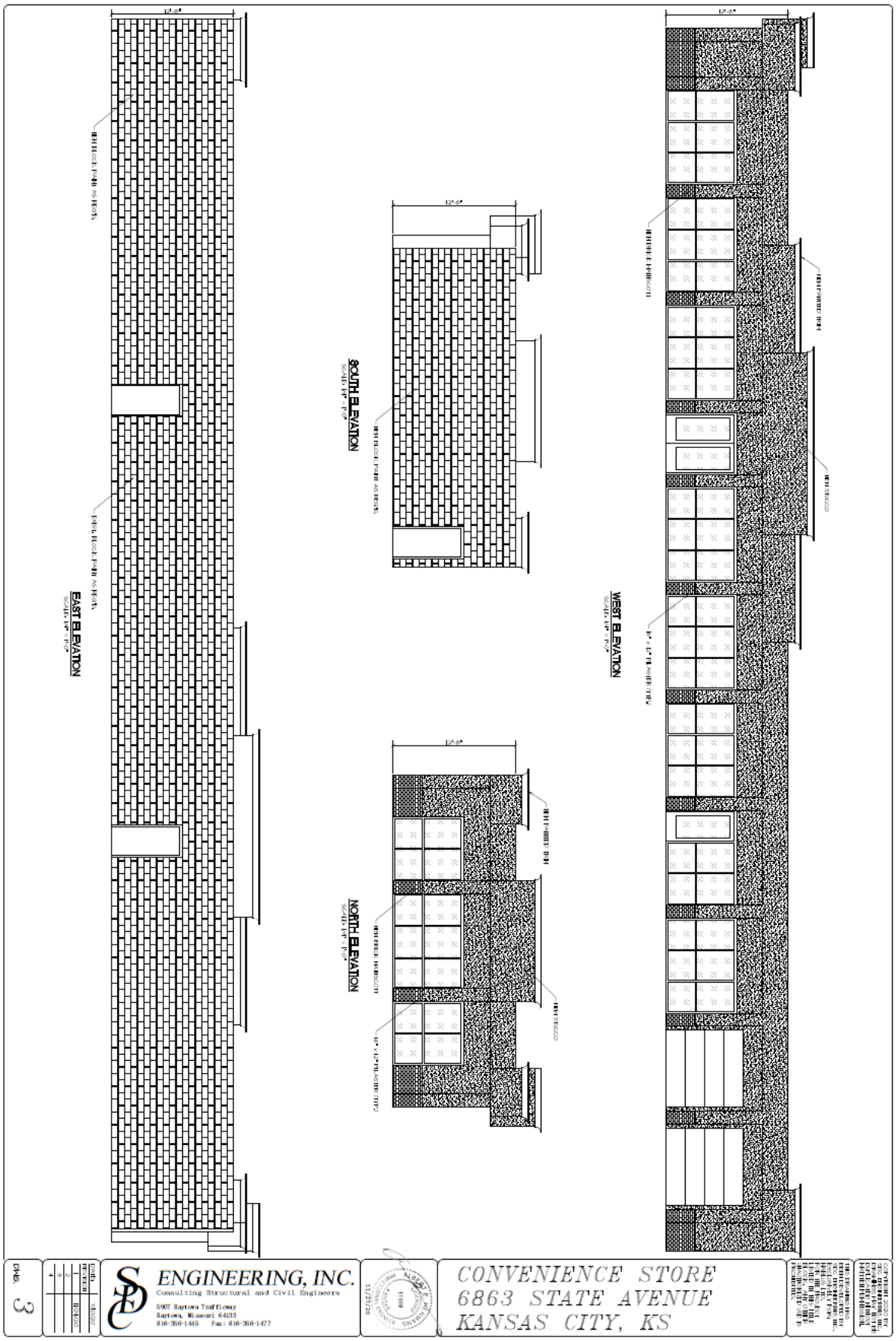
ENGINEERING, INC.
Consulting Structural and Civil Engineers
9907 Raytown Trafficway
Raytown, Missouri 64133
816-356-1445 Fax: 816-356-1477

11/27/20

CONVENIENCE STORE
6863 STATE AVENUE
KANSAS CITY, KS

SITE PLAN – CONSTRUCTION CONDITIONS – PHASE 2
SITE PLAN – CONSTRUCTION CONDITIONS – PHASE 1
NEW SIDEWALK
EXIST. DRIVEWAY
EXIST. TRASH ENCLOSURE
EXIST. FUEL ISLAND CANOPY
EXIST. FUEL TANKS
EXIST. SEPTIC TANK OUTLET (TO GAL.)
EXIST. RAISED AREA
EXISTING SHRUBS
EXISTING SMALL TREES
CONTRACTOR STAGING AREA
TEMPORARY CONSTRUCTION FENCING
DEMO EXIST CURB
DEMO EXIST SHED
DEMO EXIST WALL
20' x 20' BUILDING EXTENSION
FILTER SOCK
EXIST. BUILDING TO BE REMOVED
EXIST. P.O.C. EXIST. BLDG.
EXIST. CONCRETE
EXIST. PAVED AREA
EXISTING SHRUB
EXISTING SMALL TREE
EXIST. DRIVEWAY
EXIST. TRASH ENCLOSURE
EXIST. FUEL ISLAND CANOPY
EXIST. FUEL TANKS
EXIST. SEPTIC TANK OUTLET (TO GAL.)
EXIST. RAISED AREA
EXISTING SHRUBS
EXISTING SMALL TREES
CONTRACTOR STAGING AREA
TEMPORARY CONSTRUCTION FENCING
DEMO EXIST CURB
DEMO EXIST SHED
DEMO EXIST WALL
20' x 20' BUILDING EXTENSION
FILTER SOCK
EXIST. BUILDING TO BE REMOVED
EXIST. P.O.C. EXIST. BLDG.
EXIST. CONCRETE
EXIST. PAVED AREA
EXISTING SHRUB
EXISTING SMALL TREE
EXIST. DRIVEWAY
EXIST. TRASH ENCLOSURE
EXIST. FUEL ISLAND CANOPY
EXIST. FUEL TANKS
EXISTING BUILDING
CONTRACTOR STAGING AREA
DEMO EXIST CURB
TEMPORARY CONSTRUCTION FENCING
EXIST. SEPTIC TANK OUTLET (TO GAL.)
FILTER SOCK
EXIST. BUILDING TO BE REMOVED
EXIST. P.O.C. EXIST. BLDG.
DEMO EXIST SHED
DEMO EXIST WALL
20' x 20' BUILDING EXTENSION
NOTES
LEGAL DESCRIPTION:
BEGINNING 65.04' SOUTH AND 156' WEST OF THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 11, RANGE 24 BEING THE POINT OF BEGINNING; THENCE SOUTH 194' TO THE NORTH RIGHT OF WAY LINE OF STATE AVENUE; THENCE WEST 194' TO THE POINT OF BEGINNING. CONTAINING 28,570 SQ FT OR 0.656 ACRES, MORE OR LESS.
ENGINEERING, INC.
Consulting Structural and Civil Engineers
6907 Raytown Trafficway
Raytown, Missouri 64133
816-356-1445 Fax: 816-356-1477
CONVENIENCE STORE
6863 STATE AVENUE
KANSAS CITY, KS
11/27/20
C3


WALK-IN COOLER
PRODUCT SHELVING
PRODUCT SHELVING
101
UTILITY
102
REST ROOM
103
REST ROOM
OFFICE
104
CASHIER
105
NEW 2-HOUR FIREWALL
FUTURE LEASE AREA
BUILDING ADDITION
DEMO EXIST. WALL
FLOOR PLAN
ENGINEERING, INC.
Consulting Structural and Civil Engineers
5907 Raytown Trafficway
Raytown, Missouri 64133
816-356-1445 Fax: 816-356-1477
CONVENIENCE STORE
6863 STATE AVENUE
KANSAS CITY, KS


EAST ELEVATION
SOUTH ELEVATION
WEST ELEVATION
NORTH ELEVATION
ENGINEERING, INC.
Consulting Structural and Civil Engineers
5907 Raytown Trafficway
Raytown, Missouri 64133
816-356-1445 Fax: 816-356-1477
CONVENIENCE STORE
6863 STATE AVENUE
KANSAS CITY, KS
SHEET 3

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

September 15, 2020

RE: COZ-3235, PR-2020-27 Albert Hermans C-1 to CP-3 Planned Commercial District fourth gas pump 6863 and 6865 State Avenue

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the Change of Zone for: COZ-3235, PR-2020-27 Albert Hermans C-1 to CP-3 Planned Commercial District fourth gas pump 6863 and 6865 State Avenue.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Dwelling and Small Buildings
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Marshall silt loam, 2 to 5 percent slopes and Marshall silt loam, 5 to 9 percent slopes. These soil types are considered erodible when the surface is denuded of a protective cover.
- Care will be needed in this expansion to control any runoff. There should not be any problems with this project but the Best Management Practices in this report can be used to control any erosion concerns that might come up.
- Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads and other structures and to plant roots. Special design commonly is needed.

The following Best Management Practices are recommended for this plat:

* **Access Road** – Temporary entrance/exit pads should be constructed of a stone base design to provide a buffer area where construction vehicles can drop their mud to avoid transporting it onto public roads. See the *Protecting Water Quality Field Guide* pages 27-29 for Temporary Gravel Construction Entrance/Exit Pad.

* **Dust Control** – Any combination of the following may be used to help reduce the dust and air pollution at a construction site; vegetative cover, sprinkling, barriers, street cleaning and mulching. See the *Protecting Water Quality Field Guide* pages 89-92 for Dust Control information.

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established. See the Protecting *Water Quality Field Guide* pages 35-54 for Temporary, and Permanent Seeding.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips. See the *Protecting Water Quality Field Guide* pages 195-200 for Filter Strip.

***Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways or other concentrated flow paths. See the *Protecting Water Quality Field Guide* pages 175-181 for Sediment Fence.

Sediment Trap -Temporary catch basins consisting of a row or more of entrenched and anchored straw bales can be utilized in minor swales with less than 2 acres of drainage. See the *Protecting Water Quality Field Guide* for Straw Bale Sediment Trap.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished. See the *Protecting Water Quality Field Guide* pages 61-66 for Mulching.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

* **Sediment Basins** – This best management practice should be utilized in the natural concentrated flow areas to protect adjacent property and meet the National Pollution Discharge Elimination Systems Permit (NPDES). See the Water Quality Field Guide pages 201 – 208 for Temporary Sediment Trap and pages 209-216 for Sediment Basin.

Technical assistance is available from our office. Limitation maps, detail soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Map Unit Name—Wyandotte County, Kansas
(COZ 3235/PR 2020-27 6863 6865 StateAve)
39° 7'9"N
94° 44'31"W
39° 6'32"N
94° 44'3"W
N 69th St
State Ave
7291
7290
24
Soil Map may not be valid at this scale.
Map Scale: 1:3,000 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
9/8/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Marshall silt loam, 2 to 5 percent slopes
- Marshall silt loam, 5 to 9 percent slopes
- Not rated or not available

Soil Rating Lines
- Marshall silt loam, 2 to 5 percent slopes
- Marshall silt loam, 5 to 9 percent slopes
- Not rated or not available

Soil Rating Points
- Marshall silt loam, 2 to 5 percent slopes
- Marshall silt loam, 5 to 9 percent slopes
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 14, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

32
January 7, 2021
#COZ 3235

Map Unit Name

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7290	Marshall silt loam, 2 to 5 percent slopes	Marshall silt loam, 2 to 5 percent slopes	0.8	96.5%
7291	Marshall silt loam, 5 to 9 percent slopes	Marshall silt loam, 5 to 9 percent slopes	0.0	3.5%
Totals for Area of Interest			**0.8**	**100.0%**

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Wyandotte County, Kansas

Map Unit: 7290—Marshall silt loam, 2 to 5 percent slopes

Component: Marshall (95%)

The Marshall component makes up 95 percent of the map unit. Slopes are 2 to 5 percent. This component is on interfluves on uplands. The parent material consists of loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R106XY015KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Aksarben (3%)

Generated brief soil descriptions are created for major soil components. The Aksarben soil is a minor component.

Component: Monona (2%)

Generated brief soil descriptions are created for major soil components. The Monona soil is a minor component.

Map Unit: 7291—Marshall silt loam, 5 to 9 percent slopes

Component: Marshall (90%)

The Marshall component makes up 90 percent of the map unit. Slopes are 5 to 9 percent. This component is on interfluves on uplands. The parent material consists of loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R106XY015KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Sharpsburg (10%)

Generated brief soil descriptions are created for major soil components. The Sharpsburg soil is a minor component.

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 14, Jun 10, 2020

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings–Wyandotte County, Kansas

Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
7290—Marshall silt loam, 2 to 5 percent slopes							
Marshall	95	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.82	Shrink-swell	0.77	Shrink-swell	0.82
						Slope	0.01

Dwellings and Small Commercial Buildings–Wyandotte County, Kansas							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
7291—Marshall silt loam, 5 to 9 percent slopes							
Marshall	90	Somewhat limited		Somewhat limited		Somewhat limited	
		Shrink-swell	0.81	Shrink-swell	0.76	Slope	0.88
						Shrink-swell	0.81

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 14, Jun 10, 2020

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features–Wyandotte County, Kansas									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		Low-RV-High	*Range*		*Low-High*	*Low-High*			
		In	*In*		*In*	*In*			
7290—Marshall silt loam, 2 to 5 percent slopes									
Marshall		—	—		0	0	High	Moderate	Moderate
7291—Marshall silt loam, 5 to 9 percent slopes									
Marshall		—	—		0	0	High	Moderate	Moderate

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 14, Jun 10, 2020

40

January 7, 2021

#COZ 3235

Neighborhood Meeting Documentation:

September 18, 2020

Commissioner Jane Winkler Philbrook
701 North 7th St.
9th Floor
Kansas City, KS 66101

SUBJECT: Neighborhood Meeting

We have filed an application with the Department of Urban Planning and Land Use #PR-2020-27 for the purpose of changing the zoning from C-1 Limited Business District to CP-3 Planned Commercial District to allow a fourth gas island pump at 6863 State Avenue in conjunction with Final Plat Review Application #PR-2020-27.

We are having a neighborhood meeting on September 28th, 2020 at 5:30 PM at 6863 State Avenue, Kansas City, Kansas.

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

We will practice safe social distancing at the meeting and all participants will wear masks.

I look froward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address or phone number listed below and I will be happy to discuss the project with you.

Sincerely,

Jeffrey D. Zimmerman
5819 Nieman Rd.
Shawnee, KS 66203
(913) 268-88778
jdzimmermanlaw@gmail.com
Attorney for Nablus LTD

MINUTES

Application Number: PR-2020-27
Date and Location: 09/28/2020 at 6863 State Avenue, Kansas City, KS

Meeting called to order at: 5:30PM

Names of People in attendance:

Jeffrey D. Zimmerman

Introductions:

Nobody other than Jeffrey Zimmerman was present at the beginning of the meeting. After waiting 35 minutes from 5:30 PM until 6:05 PM and nobody else came, the meeting was adjourned.

Questions and answers (include the following):

No questions/answers were given.

Meeting adjourned at: 6:05PM

Minutes taken by: Jeffrey D. Zimmerman

SIGN IN SHEET – Neighborhood Meeting (09/28/2020)

NAME	CONTACT INFORMATION
1. none present	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Comes now Jeffrey D. Zimmerman, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the attorney for the petitioner for Petition #PR-2020-27__.
2. That I conducted a neighborhood meeting on _09/28/2020_____.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30th day of September 2020_.

My commission expires 28th of December, 2020.

MICHAEL D. DOERING
Notary Public, State of Kansas
My Appointment Expires
12-28-20

Notary Public

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **COZ #3243 and Master Plan Amendment MP-2020-8**

GENERAL INFORMATION

Applicant:
William Buck

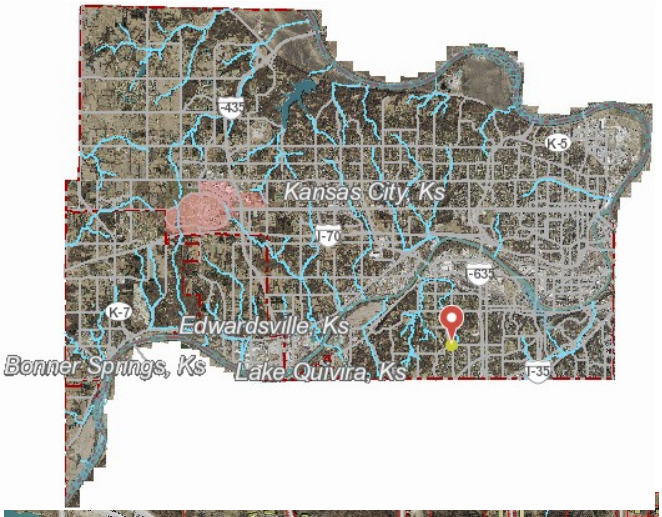
Status of Applicant:
Representative
BHC Rhodes
7101 College Boulevard, Suite 400
Overland Park, Kansas 66210

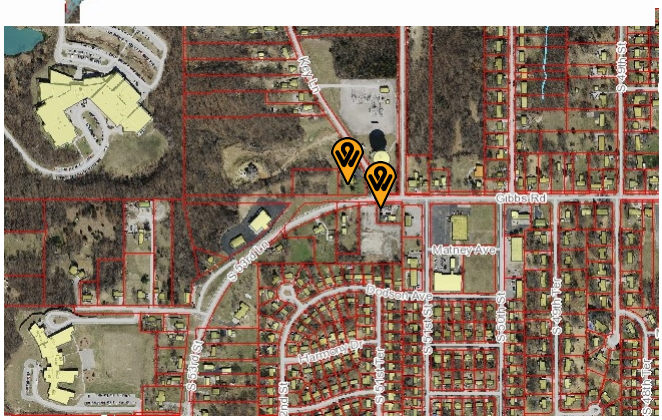
Requested Actions:
Approval of a Change of Zone.

Approval of a Master Plan Amendment.

Date of Application:
October 30, 2020

Purpose:
Change of Zone from R-1 Single-Family District and C-1 Commercial District to RP-4 Planned Garden Apartment District.





Amendment of Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential.

Property Location:	5115 and 5125 Gibbs Road Kansas City, Kansas 66106	
Commission Districts:	District Commissioner: Angela Markley (District 6) Commissioner At Large: Tom Burroughs (At-Large District 2)	
Existing Zoning:	5115 Gibbs Road: 1.96 Acres 5125 Gibbs Road: 0.86 Acres	
Adjacent Zoning:	**North:**	R-1 Single-Family District
	South:	R-1 Single-Family District
	East:	C-1 Limited Business District; CP-1 Planned Limited Business District; CP-3 Planned Commercial District
	West:	R-1 Single-Family District
Adjacent Uses:	**North:**	Single-family residences; Board of Public Utilities facility
	South:	Single-family residences
	East:	Auto body shop; Landbank property
	West:	Single-family residence
Total Tract Size:	5115 Gibbs Road: 1.96 Acres 5125 Gibbs Road: 0.86 Acres	
Master Plan Area:	The subject property is not within a Master Plan Area.	
Master Plan Designation:	The City-Wide Master Plan designates this property as Community Commercial and Low Density Residential.	
Major Street Plan:	The Major Street Plan designates Gibbs Road as a Collector Street.	
Required Parking:	R-1 Single-Family District: Section 27-454(e) requires two (2) off-street parking spaces to be provided on the premises for each single-family dwelling, one (1) of which shall be in a garage or carport. C-1 Limited Business District: Section 27-464(e) requires paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.	

	R-4 Garden Apartment District: Section 27-459(d) requires one and one-half (1.5) parking spaces to be provided for each dwelling unit that has one (1) bedroom or less and requires two (2) parking spaces to be provided for each dwelling unit that has two (2) bedrooms or more. The proposed multi-family development will have 10 one (1)-bedroom units and 31 two (2)-bedroom units, requiring a total of 77 parking spaces. The proposed parking plan has 77 parking spaces, four (4) of which are ADA-compliant; all quantities of parking spaces meet the Zoning Code.
Advertisement:	The Wyandotte Echo – November 19, 2020 for Change of Zone and Master Plan Amendment Letters to Property Owners – November 18, 2020 and December 31, 2020
Public Hearings:	December 14, 2020 and January 7, 2021
Public Support:	Staff has received emails from one (1) neighbor in support of the development.
Public Opposition:	Staff has received emails from several neighbors and neighborhood groups in opposition to the development. There were nine (9) people that spoke in opposition to this project at the December 14, 2020 City Planning Commission meeting. A protest petition has been submitted but at this time has not been calculated by staff.

PROPOSAL

Detailed Outline of Requested Action: The applicant, William Buck with BHC Rhodes, is requesting a Change of Zone and Master Plan Amendment, and has submitted a Preliminary Plat, all for the subject properties at 5115 and 5125 Gibbs Road. The applicant is requesting a Change of Zone from R-1 Single-Family District and C-1 Limited Business District to R-4 Garden Apartments District. The applicant is requesting a Master Plan Amendment of the City-Wide Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential. The applicant has submitted a Preliminary Plat for the TOWER VEIW APARTMENTS Plat. The multi-family development will consist of five (5) multi-family structures containing 10 one (1)-bedroom units and 31 two (2)-bedroom units. The development will also retain a pre-existing single-family residence to be used as both an office and residence for a live-in apartment manager, a storage facility, and a water retention pond.

City Ordinance Requirements: Article VI, Sections 27-196 – 27-206 and 27-210 – 27-216

Code Enforcement History: There are no outstanding Notices of Violation associated with the property.

FACTORS TO BE CONSIDERED

Change of Zone

1. ***Neighborhood character.***

   There are some commercial properties along Gibbs Road, to the east of the subject properties. After Gibbs Road turns to the southwest and becomes South 53rd Street, however, the properties are exclusively single-family residences situated on narrow, deep lots. Furthermore, there is a neighborhood of single-family residences directly to the south of the subject properties.

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

   Along Gibbs Road the properties are zoned commercial, while behind the collector street the neighborhoods are zoned for single-family residences. Multi-family housing is often used as a buffer between or a transition from commercial uses to single-family residences. In this way, the proposed use is acceptable for the nearby zoning and uses, if not compatible with them.

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

   Staff has already received letters of opposition from neighbors, who are expressing concern that the removal of restrictions will detrimentally affect the nearby properties.

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

   It is unclear how long the parcels have been vacant.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   Addressing the dearth of middle-housing in Wyandotte County is an important public policy issue. The applicant has yet to provide the expected rental rates for the apartment units, but the more the rental rates align with the identified middle-housing rental rate, the more necessary an apartment building is to the community.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   Constructing a 40-unit apartment building on a 2.76-acre plat within a predominately single-family residential neighborhood will cause an increase in both traffic and parking demands in a way that could affect road capacity, safety, and parking problems.

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

   The Community Commercial and Low-Density Residential land use designations are not compatible with a Change of Zone to R-4 Garden Apartments District. As such, the applicant has simultaneously applied for a Master Plan Amendment in order to change the land use designations from Community Commercial and Low-Density Residential to Medium-Density Residential.

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

   Construction will always cause environmental harm. A major factor determining the environmental damage caused by construction is the increase in impermeable surfaces. In this situation that factor is mitigated by the fact that 5115 Gibbs Road already has an impermeable, concrete foundation from a demolished building. Therefore, the increase in impermeable surface area will not be as great as if the same apartment building and parking lot were built on an undeveloped lot.

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

   a. ***Water service***

      Water lines must be installed on the property as part of the site development, if they have not been installed already from the previous development.

   b. ***Sanitary sewer service***

      Sanitary sewer lines are available on South 51st Street to the east and on Dodson Avenue to the south. Sewer lines may need to be extended and expanded to accommodate the proposed uses.

   c. ***Storm water control***

      Storm water mains are located along Gibbs Road/South 53rd Street.

d. Police

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

e. Fire

Fire service is provided by Fire Station #17.

f. Transit

There are no public transportation lines that run within a reasonable distance of the property.

g. Schools

Public education is provided by Oak Grove Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

No additional streets will be created.

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

The development will create additional housing and property taxes on a previously vacant property.

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

Under Section 27-459(g), all Changes of Zone to R-4 are subject to planned zoning, due to the fact that developments allowed after the rezoning process are often different enough from their surrounding neighborhood that a well-planned transition is “important to the public welfare”. Therefore, the proposed use will meet all applicable ordinances by working with Staff as part of the planned zoning requirements.

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

As previously addressed, increasing middle housing options in Wyandotte County is important to the future growth of the county. While this would create a gain for the public as a whole, there are still concerns about the detrimental effects a 40-unit apartment building would have on the neighbors. Due to these concerns, Staff cannot yet assert that there is a relative gain of the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners until the applicant submits the requested responses found in the “Staff Recommendations” section of this report.

Master Plan Amendment

1. ***Neighborhood character***

   See Change of Zone Review Factor #1.

2. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The parking requirement for the R-4 Garden Apartment District stipulate that one and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less, and two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. A 40-unit apartment building therefore would require anywhere from 60 to 80 parking spaces. On-site parking concerns aside, such a sharp increase in vehicles on Gibbs Road may have an effect on road capacity or safety.

3. ***The extent to which utilities and public services are available and adequate to serve the proposed amendment and the extent to which the environment would be impacted.***

   5115 Gibbs Road used to have a commercial building, and 5125 Gibbs Road still has a residence on it. Given the history of the subject properties, there is likely already utility lines serving the property; but these lines may need to be extended, expanded, or repaired before they can satisfactorily serve the proposed use. Staff can confirm that sanitary sewer lines are available on South 51st Street to the east and on Dodson Avenue to the south, and that storm water mains are valuable and are located along Gibbs Road/South 53rd Street.

4. **The difference between the existing and proposed Master Plan**.

   The existing land use designation for the property in the City-Wide Master Plan is Community Commercial and Low-Density Residential, and the proposed land use designation is Medium-Density Residential. Community Commercial is a land use designation intended to promote and accommodate commercial businesses and Low-Density Residential, while a residential land use designation, recommends only “3 to 5 dwelling units” per acre. Medium-Density Residential, however, is a residential land use designation that recommends “4 to 16 dwelling units per acre”. Medium-Density Residential accommodates and recommends housing densities that match the proposed use, while Community Commercial is an inappropriate land use designation and Low-Density Residential does not accommodate the proposed level of density.

5. **Analysis of the impact on surrounding properties.**

   See Change of Zone Review Factors #2, 3, and 6.

6. **Estimate the future costs and revenues to the Unified Government and property owner and Market Impact.**

   See Change of Zone Review Factor #10.

Preliminary Plat

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

   See Change of Zone Review Factor #9.

2. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

   The applicant should follow all recommendations outlined in the Wyandotte County Conservation District letter, dated November 17, 2020. An abridged copy of the letter can be found in the "Attachments" section of this report.

3. ***Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

   The preliminary plat shows vehicular access to Gibbs Road and South 51st Street. Providing multiple entry and exit points to and from the property is encouraged due to fire safety and vehicular impact concerns.

4. ***Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

   The preliminary plat shows five (5) multi-family buildings spread out around the subject property. The multiple buildings reduces the footprint and height of any single building, which creates an aesthetic transition from the single-family neighborhood to the south. The applicant must still provide development plans for supporting features of the plat, including public sidewalks, internal paths accessing the public sidewalk, and the required amenities.

5. ***Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

   The subject property is the site of a bowling alley. Although the building has been demolished, the concrete foundation remains. Much of the natural topography of the land has been previously eliminated by the former development. Therefore, few natural features remains to be protected and enhanced. The landscaping plan, however, does show trees serving as buffers along adjacent properties.

6. ***Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

   The preliminary plat has not provided information regarding spaces for community services or even for apartment amenities.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 30, 2020 in person, via Skype. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Development Plans
Erosion Control Mitigation Measures
Parking
Site Design
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 4 to recommend **APPROVAL** of Change of Zone Application #3243 to RP-4 Planned Garden Apartment District and Master Plan Amendment #MP-2020-8, subject to:

1) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**
2) **Compliance with the Multi-Family Residential Guidelines;**
3) **Rearrangement of the trees south of Gibbs Road and west of the driveway to Gibbs Road in order to reduce visibility issues;**
4) **Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six (6) feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;**
5) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**

6) **The applicant has not provided proposed amenities for the development. All amenities shall be built within the first phase of the development. For a subdivision of this size, two (2) amenities are required;**
7) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
8) **Applicant will need to file and maintain a current business occupation tax application with the Business License Division;**
9) **A building permit is required. Please contact the Building Inspection Department to begin that process;**
10) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
11) **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and**
12) **Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV,Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department ,701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center,4953 State Avenue, Kansas City, KS 66102, 913-573-8620.**

STAFF RECOMMENDATIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of **Petition #3243 and Master Plan Amendment #MP-2020-8**, subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Preliminary Plat Submitted by the Applicant
Site Plan and Parking Plan Submitted by the Applicant
Landscaping Plan Submitted by the Applicant
Grading Plan Submitted by the Applicant
Utility Plan Submitted by the Applicant
Photos of Property Provided by Staff, Dated November 21, 2020
Summary of Letter from Wyandotte County Conservation District, Dated November 17, 2020
Neighborhood Meeting Materials, November 30, 2020
Neighborhood Letters of Support
Neighborhood Letters of Opposition

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing		
Change of Zone	December 14, 2020 Approval	January 7, 2021
Master Plan Amendment	December 14, 2020 Approval	January 7, 2021
Preliminary Plat	December 14, 2020 Approved	N/A

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

Change of Zone

I move the Unified Government Board of Commissioners **APPROVE** Petition **3243**, as meeting all the requirements of the City code and being in the interest of the public health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **3243**, 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.

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MP-2020-8**, as meeting all the requirements of the City code and being in the interest of the public health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MP-2020-8**, 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 2:01:35:

MASTER PLAN AMENDMENT #MP-2020-8 – WILLIAM BUCK WITH BHC RHODES – SYNOPSIS: Master Plan Amendment from Community Commercial/Low Density Residential to Medium Density Residential at 5115 and 5125 Gibbs Road.

CHANGE OF ZONE APPLICATION #3243 – WILLIAM BUCK WITH BHC RHODES – SYNOPSIS: Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to R-4 Garden Apartment District for a multi-family development (Tower View Apartments) at 5115 and 5125 Gibbs Road.

TOWER VIEW APARTMENTS – SYNOPSIS: Preliminary Plat for forty (40) multi-family units on two (2) lots at 5115 and 5125 Gibbs Road.

Detailed Outline of Requested Action*:* The applicant, William Buck with BHC Rhodes, is requesting a Change of Zone and Master Plan Amendment, and has submitted a Preliminary Plat, all for the subject properties at 5115 and 5125 Gibbs Road. The applicant is requesting a Change of Zone from R-1 Single-Family District and C-1

Limited Business District to R-4 Garden Apartments District. The applicant is requesting a Master Plan Amendment of the City-Wide Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential. The applicant has submitted a Preliminary Plat for the TOWER VEIW APARTMENTS Plat. The multi-family development will consist of five (5) multi-family structures containing 10 one (1)-bedroom units and 31 two (2)-bedroom units. The development will also retain a pre-existing single-family residence to be used as both an office and residence for a live-in apartment manager, a storage facility, and a water retention pond.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. Planning Commissioner Ernst stated that he was contacted by several members of the community.

Recording Secretary Parker stated that she received an email with twelve (12) names in opposition to this project.

Present in Support:

- William Buck, applicant, BHC Rhodes, 7101 College Boulevard, Suite 400, Overland Park, Kansas 66210
- Conrad Miller, 7199 West 98th Street, Overland Park, Kansas 66212
- Mike Makris, BHC Rhodes, 7101 College Boulevard, Overland Park, Kansas 66210

Present in Opposition:

- Mary Ann Grindel, 3419 Gibbs Road, Kansas City, Kansas 66106
- Joe Magerl, 2218 Key Lane, Kansas City, Kansas 66106
- Dennis Grindel, 3419 Gibbs Road, Kansas City, Kansas 66106
- Sheri Johnson, 2531 North 51st Street, Kansas City, Kansas 66106
- Cindy Ayala, 2035 South 21st Street, Kansas City, Kansas
- Senator Pat Petty, 5315 Lakewood Street, Kansas City, Kansas
- Alexandria (Alex) Craddock, 3009 South 53rd Street, Kansas City, Kansas 66106
- Barb Kill, 5638 Pawnee Avenue, Kansas City, Kansas 66106
- Chandra Ward, 5124 Lakewood Street, Kansas City, Kansas 66106

Staff Recommendation starts at 3:02:00: Planning Director Hand stated that affordability was mentioned several times at the meeting and cannot be used as a factor

to consider. There was a traffic impact study completed as an exhibit to the application that showed no major impact on other required improvements. This use would have less trips than the bowling alley that formerly occupied the site. Also, the apartment buildings could never be five (5) stories as the height limit of the R-4 zone district is two and a half stories or 35 feet unless a variance was obtained. There will be 40 multi-family units and one (1) will be used for the manager. Staff worked with the applicant regarding sidewalks, landscaping, etc. in order to comply with the Commercial Design Guidelines. He further stated that this application is heavily conditioned and would require a final plan review if approved. Director Hand stated that this multi-family development would serve as a buffer from single-family to adjacent commercial zones and is consistent with traditional neighborhood development patterns. Staff recommends approval subject to the conditions in the staff report.

Planning Commissioner Jones asked Mr. and Mrs. Grindle if the response by the applicant and comments by Director Hand satisfied their concerns. Senator Pat Petty and Mrs. Grindle responded at 3:05:50.

Director Hand stated that he would like to clarify the staff report as it states that a response is needed from the applicant regarding the required amenities. For a subdivision of under 250 units it is required to have two (2) amenities – one (1) regular and one (1) small. Director Hand stated that if there is a motion for approval, staff would request that the stipulation in the staff report (#3) be revised to include two (2) amenities.

Motion and Vote starts at 3:12:10:

On motion by Mr. Reasons, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL** of **Master Plan Amendment #MP-2020-8:**

Carson	**Aye**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**No**
Huey	**Aye**
Jones	**Aye**
Miller	**No**
Mohler	**No**
Pauley	**No**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 5 to 4
Subject to all comments and suggestions in the staff report

On motion by Mr. Connelly, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application #3243 to RP-4 Planned Garden Apartment District:**

Carson	**Aye**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**

Ernst No
Huey Aye
Jones Aye
Miller No
Mohler No
Pauley No
Reasons Aye
Motion to RECOMMEND APPROVAL Passed: 5 to 4
Subject to:

1) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**
2) **Compliance with the Multi-Family Residential Guidelines;**
3) **Rearrangement of the trees south of Gibbs Road and west of the driveway to Gibbs Road in order to reduce visibility issues;**
4) **Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six (6) feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;**
5) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
6) **The applicant has not provided proposed amenities for the development. All amenities shall be built within the first phase of the development. For a subdivision of this size, two (2) amenities are required;**
7) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
8) **Applicant will need to file and maintain a current business occupation tax application with the Business License Division;**
9) **A building permit is required. Please contact the Building Inspection Department to begin that process;**
10) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
11) **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and**
12) **Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV,Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public**

Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department ,701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center,4953 State Avenue, Kansas City, KS 66102, 913-573-8620.

On motion by Mr. Reasons, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE Tower View Apartments Preliminary Plat:**

Carson	**Aye**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**No**
Huey	**Aye**
Jones	**Aye**
Miller	**No**
Mohler	**No**
Pauley	**No**
Reasons	**Aye**

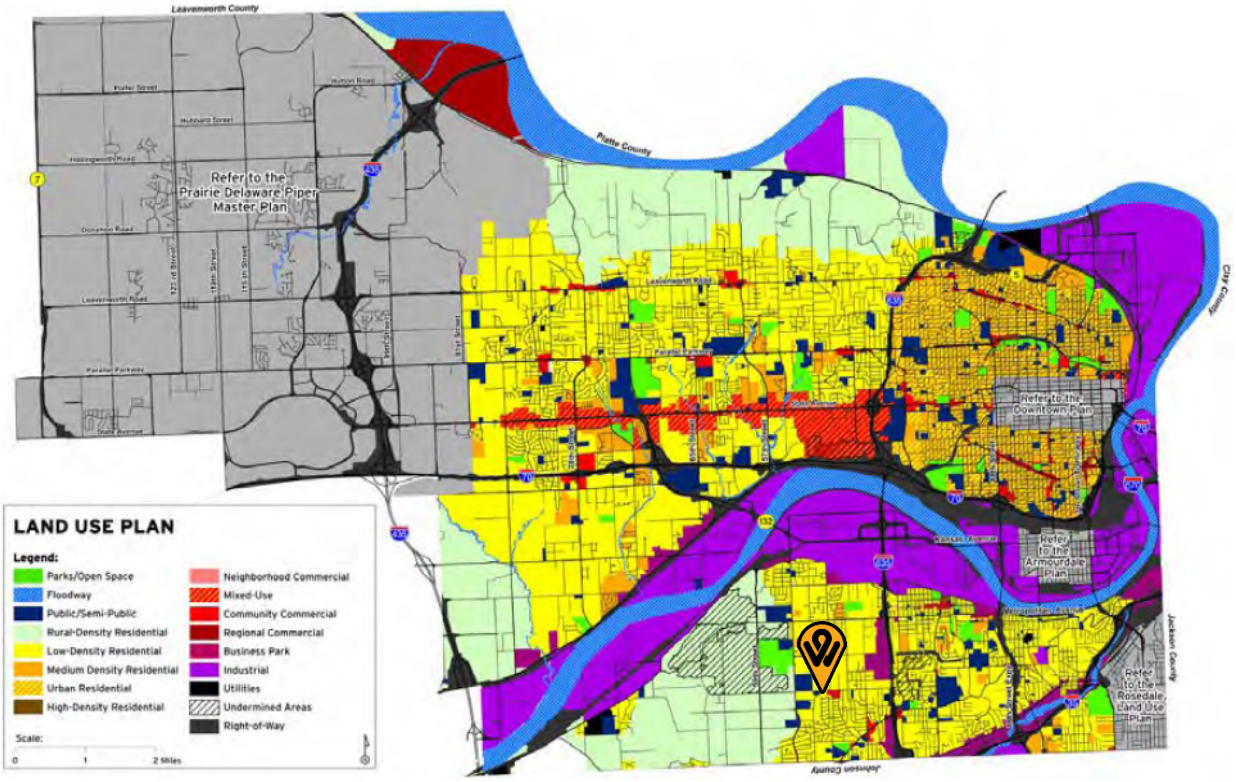
Motion to APPROVE Passed: 5 to 4
Subject to:

1) **Compliance with the Multi-Family Residential Guidelines;**
2) **Rearrangement of the trees south of Gibbs Road and west of the driveway to Gibbs Road in order to reduce visibility issues;**
3) **Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six (6) feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;**
4) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**
5) **The applicant has not provided proposed amenities for the development. All amenities shall be built within the first phase of the development. For a subdivision of this size, two (2) amenities are required;**
6) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
7) **Applicant will need to file and maintain a current business occupation tax application with the Business License Division;**
8) **A building permit is required. Please contact the Building Inspection Department to begin that process;**
9) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
10) **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities,**

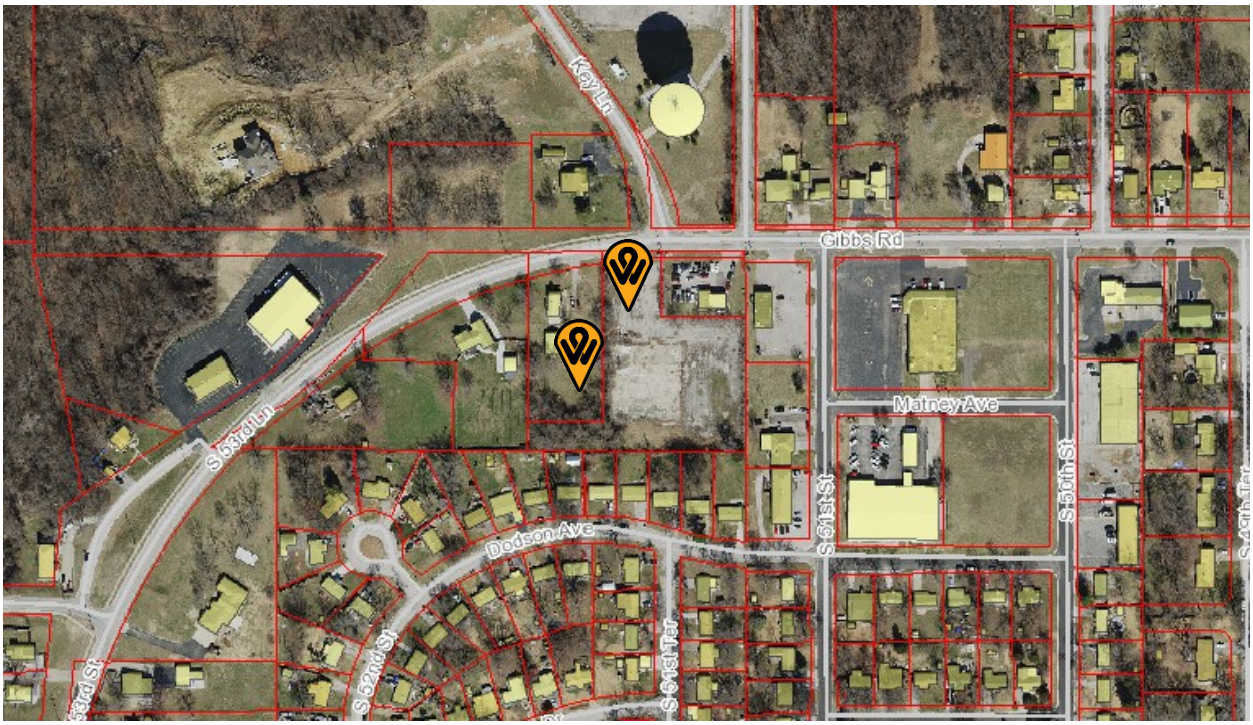
including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and

11) Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV,Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department ,701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center,4953 State Avenue, Kansas City, KS 66102, 913-573-8620.

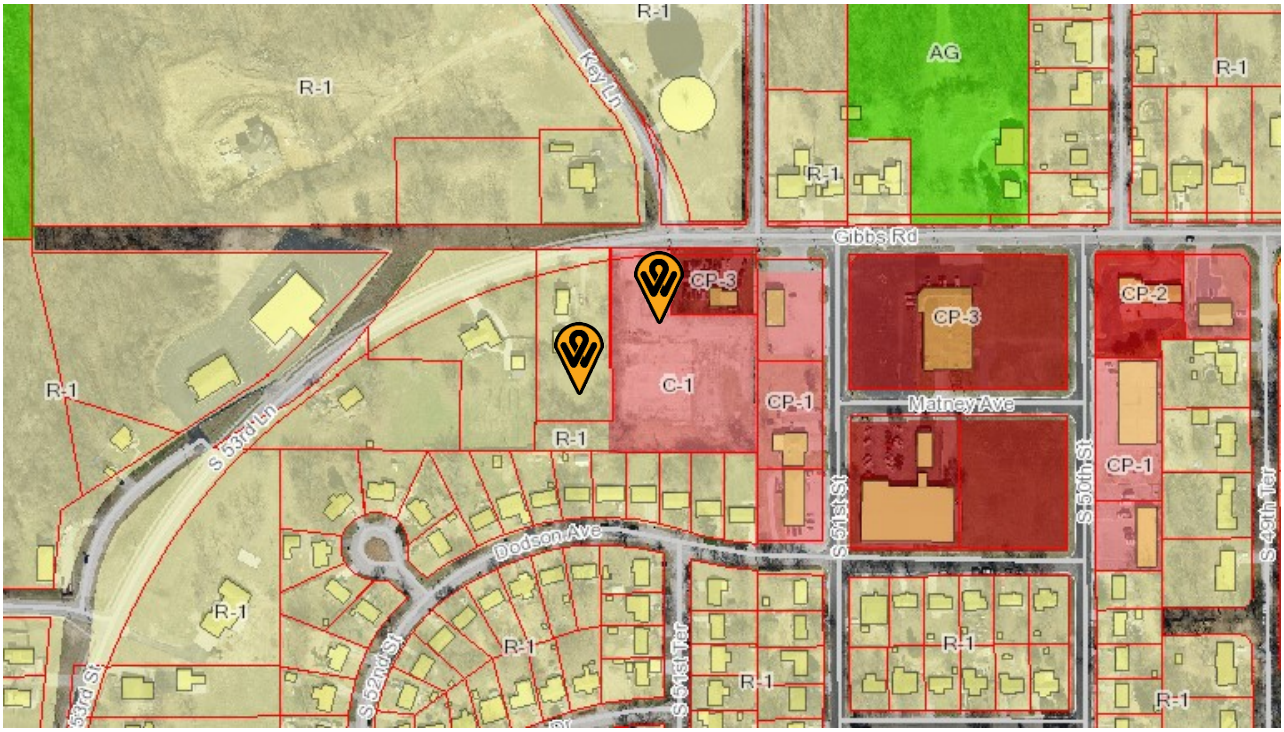
LAND USE MAP

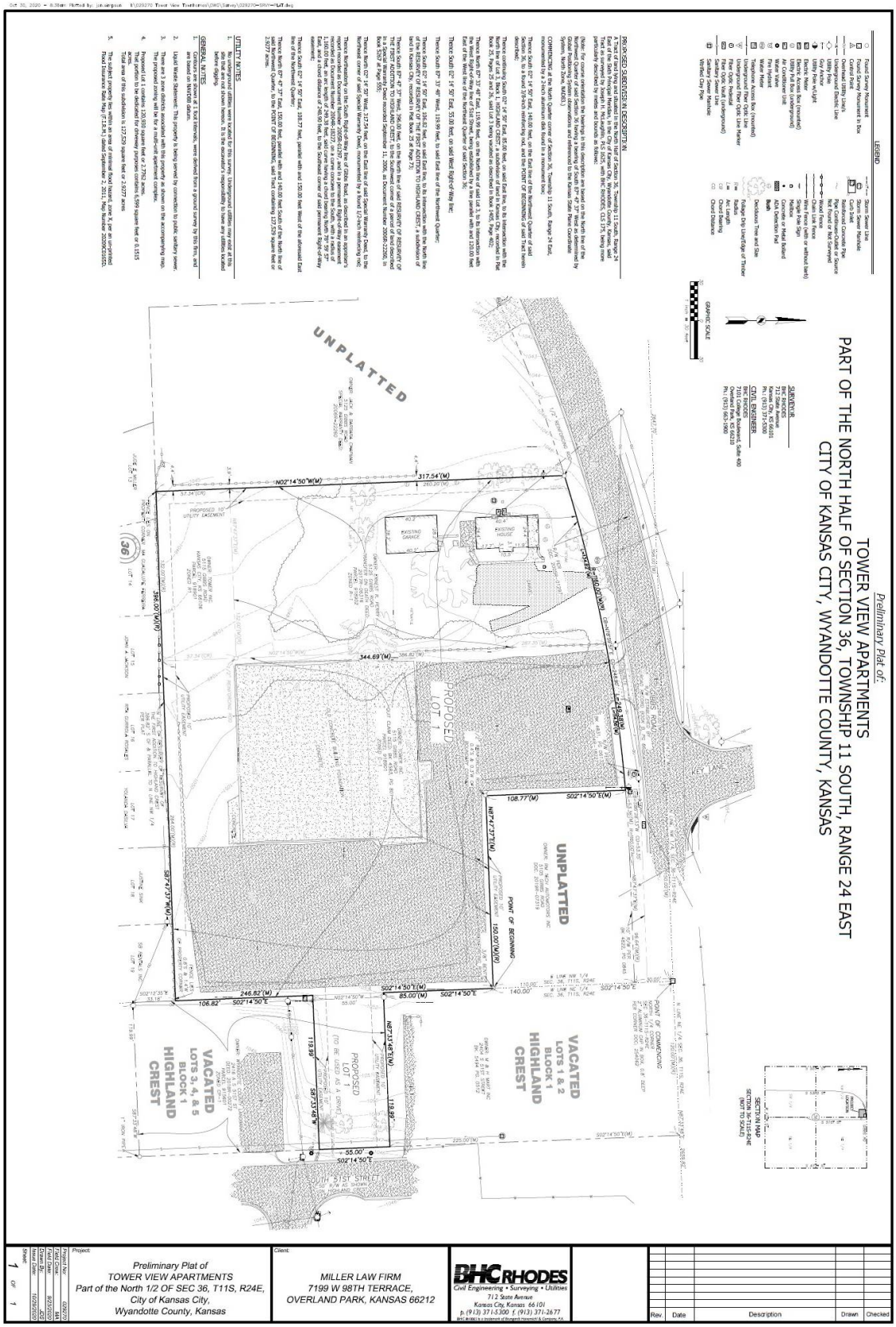

Leavenworth County
Platte County
Cass County
Johnson County
Jackson County
Refer to the Prairie Delaware Piper Master Plan
Refer to the Downtown Plan
Refer to the Armourdale Plan
Refer to the Rosedale Land Use Plan
LAND USE PLAN
Legend:
Parks/Open Space
Floodway
Public/Semi-Public
Rural-Density Residential
Low-Density Residential
Medium Density Residential
Urban Residential
High-Density Residential
Neighborhood Commercial
Mixed-Use
Community Commercial
Regional Commercial
Business Park
Industrial
Utilities
Undermined Areas
Right-of-Way
Scale:
0
1
2 Miles

AERIAL MAP

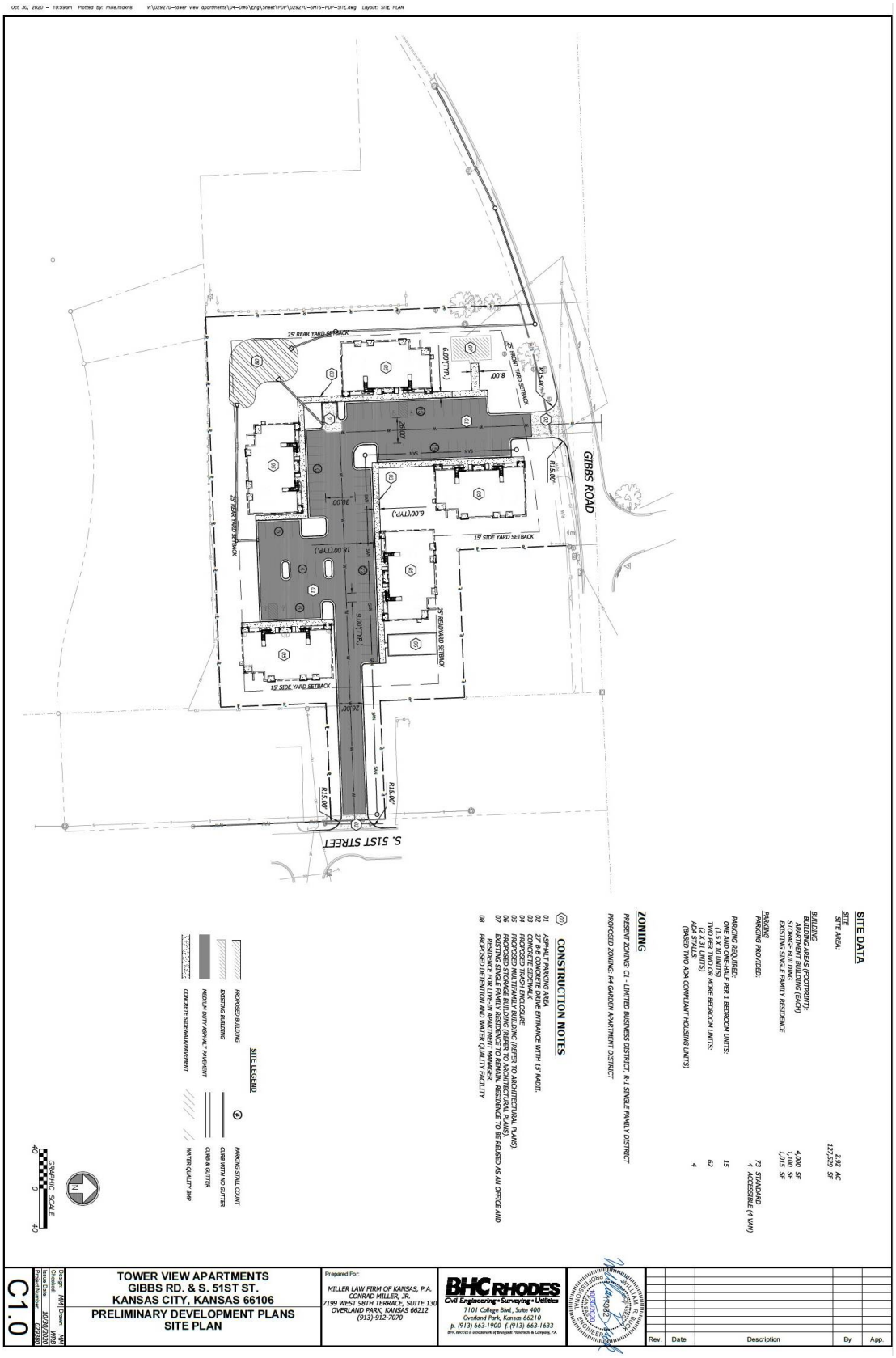


ZONING MAP

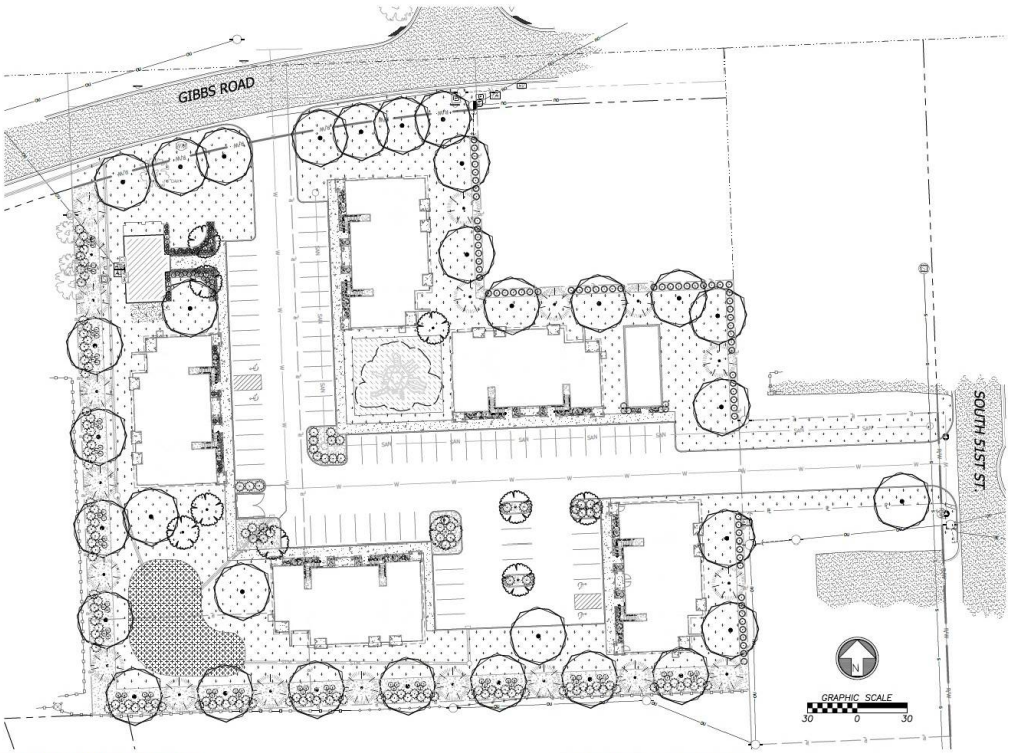



Preliminary Plat of:
TOWER VIEW APARTMENTS
PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 24 EAST
CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LEGEND
GRAPHIC SCALE
SURVEYOR
BHC RHODES
715 State Avenue
Kansas City, KS 66101
Ph.: (913) 371-5300
CIVIL ENGINEER
BHC RHODES
7199 W. 98th Terrace
Overland Park, KS 66212
Ph.: (913) 663-1900
PROPOSED SUBDIVISION DESCRIPTION
GENERAL NOTES
UTILITY NOTES
UNPLATTED
PROPOSED LOT 1
VACATED LOTS 3, 4, & 5 BLOCK 1 HIGHLAND CREST
VACATED LOTS 1 & 2 BLOCK 1 HIGHLAND CREST
POINT OF BEGINNING
POINT OF COMMENCING
SECTION MAP
SECTION 36-T11S-R24E
(NOT TO SCALE)
Project: Preliminary Plat of TOWER VIEW APARTMENTS Part of the North 1/2 OF SEC 36, T11S, R24E, City of Kansas City, Wyandotte County, Kansas
Client: MILLER LAW FIRM 7199 W 98TH TERRACE, OVERLAND PARK, KANSAS 66212
BHC RHODES Civil Engineering • Surveying • Utilities
715 State Avenue
Kansas City, Kansas 66101
p. (913) 371-5300 f. (913) 371-2677
Rev | Date | Description | Drawn | Checked

SITE PLAN AND PARKING SUBMITTED BY THE APPLICANT



LANDSCAPING PLAN SUBMITTED BY THE APPLICANT



CONCEPT PLANT SCHEDULE

SHADE TREES	min. 2" caliper	32
ORNAMENTAL TREES	min. 2" caliper	10
EVERGREEN TREES	min. 10' planting height	20
DECIDUOUS SHRUBS	min. 2' planting height min. 3 gal container	82
EVERGREEN SHRUBS	min. 2' planting height min. 5 gal container	77
COLUMNAR EVERGREEN	min. 6' planting height min. 5 gal container	96
LG EVERGREEN SHRUBS	min 4' planting height min. 5 gal container	143
PERENNIALS		182
TURF	watersaver fescue mix	48,842 sf
WOOD MULCH	Double ground hardwood mulch, 3" depth.	12,602 sf
ROCK MULCH	Rock mulch for planting beds.	4,572 sf
NATIVE GRASS MIX	Panicum virgatum / Switch Grass Schizachyrium scoparium / Little Bluestem Grass Spartina pectinata / Prairie Cordgrass	3,467 sf 231 481 271
SYNLAWN PLAY PREMIUM	SynLawn - ST343_PLAY	2,483 sf

GENERAL LANDSCAPE NOTES

1. The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
3. Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
5. The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
6. Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
7. The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
8. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
9. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
10. The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the Unified Government of Kansas City, Kansas and the Landscape Architect.
11. Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
12. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
13. The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
14. Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
15. Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

Irrigation plan to be provided during permitting phase of development

1. Irrigation plan to not interfere with any proposed improvements shown.
2. Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
3. The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
4. Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
5. Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
6. Irrigation controller and rain sensor shall be located in owner approved locations.

SITE DATA

	Quantity	Required	Existing	Provided	Total
Site Area	127,154				
Open Space Req					
1 tree/4,500 sf of site area		28.26	0	29	
Street Tree					
S. 51st St.	27.94				
Installed w/in 25' of ROW					
1 tree / 30 LF of street		0.93	0	1	1
Gibbs Rd.	221.52				
Installed w/in 25' of ROW					
1 tree / 30 LF of street		7.38	1	7	8
Buffer Plantings					
South					
Per 30 LF	396				
1 evergreen or shade tree		13.2	0	14	
3 shrubs		39.6	0	105	
West					
Per 30 LF	317.54				
1 evergreen or shade tree		10.58	0	11	
3 shrubs		31.75	0	75	
Utility Screening					
Above ground cabinets should be screened w/landscaping		Y		Y	

Rev.	Date	Description	By	App.

NINAH ANN BUTLER
LICENSED
1908
KANSAS
LANDSCAPE ARCHITECT

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900 f. (913) 663-1633
BHC RHODES is a trademark of Burgess Hansmann & Company, P.A.

Prepared For:
MILLER LAW FIRM OF KANSAS, P.A.
CONRAD MILLER, JR.
7199 WEST 98TH TERRACE, SUITE 130
OVERLAND PARK, KANSAS 66212
(913)-912-7070

TOWER VIEW APARTMENTS
GIBBS RD. & S. 51ST ST.
KANSAS CITY, KANSAS 66106

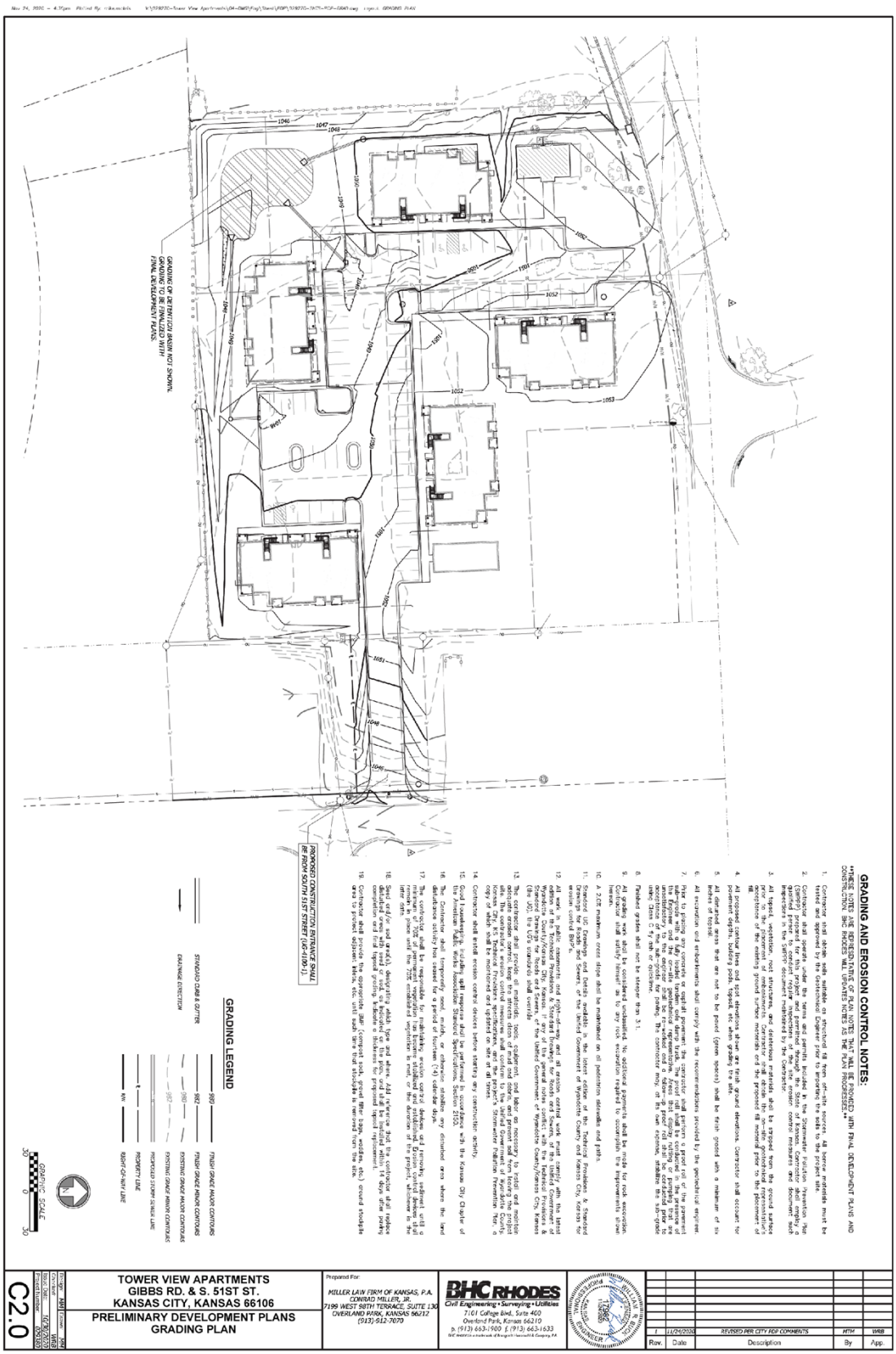
PRELIMINARY DEVELOPMENT PLANS
LANDSCAPE PLAN

Design: MM Drawn: MM
Checked: WRB
Issue Date: 10/30/2020
Project Number: 029380

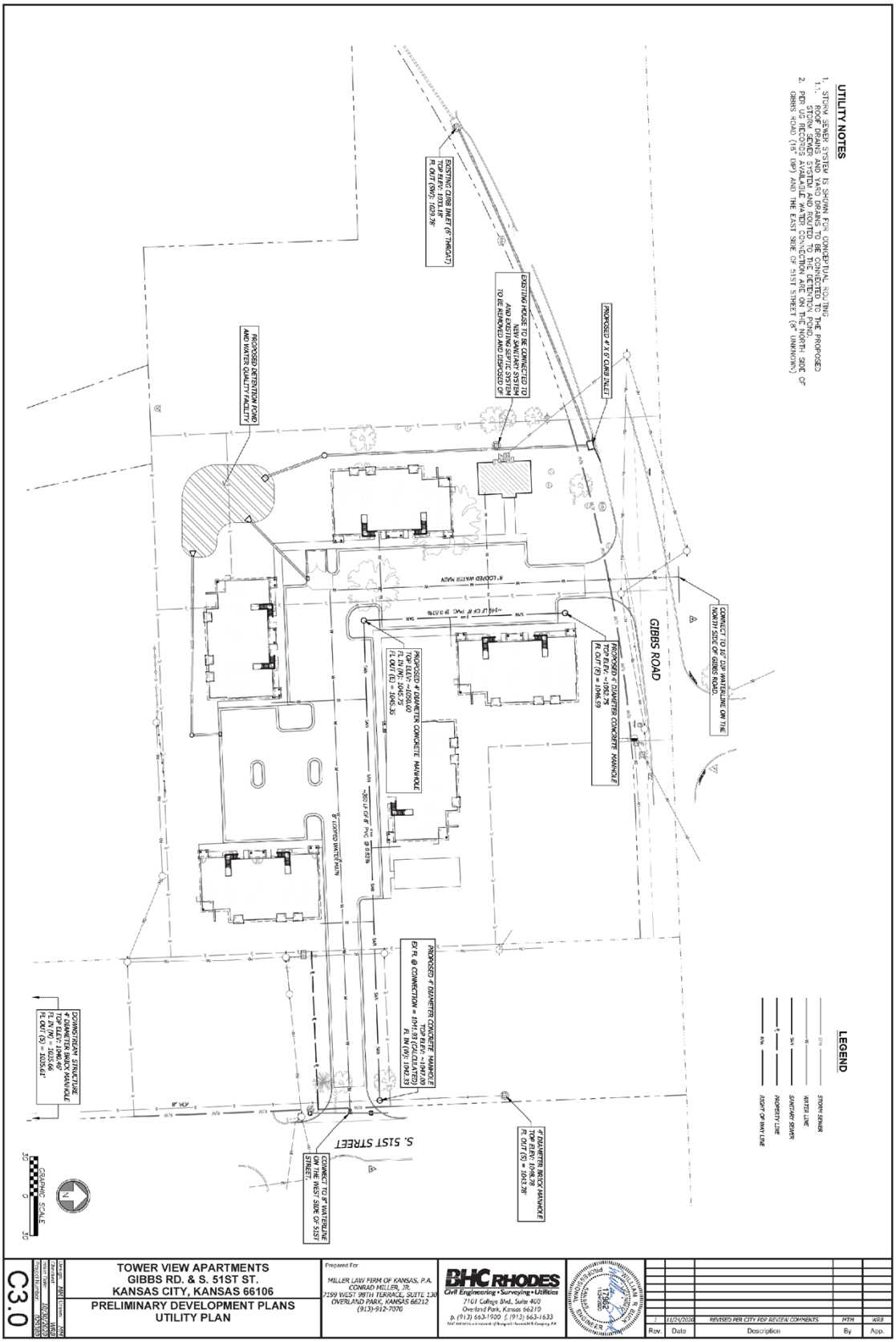
L1.0

COZ-3243 & MP-2020-8 January 7, 2021 22

GRADING PLAN SUBMITTED BY THE APPLICANT


GRADING AND EROSION CONTROL NOTES:
THESE NOTES ARE REPRESENTATIVE OF PLAN NOTES THAT WILL BE PROVIDED WITH FINAL DEVELOPMENT PLANS AND CONSTRUCTION. BHC RHODES WILL UPDATES NOTES AS THE PLAN PROGRESSES.
1. Contractor shall obtain soils suitable on structural fill from off-site sources. All borrow materials must be tested and approved by the geotechnical engineer prior to importing the soils to the project site.
2. Contractor shall obtain a land disturbance permit from the City of Kansas City, Missouri Water Services Department (WSD) prior to beginning any grading activities. The Storm Water Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas, Contractor shall employ a qualified professional to implement, inspect, maintain and repair all erosion control measures and document such activities in accordance with the SWPPP. Contractor shall post the permit and keep a copy of the SWPPP on site.
3. All topsoil, vegetation, root structures and deleterious materials shall be removed from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
4. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
5. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
6. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
7. Prior to placing any concrete or asphalt pavement, the contractor shall perform a proof roll of the pavement subgrade in the presence of the on-site geotechnical representative. Areas that are unsatisfactory to the engineer shall be reworked and a follow-up proof roll shall be completed prior to placement of pavement. Proof rolling shall consist of a minimum of two passes of a fully loaded tandem axle dump truck (Class C fly ash or equivalent).
8. Finished grades shall not be steeper than 3:1.
9. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
10. A 2:1 maximum cross slope shall be maintained on all pedestrian sidewalks and paths.
11. Grades and finish materials at the interior corner of the Federal Emulsions & Stanwood Inc. Drawings

UTILITY PLAN SUBMITTED BY THE APPLICANT



PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED NOVEMBER 21, 2020

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

November 17, 2020

RE: COZ 3243 Subdivision Prelimary Plat for Tower View Apartments, 40 multifamily units on 2 lots at 5115 and 5125 Gibbs Rd

Dear Mr. Hand:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the subdivision preliminary plat review of Tower View Apartments at 5115 and 5125 Gibbs RD.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
    Soils Inventory Report
    Map Unit Description (Brief)
Dwelling and Small Commercial Buildings
    Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Ladoga silt loam, 3 to 8 percent slopes and Sharpsburg-Urban land complex, 4 to 8 percent slopes. These soil types are considered very erodible when the surface is denuded of a protective cover.
- The Erosion Control Plan is limited on this site. Silt fence around the perimeter and sediment basins are not adequate to control erosion off site.
- There is a lot of paving and building materials to be removed. After grading, there also needs to have temporary seeding and mulch.

- I did not see any erosion control for the area that drains to the east. Sediment will flow right into South 51st Street if there is no control. Grubbing, grading, and paving all need to follow one another immediately.
- Sediment basins need to be cleaned out when 25 percent of the design capacity is lost. The outlet for the sediment basin needs to have a silt fence protective barrier around it. This is a reinforced frame surrounded with silt fence.
- All erosion practices need to be checked weekly and after each rain event.
- The Best Management Practices in this report can be used to improve the erosion control.

The following Best Management Practices are recommended for this plat:

* **Access Road** – Temporary entrance/exit pads should be constructed of a stone base design to provide a buffer area where construction vehicles can drop their mud to avoid transporting it onto public roads. See the *Protecting Water Quality Field Guide* pages 27-29 for Temporary Gravel Construction Entrance/Exit Pad.

* **Dust Control** – Any combination of the following may be used to help reduce the dust and air pollution at a construction site; vegetative cover, sprinkling, barriers, street cleaning and mulching. See the *Protecting Water Quality Field Guide* pages 89-92 for Dust Control information.

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established. See the Protecting *Water Quality Field Guide* pages 35-54 for Temporary, and Permanent Seeding.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips. See the *Protecting Water Quality Field Guide* pages 195-200 for Filter Strip.

***Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways or other concentrated flow paths. See the *Protecting Water Quality Field Guide* pages 175-181 for Sediment Fence.

Sediment Trap -Temporary catch basins consisting of a row or more of entrenched and anchored straw bales can be utilized in minor swales with less than 2 acres of drainage. See the *Protecting Water Quality Field Guide* for Straw Bale Sediment Trap.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished. See the *Protecting Water Quality Field Guide* pages 61-66 for Mulching.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

TURNER TOWNHOMES, LLC
7199 W. 98TH TERR, SUITE 130
OVERLAND PARK, KS 66212

November 19, 2020

JOELLEN M. WATTERSON
2427 S 51ST CT
KANSAS CITY, KS 66106

SUBJECT: 5115 and 5125 Gibbs Road
Neighborhood Meeting

This letter is to let you know that we have filed an application with the Department of Urban Planning and Land Use # **#CZ-20401-00030**. The purpose of this change of zoning to construct a 40 Unit Apartment Complex on the 4 acres at 5115 and 5125 Gibbs Road. This is the presently the vacant site where the Tower Lanes Bowling Alley once was located and the house next door. I have enclosed a site plan and relief showing the development. It will consist of 30 two bedroom units and 10 one bedroom units in 5 buildings. This is a market rate project and is not being subsidized in any manner by section 8 or HUD. Management and ownership is local and the project is designed to replace an eyesore and to buffer the single family homes from commercial development with the least amount of impact to our neighbors.

We are having a neighborhood meeting on November 30, 2020 at 5:30 p.m. and because of Covid restrictions it will be conducted via Skype. The call in number is (913) 905-1560 and the passcode is 91127. You may also join at the web address indicated https://meet.ibhc.com/mike.makris/05BMSLKR Please try to join us a little early so we can make sure everyone is on before we start and be sure to mute your microphone when getting on the call. Everyone will have ample time to ask questions.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have. If you are unable to attend and you have questions or concerns, please contact me on my cell number at (913) 244-2658, my office number at (913) 912-7070 or via email at conrad@mlfks.com (please put in the subject "Turner Townhomes".

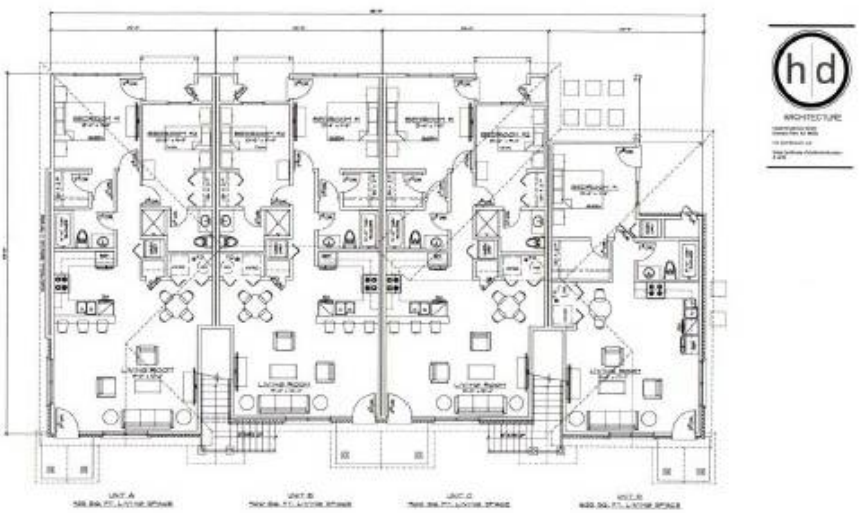
I look forward to seeing you at the neighborhood meeting.

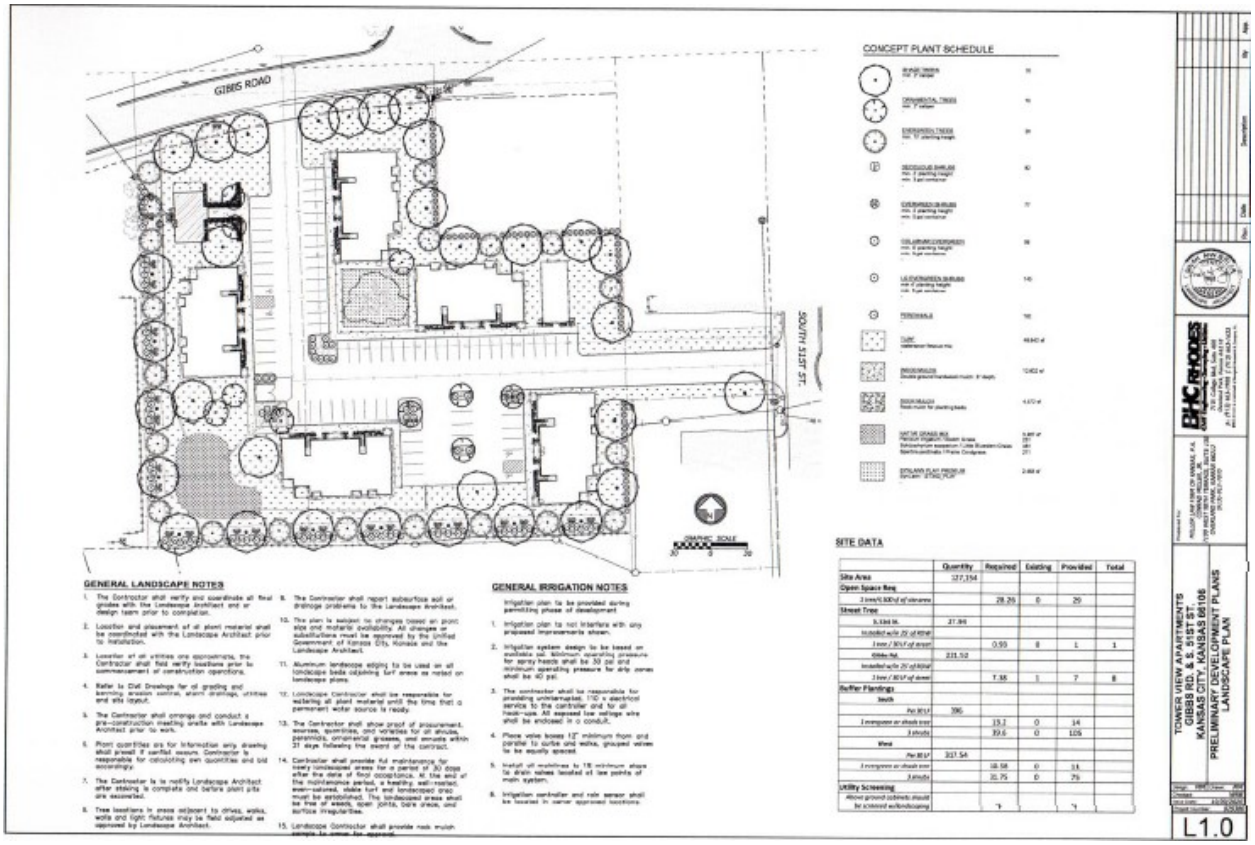
Sincerely,

Conrad Miller, Jr.

Notice of Neighborhood Meeting,
Dated November 19, 2020

Attachments to Notice of Neighborhood Meeting, Dated November 19, 2020





Neighborhood Meeting Minutes, November 30, 2020

Application Number CZ-20401-00030

Date and Location: November 30, 2020

Meeting called to order at: 5:25 PM

Names of people in attendance:
Conrad Miller, Jr. and Mike Markis for applicant
Rusty Quick, 2437 S 53rd Lane, Kansas City, Kansas 66106
Cindi Krenzer, 5141 Gibbs Rd, Kansas City, Kansas 66106

Presentation by applicant and/or team:
Conrad Miller explained that the project was a 40 unit apartment project with 5 buildings. There will be 30 two bedroom units and 10 one bedroom units. Cost will be around $5,000,000 and will be attractive buildings with some brick façade and siding. A site plan and rendering of the buildings was enclosed with the notice of the meeting.

Questions and answers (include the following):

1. Mr. Quick was concerned with the management of the units and the market rates. He also had concerns about the traffic on Gibbs Road and 51st Street around the fire station.

   Mr. Markis explained the traffic study and the relocation of the entrance and the impact on traffic.
   Mr. Miller explained the management team with an onsite manager and that the rents would be market rates for the area.
   He further explained that the Fire Station on 51st Street was expected to be decommissioned in the near future making the entrance off of 51st street less problematic.

2. Ms. Kenzer occupies the property adjacent to the project immediately to the west. Her concerns were the landscaping to help block the view from the balconies of the units, drainage from the property to her property and noise from the units.

   Mr. Markis explained that the drainage would be dealt with by a detention pond and that it would be for overflow and not a permanently filled pond. He also explained that the water would be piped from the detention area to the storm sewer at the front of the project on Gibbs Road. He further explained that the present structure will remain for the time being and will be renovated and painted to match the new buildings. It will be utilized as an office and onsite management facility. The team promised that any drainage from this structure will be redirected with the other water to the front of the property.

   Mr. Miller explained that there will be ample landscaping to protect Ms. Kenzer's privacy and committed to putting up a privacy fence to join her present fence and extend it to the front of the property as the codes allow. He also committed to leaving the present tree on the front of the property as an additional screen.
   She had a concern about the density and the change from the initial concept of townhomes and Mr. Miller explained that in his opinion there was less impact on the area with one ownership of several units rather than several different owners and the effect that this might have on the upkeep and safety of the area.
   He explained the ownership and management of the units and his commitment to keep the area safe and clean.

No other parties joined in the meeting. Comments had been received by Mr. Miller prior to the meeting and it appears that those concerns have been dealt with. Copies of those emails are attached to the minutes.

Meeting adjourned at: 6:00 PM

Minutes taken by: Conrad Miller, Jr.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Comes now Conrad Miller, Jr., of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition **#CZ-20401-00030**.
2. That I conducted a neighborhood meeting on November 30, 2020.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department and attachments thereto.

Further affiant saith not.

Conrad Miller, Jr.. Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this December 1, ~~2000~~ 2020.

LISA J. NIXON
My Appointment Expires
June 27, 2023

Notary Public

My commission expires 27th of June, ~~200~~ 2023

Affidavit of Neighborhood Meeting

From: Calvin Burgess <burgesscalvin2536@outlook.com>
Sent: Wednesday, November 11, 2020 11:47 AM
To: William Buck <william.buck@ibhc.com>
Subject: 5115 & 5125 Gibbs Road

Good morning sir,
I am a resident in the Turner area of KCKs. I have been made aware of a proposed development to be constructed at 5115 & 5125 Gibbs Road in Kansas City, Kansas.
The description of the project has raised several concerns I wish to get clarification on before sending my comments to the Unified Government Planning Department. My comments are to be received no later than November 17, 2020. Therefore a prompt reply will help me in making a decision on my stance either for or against this project.
Please be assured I wish to make an informed and un-biased comment regarding this development.
The scope of the project as I understand it will be to construct two multi family apartments consisting of forty units in each building.
My concerns regarding this project are:

- Traffic ingress & egress to the development.
- Type of apartment housing that is being planned.
- Section Eight (HUD)
- Criminal activity in the Highland Crest Area
- Adding 80 families in concentrated development in an established neighborhood that was developed as R-1 (Single family dwellings)
- Adding more rental properties to the Highland Crest Area
- Name and location of the owners for this development

As a long time resident (44 years) and a homeowner the shear number of rental properties in the area do not sit well with me. I am of the old school that homeowners, and not tenants are the more responsible residents and are usually less of a nuisance to others living around them.

- Currently my initial reaction is to oppose this development.
- Do you have any additional information that may change my opinion?
- What are the chances this type of development will be properly managed and maintained in the future?
- Will it become, or will be initially occupied under HUD regulations allowing Section 8 subsidized rent for the occupants?
- What consideration have you allowed for the ten single family dwellings this project will border?

I remember when the Tower Lanes Bowling Alley burned down. The business was never an issue to the neighborhood as far as I know. I hoped it would be re-built after the fire. The bowling alley was a gathering place for many of the nearby residents.
As a resident I am always encouraged to see vacant or abandoned properties in Wyandotte County remain or become a benefit to the neighborhood in which they are located. On the surface, this project has raised flags in my mind as to what the intention, design and occupancy will ultimately do to the neighborhood. If it can make the area better, I'm all for it. If not, I will stand in opposition.
Thank you for taking time to address my concerns. As I stated earlier, I have until next Tuesday to submit my comments to the Planning Commission. I will submit my comments with or without you input, however your comments would greatly help me with my decision.

Calvin Burgess
Burgesscalvin2536@outlook.com

2 of 4

Conrad Miller

From: Calvin Burgess <burgesscalvin2536@outlook.com>
Sent: Friday, November 13, 2020 6:07 PM
To: Conrad Miller
Cc: William Buck
Subject: RE: Turner Townhomes

Thank you for addressing my concerns. I am now more comfortable with the overall plan than what I was led to believe it would be.
My comments to the planning commission and our District Representative, (Angela Markley) will be favorable for this project to proceed. I too want to see something other than a weed covered lot remain where the bowling alley once stood.
My compliments on your plan and design for this site.
Calvin Burgess

From: Conrad Miller
Sent: Friday, November 13, 2020 12:09 PM
To: burgesscalvin2536@outlook.com
Cc: William Buck <william.buck@ibhc.com>
Subject: Turner Townhomes

Mr. Burgess,

Thank you for emailing in regard to the proposed development at 5115 and 5125 Gibbs Road. First, let me clear up one misconception, this is a development of 40 total units, 30 two bedroom and 10 one bedroom. Not 2 building of 80 units. There will be 5 buildings with 8 units in each building. I have attached a preliminary plan that shows where the building will be located and the floor plan for the buildings.

In regard to your other concerns:

- Traffic ingress & egress to the development.
  We will be adding ingress from Gibbs Road and eliminating the present entrances. We will also be adding an entrance from 51st Street which will cross over the area that used to be where the Tower sat.
- Type of apartment housing that is being planned.
  These will be first class units with upgraded amenities.
- Section Eight (HUD)
  No Section 8 or HUD Financing.
- Criminal activity in the Highland Crest Area
  These will be locally managed with a resident manager on site. No criminal activity will be tolerated and strict parking and access regulation will be enforced. Further, extensive screening will be implement to avoid putting any criminal elements into the development.
- Adding 80 families in concentrated development in an established neighborhood that was developed as R-1 (Single family dwellings)
  This will actually be downzoning the property from a commercial use to a residential use. This was the site of the old Tower Lanes Bowling Alley and we did not want to replace that use with a more intense use. Also, this is only 40 units, not 80 and is less than what could be put on the property according to the zoning.
- Adding more rental properties to the Highland Crest Area
  We think that the area can absorb 40 units and that it is desperately needed in the Kansas City Area. We also think this is a good buffer zone between the commercial property and the residential properties.

3 of 4

- Name and location of the owners for this development
  We are local developers. I'm one of the members and Drake Zschoke is the other. I was born and raised in Kansas City Kansas and actually grew up working at the bowling Alley from the time I was 12. I have been trying to find a good development for the site since it burned down and I think this is the one. We've had chances to have more intense uses on the site, but didn't think it would be a good fit.
  Drake is a local real estate developer with several rental properties. You will always be able to contact one of us. I've practiced law in Kansas City of 35 years and my father practice here for 60 years before his death.
  I also remember the bowling Alley and had many great memories from years of working there. Unfortunately the family just didn't want to rebuild after the fire especially after my mother's death.

Hopefully this will clear up any misconceptions and reduce any fears of a misuse of the property. If you have any further concerns, please feel free to contact me at this email, my office or on my cell phone at 9130244-2658. Thanks.

Conrad Miller, Jr.
Miller Law Firm of Kansas, P.A.
7199 W. 98th Terr, Suite 130
Overland Park, KS 66212
(913) 912-7070 (Office)
913-244-2658 (Cell)
913-912-7182 (Fax)

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Conrad Miller

From: Calvin Burgess <burgesscalvin2536@outlook.com>
Sent: Friday, November 13, 2020 7:19 PM
To: JParker@wycokck.org
Cc: Conrad Miller; William Buck; Markley, Angela
Subject: Zone application #3243

Re: 5115 & 5125 Gibbs road, Kansas City Kansas

To the Unified Government / Kansas City Kansas Planning Commission
Upon first hearing of the proposed development of these lots in the Turner Area I was skeptical at best about what the master plan for this site would consist of. My wife & I live nearby this site and frequently travel along Gibbs Road, & Key Lane to various locations. One of my greatest concerns was the increased traffic flows, ingress & egress at this intersection. The Traffic Control Plan provided by Mr. Conrad Miller, as I understand it, is reasonable and should not cause significant issues.

I contacted Angela Markley, our District Representative, and also BHC Rhodes for additional information. Both Mrs. Markley and BHC Rhodes have responded with positive feedback in a prompt and timely manner.
Mr. Conrad Miller (Miller Law Firm) has also replied, addressing my several points of concern. After reading his reply, and reviewing the information submitted to me, I am in favor of this project moving forward.

The former bowling alley was a great place for neighbors and friends to congregate before it burned down many years ago. As a resident of the Turner Area it was always my wish to see this lot be put to some beneficial use that would enhance the area once again.
I believe a small mom & pop business here could greatly benefit the area however, the plan submitted by BHC Rhodes would turn this vacant property once again into a tax paying property while offering quality housing that will provide approximately 70 bedrooms for its residents. My only remaining concern would be providing an appropriate buffer between the new housing units and the ten existing homes located directly behind this project along Dodson Ave. thus helping to alleviate future conflicts with the existing homes and the new development.

I wish to thank the commission for considering my opinion, and I wish to thank Mr. Conrad Miller, and our 6th District Representative Angela Markley for helping me to better understand this proposal.

Calvin Burgess
2536 S 37th St
Kansas City, Kansas 66106-3971
Burgesscalvin2536@outlook.com

NEIGHBORHOOD LETTERS OF OPPOSITION

From: Barb <bkill@kc.rr.com>
Sent: Monday, November 16, 2020 7:54 PM
To: Parker, Janet <jparker@wycokck.org>
Cc: Chandra Ward <chanward09@gmail.com>; Mary Jean Grindel <grindelmj@gmail.com>
Subject: Re: December 14, 2020 BOZA and CPC Applications

Good evening Janet,
This evening the Board of Directors of Turner Community Connection voted to oppose the apartment building proposed for 5115 and 5125 Gibbs Road. It is #3243 under change of zone application and also listed under subdivision plats and Master Plan Amendments.
Please send us the information for the zoom meeting when it is planned with the neighborhood.
Thanks,
Barb Kill

From: South Turner <southturnerkck@gmail.com>
Sent: Monday, November 16, 2020 3:01 PM
To: Parker, Janet <jparker@wycokck.org>
Subject: Zoning and Planning Meeting 12/14/2020, item # 3243

On behalf of the South Turner Neighborhood Association, we are writing to express our opposition to the change of zoning to R-4 Garden Apartments District, proposed for 5115 Gibbs Rd, and 5125 Gibbs Rd. We oppose a 40-unit, multi-family apartment complex at this location for the following reasons:

1. This apartment complex would adjoin the Highland Crest development, which already has a high population density.

2. This area has aging and inadequate infrastructure, completed hastily in the 1950's, following the Argentine flood of 1951.

3. Poor access to public transportation and shopping areas.

4. The developer made no effort to contact the local neighborhood group.

Beyond these immediate points, we as a group have many questions, and do not feel that this proposal would be a net gain for an already distressed area. We appreciate your time, and hope that these concerns are taken into consideration. Please let us know if you have any questions.

Thank you,

Marc Magerl, President,
South Turner Neighborhood Association

Alex Craddock, Secretary,
South Turner Neighborhood Association

From: Nancy Hilgardner <nhilgardner@yahoo.com>
Sent: Thursday, December 3, 2020 5:18 PM
To: Hand, Gunnar <ghand@wycokck.org>
Subject: Re: Emails for board

Many thanks! I'm concerned about the property development at 51st and Gibbs!
I know your familiar with it!
I wasn't sure if my negative concerns would make any difference !
Nancy

From: Nancy A Hilgardner <nhilgardner@yahoo.com>
Sent: Friday, December 4, 2020 10:22 AM
To: Hand, Gunnar <ghand@wycokck.org>
Cc: Parker, Janet <jparker@wycokck.org>
Subject: Re: Emails for board

City planners and board of commissioners

I am writing to voice my concern and opposition to the proposed apartment development at 51st and Gibbs road.
I know that research has been done on this proposal, but I'm hoping you would consider those of us that use this area each and every day.
This would include the Turner school buses that go at least twice and sometimes four to five times a day.
The intersection that one of the proposed entrances is Gibbs and Keylane. A very busy area to say the least. Many many instances drivers only slow down and never stop, even tho there is a stop sign there. Many times we have had to call the police on this and others close to it for monitoring. Your development would only decrease the safety of our residents, that include many school children.
We also have a fire station within at least 500 feet of this development. This station is used each and everyday for Ones that have lived here several years and we would hate to have an accident to our emergency responders. Please do further research on this alone.
My understanding is there will be a waste pit, that is supposed to be used. I'm hoping it has been considered that any standing water will only draw mosquitoes and other insects, plus an ORDOR, that will not let us, that live In this area, to be able to enjoy our yards during summer months. You can say that this will not happen! But after years on this earth, I know it will. Accidents do happen. Let's guard against that happening.

Also brought to my attention is that the apartments will not be senior nor low income housing? You and I both know that will perhaps last one to two years. This is because our area will not draw anyone that can pay nor will pay the $1000 to $1300 that will be asked. It's only a matter of time that you will be renting to low income. This will bring our home values even lower, while our taxes are increased yearly.

Please deny this development and refer the developer to other areas in Wyandotte county, if that's what you want. BUT DO NOT PASS THIS PLANNED DEVELOPMENT!

Sincerely
Nancy A Hilgardner

Planning and Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: January 7, 2021

Re: **COZ #3243 and Master Plan Amendment MP-2020-8**

GENERAL INFORMATION

Applicant:
William Buck

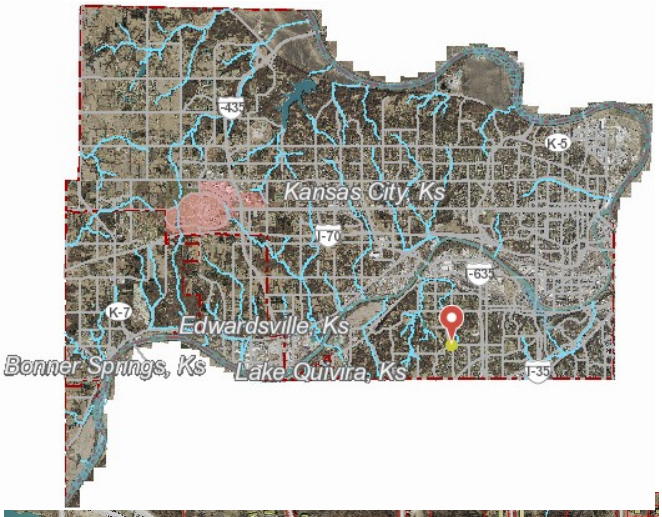
Status of Applicant:
Representative
BHC Rhodes
7101 College Boulevard, Suite 400
Overland Park, Kansas 66210

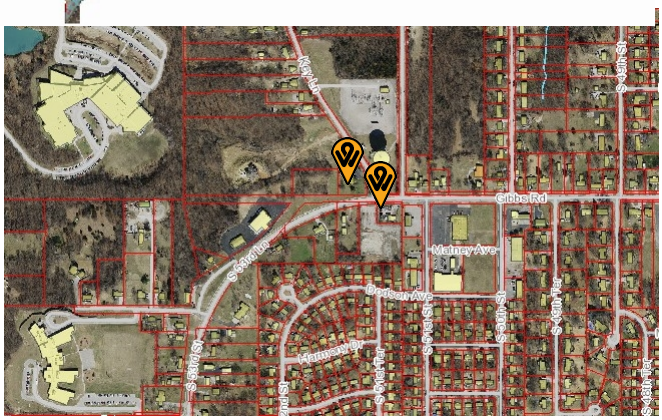
Requested Actions:
Approval of a Change of Zone.

Approval of a Master Plan Amendment.

Date of Application:
October 30, 2020

Purpose:
Change of Zone from R-1 Single-Family District and C-1 Commercial District to RP-4 Planned Garden Apartment District.





Amendment of Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential.

Property Location:	5115 and 5125 Gibbs Road Kansas City, Kansas 66106	
Commission Districts:	District Commissioner: Angela Markley (District 6) Commissioner At Large: Tom Burroughs (At-Large District 2)	
Existing Zoning:	5115 Gibbs Road: 1.96 Acres 5125 Gibbs Road: 0.86 Acres	
Adjacent Zoning:	**North:**	R-1 Single-Family District
	South:	R-1 Single-Family District
	East:	C-1 Limited Business District; CP-1 Planned Limited Business District; CP-3 Planned Commercial District
	West:	R-1 Single-Family District
Adjacent Uses:	**North:**	Single-family residences; Board of Public Utilities facility
	South:	Single-family residences
	East:	Auto body shop; Landbank property
	West:	Single-family residence
Total Tract Size:	5115 Gibbs Road: 1.96 Acres 5125 Gibbs Road: 0.86 Acres	
Master Plan Area:	The subject property is not within a Master Plan Area.	
Master Plan Designation:	The City-Wide Master Plan designates this property as Community Commercial and Low Density Residential.	
Major Street Plan:	The Major Street Plan designates Gibbs Road as a Collector Street.	
Required Parking:	R-1 Single-Family District: Section 27-454(e) requires two (2) off-street parking spaces to be provided on the premises for each single-family dwelling, one (1) of which shall be in a garage or carport. C-1 Limited Business District: Section 27-464(e) requires paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.	

	R-4 Garden Apartment District: Section 27-459(d) requires one and one-half (1.5) parking spaces to be provided for each dwelling unit that has one (1) bedroom or less and requires two (2) parking spaces to be provided for each dwelling unit that has two (2) bedrooms or more. The proposed multi-family development will have 10 one (1)-bedroom units and 31 two (2)-bedroom units, requiring a total of 77 parking spaces. The proposed parking plan has 77 parking spaces, four (4) of which are ADA-compliant; all quantities of parking spaces meet the Zoning Code.
Advertisement:	The Wyandotte Echo – November 19, 2020 for Change of Zone and Master Plan Amendment Letters to Property Owners – November 18, 2020 and December 31, 2020
Public Hearings:	December 14, 2020 and January 7, 2021
Public Support:	Staff has received emails from one (1) neighbor in support of the development.
Public Opposition:	Staff has received emails from several neighbors and neighborhood groups in opposition to the development. There were nine (9) people that spoke in opposition to this project at the December 14, 2020 City Planning Commission meeting. A protest petition has been submitted but at this time has not been calculated by staff.

PROPOSAL

Detailed Outline of Requested Action: The applicant, William Buck with BHC Rhodes, is requesting a Change of Zone and Master Plan Amendment, and has submitted a Preliminary Plat, all for the subject properties at 5115 and 5125 Gibbs Road. The applicant is requesting a Change of Zone from R-1 Single-Family District and C-1 Limited Business District to R-4 Garden Apartments District. The applicant is requesting a Master Plan Amendment of the City-Wide Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential. The applicant has submitted a Preliminary Plat for the TOWER VEIW APARTMENTS Plat. The multi-family development will consist of five (5) multi-family structures containing 10 one (1)-bedroom units and 31 two (2)-bedroom units. The development will also retain a pre-existing single-family residence to be used as both an office and residence for a live-in apartment manager, a storage facility, and a water retention pond.

City Ordinance Requirements: Article VI, Sections 27-196 – 27-206 and 27-210 – 27-216

Code Enforcement History: There are no outstanding Notices of Violation associated with the property.

FACTORS TO BE CONSIDERED

Change of Zone

1. ***Neighborhood character.***

   There are some commercial properties along Gibbs Road, to the east of the subject properties. After Gibbs Road turns to the southwest and becomes South 53rd Street, however, the properties are exclusively single-family residences situated on narrow, deep lots. Furthermore, there is a neighborhood of single-family residences directly to the south of the subject properties.

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

   Along Gibbs Road the properties are zoned commercial, while behind the collector street the neighborhoods are zoned for single-family residences. Multi-family housing is often used as a buffer between or a transition from commercial uses to single-family residences. In this way, the proposed use is acceptable for the nearby zoning and uses, if not compatible with them.

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

   Staff has already received letters of opposition from neighbors, who are expressing concern that the removal of restrictions will detrimentally affect the nearby properties.

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

   It is unclear how long the parcels have been vacant.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   Addressing the dearth of middle-housing in Wyandotte County is an important public policy issue. The applicant has yet to provide the expected rental rates for the apartment units, but the more the rental rates align with the identified middle-housing rental rate, the more necessary an apartment building is to the community.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   Constructing a 40-unit apartment building on a 2.76-acre plat within a predominately single-family residential neighborhood will cause an increase in both traffic and parking demands in a way that could affect road capacity, safety, and parking problems.

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

   The Community Commercial and Low-Density Residential land use designations are not compatible with a Change of Zone to R-4 Garden Apartments District. As such, the applicant has simultaneously applied for a Master Plan Amendment in order to change the land use designations from Community Commercial and Low-Density Residential to Medium-Density Residential.

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

   Construction will always cause environmental harm. A major factor determining the environmental damage caused by construction is the increase in impermeable surfaces. In this situation that factor is mitigated by the fact that 5115 Gibbs Road already has an impermeable, concrete foundation from a demolished building. Therefore, the increase in impermeable surface area will not be as great as if the same apartment building and parking lot were built on an undeveloped lot.

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

   a. ***Water service***

      Water lines must be installed on the property as part of the site development, if they have not been installed already from the previous development.

   b. ***Sanitary sewer service***

      Sanitary sewer lines are available on South 51st Street to the east and on Dodson Avenue to the south. Sewer lines may need to be extended and expanded to accommodate the proposed uses.

   c. ***Storm water control***

      Storm water mains are located along Gibbs Road/South 53rd Street.

d. Police

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

e. Fire

Fire service is provided by Fire Station #17.

f. Transit

There are no public transportation lines that run within a reasonable distance of the property.

g. Schools

Public education is provided by Oak Grove Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

No additional streets will be created.

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

The development will create additional housing and property taxes on a previously vacant property.

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

Under Section 27-459(g), all Changes of Zone to R-4 are subject to planned zoning, due to the fact that developments allowed after the rezoning process are often different enough from their surrounding neighborhood that a well-planned transition is “important to the public welfare”. Therefore, the proposed use will meet all applicable ordinances by working with Staff as part of the planned zoning requirements.

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

As previously addressed, increasing middle housing options in Wyandotte County is important to the future growth of the county. While this would create a gain for the public as a whole, there are still concerns about the detrimental effects a 40-unit apartment building would have on the neighbors. Due to these concerns, Staff cannot yet assert that there is a relative gain of the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners until the applicant submits the requested responses found in the “Staff Recommendations” section of this report.

Master Plan Amendment

1. ***Neighborhood character***

   See Change of Zone Review Factor #1.

2. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The parking requirement for the R-4 Garden Apartment District stipulate that one and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less, and two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. A 40-unit apartment building therefore would require anywhere from 60 to 80 parking spaces. On-site parking concerns aside, such a sharp increase in vehicles on Gibbs Road may have an effect on road capacity or safety.

3. ***The extent to which utilities and public services are available and adequate to serve the proposed amendment and the extent to which the environment would be impacted.***

   5115 Gibbs Road used to have a commercial building, and 5125 Gibbs Road still has a residence on it. Given the history of the subject properties, there is likely already utility lines serving the property; but these lines may need to be extended, expanded, or repaired before they can satisfactorily serve the proposed use. Staff can confirm that sanitary sewer lines are available on South 51st Street to the east and on Dodson Avenue to the south, and that storm water mains are valuable and are located along Gibbs Road/South 53rd Street.

4. **The difference between the existing and proposed Master Plan**.

   The existing land use designation for the property in the City-Wide Master Plan is Community Commercial and Low-Density Residential, and the proposed land use designation is Medium-Density Residential. Community Commercial is a land use designation intended to promote and accommodate commercial businesses and Low-Density Residential, while a residential land use designation, recommends only “3 to 5 dwelling units” per acre. Medium-Density Residential, however, is a residential land use designation that recommends “4 to 16 dwelling units per acre”. Medium-Density Residential accommodates and recommends housing densities that match the proposed use, while Community Commercial is an inappropriate land use designation and Low-Density Residential does not accommodate the proposed level of density.

5. **Analysis of the impact on surrounding properties.**

   See Change of Zone Review Factors #2, 3, and 6.

6. **Estimate the future costs and revenues to the Unified Government and property owner and Market Impact.**

   See Change of Zone Review Factor #10.

Preliminary Plat

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

   See Change of Zone Review Factor #9.

2. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

   The applicant should follow all recommendations outlined in the Wyandotte County Conservation District letter, dated November 17, 2020. An abridged copy of the letter can be found in the "Attachments" section of this report.

3. ***Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.***

   The preliminary plat shows vehicular access to Gibbs Road and South 51st Street. Providing multiple entry and exit points to and from the property is encouraged due to fire safety and vehicular impact concerns.

4. ***Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.***

   The preliminary plat shows five (5) multi-family buildings spread out around the subject property. The multiple buildings reduces the footprint and height of any single building, which creates an aesthetic transition from the single-family neighborhood to the south. The applicant must still provide development plans for supporting features of the plat, including public sidewalks, internal paths accessing the public sidewalk, and the required amenities.

5. ***Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.***

   The subject property is the site of a bowling alley. Although the building has been demolished, the concrete foundation remains. Much of the natural topography of the land has been previously eliminated by the former development. Therefore, few natural features remains to be protected and enhanced. The landscaping plan, however, does show trees serving as buffers along adjacent properties.

6. ***Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

   The preliminary plat has not provided information regarding spaces for community services or even for apartment amenities.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 30, 2020 in person, via Skype. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the "Attachments" section of this report).

KEY ISSUES

Development Plans
Erosion Control Mitigation Measures
Parking
Site Design
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 4 to recommend **APPROVAL** of Change of Zone Application #3243 to RP-4 Planned Garden Apartment District and Master Plan Amendment #MP-2020-8, subject to:

1) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**
2) **Compliance with the Multi-Family Residential Guidelines;**
3) **Rearrangement of the trees south of Gibbs Road and west of the driveway to Gibbs Road in order to reduce visibility issues;**
4) **Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six (6) feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;**
5) **ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;**

6) **The applicant has not provided proposed amenities for the development. All amenities shall be built within the first phase of the development. For a subdivision of this size, two (2) amenities are required;**
7) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
8) **Applicant will need to file and maintain a current business occupation tax application with the Business License Division;**
9) **A building permit is required. Please contact the Building Inspection Department to begin that process;**
10) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
11) **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and**
12) **Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV,Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department ,701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center,4953 State Avenue, Kansas City, KS 66102, 913-573-8620.**

STAFF RECOMMENDATIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of **Petition #3243 and Master Plan Amendment #MP-2020-8**, subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

December 14, 2020 City Planning Commission Minutes
Land Use Map
Aerial Map
Zoning Map
Preliminary Plat Submitted by the Applicant
Site Plan and Parking Plan Submitted by the Applicant
Landscaping Plan Submitted by the Applicant
Grading Plan Submitted by the Applicant
Utility Plan Submitted by the Applicant
Photos of Property Provided by Staff, Dated November 21, 2020
Summary of Letter from Wyandotte County Conservation District, Dated November 17, 2020
Neighborhood Meeting Materials, November 30, 2020
Neighborhood Letters of Support
Neighborhood Letters of Opposition

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing		
Change of Zone	December 14, 2020 Approval	January 7, 2021
Master Plan Amendment	December 14, 2020 Approval	January 7, 2021
Preliminary Plat	December 14, 2020 Approved	N/A

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

Change of Zone

I move the Unified Government Board of Commissioners **APPROVE** Petition **3243**, as meeting all the requirements of the City code and being in the interest of the public health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **3243**, 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.

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MP-2020-8**, as meeting all the requirements of the City code and being in the interest of the public health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MP-2020-8**, 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.

December 14, 2020 City Planning Commission Minutes:

Hearing starts at 2:01:35:

MASTER PLAN AMENDMENT #MP-2020-8 – WILLIAM BUCK WITH BHC RHODES – SYNOPSIS: Master Plan Amendment from Community Commercial/Low Density Residential to Medium Density Residential at 5115 and 5125 Gibbs Road.

CHANGE OF ZONE APPLICATION #3243 – WILLIAM BUCK WITH BHC RHODES – SYNOPSIS: Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to R-4 Garden Apartment District for a multi-family development (Tower View Apartments) at 5115 and 5125 Gibbs Road.

TOWER VIEW APARTMENTS – SYNOPSIS: Preliminary Plat for forty (40) multi-family units on two (2) lots at 5115 and 5125 Gibbs Road.

Detailed Outline of Requested Action*:* The applicant, William Buck with BHC Rhodes, is requesting a Change of Zone and Master Plan Amendment, and has submitted a Preliminary Plat, all for the subject properties at 5115 and 5125 Gibbs Road. The applicant is requesting a Change of Zone from R-1 Single-Family District and C-1

Limited Business District to R-4 Garden Apartments District. The applicant is requesting a Master Plan Amendment of the City-Wide Master Plan land use designation from Community Commercial and Low-Density Residential to Medium-Density Residential. The applicant has submitted a Preliminary Plat for the TOWER VEIW APARTMENTS Plat. The multi-family development will consist of five (5) multi-family structures containing 10 one (1)-bedroom units and 31 two (2)-bedroom units. The development will also retain a pre-existing single-family residence to be used as both an office and residence for a live-in apartment manager, a storage facility, and a water retention pond.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 14, 2020;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. Planning Commissioner Ernst stated that he was contacted by several members of the community.

Recording Secretary Parker stated that she received an email with twelve (12) names in opposition to this project.

Present in Support:

- William Buck, applicant, BHC Rhodes, 7101 College Boulevard, Suite 400, Overland Park, Kansas 66210
- Conrad Miller, 7199 West 98th Street, Overland Park, Kansas 66212
- Mike Makris, BHC Rhodes, 7101 College Boulevard, Overland Park, Kansas 66210

Present in Opposition:

- Mary Ann Grindel, 3419 Gibbs Road, Kansas City, Kansas 66106
- Joe Magerl, 2218 Key Lane, Kansas City, Kansas 66106
- Dennis Grindel, 3419 Gibbs Road, Kansas City, Kansas 66106
- Sheri Johnson, 2531 North 51st Street, Kansas City, Kansas 66106
- Cindy Ayala, 2035 South 21st Street, Kansas City, Kansas
- Senator Pat Petty, 5315 Lakewood Street, Kansas City, Kansas
- Alexandria (Alex) Craddock, 3009 South 53rd Street, Kansas City, Kansas 66106
- Barb Kill, 5638 Pawnee Avenue, Kansas City, Kansas 66106
- Chandra Ward, 5124 Lakewood Street, Kansas City, Kansas 66106

Staff Recommendation starts at 3:02:00: Planning Director Hand stated that affordability was mentioned several times at the meeting and cannot be used as a factor

to consider. There was a traffic impact study completed as an exhibit to the application that showed no major impact on other required improvements. This use would have less trips than the bowling alley that formerly occupied the site. Also, the apartment buildings could never be five (5) stories as the height limit of the R-4 zone district is two and a half stories or 35 feet unless a variance was obtained. There will be 40 multi-family units and one (1) will be used for the manager. Staff worked with the applicant regarding sidewalks, landscaping, etc. in order to comply with the Commercial Design Guidelines. He further stated that this application is heavily conditioned and would require a final plan review if approved. Director Hand stated that this multi-family development would serve as a buffer from single-family to adjacent commercial zones and is consistent with traditional neighborhood development patterns. Staff recommends approval subject to the conditions in the staff report.

Planning Commissioner Jones asked Mr. and Mrs. Grindle if the response by the applicant and comments by Director Hand satisfied their concerns. Senator Pat Petty and Mrs. Grindle responded at 3:05:50.

Director Hand stated that he would like to clarify the staff report as it states that a response is needed from the applicant regarding the required amenities. For a subdivision of under 250 units it is required to have two (2) amenities – one (1) regular and one (1) small. Director Hand stated that if there is a motion for approval, staff would request that the stipulation in the staff report (#3) be revised to include two (2) amenities.

Motion and Vote starts at 3:12:10:

On motion by Mr. Reasons, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL** of **Master Plan Amendment #MP-2020-8:**

Carson	**Aye**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**No**
Huey	**Aye**
Jones	**Aye**
Miller	**No**
Mohler	**No**
Pauley	**No**
Reasons	**Aye**

Motion to RECOMMEND APPROVAL Passed: 5 to 4
Subject to all comments and suggestions in the staff report

On motion by Mr. Connelly, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL** of **Change of Zone Application #3243 to RP-4 Planned Garden Apartment District:**

Carson	**Aye**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**

Ernst No
Huey Aye
Jones Aye
Miller No
Mohler No
Pauley No
Reasons Aye
Motion to RECOMMEND APPROVAL Passed: 5 to 4
Subject to:

1) **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**
2) **Compliance with the Multi-Family Residential Guidelines;**
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4) **Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six (6) feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;**
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7) **All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
8) **Applicant will need to file and maintain a current business occupation tax application with the Business License Division;**
9) **A building permit is required. Please contact the Building Inspection Department to begin that process;**
10) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
11) **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and**
12) **Site improvements that include land disturbance activity on greater than 1 acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations [Article XIV,Sec.8-610 through Sec.8-618]. Land disturbance fees shall be processed by UG Public**

Works during the land disturbance/ Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works department ,701 N.7th Street, KS 66101, 913-573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center,4953 State Avenue, Kansas City, KS 66102, 913-573-8620.

On motion by Mr. Reasons, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE Tower View Apartments Preliminary Plat:**

Carson	**Aye**
Armstrong	**Not Present**
Cho	**Not Present**
Connelly	**Aye**
Ernst	**No**
Huey	**Aye**
Jones	**Aye**
Miller	**No**
Mohler	**No**
Pauley	**No**
Reasons	**Aye**

Motion to APPROVE Passed: 5 to 4
Subject to:

1) **Compliance with the Multi-Family Residential Guidelines;**
2) **Rearrangement of the trees south of Gibbs Road and west of the driveway to Gibbs Road in order to reduce visibility issues;**
3) **Include a sidewalk along Gibbs Road adjacent to the property. The sidewalk must be at least six (6) feet wide, include curb cuts at intersections with driveways, and comply with all other UG standards;**
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5) **The applicant has not provided proposed amenities for the development. All amenities shall be built within the first phase of the development. For a subdivision of this size, two (2) amenities are required;**
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10) **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities,**

including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and

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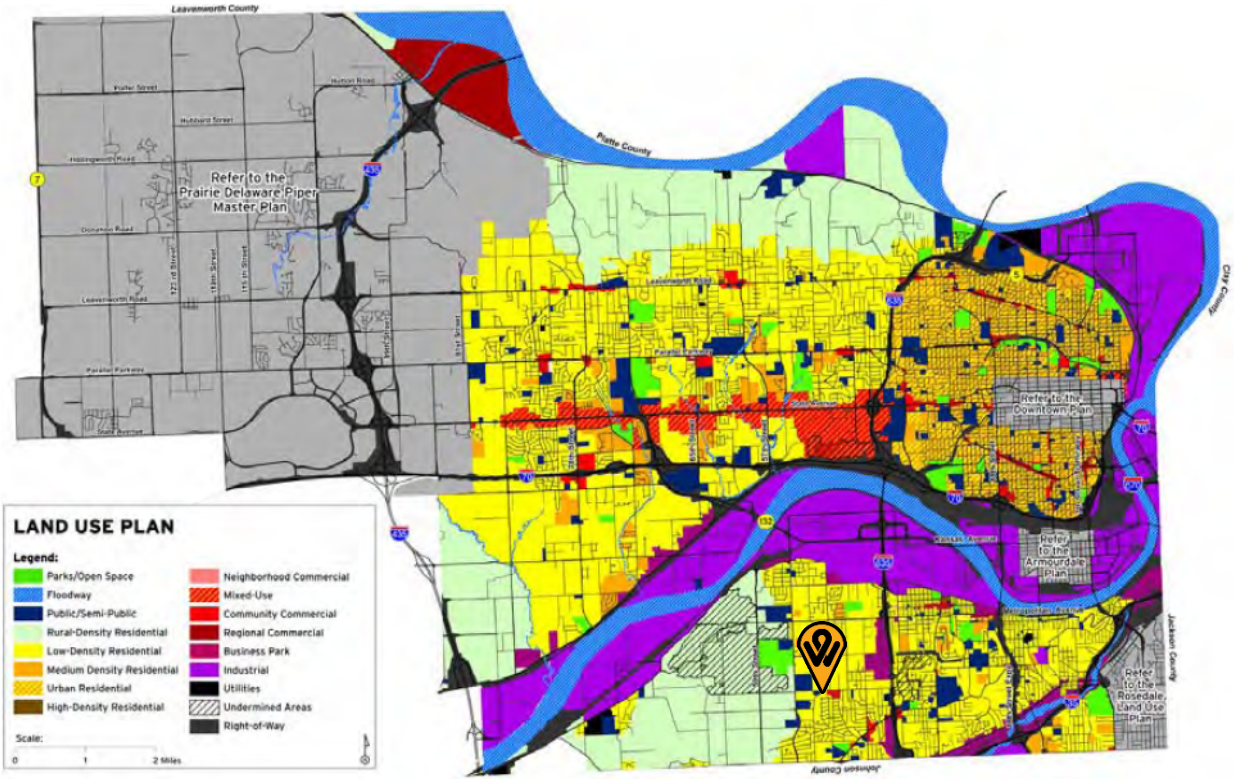
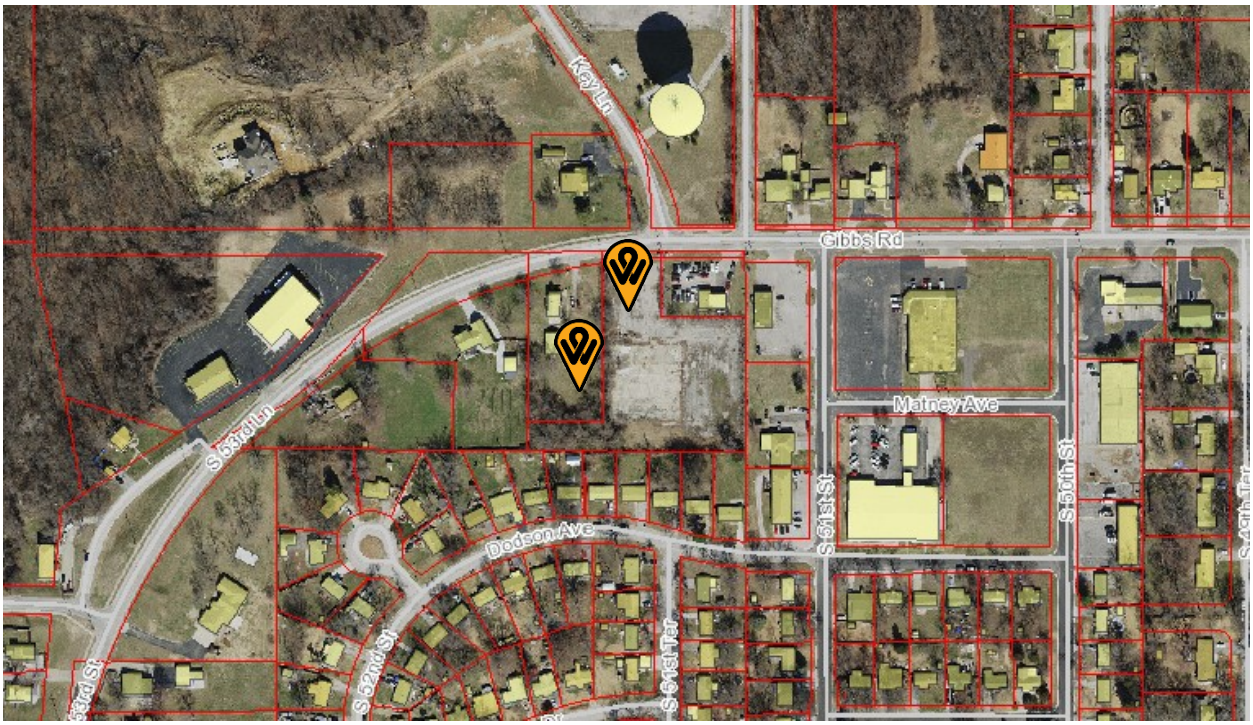
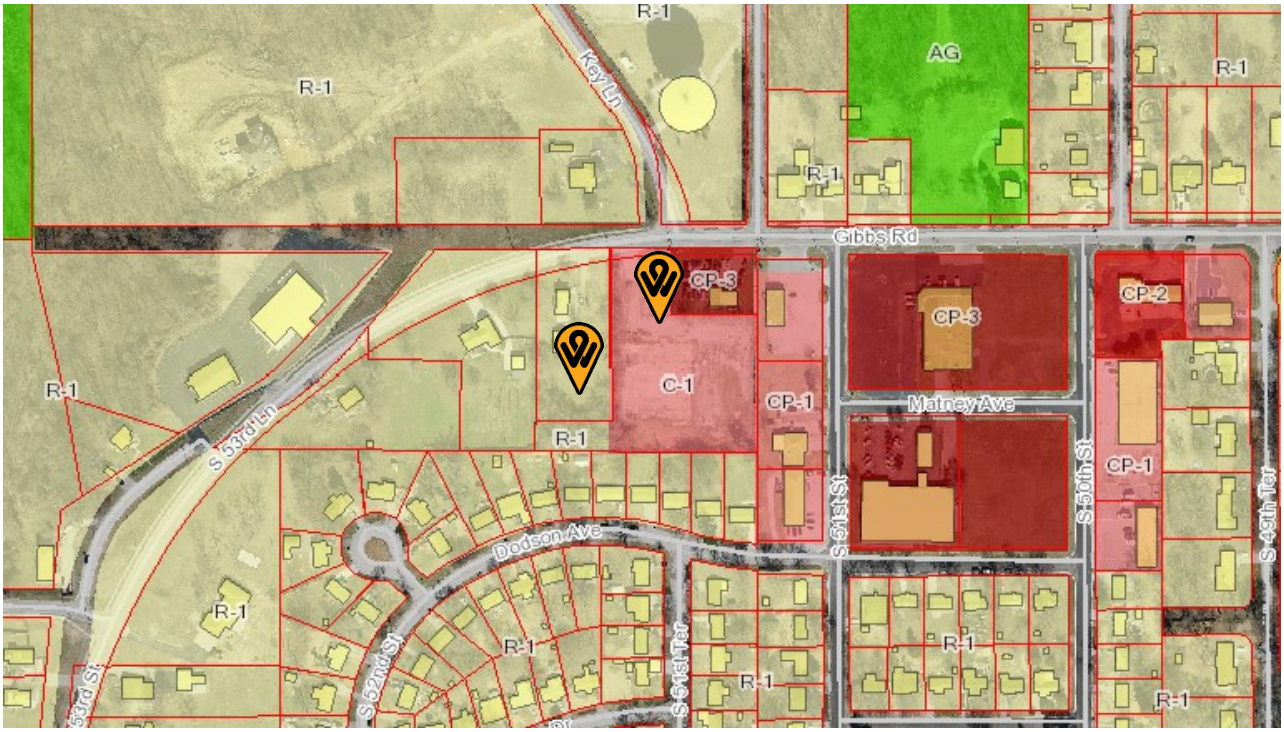
LAND USE MAP

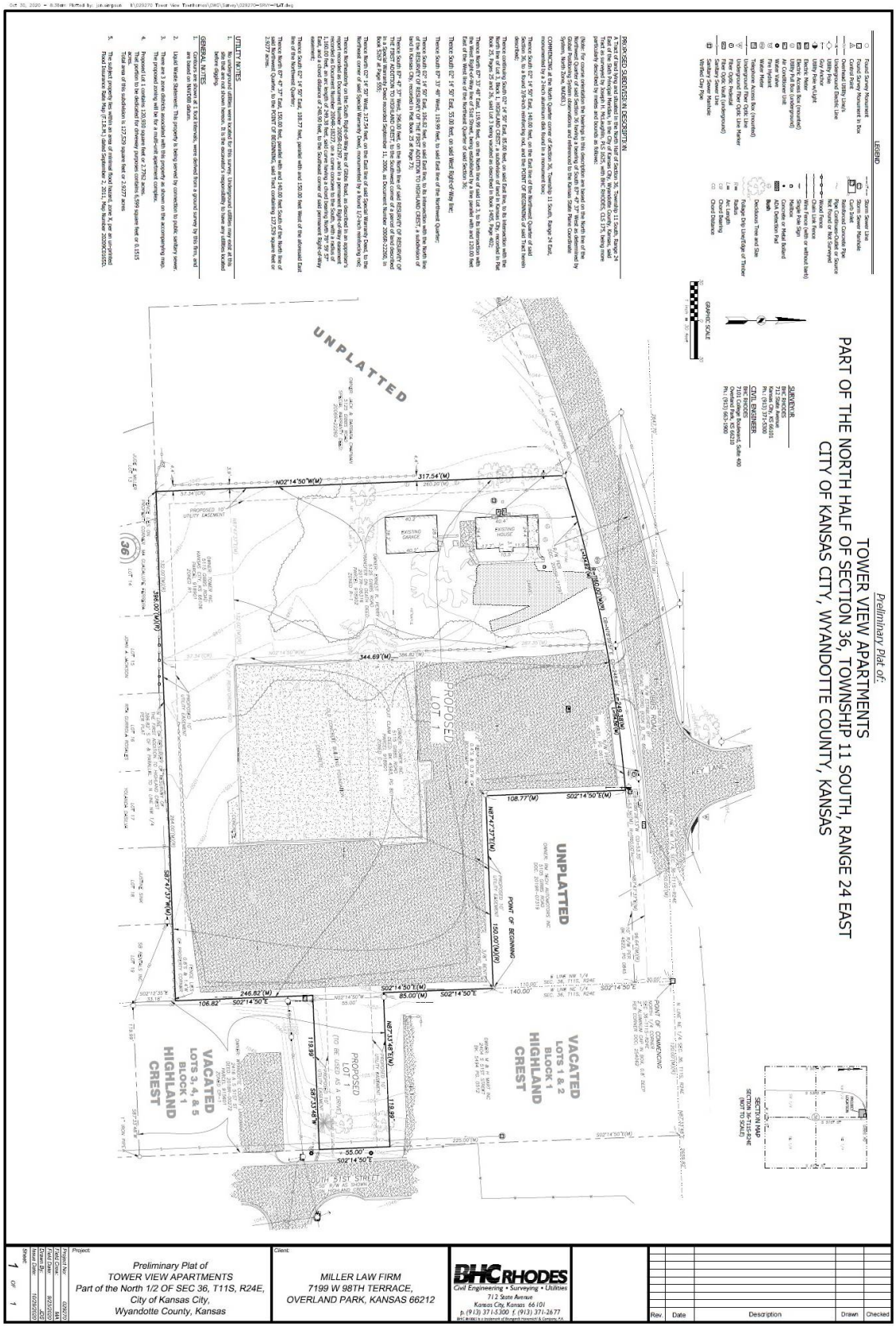

Leavenworth County
Platte County
Cass County
Johnson County
Jackson County
Refer to the Prairie Delaware Piper Master Plan
Refer to the Downtown Plan
Refer to the Armourdale Plan
Refer to the Rosedale Land Use Plan
LAND USE PLAN
Legend:
Parks/Open Space
Floodway
Public/Semi-Public
Rural-Density Residential
Low-Density Residential
Medium Density Residential
Urban Residential
High-Density Residential
Neighborhood Commercial
Mixed-Use
Community Commercial
Regional Commercial
Business Park
Industrial
Utilities
Undermined Areas
Right-of-Way
Scale:
0
1
2 Miles

AERIAL MAP

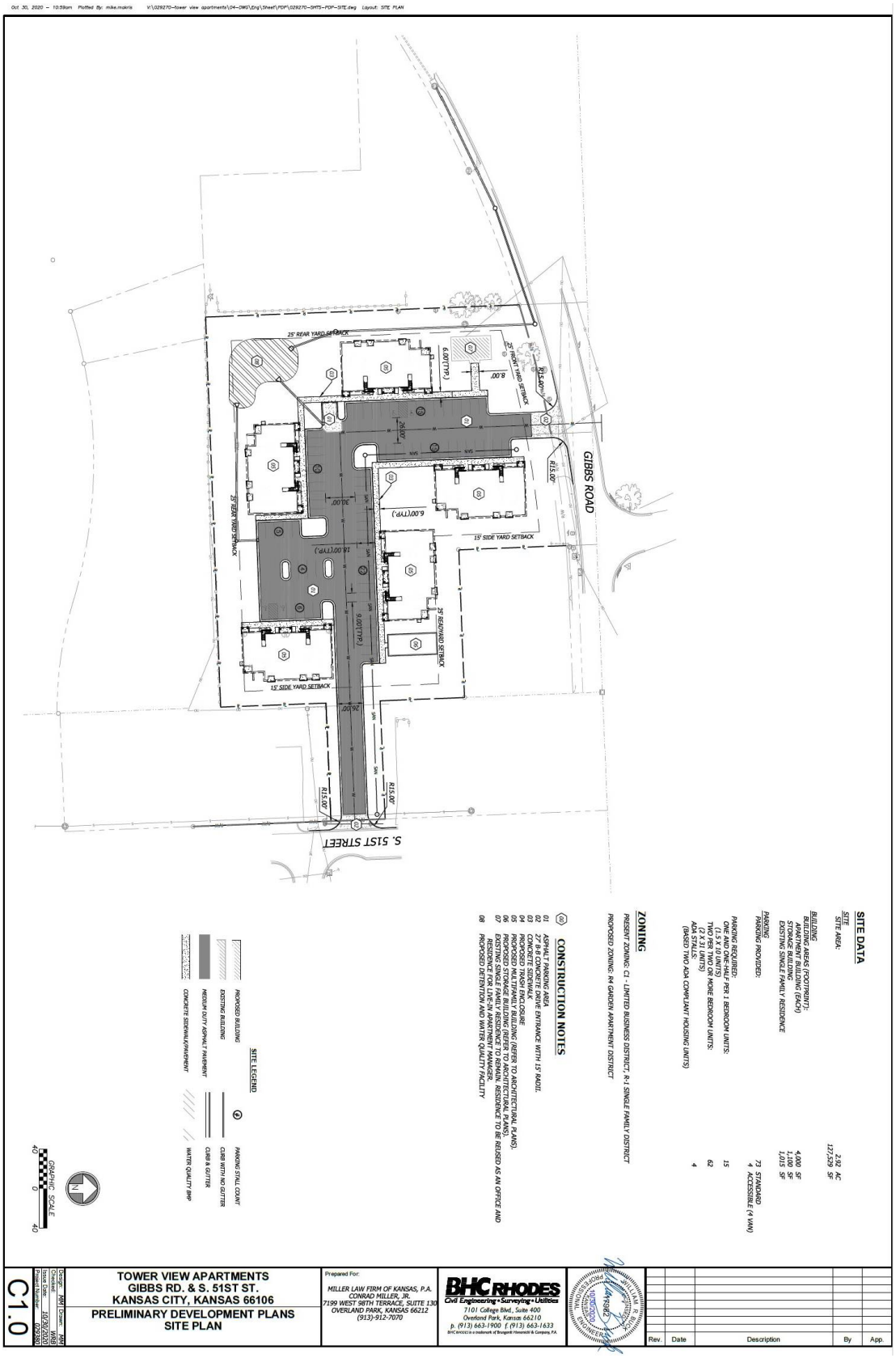


ZONING MAP

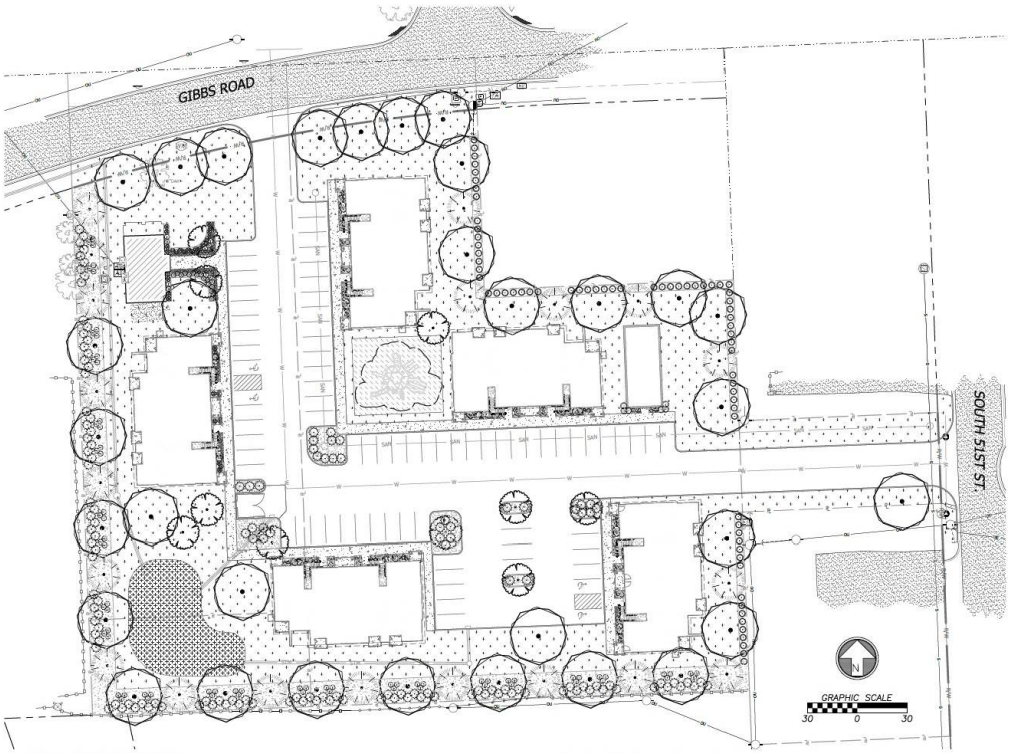



Preliminary Plat of:
TOWER VIEW APARTMENTS
PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 24 EAST
CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
LEGEND
GRAPHIC SCALE
SURVEYOR
BHC RHODES
715 State Avenue
Kansas City, KS 66101
Ph.: (913) 371-5300
CIVIL ENGINEER
BHC RHODES
7199 W. 98th Terrace
Overland Park, KS 66212
Ph.: (913) 663-1900
PROPOSED SUBDIVISION DESCRIPTION
GENERAL NOTES
UTILITY NOTES
UNPLATTED
PROPOSED LOT 1
VACATED LOTS 3, 4, & 5 BLOCK 1 HIGHLAND CREST
VACATED LOTS 1 & 2 BLOCK 1 HIGHLAND CREST
POINT OF BEGINNING
POINT OF COMMENCING
SECTION MAP
SECTION 36-T11S-R24E
(NOT TO SCALE)
Project: Preliminary Plat of TOWER VIEW APARTMENTS Part of the North 1/2 OF SEC 36, T11S, R24E, City of Kansas City, Wyandotte County, Kansas
Client: MILLER LAW FIRM 7199 W 98TH TERRACE, OVERLAND PARK, KANSAS 66212
BHC RHODES Civil Engineering • Surveying • Utilities
715 State Avenue
Kansas City, Kansas 66101
p. (913) 371-5300 f. (913) 371-2677
Rev | Date | Description | Drawn | Checked

SITE PLAN AND PARKING SUBMITTED BY THE APPLICANT



LANDSCAPING PLAN SUBMITTED BY THE APPLICANT



CONCEPT PLANT SCHEDULE

SHADE TREES	min. 2" caliper	32
ORNAMENTAL TREES	min. 2" caliper	10
EVERGREEN TREES	min. 10' planting height	20
DECIDUOUS SHRUBS	min. 2' planting height min. 3 gal container	82
EVERGREEN SHRUBS	min. 2' planting height min. 5 gal container	77
COLUMNAR EVERGREEN	min. 6' planting height min. 5 gal container	96
LG EVERGREEN SHRUBS	min 4' planting height min. 5 gal container	143
PERENNIALS		182
TURF	watersaver fescue mix	48,842 sf
WOOD MULCH	Double ground hardwood mulch, 3" depth.	12,602 sf
ROCK MULCH	Rock mulch for planting beds.	4,572 sf
NATIVE GRASS MIX	Panicum virgatum / Switch Grass Schizachyrium scoparium / Little Bluestem Grass Spartina pectinata / Prairie Cordgrass	3,467 sf 231 481 271
SYNLAWN PLAY PREMIUM	SynLawn - ST343_PLAY	2,483 sf

GENERAL LANDSCAPE NOTES

1. The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
3. Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
5. The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
6. Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
7. The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
8. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
9. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
10. The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the Unified Government of Kansas City, Kansas and the Landscape Architect.
11. Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
12. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
13. The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
14. Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
15. Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

Irrigation plan to be provided during permitting phase of development

1. Irrigation plan to not interfere with any proposed improvements shown.
2. Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
3. The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
4. Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
5. Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
6. Irrigation controller and rain sensor shall be located in owner approved locations.

SITE DATA

	Quantity	Required	Existing	Provided	Total
Site Area	127,154				
Open Space Req					
1 tree/4,500 sf of site area		28.26	0	29	
Street Tree					
S. 51st St.	27.94				
Installed w/in 25' of ROW					
1 tree / 30 LF of street		0.93	0	1	1
Gibbs Rd.	221.52				
Installed w/in 25' of ROW					
1 tree / 30 LF of street		7.38	1	7	8
Buffer Plantings					
South					
Per 30 LF	396				
1 evergreen or shade tree		13.2	0	14	
3 shrubs		39.6	0	105	
West					
Per 30 LF	317.54				
1 evergreen or shade tree		10.58	0	11	
3 shrubs		31.75	0	75	
Utility Screening					
Above ground cabinets should be screened w/landscaping		Y		Y	

Rev.	Date	Description	By	App.

NINAH ANN BUTLER
LICENSED
1908
KANSAS
LANDSCAPE ARCHITECT

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900 f. (913) 663-1633
BHC RHODES is a trademark of Burgess Hansmann & Company, P.A.

Prepared For:
MILLER LAW FIRM OF KANSAS, P.A.
CONRAD MILLER, JR.
7199 WEST 98TH TERRACE, SUITE 130
OVERLAND PARK, KANSAS 66212
(913)-912-7070

TOWER VIEW APARTMENTS
GIBBS RD. & S. 51ST ST.
KANSAS CITY, KANSAS 66106

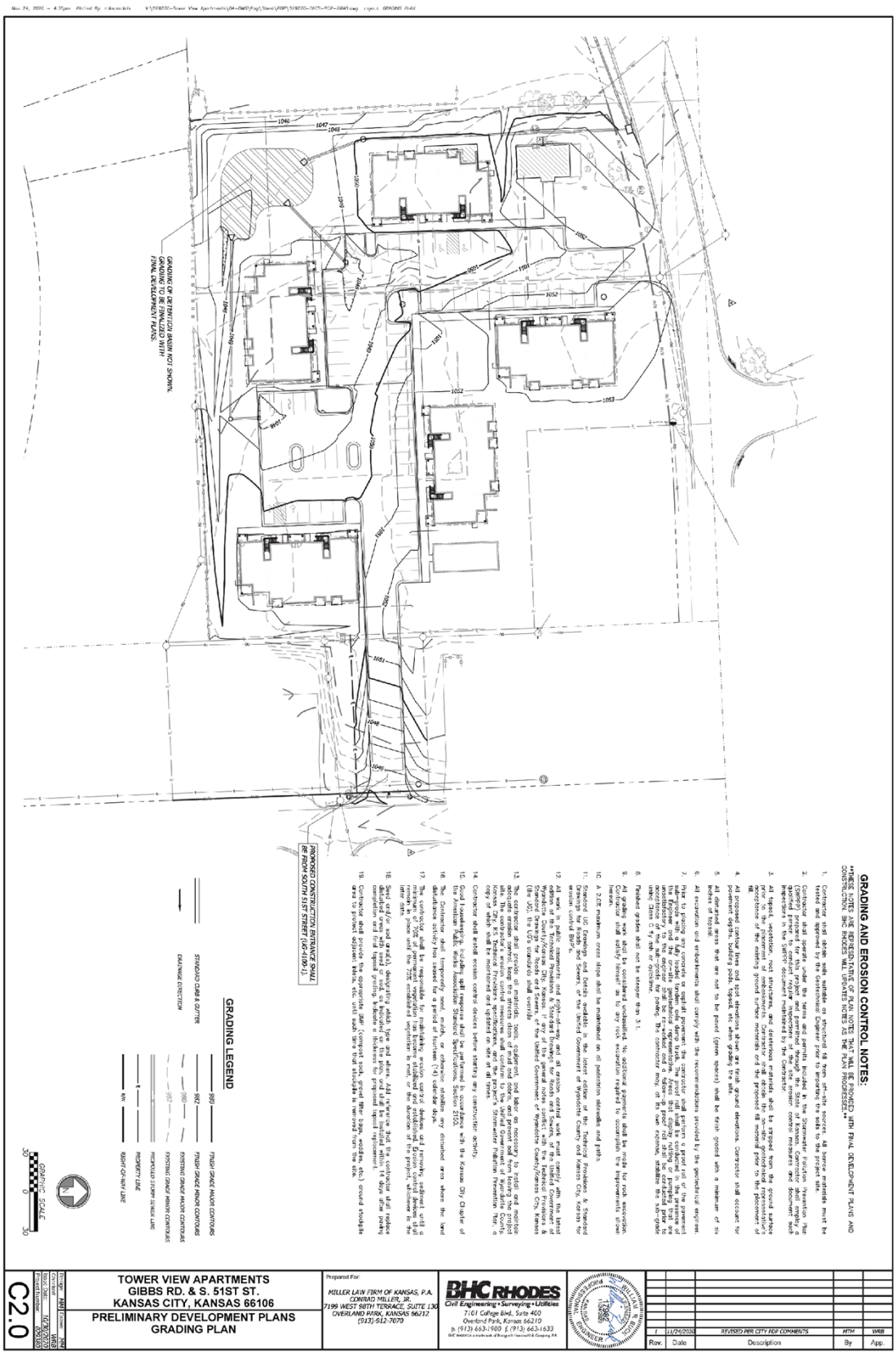
PRELIMINARY DEVELOPMENT PLANS
LANDSCAPE PLAN

Design: MM Drawn: MM
Checked: WRB
Issue Date: 10/30/2020
Project Number: 029380

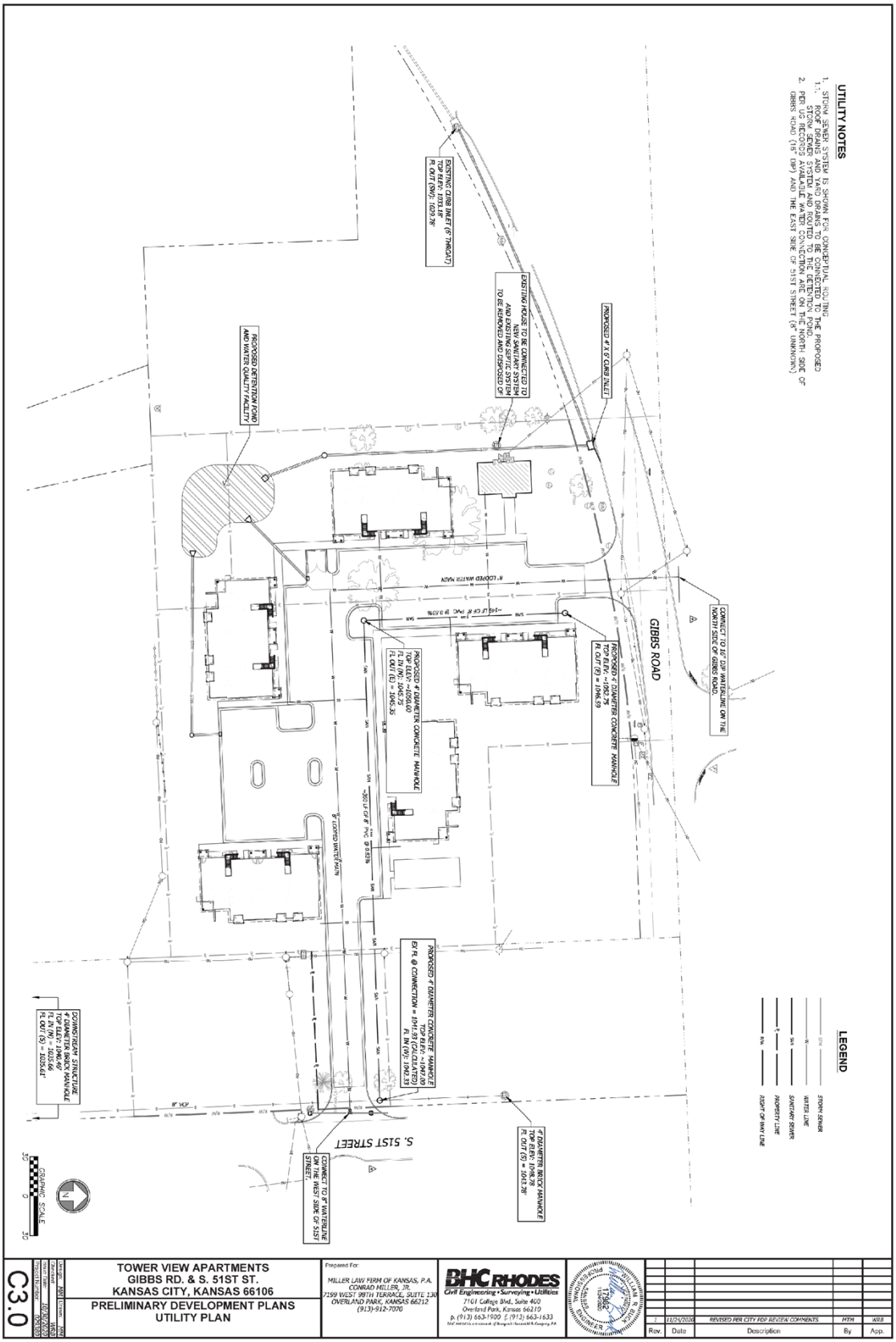
L1.0

COZ-3243 & MP-2020-8 January 7, 2021 22

GRADING PLAN SUBMITTED BY THE APPLICANT


GRADING AND EROSION CONTROL NOTES:
THESE NOTES ARE REPRESENTATIVE OF PLAN NOTES THAT WILL BE PROVIDED WITH FINAL DEVELOPMENT PLANS AND CONSTRUCTION. BHC RHODES WILL UPDATES NOTES AS THE PLAN PROGRESSES.
1. Contractor shall obtain soils suitable on structural fill from off-site sources. All borrow materials must be tested and approved by the geotechnical engineer prior to importing the soils to the project site.
2. Contractor shall obtain a land disturbance permit from the City of Kansas City, Missouri Water Services Department (WSD) prior to beginning any grading activities. The Storm Water Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas, Contractor shall employ a qualified professional to implement, inspect, maintain and repair all erosion control measures and document such activities in accordance with the SWPPP. Contractor shall post the permit and keep a copy of the SWPPP on site.
3. All topsoil, vegetation, root structures and deleterious materials shall be removed from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
4. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
5. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
6. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
7. Prior to placing any concrete or asphalt pavement, the contractor shall perform a proof roll of the pavement subgrade in the presence of the on-site geotechnical representative. Areas that are unsatisfactory to the engineer shall be reworked and a follow-up proof roll shall be completed prior to placement of pavement. Proof rolling shall consist of a minimum of two passes of a fully loaded tandem axle dump truck (Class C fly ash or equivalent).
8. Finished grades shall not be steeper than 3:1.
9. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
10. A 2:1 maximum cross slope shall be maintained on all pedestrian sidewalks and paths.
11. Grades and finish materials at the interior corner of the Federal Emulsions & Stanwood Inc. Drawings

UTILITY PLAN SUBMITTED BY THE APPLICANT



PHOTOS OF PROPERTY PROVIDED BY STAFF, DATED NOVEMBER 21, 2020

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

November 17, 2020

RE: COZ 3243 Subdivision Prelimary Plat for Tower View Apartments, 40 multifamily units on 2 lots at 5115 and 5125 Gibbs Rd

Dear Mr. Hand:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the subdivision preliminary plat review of Tower View Apartments at 5115 and 5125 Gibbs RD.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
    Soils Inventory Report
    Map Unit Description (Brief)
Dwelling and Small Commercial Buildings
    Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Ladoga silt loam, 3 to 8 percent slopes and Sharpsburg-Urban land complex, 4 to 8 percent slopes. These soil types are considered very erodible when the surface is denuded of a protective cover.
- The Erosion Control Plan is limited on this site. Silt fence around the perimeter and sediment basins are not adequate to control erosion off site.
- There is a lot of paving and building materials to be removed. After grading, there also needs to have temporary seeding and mulch.

- I did not see any erosion control for the area that drains to the east. Sediment will flow right into South 51st Street if there is no control. Grubbing, grading, and paving all need to follow one another immediately.
- Sediment basins need to be cleaned out when 25 percent of the design capacity is lost. The outlet for the sediment basin needs to have a silt fence protective barrier around it. This is a reinforced frame surrounded with silt fence.
- All erosion practices need to be checked weekly and after each rain event.
- The Best Management Practices in this report can be used to improve the erosion control.

The following Best Management Practices are recommended for this plat:

* **Access Road** – Temporary entrance/exit pads should be constructed of a stone base design to provide a buffer area where construction vehicles can drop their mud to avoid transporting it onto public roads. See the *Protecting Water Quality Field Guide* pages 27-29 for Temporary Gravel Construction Entrance/Exit Pad.

* **Dust Control** – Any combination of the following may be used to help reduce the dust and air pollution at a construction site; vegetative cover, sprinkling, barriers, street cleaning and mulching. See the *Protecting Water Quality Field Guide* pages 89-92 for Dust Control information.

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established. See the Protecting *Water Quality Field Guide* pages 35-54 for Temporary, and Permanent Seeding.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips. See the *Protecting Water Quality Field Guide* pages 195-200 for Filter Strip.

***Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways or other concentrated flow paths. See the *Protecting Water Quality Field Guide* pages 175-181 for Sediment Fence.

Sediment Trap -Temporary catch basins consisting of a row or more of entrenched and anchored straw bales can be utilized in minor swales with less than 2 acres of drainage. See the *Protecting Water Quality Field Guide* for Straw Bale Sediment Trap.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished. See the *Protecting Water Quality Field Guide* pages 61-66 for Mulching.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

TURNER TOWNHOMES, LLC
7199 W. 98TH TERR, SUITE 130
OVERLAND PARK, KS 66212

November 19, 2020

JOELLEN M. WATTERSON
2427 S 51ST CT
KANSAS CITY, KS 66106

SUBJECT: 5115 and 5125 Gibbs Road
Neighborhood Meeting

This letter is to let you know that we have filed an application with the Department of Urban Planning and Land Use # **#CZ-20401-00030**. The purpose of this change of zoning to construct a 40 Unit Apartment Complex on the 4 acres at 5115 and 5125 Gibbs Road. This is the presently the vacant site where the Tower Lanes Bowling Alley once was located and the house next door. I have enclosed a site plan and relief showing the development. It will consist of 30 two bedroom units and 10 one bedroom units in 5 buildings. This is a market rate project and is not being subsidized in any manner by section 8 or HUD. Management and ownership is local and the project is designed to replace an eyesore and to buffer the single family homes from commercial development with the least amount of impact to our neighbors.

We are having a neighborhood meeting on November 30, 2020 at 5:30 p.m. and because of Covid restrictions it will be conducted via Skype. The call in number is (913) 905-1560 and the passcode is 91127. You may also join at the web address indicated https://meet.ibhc.com/mike.makris/05BMSLKR Please try to join us a little early so we can make sure everyone is on before we start and be sure to mute your microphone when getting on the call. Everyone will have ample time to ask questions.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have. If you are unable to attend and you have questions or concerns, please contact me on my cell number at (913) 244-2658, my office number at (913) 912-7070 or via email at conrad@mlfks.com (please put in the subject "Turner Townhomes".

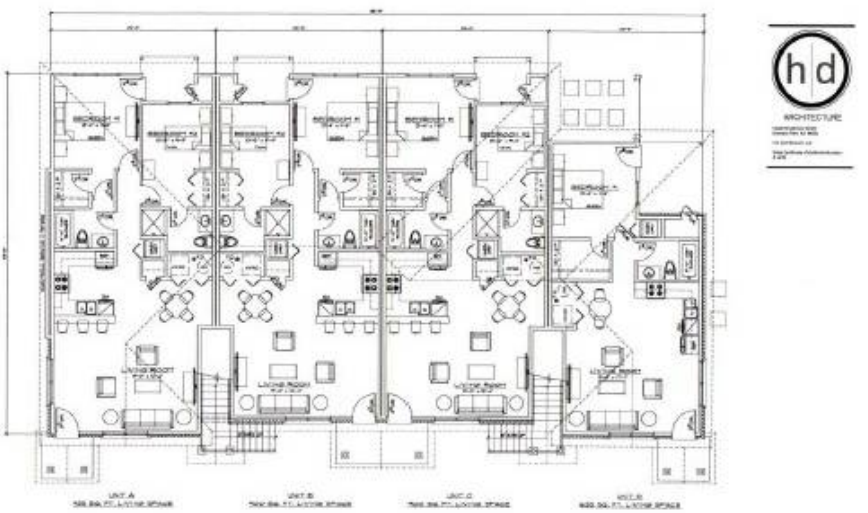
I look forward to seeing you at the neighborhood meeting.

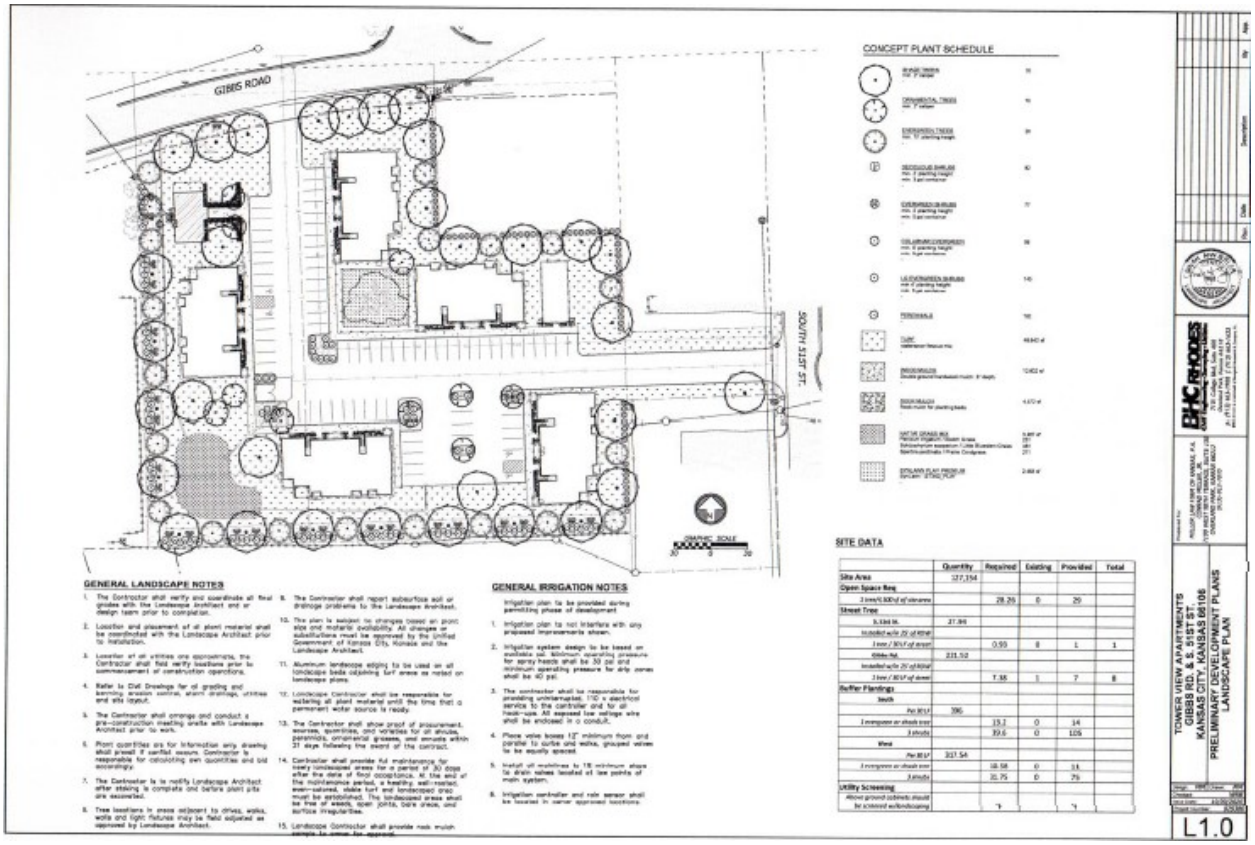
Sincerely,

Conrad Miller, Jr.

Notice of Neighborhood Meeting,
Dated November 19, 2020

Attachments to Notice of Neighborhood Meeting, Dated November 19, 2020





Neighborhood Meeting Minutes, November 30, 2020

Application Number CZ-20401-00030

Date and Location: November 30, 2020

Meeting called to order at: 5:25 PM

Names of people in attendance:
Conrad Miller, Jr. and Mike Markis for applicant
Rusty Quick, 2437 S 53rd Lane, Kansas City, Kansas 66106
Cindi Krenzer, 5141 Gibbs Rd, Kansas City, Kansas 66106

Presentation by applicant and/or team:
Conrad Miller explained that the project was a 40 unit apartment project with 5 buildings. There will be 30 two bedroom units and 10 one bedroom units. Cost will be around $5,000,000 and will be attractive buildings with some brick façade and siding. A site plan and rendering of the buildings was enclosed with the notice of the meeting.

Questions and answers (include the following):

1. Mr. Quick was concerned with the management of the units and the market rates. He also had concerns about the traffic on Gibbs Road and 51st Street around the fire station.

   Mr. Markis explained the traffic study and the relocation of the entrance and the impact on traffic.
   Mr. Miller explained the management team with an onsite manager and that the rents would be market rates for the area.
   He further explained that the Fire Station on 51st Street was expected to be decommissioned in the near future making the entrance off of 51st street less problematic.

2. Ms. Kenzer occupies the property adjacent to the project immediately to the west. Her concerns were the landscaping to help block the view from the balconies of the units, drainage from the property to her property and noise from the units.

   Mr. Markis explained that the drainage would be dealt with by a detention pond and that it would be for overflow and not a permanently filled pond. He also explained that the water would be piped from the detention area to the storm sewer at the front of the project on Gibbs Road. He further explained that the present structure will remain for the time being and will be renovated and painted to match the new buildings. It will be utilized as an office and onsite management facility. The team promised that any drainage from this structure will be redirected with the other water to the front of the property.

   Mr. Miller explained that there will be ample landscaping to protect Ms. Kenzer's privacy and committed to putting up a privacy fence to join her present fence and extend it to the front of the property as the codes allow. He also committed to leaving the present tree on the front of the property as an additional screen.
   She had a concern about the density and the change from the initial concept of townhomes and Mr. Miller explained that in his opinion there was less impact on the area with one ownership of several units rather than several different owners and the effect that this might have on the upkeep and safety of the area.
   He explained the ownership and management of the units and his commitment to keep the area safe and clean.

No other parties joined in the meeting. Comments had been received by Mr. Miller prior to the meeting and it appears that those concerns have been dealt with. Copies of those emails are attached to the minutes.

Meeting adjourned at: 6:00 PM

Minutes taken by: Conrad Miller, Jr.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Comes now Conrad Miller, Jr., of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition **#CZ-20401-00030**.
2. That I conducted a neighborhood meeting on November 30, 2020.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department and attachments thereto.

Further affiant saith not.

Conrad Miller, Jr.. Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this December 1, ~~2000~~ 2020.

LISA J. NIXON
My Appointment Expires
June 27, 2023

Notary Public

My commission expires 27th of June, ~~200~~ 2023

Affidavit of Neighborhood Meeting

From: Calvin Burgess <burgesscalvin2536@outlook.com>
Sent: Wednesday, November 11, 2020 11:47 AM
To: William Buck <william.buck@ibhc.com>
Subject: 5115 & 5125 Gibbs Road

Good morning sir,
I am a resident in the Turner area of KCKs. I have been made aware of a proposed development to be constructed at 5115 & 5125 Gibbs Road in Kansas City, Kansas.
The description of the project has raised several concerns I wish to get clarification on before sending my comments to the Unified Government Planning Department. My comments are to be received no later than November 17, 2020. Therefore a prompt reply will help me in making a decision on my stance either for or against this project.
Please be assured I wish to make an informed and un-biased comment regarding this development.
The scope of the project as I understand it will be to construct two multi family apartments consisting of forty units in each building.
My concerns regarding this project are:

- Traffic ingress & egress to the development.
- Type of apartment housing that is being planned.
- Section Eight (HUD)
- Criminal activity in the Highland Crest Area
- Adding 80 families in concentrated development in an established neighborhood that was developed as R-1 (Single family dwellings)
- Adding more rental properties to the Highland Crest Area
- Name and location of the owners for this development

As a long time resident (44 years) and a homeowner the shear number of rental properties in the area do not sit well with me. I am of the old school that homeowners, and not tenants are the more responsible residents and are usually less of a nuisance to others living around them.

- Currently my initial reaction is to oppose this development.
- Do you have any additional information that may change my opinion?
- What are the chances this type of development will be properly managed and maintained in the future?
- Will it become, or will be initially occupied under HUD regulations allowing Section 8 subsidized rent for the occupants?
- What consideration have you allowed for the ten single family dwellings this project will border?

I remember when the Tower Lanes Bowling Alley burned down. The business was never an issue to the neighborhood as far as I know. I hoped it would be re-built after the fire. The bowling alley was a gathering place for many of the nearby residents.
As a resident I am always encouraged to see vacant or abandoned properties in Wyandotte County remain or become a benefit to the neighborhood in which they are located. On the surface, this project has raised flags in my mind as to what the intention, design and occupancy will ultimately do to the neighborhood. If it can make the area better, I'm all for it. If not, I will stand in opposition.
Thank you for taking time to address my concerns. As I stated earlier, I have until next Tuesday to submit my comments to the Planning Commission. I will submit my comments with or without you input, however your comments would greatly help me with my decision.

Calvin Burgess
Burgesscalvin2536@outlook.com

2 of 4

Conrad Miller

From: Calvin Burgess <burgesscalvin2536@outlook.com>
Sent: Friday, November 13, 2020 6:07 PM
To: Conrad Miller
Cc: William Buck
Subject: RE: Turner Townhomes

Thank you for addressing my concerns. I am now more comfortable with the overall plan than what I was led to believe it would be.
My comments to the planning commission and our District Representative, (Angela Markley) will be favorable for this project to proceed. I too want to see something other than a weed covered lot remain where the bowling alley once stood.
My compliments on your plan and design for this site.
Calvin Burgess

From: Conrad Miller
Sent: Friday, November 13, 2020 12:09 PM
To: burgesscalvin2536@outlook.com
Cc: William Buck <william.buck@ibhc.com>
Subject: Turner Townhomes

Mr. Burgess,

Thank you for emailing in regard to the proposed development at 5115 and 5125 Gibbs Road. First, let me clear up one misconception, this is a development of 40 total units, 30 two bedroom and 10 one bedroom. Not 2 building of 80 units. There will be 5 buildings with 8 units in each building. I have attached a preliminary plan that shows where the building will be located and the floor plan for the buildings.

In regard to your other concerns:

- Traffic ingress & egress to the development.
  We will be adding ingress from Gibbs Road and eliminating the present entrances. We will also be adding an entrance from 51st Street which will cross over the area that used to be where the Tower sat.
- Type of apartment housing that is being planned.
  These will be first class units with upgraded amenities.
- Section Eight (HUD)
  No Section 8 or HUD Financing.
- Criminal activity in the Highland Crest Area
  These will be locally managed with a resident manager on site. No criminal activity will be tolerated and strict parking and access regulation will be enforced. Further, extensive screening will be implement to avoid putting any criminal elements into the development.
- Adding 80 families in concentrated development in an established neighborhood that was developed as R-1 (Single family dwellings)
  This will actually be downzoning the property from a commercial use to a residential use. This was the site of the old Tower Lanes Bowling Alley and we did not want to replace that use with a more intense use. Also, this is only 40 units, not 80 and is less than what could be put on the property according to the zoning.
- Adding more rental properties to the Highland Crest Area
  We think that the area can absorb 40 units and that it is desperately needed in the Kansas City Area. We also think this is a good buffer zone between the commercial property and the residential properties.

3 of 4

- Name and location of the owners for this development
  We are local developers. I'm one of the members and Drake Zschoke is the other. I was born and raised in Kansas City Kansas and actually grew up working at the bowling Alley from the time I was 12. I have been trying to find a good development for the site since it burned down and I think this is the one. We've had chances to have more intense uses on the site, but didn't think it would be a good fit.
  Drake is a local real estate developer with several rental properties. You will always be able to contact one of us. I've practiced law in Kansas City of 35 years and my father practice here for 60 years before his death.
  I also remember the bowling Alley and had many great memories from years of working there. Unfortunately the family just didn't want to rebuild after the fire especially after my mother's death.

Hopefully this will clear up any misconceptions and reduce any fears of a misuse of the property. If you have any further concerns, please feel free to contact me at this email, my office or on my cell phone at 9130244-2658. Thanks.

Conrad Miller, Jr.
Miller Law Firm of Kansas, P.A.
7199 W. 98th Terr, Suite 130
Overland Park, KS 66212
(913) 912-7070 (Office)
913-244-2658 (Cell)
913-912-7182 (Fax)

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PLEASE NOTE: The Missouri Bar Disciplinary Counsel requires all Missouri lawyers to notify all recipients of e-mail that (1) e-mail communication is not a secure method of communication, (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from me to you or vice versa, (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the e-mail passed through. I am communicating to you via e-mail because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know AT ONCE.

Conrad Miller

From: Calvin Burgess <burgesscalvin2536@outlook.com>
Sent: Friday, November 13, 2020 7:19 PM
To: JParker@wycokck.org
Cc: Conrad Miller; William Buck; Markley, Angela
Subject: Zone application #3243

Re: 5115 & 5125 Gibbs road, Kansas City Kansas

To the Unified Government / Kansas City Kansas Planning Commission
Upon first hearing of the proposed development of these lots in the Turner Area I was skeptical at best about what the master plan for this site would consist of. My wife & I live nearby this site and frequently travel along Gibbs Road, & Key Lane to various locations. One of my greatest concerns was the increased traffic flows, ingress & egress at this intersection. The Traffic Control Plan provided by Mr. Conrad Miller, as I understand it, is reasonable and should not cause significant issues.

I contacted Angela Markley, our District Representative, and also BHC Rhodes for additional information. Both Mrs. Markley and BHC Rhodes have responded with positive feedback in a prompt and timely manner.
Mr. Conrad Miller (Miller Law Firm) has also replied, addressing my several points of concern. After reading his reply, and reviewing the information submitted to me, I am in favor of this project moving forward.

The former bowling alley was a great place for neighbors and friends to congregate before it burned down many years ago. As a resident of the Turner Area it was always my wish to see this lot be put to some beneficial use that would enhance the area once again.
I believe a small mom & pop business here could greatly benefit the area however, the plan submitted by BHC Rhodes would turn this vacant property once again into a tax paying property while offering quality housing that will provide approximately 70 bedrooms for its residents. My only remaining concern would be providing an appropriate buffer between the new housing units and the ten existing homes located directly behind this project along Dodson Ave. thus helping to alleviate future conflicts with the existing homes and the new development.

I wish to thank the commission for considering my opinion, and I wish to thank Mr. Conrad Miller, and our 6th District Representative Angela Markley for helping me to better understand this proposal.

Calvin Burgess
2536 S 37th St
Kansas City, Kansas 66106-3971
Burgesscalvin2536@outlook.com

NEIGHBORHOOD LETTERS OF OPPOSITION

From: Barb <bkill@kc.rr.com>
Sent: Monday, November 16, 2020 7:54 PM
To: Parker, Janet <jparker@wycokck.org>
Cc: Chandra Ward <chanward09@gmail.com>; Mary Jean Grindel <grindelmj@gmail.com>
Subject: Re: December 14, 2020 BOZA and CPC Applications

Good evening Janet,
This evening the Board of Directors of Turner Community Connection voted to oppose the apartment building proposed for 5115 and 5125 Gibbs Road. It is #3243 under change of zone application and also listed under subdivision plats and Master Plan Amendments.
Please send us the information for the zoom meeting when it is planned with the neighborhood.
Thanks,
Barb Kill

From: South Turner <southturnerkck@gmail.com>
Sent: Monday, November 16, 2020 3:01 PM
To: Parker, Janet <jparker@wycokck.org>
Subject: Zoning and Planning Meeting 12/14/2020, item # 3243

On behalf of the South Turner Neighborhood Association, we are writing to express our opposition to the change of zoning to R-4 Garden Apartments District, proposed for 5115 Gibbs Rd, and 5125 Gibbs Rd. We oppose a 40-unit, multi-family apartment complex at this location for the following reasons:

1. This apartment complex would adjoin the Highland Crest development, which already has a high population density.

2. This area has aging and inadequate infrastructure, completed hastily in the 1950's, following the Argentine flood of 1951.

3. Poor access to public transportation and shopping areas.

4. The developer made no effort to contact the local neighborhood group.

Beyond these immediate points, we as a group have many questions, and do not feel that this proposal would be a net gain for an already distressed area. We appreciate your time, and hope that these concerns are taken into consideration. Please let us know if you have any questions.

Thank you,

Marc Magerl, President,
South Turner Neighborhood Association

Alex Craddock, Secretary,
South Turner Neighborhood Association

From: Nancy Hilgardner <nhilgardner@yahoo.com>
Sent: Thursday, December 3, 2020 5:18 PM
To: Hand, Gunnar <ghand@wycokck.org>
Subject: Re: Emails for board

Many thanks! I'm concerned about the property development at 51st and Gibbs!
I know your familiar with it!
I wasn't sure if my negative concerns would make any difference !
Nancy

From: Nancy A Hilgardner <nhilgardner@yahoo.com>
Sent: Friday, December 4, 2020 10:22 AM
To: Hand, Gunnar <ghand@wycokck.org>
Cc: Parker, Janet <jparker@wycokck.org>
Subject: Re: Emails for board

City planners and board of commissioners

I am writing to voice my concern and opposition to the proposed apartment development at 51st and Gibbs road.
I know that research has been done on this proposal, but I'm hoping you would consider those of us that use this area each and every day.
This would include the Turner school buses that go at least twice and sometimes four to five times a day.
The intersection that one of the proposed entrances is Gibbs and Keylane. A very busy area to say the least. Many many instances drivers only slow down and never stop, even tho there is a stop sign there. Many times we have had to call the police on this and others close to it for monitoring. Your development would only decrease the safety of our residents, that include many school children.
We also have a fire station within at least 500 feet of this development. This station is used each and everyday for Ones that have lived here several years and we would hate to have an accident to our emergency responders. Please do further research on this alone.
My understanding is there will be a waste pit, that is supposed to be used. I'm hoping it has been considered that any standing water will only draw mosquitoes and other insects, plus an ORDOR, that will not let us, that live In this area, to be able to enjoy our yards during summer months. You can say that this will not happen! But after years on this earth, I know it will. Accidents do happen. Let's guard against that happening.

Also brought to my attention is that the apartments will not be senior nor low income housing? You and I both know that will perhaps last one to two years. This is because our area will not draw anyone that can pay nor will pay the $1000 to $1300 that will be asked. It's only a matter of time that you will be renting to low income. This will bring our home values even lower, while our taxes are increased yearly.

Please deny this development and refer the developer to other areas in Wyandotte county, if that's what you want. BUT DO NOT PASS THIS PLANNED DEVELOPMENT!

Sincerely
Nancy A Hilgardner

Staff Request for Commission Action

Tracking No. 20524

Full Commission Meeting Date: 1/7/21
Committee: Administration & Human Services

Date of Standing Committee Action: 12/14/20
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/30/2020	Juliann VanLiew	x6707	jvanliew@wycokck.org	Health Department

Item Description:

Agreement between the KUMCRI **(**University of Kansas Medical Center Research Institute, Inc.) and Unified Government Public Health Department. This service agreement entitled "RADx-UP: Improving the Response of Local Urban and Rural Communities to Disparities in Covid-19 Testing". Wyandotte County's local health department (LHD) will assist KUMC investigators in conducting local needs assessments related to COVID testing and will implement a package of interventions to improve COVID testing and follow-up in their community under the direction of the KUMC research team.
The total grant amount is $187,877 and no match required.

Action Requested:
Approve

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
AWD-0001969_WyCo Health_ue

SERVICE AGREEMENT

This AGREEMENT is entered into this 12th of October 2020 by and between the **University of Kansas Medical Center Research Institute, Inc**., 3901 Rainbow Boulevard, Mail Stop 1039, Kansas City, KS 66160 (hereinafter referred to as "KUMCRI") and **Wyandotte County Unified Government** (hereinafter referred to as "PROVIDER")

WHEREAS, the project contemplated by this Agreement is of mutual interest and benefit to KUMCRI and to PROVIDER and will further instructional and research project objectives of KUMCRI in a manner consistent with its status as a non-profit, tax-exempt educational institution.

NOW, THEREFORE, the parties hereto agree as follows:

1. STATEMENT OF WORK. KUMCRI agrees to have PROVIDER undertake a service agreement entitled **"RADx-UP: Improving the Response of Local Urban and Rural Communities to Disparities in Covid-19 Testing"** in accordance with the scope of work described in Exhibit A hereof. PROVIDER agrees to use reasonable effort to perform the requested work for the project as described in Exhibit A.

2. PROJECT DIRECTOR. The Project will be directed by **Juliann Van Liew**. If, for any reason, s/he is unable to continue to serve as project director and a mutually acceptable successor is not available, KUMCRI and/or PROVIDER shall have the option to terminate said program in accordance with Clause 14 - TERMINATION.

3. PERIOD OF PERFORMANCE. The services shall be conducted during the period of **September 25, 2020 and June 30, 2021** and will be subject to renewal only by mutual agreement of the parties.

4. PROJECT COSTS AND PAYMENT. In consideration of the foregoing, KUMCRI agrees to reimburse the PROVIDER for expenses incident to this project in accordance with Exhibit B attached and incorporated herein. KUMCRI is not liable for any cost in excess of the amount specified herein without written authorization from KUMCRI. KUMCRI shall make payment for allowable, approved expenses upon receipt of itemized invoice from the PROVIDER.

5. ACCESS TO DOCUMENTATION**.** For the purpose of making audits and examinations, the KUMCRI or any other duly authorized representatives will have access to any books, documents, papers, and records of the PROVIDER which are directly pertinent to this work, as agreed to by PROVIDER. PROVIDER shall maintain all required records for up to seven (7) years after the KUMCRI makes final payments and all pending matters are resolved.

6. FACILITIES. PROVIDER will provide the utilities and office, and field space needed for the project.

7. EQUIPMENT/PROPERTY. All equipment detailed in the project budget, if applicable and purchased or manufactured from this fund shall be the property of KUMCRI.

8. PUBLICITY. KUMCRI will not use the name of PROVIDER, nor of any member of PROVIDER staff, in any publicity, promotion, advertising, or news release without the prior written approval of an authorized representative of PROVIDER. PROVIDER will not use the name of KUMCRI, nor any employee of KUMCRI, in any publicity, promotion, advertising, or news release without the prior written approval of KUMCRI.

9. INSURANCE/LIABILITY. PROVIDER represents that it has adequate liability insurance, such protection being applicable to officers, employees, and agents while acting within the scope of their

employment by PROVIDER. PROVIDER has no liability insurance policy as such that can extend protection to any other person. KUMCRI agrees that PROVIDER shall not be responsible for claims, expenses, damages, or liability for personal injury or damage to property, real or personal, directly or indirectly arising from the negligent or wrongful act of KUMCRI, its officers, employees, agents and volunteers. PROVIDER agrees that KUMCRI shall not be responsible for claims, expenses, damages, or liability for personal injury or damage to property, real or personal, directly or indirectly arising from the negligent or wrongful act of PROVIDER, its officers, employees, agents and volunteers. Claims against the University of Kansas Medical Center Research Institute, Inc. may be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 *et seq.*

10. ASSIGNMENT. Neither party shall assign this Agreement to another without the prior written consent of the other party. Any other purported assignment shall be void.

11. INDEPENDENT CONTRACTOR. In the performance of all services under this Agreement:
    a) Each party and its personnel shall be deemed to be and shall be an independent contractor and, as such, shall not be entitled to any benefits applicable to employees of the other party;
    b) Neither party is authorized or empowered to act as agent for the other for any purpose and shall not on behalf of the other enter into any contract, warranty, or representation as to any matter. Neither party shall be bound by the acts or conduct of the other.

12. MODIFICATION. Any agreement to change the terms of this Agreement in any way shall be valid when the change is made in writing and approved by authorized representatives of the parties hereto.

13. NOTICES shall be in writing and deemed effective when sent, postage prepaid to the KUMC and Vendor Contacts listed in Attachment C of this agreement.

14. TERMINATION. Performance under this Agreement may be terminated by KUMCRI upon a thirty -day advance, written notice. In the event of early termination of this Agreement by KUMCRI, KUMCRI shall pay all costs accrued by PROVIDER as of the date of the notice of termination, including non-cancelable obligations, which shall include all non-cancelable contracts called for in Exhibit A. In addition, KUMCRI will pay all other reasonable costs incurred by the PROVIDER during the time period between the notification date and the termination date, which are necessary to terminate the project. Reimbursement for incurred costs and obligations will not exceed the total estimated project cost as shown in Clause 4.

    Performance may be terminated by PROVIDER upon a thirty-day advance, written notice if circumstances beyond its control preclude continuation of the project. In the event that either party hereto shall commit any breach of or default in any of the terms or conditions of this Agreement, and also shall fail to remedy such default or breach within thirty (30) days after receipt of written notice thereof from the other party hereto, the party giving notice may, at its option and in addition to any other remedies which it may have at law or in equity, terminate this Agreement by sending a notice of termination in writing to the other party to such effect, and such termination shall be effective as of the date of the receipt of the notice.

15. In connection with the PROJECT, the Parties may collect individually identifiable health information ("Protected Health Information" as defined in 45 C.F.R. §164.501, hereinafter "PHI"), which is or may be subject to the requirements of 42 U.S.C. 1171 et seq. and regulations promulgated thereunder ("HIPAA"), which govern the use, disclosure, confidentiality and security of such PHI. If applicable, the parties will not transmit, handle, store, maintain, destroy or otherwise use the PHI or disclose it to a third party without prior written consent, or as

required by law. The Parties will make commercially reasonable efforts to protect the PHI from loss, misuse and unauthorized access, disclosure, alteration and destruction. The Parties may use the PHI, consistent with the purposes set forth in a HIPAA Authorization signed by the patient or as the patient may subsequently authorize. If the PHI is de-identified in accordance with the standards set forth at 45 C.F.R. §164.514, the Parties may use and disclose the de-identified information without restriction.

16. The Parties agree to comply with the provisions of all applicable State and Federal regulations. No waiver, amendment or modification of this Agreement shall be valid or binding unless written and signed by the Parties. Waiver by either Party of any breach or default of any clause of this Agreement by the other Party shall not operate as a waiver of any previous or future default or breach of the same or different clause of this Agreement. No waiver, amendment or modification of this Agreement shall be valid or binding unless written and signed by the Parties. If any provision of this Agreement is held void or unenforceable, the remaining provisions nevertheless be effective, the intent being to effectuate this Agreement to the fullest extent possible.

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

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

UNIVERSITY OF KANSAS MEDICAL CENTER RESEARCH INSTITUTE, INC. ("KUMCRI"):	WYANDOTTE COUNTY UNIFIED GOVERNMENT ("PROVIDER")
_____	_____
By: Mario Medina, PhD Director, Office of Sponsored Programs Administration	By: Douglas G. Bach Title: County Administrator
Date:_____	Date:_____

EXHIBIT A - SCOPE OF WORK

Wyandotte County's local health department (LHD) will assist KUMC investigators in conducting local needs assessments related to Covid testing and will implement a package of interventions to improve Covid testing and follow-up in their community under the direction of the KUMC research team. Intervention efforts will include such activities as 'pop-up testing' events, use of media and other communication strategies to improve access to testing, provision of support services to individuals that might be adversely affected by testing, and working with employers to enhance testing and reduce adverse consequences of testing. The Wyandotte County LHD will have flexibility in adapting these interventions to the needs of their local community. They will need to get authorization from KUMC for intervention expenditures from KUMC prior to conducting interventions and submit regular invoices to KUMC for reimbursement of expenditures related to carrying out these interventions. The Wyandotte County LHD will need to identify local partners to assist them in the implementation of their interventions to address Covid testing. To inform their local efforts, the Wyandotte County LHD will need to convene a local Health Equity Action Team that is representative of the communities adversely affected by Covid and in need of additional screening services. The Wyandotte County LHD will participate in a Kansas Covid Testing Collaborative and report on barriers and successes related to implementing their interventions. To enable them to carry out these activities, the Wyandotte County LHD will need to appoint a Project Manager who will lead daily operations management, coordinate with the Local Health Equity Action Team and direct the efforts of Community Health Worker/s at the Wyandotte County LHD. The Project Manager will work closely with KUMC on all administrative functions related to carrying out the statement of work for this contract. These activities will include scheduling of outreach activities, coordination of supplies and materials for outreach and communications with community partners.

PI & Project: Mario Castro, MD, PhD (PI); Broderick Crawford (PI); K.A. Geiner, MD, MPH (PI); Ed Ellerbeck, MD, MP									
COMPLETE **PERSONNEL DATA ENTRY** (TAB 2) TO AUTO-POPULATE PERSONNEL BELOW									
Item	**Title**	Base Salary	**Year 1**	**CYM**	Pct	**Year 2**	**CYM**	Pct	**Project Total**
Personnel									
TBD	Project Manager	$47,000	$47,000	12.00	100.0%	$24,205	6.00	50.0%	**$71,205**
+ Fringe	30.00%		$14,100			$7,262			**$21,362**
TBD	Community Health Worke	$35,000	$35,000	12.00	100.0%	$6,008	2.00	16.7%	**$41,008**
+ Fringe	30.00%		$10,500			$1,802			**$12,302**
Salary Subtotal			$82,000			$30,213			**$112,213**
Fringe Subtotal			$24,600			$9,064			**$33,664**
Total Personnel			**$106,600**			**$39,277**			**$145,877**
COLLABORATORS+CONSULTANTS (3% COLA incl.)									
Consultants (Local Health Equity Action Team -8 membe			$20,800			$6,950			$27,750
			$0			$0			$0
			$0			$0			$0
Total Collaborator and Consultant Costs			**$20,800**			**$6,950**			**$27,750**
TRAVEL (3% COLA incl.)									
Local community travel			$500			$250			$750
			$0			$0			$0
			$0			$0			$0
			$0			$0			$0
Total Travel Costs			**$500**			**$250**			**$750**
OTHER EXPENSES *(i.e., publications, report costs, equipment rentals, etc.)* *(3% COLA incl.)*									
Upfront costs for testing			$9,000			$0			$9,000
Communication for promoting testing			$2,000			$0			$2,000
Workplace training and engagement			$2,500			$0			$2,500
			$0			$0			$0
Total Other Expenses			**$13,500**			**$0**			**$13,500**
Total Direct Costs			**$141,400**			**$46,477**			**$187,877**

EXHIBIT B

ATTACHMENT C

KUMC Contacts

Contract Number:

Entity Name: University of Kansas Medical Center Research Institute, Inc.

Legal Address: 3901 Rainbow Boulevard, MSN 1039
Kansas City, KS 66160-8500

Website: http://www.kumc.edu/kumcri.html

KUMC Contacts

Central Email: spa@kumc.edu

Principal Investigator Name: Edward Ellerbeck, MD

Email: eellerbe@kumc.edu Telephone Number: 913-588-2829

Administrative Contact Name: Andrew Marshall

Email: amarshall3@kumc.edu Telephone Number: 913-588-0078

COI Contact email (if different to above): coi@kumc.edu

Financial Contact Name: LaToya Jones

Email: spa-post@kumc.edu Telephone Number: 913-945-8249

Email invoices? (●) Yes ( ) No Invoice email (if different):

Authorized Official Name: Mario Medina, PhD

Email: spa@kumc.edu Telephone Number: 913-588-6570

PI Address:

3901 Rainbow Boulevard, MSN 1039
Kansas City, KS 66160-8500

Administrative Address:

3901 Rainbow Boulevard, MSN 1039
Kansas City, KS 66160-8500

Invoice Address:

3901 Rainbow Boulevard, MSN 1039
Kansas City, KS 66160-8500

Vendor Contacts

Contract Number:

Vendor Name

Vendor Address

Project Manager Name:

Email: Telephone Number:

Administrative Contact Name:

Email: Telephone Number:

Financial Contact Name:

Email: Telephone Number:

Invoice Email:

Authorized Official Name:

Email: Telephone Number:

Legal Address:

Administrative Address:

Payment Address:

Staff Request for Commission Action

Tracking No. 20521

Full Commission Meeting Date: 1/7/21
Committee: Public Works & Safety

Date of Standing Committee Action: 12/14/20

(If none, please explain):

Publication Required: Yes 1/14/2021

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/30/2020	James Bain	x5077	jbain@wycokck.org	Legal

Item Description:

Project Name: Pump Station 15 Abandonment - CMIP 0520

A resolution declaring that this project is necessary and valid improvement project, submitted by James Bain, Assistant Counsel. This project is looking for gravity alternative to the pump station 15 as its force main is connected to pump station 50 force main which will be abandoned next year as part of the new interceptor to Wolcott WWTP. The location of the project is North 106th Street and Georgia Ave. This Resolution directs the Chief Counsel to cause a survey and description of such parcels to be undertaken and prepared by a licensed land surveyor or a professional engineer to identify and describe the property to be acquired for this project, and to submit an Ordinance authorizing the exercise of eminent domain and to undertake all other necessary actions to complete the acquisition of such parcels.

Action Requested:
To adopt the resolution.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
1. Resolution.Pump Station 15 Abandonment

(Published _____)

RESOLUTION NO._____

A RESOLUTION declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the **Pump Station 15 Abandonment – (CMIP 0520),** all in Wyandotte County, Kansas.

BE IT RESOLVED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

SECTION 1. It is hereby found and determined necessary that certain lands be condemned for public use providing for land necessary for construction, maintenance, operation, use and repair of the **Pump Station 15 Abandonment – (CMIP 0520).** This project is looking for gravity alternative to the pump station 15 as its force main is connected to pump station 50 force main which will be abandoned next year as part of the new interceptor to Wolcott WWTP. The location of the project is North 106th Street and Georgia Ave. This project is all in Wyandotte County, Kansas.

SECTION 2. The Board of Commissioners hereby directs and authorizes its Chief Counsel to cause a survey and description of such parcels to be undertaken and filed with the Clerk of Wyandotte County/Kansas City, Kansas; to thereafter prepare and submit to the Board of Commissioners an ordinance authorizing the exercise of eminent domain with respect to such parcels; and upon approval of the same by the Board of Commissioners to initiate eminent domain proceedings in the District Court of Wyandotte County, and to undertake all other necessary actions to complete acquisition of such parcels.

SECTION 3. This resolution shall be published once in the official County, newspaper, The Wyandotte Echo.

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

THIS _____ DAY OF _____, 2020.

_____
UNIFIED GOVERNMMENT CLERK

APPROVED AS TO FORM:

_____
Edward J. Bain
Assistant Counsel

Staff Request for Commission Action

Tracking No. 20571

Full Commission Meeting Date: 1/7/21
Committee: Public Works & Safety

Date of Standing Committee Action: 12/14/20
(If none, please explain):

Publication Required: Yes 1/14/2021

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/30/2020	James Bain	x5077	jbain@wycokck.org	Legal

Item Description:

Project Name: 7th and Central Intersection Improvement Project; (KDOT Project No. 105 KA-5148-01)

A resolution declaring that this project is necessary and valid improvement project, submitted by James Bain, Assistant Counsel. This project is including construction of new through lanes and turning lanes, curbs, gutters, sidewalks, storm sewers, medians, street lighting, and traffic signals. The location of the project is 7th Street Trafficway from Homer Avenue to Reynolds Avenue, including the intersection of 7th Street Trafficway and Central Avenue. This Resolution directs the Chief Counsel to cause a survey and description of such parcels to be undertaken and prepared by a licensed land surveyor or a professional engineer to identify and describe the property to be acquired for this project, and to submit an Ordinance authorizing the exercise of eminent domain and to undertake all other necessary actions to complete the acquisition of such parcels.

Action Requested:
To adopt the resolution.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Eminent Domain Resolution 7th and Central Intersection Improvement Project 12.1.20

(Published _____)

RESOLUTION NO._____

A RESOLUTION declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the reconstruction of 7th Street Trafficway from Homer Avenue to Reynolds Avenue, including the intersection of 7th Street Trafficway and Central Avenue, including construction of new through lanes and turning lanes, curbs, gutters, sidewalks, storm sewers, medians, street lighting, and traffic signals (KDOT Project No. 105 KA-5148-01) all in Kansas City, Wyandotte County, Kansas.

BE IT RESOLVED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

SECTION 1. It is hereby found and determined necessary that certain lands be condemned for public use providing for land and easements necessary for re-construction, maintenance, operation, use and repair of 7th Street Trafficway from Homer Avenue to Reynolds Avenue, including the intersection of 7th Street Trafficway and Central Avenue, including construction of new through lanes and turning lanes, curbs, gutters, sidewalks, storm sewers, medians, street lighting, and traffic signals (KDOT Project No. 105 KA-5148-01), all in Kansas City, Wyandotte County, Kansas.

SECTION 2. The Board of Commissioners hereby directs and authorizes its Chief Counsel to cause a survey and description of such parcels to be undertaken and filed with the Clerk of Wyandotte County/Kansas City, Kansas; to thereafter prepare and submit to the Board of Commissioners an ordinance authorizing the exercise of eminent domain with respect to such parcels; and upon approval of the same by the Board of Commissioners to initiate eminent domain proceedings in the District Court of Wyandotte County, and to undertake all other necessary actions to complete acquisition of such parcels.

SECTION 3. This resolution shall be published once in the official County, newspaper, The Wyandotte Echo.

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ___ DAY OF _____, 2020.

_____
Honorable David Alvey
Mayor/CEO
Unified Government of Wyandotte County/
Kansas City, Kansas

ATTEST:

_____
Unified Government Clerk
Bridgette Cobbins

Approved as to Form:

_____
Kenneth J. Moore, Chief Counsel

Staff Request for Commission Action

Tracking No. 20570

Full Commission Meeting Date: 1/7/21
Committee: Public Works & Safety

Date of Standing Committee Action: 12/14/20
(If none, please explain):

Publication Required: Yes 1/14/2021

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/30/2020	Michael York	x6009	myork@kckpd.org	Police Department

Item Description:
An addition to Chapter 35 Traffic, Article III – Vehicle Towing, Impoundment adding new Sections 35-202 to 35-206 addressing the towing or immobilization of motor vehicles from privately owned property and creating a criminal violation for failure to comply with the provisions, submitted by Chief Mike York, Police Department.

Action Requested:
To approve the ordinance.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Private Property Tow and Immobilization Ordinance Sec. 35-202 draft 12.1.20 original final

Published_____

ORDINANCE NO. _____

An ordinance relating to Chapter 35 Traffic, Article III – Vehicle Towing, Impoundment, etc., adding new Division 3. Sections 35-202 to 35-206; Private Property of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 35 Traffic, Article III – Vehicle Towing, Impoundment, etc., is amended adding new Division 3. Sections 35-202 to 35-206; Private Property of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, to read as follows:

DIVISION 3. – PRIVATE PROPERTY

Sec. 35-202. – Purpose and Intent.

It is the intent of this Division to protect the public and the rights of persons whose motor vehicles may be towed and stored or immobilized by private towing services at the request of third parties, by ensuring that a private property owner or lessee has provided adequate authorization for the removal of a vehicle from his or her property, and to attempt to avoid towing mistakes and false vehicle theft reports, thereby promoting the safety of all parties involved.

Sec. 35-203. – Applicability.

(a) This division applies to the towing or immobilization of motor vehicles from privately-owned property within the city without the consent of the vehicle owner or duly authorized driver, by a tow operator or immobilization service.

(b) This division does not apply to the towing or immobilization of motor vehicles from public streets and other locations within the city that is performed pursuant to Sections 35-170 to 35-201, contract with the city, codes enforcement personnel or requests by law enforcement officers and fire department personnel.

Sec. 35-204. – Definitions.

As used in this Division, the words and phrases defined in this section shall have the following meanings, unless the context otherwise requires:

(a) Towing means the moving or removing or the preparation therefor of a motor vehicle for which a service charge is made, either directly or indirectly of a motor vehicle from private

property without the consent of the owner or the person in legal possession of the vehicle.

(b) Tow truck means any truck or other vehicle adapted or used for the purpose of towing, winching, carrying or otherwise removing another vehicle from a given location for commercial purposes.

(c) Storage means the custody and control of a vehicle by a tow truck operator as a result of a third-party ordered tow.

(d) Tow operator means any person engaged in the business of offering or providing a towing service for commercial purposes.

(e) Private property means all property privately owned regardless of whether the property is open to public access.

(f) Vehicle immobilization means the impounding, incapacitating, or immobilizing of any vehicle without the permission of the owner.

Sec. 35-205. – Unlawful Acts.

It shall be unlawful and a violation of this Chapter for any person to fail to comply with the following regulations when involved in the towing, request of towing, or immobilization of motor vehicles from or on private property at the request of third parties and without the consent of the owner or operator of the vehicle:

(a) Notification: The property owner requesting the tow, tow operator towing or removing a vehicle from private property, or individual responsible for immobilizing a vehicle on private property , shall notify the Kansas City, Kansas Police Department within 2 hours of the tow, removal or immobilization of the vehicle, of the following information:

(1) Vehicle make, model, style, color and year;

(2) Vehicle Identification Number (VIN);

(3) License plate number and State of issuance;

(4) Ultimate destination where the vehicle is to be towed and stored, and a contact number for the owner to call for information regarding release of the vehicle; in the case of immobilization, a contact number for the owner to call for information regarding removal of the immobilizing device.

(5) Reason for the tow or immobilization; and

(6) Person ordering the tow or immobilization.

(b) Mandatory Disconnect: If the owner or other legally authorized person in control of the vehicle arrives at the scene prior to removal or towing of the vehicle, the vehicle shall be disconnected from the towing or removal apparatus, and that person shall be allowed to remove the vehicle without interference, upon the payment of a reasonable service fee of not more than one-half (1/2) of the posted rate for such towing or removal, for which a receipt shall be given unless that person refuses to remove the vehicle from the property where it is otherwise unlawfully parked. There shall be no charge if the vehicle has not been connected to the tow truck.

(c) Notice and Sign Requirements: Except for property appurtenant to and obviously a part of a single- family residence, which shall include duplexes, townhomes, and residential planned unit developments, and except for instances when notice is personally given to a vehicle owner or operator that the area where the vehicle is parked is reserved or otherwise unavailable for

unauthorized vehicles which are subject to being towed or immobilized at the owner or operator's expense, and except when any private property owner is attempting to comply with Chapter 8, Section 302.8, of the Property Maintenance code, any private property owner or other person in legal possession of the property, prior to towing, removing, or immobilizing any vehicle from private property without the consent of the owner or operator, must post a notice meeting the following requirements:

1. The notice must be prominently placed at each primary driveway access or curb cut allowing vehicular access to the property.

2. The notice must clearly indicate with light-reflective letters on a contrasting background, that "Unauthorized Vehicles Will be Towed", “Tow Away Zone” or “Violators Will be Towed”.

3. The sign structure containing the required notices shall be permanently installed and continuously maintained on the property for not less than twenty-four (24) hours prior to the towing, removal, or immobilization of vehicles.

4. All requirements of this section shall be in accordance with the provisions set forth in Chapter 27, Division 11 of this Code.

(d) Owner Access: Any owner of a vehicle towed pursuant to this Division shall have access to personal property in such vehicle for up to 48 hours after such vehicle has been towed, and such personal property shall be released to said owner unless it is being held or seized as evidence.

(e) Maximum Tow and Storage Fees: The maximum fee a tow operator or tow company may charge for towing of vehicles from private property at the request of a third party or for storage of such vehicle shall not exceed 120% of the rates charged by city tow contracts..

(f) Notice and conditions of vehicle immobilization: Immediately upon attaching a vehicle immobilization device to the vehicle, the vehicle immobilization service shall affix a written notice to the driver's side window containing the following information and comply with the following conditions:

1. A warning that any attempt to move the vehicle may result in damage to the vehicle;

2. The name and telephone number of the licensee responsible for removing the device;

3. The fee required to remove the vehicle immobilization device, which shall not exceed $75.00.

4. The time and reason the vehicle was immobilized;

5. Signs identifying the name and phone number shall be affixed to both sides of any vehicle used by a vehicle immobilization service or its agent to perform vehicle immobilization services.

6. All vehicle immobilization services shall have 24-hour service and access. All vehicle immobilization services shall respond to all calls for release of a vehicle within one hour of a request for response.

7. Charges for damages to vehicle immobilization equipment shall not be governed by this division and shall not prevent the vehicle's release if the removal fee is paid.

8. Emergency vehicles used in police, fire, or medical emergencies shall not be immobilized for any reason. Upon proof that an unmarked vehicle is used for the same purpose, the vehicle immobilization device shall be removed immediately at no charge.

Sec. 35-206. – Penalties.

(a) Any person or company violating a provision of this Division shall, upon conviction, be guilty of a Class C, misdemeanor, punishable of a fine not to exceed $500.00 and one month in jail.

(b) Any penalty imposed because of a violation of this Division, shall be in addition to any other remedy at law or equity available to the City for any failure to comply with the provisions herein.

Section 2. That said Chapter 35 Traffic, Article III – Vehicle Towing, Impoundment, etc., is amended adding new Division 3. Sections 35-202 to 35-206; Private Property of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas.

Section 3. This ordinance shall take effect and be in full force from and after the passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS _____ DAY OF _____, 2020.

_____

David Alvey/Mayor CEO

Attest:

_____

Unified Government Clerk

Approved As To Form:

_____

Unified Government Counsel

Staff Request for Commission Action

Tracking No. 20685

Full Commission Meeting Date: 1/7/21
Committee: Full Commission

Date of Standing Committee Action: *On November 30, 2020, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to forward to full commission for further discussion and action.*
(If none, please explain):

Publication Required: Yes 1/14/2021 1/21/2021

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/31/2020	Kathleen VonAchen	x5186	kvonachen@wycokck.org	Finance

Item Description:
Authorizing the issuance of sales tax special obligation revenue bonds (Village East Project Areas 2B, 3 and 5) Series 2020; authorizing and approving the execution of certain documents in connection with the issuance of said bonds; and authorizing certain other actions in connection with the issuance of said bonds, submitted by Kathleen VonAchen, Chief Financial Officer.

Action Requested:
Approve Ordinance

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Bond Ordinance (Homefield STAR Bonds 2021)

ORDINANCE NO. O-_____-21

AN ORDINANCE AUTHORIZING THE ISSUANCE OF SALES TAX SPECIAL OBLIGATION REVENUE BONDS (VILLAGE EAST PROJECT AREAS 2B, 3 AND 5) SERIES 2021 IN AN AGGREGATE ORIGINAL PRINCIPAL AMOUNT NOT TO EXCEED $130,000,000; AUTHORIZING AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Issuer") is a municipal corporation and political subdivision duly organized and validly existing under the laws of the State of Kansas as a consolidated city-county having all the powers, functions and duties of a county and a city of the first class; and

WHEREAS, the Issuer desires to promote, stimulate and develop the general and economic welfare of the Issuer and the State of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within the Issuer, thereby promoting the general welfare of the citizens of the State and the Issuer, by acquiring property and providing for the development and redevelopment thereof and the financing relating thereto; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended, as now authorized under the STAR Bonds Financing Act, K.S.A. 12-17,160, *et seq*., as amended (the "Act"), the Board of Commissioners of the Issuer (the "Governing Body") on October 20, 2005, adopted Ordinance No. O-76-05, which created a redevelopment district within Kansas City, Kansas (the "City"), the boundaries of which were defined in said Ordinance (the "Original District") and contained one redevelopment project area; and

WHEREAS, on November 14, 2005 a Vacation Village Special Bond Project Plan ("Original Redevelopment Project Plan") was filed with the Unified Government Clerk; and

WHEREAS, on November 14, 2005 the Planning Commission of the Issuer made a finding that the Original Redevelopment Project Plan was consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, on December 20, 2005, after proper notice in accordance with the Act, a public hearing was held on the Original Redevelopment Project Plan and the Governing Body then adopted Ordinance No. O-96-05 approving the Original Redevelopment Project Plan; and

WHEREAS, on December 23, 2005 the Secretary of Commerce of the State (the "Secretary"), determined that the Original District was an "eligible area" under the Act, designated the redevelopment project as a "special bond project" and approved the issuance of STAR Bonds for the project; and

WHEREAS, on November 9, 2007, an Amended and Restated STAR Bond Project Plan (Vacation Village Project Plan) ("First Amended Project Plan") was filed with the Clerk of the Issuer; and

WHEREAS, a public hearing was held on November 15, 2007, after due published notice, regarding the First Amended Project Plan; and

WHEREAS, on November 29, 2007 the Governing Body adopted Ordinance No. O-100-07 approving the First Amended Project Plan; and

WHEREAS, an Amended and Restated STAR Bond District Plan dated July 8, 2014 (the "2014 STAR Bond District Plan") was filed with the Clerk of the Issuer, which 2014 STAR Bond District Plan expanded the Original District to add additional property (the "STAR Bond District") and divided the STAR Bond District into five (5) project areas; and

WHEREAS, a Second Amended and Restated STAR Bond Project Plan (Village East Project Plan – Project Area 1) dated July 8, 2014 was filed with the Clerk of the Issuer (the "Project Area 1 Plan"); and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 2) dated July 8, 2014 was filed with the Clerk of the Issuer (the "Project Area 2 Plan"); and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 4) dated July 8, 2014 was filed with the Clerk of the Issuer (the "Project Area 4 Plan"); and

WHEREAS, on July 14, 2014 the Planning Commission of the Issuer made a finding that the Project Area 1 Plan, Project Area 2 Plan and Project Area 4 Plan were each consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, in accordance with the Act, on August 28, 2014, the Governing Body held a public hearing to consider approval of the STAR Bond District and adoption of the 2014 STAR Bond District Plan, Project Area 1 Plan, Project Area 2 Plan, and Project Area 4 Plan, after proper notice of such public hearing in accordance with the Act; and

WHEREAS, on August 28, 2014, the Governing Body adopted Ordinance No. O-47-14 that adopted the 2014 STAR Bond District Plan, the Project Area 1 Plan, the Project Area 2 Plan, and the Project Area 4 Plan; and

WHEREAS, on September 24, 2014 the Secretary (a) determined that the STAR Bond District constituted an "eligible area" under the Act, (b) approved the 2014 STAR Bond District Plan consisting of the five project areas described therein and (c) approved the issuance of up to $160,000,000 (exclusive of approved financing costs) of STAR Bonds to be issued pursuant to the 2014 STAR Bond District Plan, including up to $97,000,000 (exclusive of approved financing costs) with respect to Project Areas 1 and 2; and

WHEREAS, on June 30, 2015, the Secretary approved (a) the First Amendment to Amended and Restated District Plan for Village East STAR Bond District dated June 23, 2015 (the "2015 STAR Bond District Amendment"), which amended the 2014 STAR Bond District Plan and divided the STAR Bond District into six (6) project areas, including (b) the division of Project Area 2 into Project Area 2A and Project Area 2B, (c) the First Amended and Restated STAR Bond Project Plan (Village East Project Plan – Project Area 2A) dated June 23, 2015 (the "Project Area 2A Plan") with respect to Project Area 2A within the STAR Bond District ("Project Area 2A"), and (d) an increase in the amount of STAR Bonds to be issued with respect to Project Areas 1 and 2 (both 2A and 2B) to $100,000,000 (exclusive of approved financing costs); and

WHEREAS, on August 13, 2015, the Governing Body adopted Ordinance No. O-54-15 that adopted the 2015 STAR Bond District Amendment and the Project Area 2A Plan; and

WHEREAS, a STAR Bond Project Plan (Village East Project Plan – Project Area 2B) dated September 2, 2020 (the "Project Area 2B Plan"), a STAR Bond Project Plan (Village East Project Plan –

Project Area 3) dated September 2, 2020 (the "Project Area 3 Plan"), and a STAR Bond Project Plan (Village East Project Plan – Project Area 5) dated September 2, 2020 (the "Project Area 5 Plan" and, collectively with the Project Area 2B Plan and Project Area 3 Plan, the "Project Plans") were prepared by the Issuer in consultation with the Planning Commission of the Issuer; and

WHEREAS, on September 14, 2020 the Planning Commission of the Issuer made a finding that the Project Plans are each consistent with the intent of the City's comprehensive plan for the development of the City; and

WHEREAS, copies of the Project Plans were delivered by the Issuer to the Board of County Commissioners of Wyandotte County, Kansas, and the Board of Education of U.S.D. No. 500; and

WHEREAS, the Governing Body adopted Resolution No. R-74-20 on October 1, 2020, calling for a public hearing considering the approval of the Project Plans to be held by the Governing Body on November 5, 2020; and

WHEREAS, after notice of the public hearing was given as required by the Act, the public hearing on the Project Plans was held and closed on November 5, 2020; and

WHEREAS, the Governing Body adopted Ordinance No. O-99-20 on November 5, 2020, adopting and approving the Project Plans; and

WHEREAS, the Secretary has approved (a) each of the Project Plans as a "STAR bond project" within the meaning of the Act and (b) the issuance of STAR Bonds in an amount up to $130,000,000 of net proceeds to fund project costs, with a maximum amount of net proceeds to fund project costs to be authorized in a first issuance not to exceed $75,000,000; and

WHEREAS, pursuant to the Act, the Issuer is authorized to issue its Sales Tax Special Obligation Revenue Bonds (Village East Project Areas 2B, 3 and 5) (the "Bonds"), for the purpose of implementing the Project Plans by providing funds to (a) finance a portion of the Costs of the Project (as defined in the Bond Indenture), (b) fund a deposit to the Capitalized Interest Fund established under the Bond Indenture and (c) pay certain costs related to the issuance of the Bonds; and

WHEREAS, the Governing Body hereby finds and determines that the issuance of the Bonds to provide funds for the purposes described herein in the manner provided in the Act and pursuant to the provisions of the Bond Indenture, will serve one or more of the public purposes set forth in the Act and will promote, stimulate and develop the general and economic welfare of the Issuer; and

WHEREAS, the Governing Body further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds that the Issuer enter into certain agreements, and that the Issuer take certain other actions and approve the execution of certain other documents as herein provided.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE ISSUER, AS FOLLOWS:

Section 1. Authorization of the Bonds. The Issuer is hereby authorized to issue and sell the Bonds in an aggregate original principal amount not to exceed $130,000,000, the proceeds of which will be used to (a) pay Costs of the Project in an amount not to exceed $75,000,000, (b) fund capitalized interest on the Bonds and (c) pay certain costs related to the issuance of the Bonds in an amount not to exceed 2.0% of the principal amount of the Bonds. The Bonds shall bear interest at rates not to exceed the maximum

rate permitted by law (i.e., the yield on the 10-year U.S. Treasury bonds plus 3%), and the yield to maturity shall be not more than 6.85%.

The Bonds shall be issued and secured pursuant to the herein authorized Bond Indenture and shall bear such dates, shall be in such denominations, shall be in such forms, shall mature on the dates and in the principal amounts and maturity amounts, and shall be subject to redemption on the dates and in the principal amounts and at the prices as provided in the Bond Indenture and Bond Purchase Agreement (as hereinafter defined), including special mandatory redemption from excess revenues, and shall have such other terms and provisions, shall be issued, executed, authenticated and delivered in such manner and shall be subject to such provisions, covenants and agreements, as are set forth in the Bond Indenture. The Bonds shall be sold and delivered to the order of the purchaser thereof as a private placement, in installments, in accordance with the terms and conditions of the Bond Purchase Agreement, at such prices as are set forth therein.

The Bonds, together with interest and premium, if any, thereon are not general obligations of the Issuer but are limited obligations payable solely from the trust estate pledged to the payment thereof under the Bond Indenture and shall be a valid claim of the respective holders thereof only against the trust estate and other moneys held by the Trustee and the revenues so pledged as aforesaid. In no event shall the Bonds be payable out of any funds or properties other than those pledged or acquired under the Bond Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the State, the Issuer or of any political subdivision thereof and the issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Issuer, the State or any political subdivision thereof to levy any form of taxation therefor or to budget or make any appropriation for their payment. Nothing in the Bonds, the Bond Indenture, the proceedings of the Issuer authorizing the Bonds or the Act shall be construed to be a debt or loan of credit of the Issuer, the State or any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction.

Section 2. Authorization and Approval of Documents. The following documents are hereby approved in substantially the forms presented to the Governing Body at this meeting, and the Issuer is hereby authorized to execute and deliver each of such documents (the "Issuer Documents") with such changes therein as shall be approved by the officer or officers of the Issuer executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the Issuer's approval thereof:

(a) Bond Trust Indenture dated as of the date stated therein (the "Bond Indenture"), between the Issuer and Security Bank of Kansas City, Kansas City, Kansas, as trustee (the "Trustee"), authorizing the issuance of the Bonds.

(b) Bond Purchase Agreement dated as of the date stated therein (the "Bond Purchase Agreement"), between the Issuer and the purchaser of the Bonds, relating to the purchase of the Bonds.

(c) Tax Distribution Agreement dated as of the date set forth therein (the "Tax Distribution Agreement") among the Issuer, the Trustee and the other parties named therein, which provides for certain distributions of tax revenues for the benefit of the Bonds.

(d) Tax Compliance Agreement dated as of the date set forth therein, between the Issuer and the Trustee, relating to the Bonds.

Section 3. Execution of Bonds and Documents. The Mayor/CEO of the Issuer is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the Issuer in the manner provided in the Bond Indenture. The Mayor/CEO of the Issuer is hereby authorized and directed to execute the Issuer Documents and such other

documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, with such changes as the Mayor/CEO deems necessary or appropriate, for and on behalf of and as the act and deed of the Issuer. The Clerk of the Issuer is hereby authorized and directed to attest to and affix the seal of the Issuer to the Bonds, the Issuer Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4. Further Authority. The Issuer shall, and the officers, employees and agents of the Issuer are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments, documents necessary to obtain approvals of the Secretary as required by law, and any agreements with respect to the investment of funds held under the Bond Indenture, as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the Issuer with respect to the Bonds and the Issuer Documents.

Section 5. Electronic Transactions. The issuance of the Bonds and the transactions related thereto and described herein may be conducted and documents may be stored by electronic means. All closing documents, certificates, and related instruments may be executed by electronic transmission. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents (or documents executed by electronic transmission) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 6. Severability. The provisions of this Ordinance shall not be severable.

Section 7. Effective Date. This Ordinance shall take effect and be in full force after its adoption by the Issuer and publication of a summary once in the official newspaper of the Issuer.

PASSED by the governing body of the Issuer this 7th day of January, 2021.

_____
Mayor/CEO

(Seal)

ATTEST:

_____
Unified Government Clerk

(Published in *The Wyandotte Echo* on January 14, 2021)

SUMMARY OF ORDINANCE NO. O-_____-20

On January 7, 2021, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Issuer") passed an ordinance entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF SALES TAX SPECIAL OBLIGATION REVENUE BONDS (VILLAGE EAST PROJECT AREAS 2B, 3 AND 5) SERIES 2021 IN AN AGGREGATE ORIGINAL PRINCIPAL AMOUNT NOT TO EXCEED $130,000,000; AUTHORIZING AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

The Ordinance authorizes the Issuer to issue its Sales Tax Special Obligation Revenue Bonds (Village East Project Areas 2B, 3 and 5) in the aggregate principal amount not to exceed $130,000,000 (the "Bonds"), for the purpose of financing certain costs relating to a STAR Bond project within a STAR Bond Project District created by the Issuer, as more fully described in the Bond Trust Indenture authorized by the Ordinance. The Bonds are special obligations of the Issuer payable from incremental sales tax revenues received from properties within the District.

A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Suite 323, Kansas City, Kansas 66101. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: January 7, 2021

_____
Unified Government Chief Counsel

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

December 29, 2020

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **REPLAT OF WEST EDEN ESTATES**

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of REPLAT OF WEST EDEN ESTATES located at 2619 N 123RD Street and being developed by Bridgette Jobe.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson PS
Digitally signed by Brent E. Thompson PS
DN: C=US, E=bthompson@wycokck.org, O=Unified Government, OU=Public Works, CN=Brent E. Thompson PS
Date: 2020.12.29 15:40:38-06'00'

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw
Digitally signed by Troy Shaw
Date: 2020.12.29 16:05:44 -06'00'

Troy Shaw, P.E.
County Engineer

Attachments

REPLAT OF WEST EDEN ESTATES

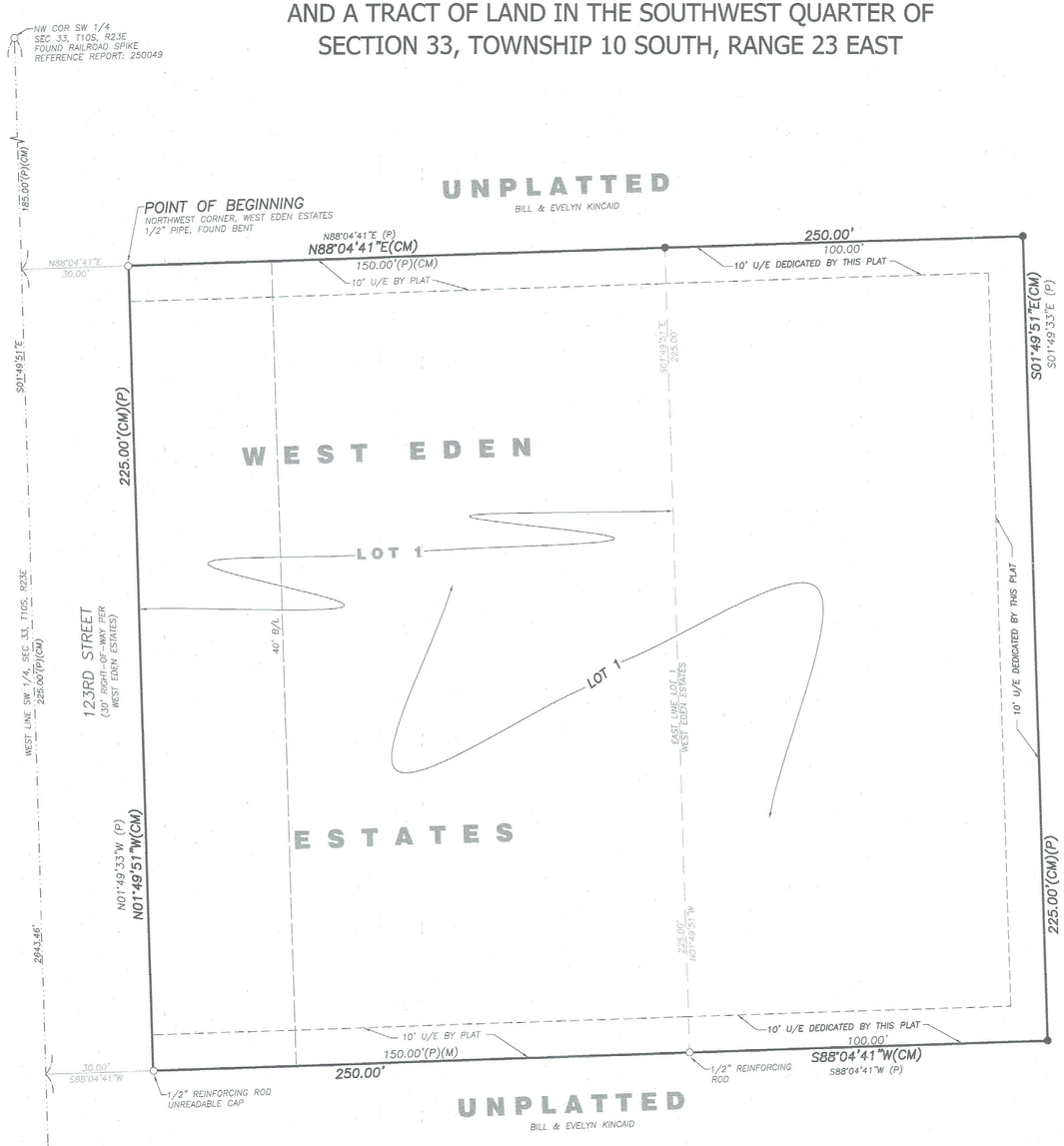
A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS AND A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 23 EAST

SECTION MAP
SECTION 33-T10S-R23E
(NOT TO SCALE)

LEGEND

- ● Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
- ○ Found Survey Monument
- ▣ Found Survey Monument in Box
- U/E Utility Easement
- B/L Building Setback Line
- (P) Platted
- (CM) Calculated from Found Monuments
- (M) Monumented
- Not To Scale

GRAPHIC SCALE
20 0 20
1 inch = 20 feet



SUBDIVISION BOUNDARY DESCRIPTION

A Tract of land lying and situated in the Southwest Quarter of Section 33, Township 10 South, Range 23 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, inclusive of Lot 1, WEST EDEN ESTATES, a subdivision recorded in Plat Book 34 Page 55, as Document Number 928403, said Tract as surveyed by Steven C. Shafer, PLS 852 of BHC RHODES, KS CLS 175, on April 07, 2020, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of WEST EDEN ESTATES having a bearing of North 01° 49' 51" West, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

BEGINNING at the Northwest corner of said Lot 1, WEST EDEN ESTATES, monumented by a found 1/2-inch pipe; Thence North 88° 04' 41" East, on the North line of said Lot 1, WEST EDEN ESTATES and its Easterly prolongation, 250.00 feet, to a set 1/2-inch reinforcing rod with a cap marked CLS 175;

Thence South 01° 49' 51" East, 225.00 feet, parallel with and 100.00 feet East of the East line of said Lot 1, WEST EDEN ESTATES, to a point on the Easterly prolongation of the South line of said Lot 1, WEST EDEN ESTATES, said point monumented by a set 1/2-inch reinforcing rod with a cap marked CLS 175;

Thence South 88° 04' 41" West, 250.00 feet, on the South line of said Lot 1, WEST EDEN ESTATES, and its Easterly prolongation to the Southwest corner of said Lot 1, WEST EDEN ESTATES, said corner monumented by a found 1/2-inch reinforcing rod;

Thence North 01° 49' 51" West, 225.00 feet, on the West line of said Lot 1, WEST EDEN ESTATES, to the POINT OF BEGINNING, said Tract containing 56,250 square feet or 1.2913 acres.

GENERAL NOTES

1. Basis of Bearings: North 01° 49' 51" West along the West line WEST EDEN ESTATES, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
2. This Tract contains 56,250 square feet or 1.2913 acres.
3. This survey is based on field work completed on or before the date shown in the title block, and the plat of "WEST EDEN ESTATES" recorded in Plat Book 34 Page 55 as Document Number 928403.
4. This property lies within Flood Zone "X" (Areas of Minimal Flood Hazard).
5. Error of closure:
   Precision: 1 part in 950,000,000'
   Error distance: 0.000'
   Perimeter: 950.00

SECTION CORNER TIES

Northwest Corner of the Southwest Quarter
Railroad Spike

R1: North 3.39 feet to a 1/2-inch reinforcing rod in asphalt.
R2: South 3.85 feet to a 1/2-inch reinforcing rod in asphalt.
R3: East 24.34 feet to a PK nail in South face of a power pole.
R4: Southwest 37.28 feet to a PK nail in North face of power pole.
R5: North-Northwest 100.67 feet to a PK nail in East face of power pole.

Southwest Corner
2-inch disk in monument box

R1: Southeast 21.37 feet to a plus cut on the Northwest corner of a curb inlet.
R2: Northeast 21.25 feet to a plus cut on the Soputhwest corner of a curb inlet.
R3: Southwest 16.51 feet to a nail and washer in the Northwest face of a light pole.
R4: Northwest 20.35 feet to a nail and washer in the East face of a light pole.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY that on the "Field Date" shown in the title block of this document, this survey was made by me or under my direct supervision and that said survey was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

(See Title Block for date, seal and signature)

BHC RHODES, KS CLS-175
Steven C. Shafer, LS-852

APPROVALS

This plat of "REPLAT OF WEST EDEN ESTATES" has been submitted to and approved by the Planning Commission for the Unified Government of Wyandotte County / Kansas City, Kansas this 14th day of December, 2020.

Planning Commission for the Unified Government of Wyandotte County, Kansas City, Kansas

Jeff Carson, Chairman

Gunnar Hand, AICP, Secretary

The dedications shown hereon are accepted by the Commissioners of the Unified Government of Wyandotte County / Kansas City, Kansas, this _____ day of _____, 2020.

David Alvey, Mayor / CEO

Bridgette Cobbins, Unified Government Clerk

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

L. Allen Greenwood, KS P.L.S. 654
Deputy County Surveyor
12-30-2020

Recommended for approval by the County Engineer, this _____ day of _____, 2020.

Troy Shaw P.E., Wyandotte County Engineer

STATE OF KANSAS
COUNTY OF WYANDOTTE

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____, 2020, at _____o'clock and is duly recorded.

Nancy Burns, Register of Deeds

Susie Nelson, Deputy Register of Deeds

PLAT DEDICATION

The undersigned representatives for the owners of the land described hereon has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "REPLAT OF WEST EDEN ESTATES".

PUBLIC EASEMENT DEDICATION

GENERAL UTILITY EASEMENT: An easement to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of electrical conduits, poles, wires, ducts, cables, water lines, gas lines, communications cables, and facilities appurtenant thereto, upon, over and under those areas outlined and designated on this plat as "U/E" (Utility Easement), the extent and direction of which are shown on the accompanying plat, is hereby dedicated to the Unified Government of Wyandotte County / Kansas City, Kansas and their successors and assigns.

EASEMENT AND RIGHT-OF-WAY VACATIONS (K.S.A. 12-512b)

In lieu of the General Utility Easements dedicated by this plat and pursuant to K.S.A. 12-512b, all public reservations within the boundary of this subdivision and previously granted to Wyandotte County, The City of Kansas City, Kansas and/or the Unified Government of Wyandotte County / Kansas City, Kansas, are hereby vacated as shown on the accompanying plat. The Utility Easements dedicated by this plat are more than previously granted public reservations.

EXECUTION

IN TESTIMONY WHEREOF: K. Kevin Moore and Carrol M. Moore, husband and wife, has caused this instrument to be executed this 29 day of December, 2020.

By: K Kevin Moore
K. Kevin Moore

By: Carrol M. Moore
Carrol M. Moore

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

On this 29 day of December, 2020, before me, a Notary Public, personally appeared K. Kevin Moore and Carol M. Moore, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

Notary Public:

JOSEPH M. McLAUGHLIN
Notary Public-State of Kansas
My Appt. Expires 5/16/2021

EXECUTION

IN TESTIMONY WHEREOF: Bridgette Jobe, as Executor of the Estate of Bill Kincaid, has caused this instrument to be executed this 31 day of December, 2020.

By: Bridgette Jobe
Bridgette Jobe, Executor of Estate

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

On this 31 day of December, 2020, before me, a Notary Public, personally appeared Bridgette Jobe, Executor of Estate of Bill Kincaid, to me personally known to be the same person who executed the forgoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notorial Seal on the date last above written.

Notary Public:

JOSEPH M. McLAUGHLIN
Notary Public-State of Kansas
My Appt. Expires 5/16/2021

Rev.	Date	Description	Drawn	Checked

LS-852
12/31/2020
KANSAS
LAND SURVEYOR

BHC RHODES
Civil Engineering • Surveying • Utilities
712 State Avenue
Kansas City, Kansas 66101
p. (913) 371-5300 f. (913) 371-2677
BHC RHODES is a trademark of Bennett Hammond & Company, P.A.

Client:
BRIDGETTE JOBE
2619 N 123RD STREET
KANSAS CITY, KS 66109

Project:
REPLAT OF WEST EDEN ESTATES
A SUBDIVISION IN THE
SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 10 SOUTH, RANGE 23 EAST,
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

Project No:	028780
Field Crew:	MA
Field Date:	04.07.20
Drawn By:	TAR
Issue Date:	12.22.2020

Sheet:
1 OF 1

Dec 28, 2020 – 11:04am Plotted by: joe.mclaughlin I:\028780 2619 N123rd Street Subdivision\DWG\Survey\028780-SRVY-PLAT.dwg

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

December 29, 2020

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **ROTTINGHAUS ADDITION**

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of ROTTINGHAUS ADDITION located at K-7 (139th St) and Hollingworth Road and being developed by Tom Rottinghaus.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson PS
Digitally signed by Brent E. Thompson PS
DN: C=US, E=bthompson@wycokck.org, O=Unified Government, OU=Public Works, CN=Brent E. Thompson PS
Date: 2020.12.29 15:43:01-06'00'

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw
Digitally signed by Troy Shaw
Date: 2020.12.29 16:06:22 -06'00'

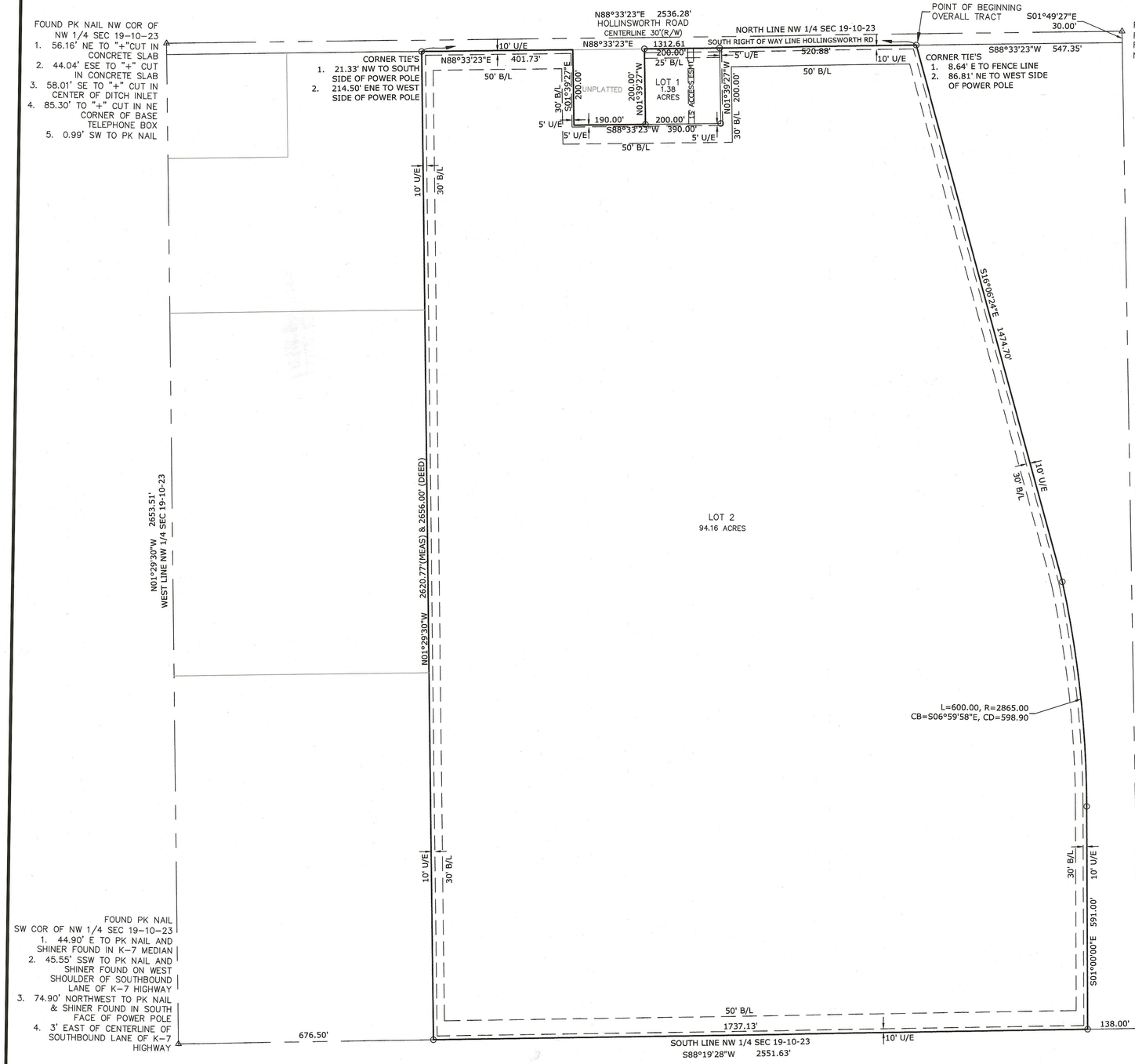
Troy Shaw, P.E.
County Engineer

Attachments

FINAL PLAT

ROTTINGHAUS ADDITION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 23 EAST IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 23 EAST IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S01°49'24"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HOLLINGSWORTH ROAD AS IT NOW EXISTS; THENCE S88°33'23"W, ALONG SAID SOUTH LINE, A DISTANCE OF 547.35 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE S16°06'24"E, A DISTANCE OF 1474.70 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2865.00 FEET, A CHORD BEARING OF S06°59'58"E, A CHORD DISTANCE OF 598.90 FEET AND AN ARC LENGTH OF 600.00 FEET; THENCE S01°00'00"E, A DISTANCE OF 591.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE S88°19'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1737.13 FEET; THENCE N01°29'30"W, A DISTANCE OF 2620.77 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE N88°33'23"E, ALONG SAID SOUTH LINE, A DISTANCE OF 401.73 FEET ; THENCE S01°39'27"E, A DISTANCE OF 200.00 FEET; THENCE N88°33'23"E, A DISTANCE OF 190.00 FEET; THENCE N01°39'27"W, A DISTANCE OF 200.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE N88°33'23"E, ALONG SAID SOUTH LINE A DISTANCE OF 720.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,161,940 SQUARE FEET MORE OR LESS OR 95.45 ACRES

DEDICATION:

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

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Kansas City, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

The undersigned proprietors of the above described land hereby consents and agrees the City of Kansas City, Wyandotte County, Kansas, shell have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shell become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

An easement is hereby granted to the City of Kansas City, Wyandotte County, Kansas to enter upon, construct, maintain, use, and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over, and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Wyandotte County, Kansas.

An easement or license to enter upon, for the purpose of constructing, using, replacing, and maintaining a driveway and appurtenant work in any part of the easement, upon, over, and through those areas outlined and designated on this plat as "Access Easement" is hereby granted to the City of Kansas City, Wyandotte County, Kansas.

The use of all units in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Wyandotte County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set from herein.

IN TESTIMONY WHEREOF,
I, undersigned owner of ROTTINGHAUS ADDITION, have set our hands this 22nd day of December, 2020.

Elmer A. Rottinghaus
ELMER A ROTTINGHAUS TRUST, ELMER A ROTTINGHAUS TRUSTEE

Delores Rottinghaus
ELMER A ROTTINGHAUS TRUST, DELORES ROTTINGHAUS TRUSTEE

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

NOTARY PUBLIC - - State of Kansas
REBEKAH CANNELLA
My Appt. Exp. 5-31-23

BE IT REMEMBERED THAT ON THIS 22nd DAY OF Dec, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME Elmer A. Rottinghaus, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC Rebekah Cannella

My Commission Expires: 5-31-23

This plat of Rottinghaus Addition has been submitted to and approved by the Wyandotte County,Kansas City, Kansas Planning Commission.

Dated this 12th day of October, 2020
Wyandotte County, Kansas City, Kansas Planning Commission

By _____, Chairman
Jeff Carson

_____, Secretary
Gunnar Hand, AICP

The dedications shown hereon, if any, are accepted this _____ day of _____, 2020.

_____
David Alvey, Mayor

_____
Bridgette D. Cobbins, Unified Clerk

Recommended for approval by the Wyandotte County, Kansas City, Kansas, Engineer, this_____ day of _____, 2020.

_____
Troy Shaw, P.E., Engineer

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

Reviewed by _____ Date: 12/30/2020
Brent E. Thompson, KS PLS LS-1277

BRENT E. THOMPSON LS-1277 KANSAS LAND SURVEYOR

State of KANSAS)
)SS
County of)

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

_____
Nancy Burns, Register of Deeds

_____
Susie Nelson, Deputy

This is to certify on this 29th day of June, 2020 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys pursuant to K.S.A. 74-7037.

KANSAS LICENSED LAND SURVEYOR LS-1408 12/23/2020

_____
ROGER B. DILL LS 1408

atlas surveyors LLC
LEAVENWORTH, KS | 913-530-8422

LEGEND

- △ *DENOTES FOUND MONUMENT AS NOTED*
- ○ *DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP*
- ● *DENOTES FOUND MONUMENT AS NOTED*

GENERAL NOTES

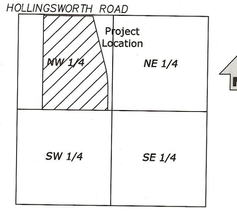
1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.

2. All distances shown hereon are ground distances in feet.

3.Floodplain Note: According to "FIRM" Map Community Panel Numbers 20209C0020E, effective SEPTEMBER 2ND, 2015, this tract is located in Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

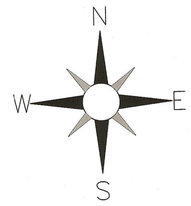
4. Closure Precision 1: 1266061.878

VICINITY MAP



LOCATION MAP

SECTION 19-10-23
Not to Scale



SCALE	PREPARED FOR
1"=150' 0 75' 150'	TOM ROTTINGHAUS ADDRESS: 13635 HOLLINGSWORTH ROAD KANSAS CITY, KS 66109
SEC-TWN-RNG 19-10-23	
DATE JUNE 29TH, 2020	

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

December 29, 2020

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **RUFFINS LOTS**

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of RUFFINS LOTS located at Kansas Avenue and Interstate 635 and being developed by Phillip G Ruffin.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson PS

Digitally signed by Brent E. Thompson PS
DN: C=US, E=bthompson@wycokck.org, O=Unified Government, OU=Public Works, CN=Brent E. Thompson PS
Date: 2020.12.29 15:44:11-06'00'

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw

Digitally signed by Troy Shaw
Date: 2020.12.29 16:06:54 -06'00'

Troy Shaw, P.E.
County Engineer

Attachments

Final plat of:

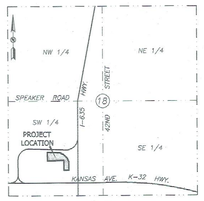
RUFFIN'S LOTS

A REPLAT OF PART OF LOT 4, BLOCK 6, SANTA FE LANDS PLAT
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

GRAPHIC SCALE
50 0 50
1 inch = 50 feet

LEGEND

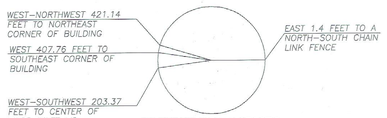
●	Set Survey Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
○	Found Survey Monument
R=	Radius
L=	Arc Length
CB	Chord Bearing
CD	Chord Distance
(M)	Monumented
(D)	Deeded
(P)	Platted
BK.	Book
PG.	Page



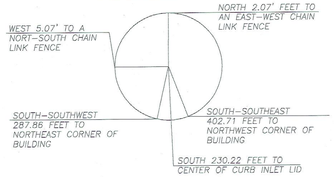
SECTION MAP
SECTION 18-T11S-R25E
(NOT TO SCALE)

SURVEYOR/ENGINEER
BHC RHODES
712 State Ave.
Kansas City, Kansas 66101

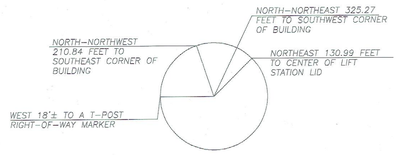
OWNER
Phillip G. Ruffin
P.O. Box 17087
Wichita, Kansas, 67217



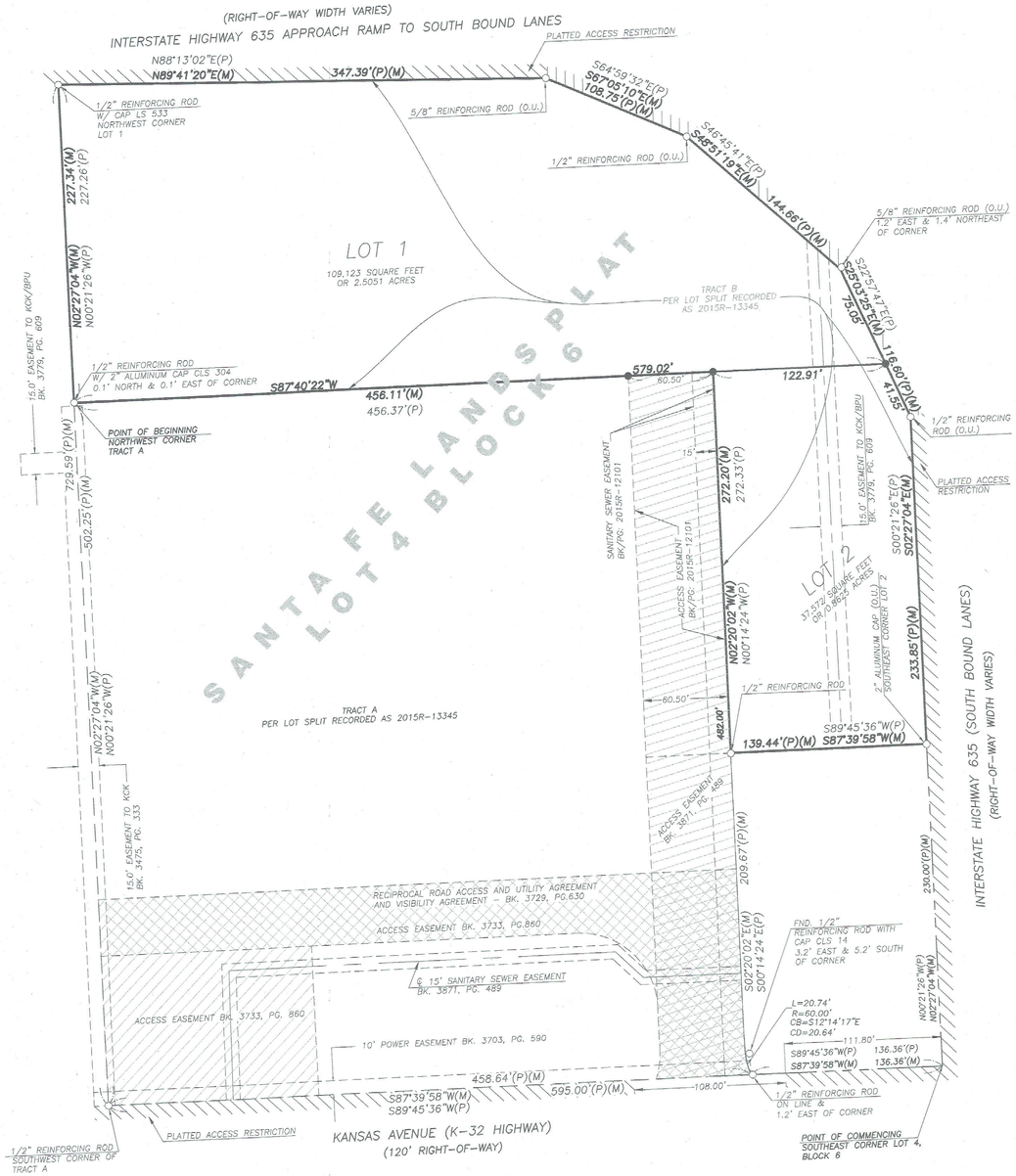
SOUTHEAST CORNER OF LOT 2



NORTHWEST CORNER OF LOT 1



SOUTHWEST CORNER OF TRACT A



SURVEYOR'S NOTES
1. Plat of SANTA FE LANDS PLAT, BLOCK 6, has "lack of direct access" or "No Direct Access" to any part of Interstate Highway 635 along any lands that directly join the Right-of-Way lines of Interstate Highway 635 or it's approaches.

GENERAL NOTES
1. Basis of Bearing: The bearings shown are based on the South line of Lot 4, Block 6, SANTA FE LANDS PLAT, having a bearing of S87°39'58"W, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).
2. Referenced surveys and plats:

A. The original plat of "SANTA FE LANDS PLAT" surveyed by Rhodes Surveyors, Job No. 82160, dated 10-22-1987 and filed for record in Book 35, Pages 90-104, dated October 30, 1987.
B. ALTA/ACSM LAND TITLE SURVEY by BHC RHODES dated July 25, 2013.
C. ALTA/ACSM LAND TITLE SURVEY by Kaw Valley Engineering, Project No. B15S2824 dated June 17, 2015
D. Certificate of Survey Lot Split by BHC RHODES dated September 14, 2015.

3. Parent Tract consist of parcel with county parcel identification number 237331 owned by Phillip G. Ruffin. Original Parent tract area: 146,667 sqft. or 3.3670 acres
4. Closure Summary:
   Precision, 1 part in: 107,702.632'
   Error distance: 0.019'
   Error direction: S 21°34'12" E
5. Current Zoning is M-3 (Heavy Industrial District)

FLOOD STATEMENT
This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the Wyandotte County, Kansas and Incorporated areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 20209C0160E
Panel No: 160 of 210
Effective Date: February 5, 2014

NOTE 1: No labels at all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.

NOTE 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

UTILITY NOTES
1. No underground utilities were located for this survey. Underground utilities may exist at this site that are not shown hereon. It is the excavator's responsibility to have any utilities located before digging.

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY that on the "Field Date" shown in the title block of this document, this survey was made by me or under my direct supervision and that said survey was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

(See Title Block for date, seal and signature)

BHC RHODES, KS CLS-175
Steven C. Shafer, LS-852

SUBDIVISION DESCRIPTION
A tract of land being Tract B, as per a Lot Split recorded as Document Number 2015R-13345, being a portion of Lot 4, Block 6, SANTA FE LANDS PLAT, a subdivision in the Southwest Quarter of Section 18, Township 11S, Range 25E. In Kansas City, Wyandotte County, Kansas as recorded Book 35 at Page 100,said Tract as surveyed by Steven C. Shafer LS 852, of BHC RHODES, KS CLS 175, being more particularly described by metes and bounds as follows as follows;

NOTE: Basis of bearing is S87°39'58"W, on the South line of Lot 4, Block 6, SANTA FE LANDS PLAT, a subdivision in the Southwest Quarter of Section 18, Township 11S, Range 25E, in Kansas City, Wyandotte County, Kansas as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).

Commencing at the Southeast corner of Lot 4, Block 6, SANTA FE LANDS PLAT, also being the Westerly Right-of-Way line of Interstate Highway 635 and the Northerly Right-of-Way line of Kansas Avenue;
Thence South 87°39'58" West, 595.00 feet, on the Northerly Right-of-Way line of Kansas Avenue, also being the South line of said Lot 4;
Thence North 02°27'04" West, 502.25 feet, leaving said Northerly Right-of-Way line, to the POINT OF BEGINNING;
Thence North 02°27'04" West, 227.34 feet, to the Northwest corner of said Tract B, and the Southerly Right-of-Way line of the Interstate Highway 635 access approach;
Thence North 89°41'20" East, 347.39 feet, on said Southerly Right-of-Way line of the Interstate Highway 635 access ramp also being the North line of said Lot 4;
Thence South 67°05'10" East, 108.75 feet, continuing on said North line and Southerly Right-of-Way line;
Thence South 48°51'19" East, 144.66 feet, continuing on said North line and Southerly Right-of-Way line;
Thence South 25°03'25" East, 116.60 feet, continuing on said North line and Southerly Right-of-Way line to the Westerly Right-of-Way line of Interstate Highway 635, also being the East line of said Lot 4;
Thence South 02°27'04" East, 233.85 feet, on said East line and Westerly Right-of-Way line;
Thence, South 87°39'58" West, 139.44 feet, departing said East line and Westerly Right-of-Way line;
Thence North 02°20'02" West, 272.20 feet;
Thence South 87°40'22" West, 456.11 feet, to the POINT OF BEGINNING.

Containing 146,667 square feet, or 3.3670 acres more or less, and being subject to survey and all public roads, easements, reservations, and restrictions, covenants and conditions, if any, now of record.

PLAT DEDICATION
I, the undersigned proprietor of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "RUFFIN'S LOTS".

EXECUTION
IN TESTIMONY WHEREOF: Phillip G. Ruffin, owner of the above described properties, has caused this Instrument to be executed for the above described properties to be divided in the manner shown hereon this 24th day of December, 2020.

Phillip G. Ruffin

ACKNOWLEDGMENT
STATE OF KANSAS
COUNTY OF WYANDOTTE }

Be It remembered that on this 24th day of December, 2020, before me appeared Phillip G. Ruffin, to me personally known, who being by me duly sworn, did say that he is the owner of the above described property, and said instrument to be his free act and deed.

My commission expires: 3/9/22
Holly A. Kastner
Notary Public

HOLLY A. KASTNER
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3/9/22

APPROVALS
This plat of "RUFFIN'S LOTS" has been submitted to and approved by the Planning Commission for the Unified Government of Wyandotte County / Kansas City, Kansas this 14th day of December, 2020.

Planning Commission for the Unified Government of Wyandotte County, Kansas City, Kansas

Jeff Carson, Chairman

Gunnar H. Hand, AICP, Secretary

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

12-30-2020
Allen Greenwood, KS LS# 654

Recommended for approval by the County Engineer, this _____ day of _____, 2020.

Troy Shaw P.E., Wyandotte County Engineer

STATE OF KANSAS
COUNTY OF WYANDOTTE }

This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____, 2020, at _____ o'clock and is duly recorded.

Nancy Burns, Register of Deeds

Susie Nelson, Deputy Register of Deeds

The dedications shown hereon are accepted by the Commissioners of the Unified Government of Wyandotte County / Kansas City, Kansas, this _____ day of _____, 2020.

David Alvey, Mayor / CEO

Bridgette Cobbins, Unified Government Clerk

Rev.	Date	Description	Drawn	Checked

BHC RHODES
Civil Engineering • Surveying • Utilities
712 State Avenue
Kansas City, Kansas 66101
P. (913) 371-5300 F. (913) 371-2677
BHC RHODES is a trademark of Burkpatrick, Nicewarner & Carlyon, P.A.

Client:
PHILLIP G. RUFFIN
1522 S. FLORENCE STREET
WICHITA, KANSAS, 67217

Project:
FINAL PLAT OF RUFFIN'S LOTS
REPLAT OF PART OF LOT 4
BLOCK 6
SANTA FE LANDS PLAT
KANSAS CITY, WYANDOTTE COUNTY, KS

Project No:	018870
Field Crew:	TH
Field Date:	10-23-2020
Drawn By:	KB
Issue Date:	12-16-2020
Sheet:	1 OF 1

Dec 16, 2020 – 8:37am Plotted by: jon.simpson I:\018870.01.03_4602 Kansas Ave Subdivision\DWG\Survey\018870-SRVY-PLAT.dwg

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **REGULAR SESSION**
CITY OF KANSAS CITY, KS) **NOVEMBER 5, 2020**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session virtually via Zoom or by phone on Thursday, November 5, 2020, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Emerick Cross, and Alan Howze, Assistant County Administrators; Misty Brown, Deputy Chief Counsel; Katherine Carttar, Director of Economic Development; Bridgette Cobbins, Unified Government Clerk; and Kathleen VonAchen, Chief Financial Officer.

MAYOR ALVEY said before I call the meeting to order, I want to announce that due to COVID-19, commissioners, staff, and the public are attending remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Alvey.

INVOCATION was given by Commissioner Harold Johnson, Faith Deliverance Church of God in Christ.

MAYOR ALVEY asked, Bridgette, are there are any revisions to tonight's agenda. **Bridgette Cobbins, UG Clerk,** said there are no revisions, Mr. Mayor.

CONSENT AGENDA

Mayor Alvey said our first order of business is the Consent Agenda. Does any member of the Commission or the County Administrator wish to set-aside any item on the Consent Agenda? If an item is not set aside, all items on the Consent Agenda will be voted on by one vote.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve the Consent Agenda.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

Item No. 1 – 20460…COUNTYWIDE MOBILITY PLAN & TRANSIT ORIENTED DEVELOPMENT (TOD) STRATEGY

Synopsis: Authorize the County Administrator's signature committing the UG to its $165K local match for a total $300K long-range transportation, land use integration and environmental planning process. On October 26, 2020, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

ITEM NO. 2 – 20446…RESOLUTION: 2018-2019 PRIORITY TRAFFIC SIGNAL PROJECT (CMIP 0117)

Synopsis: A resolution declaring the 2018-2019 Priority Traffic Signal Project (CMIP 0117) to be a necessary and valid public improvement and authorizing a survey of lands necessary for said project, submitted by James Bain, Assistant Counsel. On October 26, 2020, the Public Works and

Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-78-20**, "A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the 2018-2019 Priority Traffic Signal Project (CMIP 0117), all in Wyandotte County, Kansas." **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to adopt the resolution.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

ITEM NO. 3 – 20450…ORDINANCE: INFLUENZA REPORTING

Synopsis: An ordinance relating to the required reporting cases of influenza to the UG Public Health Department, submitted by Juliann VanLiew, Director of the Health Department. On October 26, 2020, the Administration and Human Services Standing Committee**,** chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Action: **ORDINANCE NO. O-98-20**, "An ordinance relating to the required reporting of cases of influenza to the Unified Government Public Health Department (UGPHD) by all health care providers within Wyandotte County." **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve the ordinance.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

ITEM NO. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated October 29, 2020.

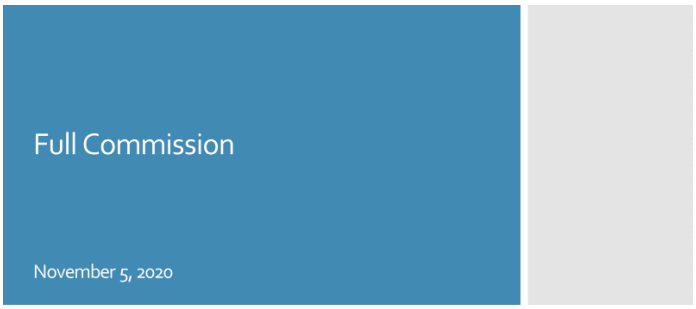
Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to receive and file.** Roll call was taken on the motion and there were ten

"Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

PUBLIC HEARING AGENDA

ITEM NO. 1 – 20399…PUBLIC HEARING/ORDINANCE: HOMEFIELD PROJECT

Synopsis: Conduct a public hearing to consider an ordinance approving the redevelopment project plans for the Village East STAR Bond District as part of the Homefield redevelopment project, submitted by Katherine Carttar, Director of Economic Development. On October 1, 2020, the Commission unanimously adopted Resolution No. R-74-20 setting the public hearing date of November 5, 2020.



Katherine Carttar, Director of Economic Development, said this is something that the Economic Development and Finance—**Commissioner Kane** said I can barely hear you. **Ms. Carttar** said okay. Give me two seconds.

This is a project that the Economic Development and Finance Committee is very familiar with as it's come forward in a variety of different iterations and excited to come forward tonight first with the public hearing for the project plan and then next a little later in the agenda, for the development agreement approval.

With that, I'm actually going to have a couple of folks helping to present tonight. First, I'm going to have Robb Heineman, of Homefield, actually kind of explain the project. He can do a much better job than I can.

Robb Heineman, Homefield, said thank you, Katherine. I appreciate it very much. I appreciate everyone's' time tonight and consideration for this project. It's a project that we're really, really excited about at Homefield.

What you're looking at on this site plan is the former Schlitterbahn site. As part of this deal, what we will be doing is acquiring approximately 300 acres of land, partially from the Henry family and partially from the Unified Government. We will be developing an amateur sports resort out at this location.

One of the things about the former Schlitterbahn is this has always been a wonderful site. It's always had great access, great visibility, a ton of potential, and we're excited to redevelop the site and kind of bring out that full potential. We're excited about the fact that not only kind of the Homefield Project, that I'll describe in much more detail to you here is going to be part of Phase 1, but we also have a number of other retailers, hoteliers, attractions that are going to be part of that first phase as well. So, we're excited with the momentum that we've been able to create around this site even in the midst of COVID.

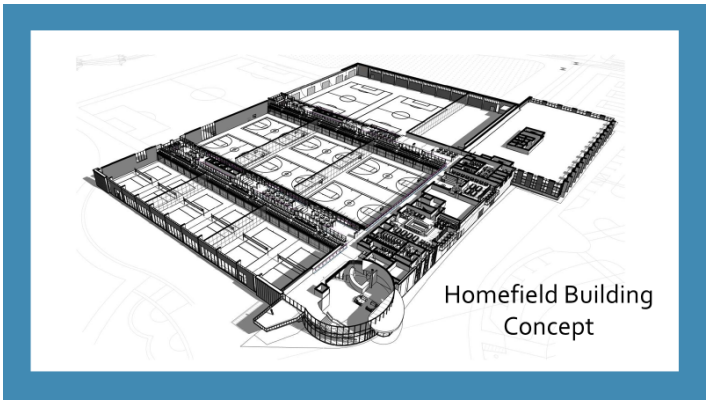
Homefield, to take a step back and tell you about that a little bit. For those of you that may not be familiar with me, I've been involved in sports for about 20 years. I was most recently the CEO of Sporting Kansas City. I'm still an owner in Sporting Kansas City so, I've done a number of different projects out here in this area. If you look at kind of the sports landscape today, youth sports represents about a $20B industry in this country. It has a faster growth rate than any of the

professional sports leagues in the country. Projections would suggest that it should be a $50B industry within the next five years.

Any of us that have kids and have spent time in a lot of these facilities around the country, it's an industry that in spite of its size is typically done in very pedestrian kind of mom-and-pop facilities. For those of us that are guests, or waiting for our son, or daughter to have practice and most of the time you wind up sitting in your car or spending time on your phone just hoping that the time passes.

What we're trying to do at Homefield is completely kind of contemporize the amateur sports market, the youths' sports market. The analogy that I can give you is, if any of you have ever been to a Top Golf before. What Top Golf basically did is they took a $10 bucket of balls at the driving range, they put it in a beautiful building with great data capture, good technology, quality food and beverage and a high level of entertainment and have turned that now into a multi-billion dollar kind of global franchise. We believe that we can do the very same thing with Homefield around amateur sports.

As you look at the site plan, if you see the figure with the No. 1 on it, that's the primary Homefield building. That's a building that will be at least 150,000 sq. ft.



Inside of it, it will have hard courts that will be utilized for volleyball and basketball. It will have turf that will be utilized for soccer, 7v7 football. We also will have baseball amenities on this site for both baseball and softball. Then kind of the 7th course sport that we'll work on is esports. For those of you that may not be familiar with eports, it's a very, very fast-growing segment of our industry and it's something that we believe is very complimentary to what we're doing out here on this site. Not only did it drive kind of daily visits, but also tournament visits as well.

The intention for Homefield is that we're kind of a multi-sport proposition for kids where this isn't just about elite athletes, this is for any athlete, but we will provide kind of an athletic development experience that will allow every athlete to be the best athlete they can be. We're not doing anything new or groundbreaking here. What we're basically doing is kind of upgrading and contemporizing kind of youth sports industry and we feel like this building will be something that will have a very strong ability to do that.

If you look at this building, it'll be busy Monday through—Sunday through Saturday, basically, with tournaments, leagues, game play. We believe that we should have somewhere in the neighborhood of about a million visitors a year that'll visit this complex. Many of which will be from our metropolitan area, but many from which will be coming from all around the surrounding areas. We think this is a really sticky and a very, very nice catalyst for what we're doing.

The second major component of the Homefield group is what we call a crystal lagoon. The crystal lagoon that we'll be building out on this site will be somewhere in the neighborhood to six to seven acres in size. They build these things all over California, Texas, Florida, many of them overseas, but really never one that's been built in the Midwest. What this is, it's a man-made lagoon that has a liner on the bottom that we basically will populate with all sorts of water sports, beach bars, wedding pavilions, we'll be creating a really nice beach for the hotel that we will be developing out here. Then all sorts of water sports, whether it's kayaking, paddle boarding, ziplining, cliff diving, all different sorts of things that we think will make this a really, really vibrant area.

Having visited a couple of these now, these are really cool. So, you can see kind of white sand beaches and a lot of views that you just wouldn't expect to see in the middle of Kansas.

We're really excited about this and again, we feel like this is another tourist destination that will be incredibly sticky and will drive a lot of visitation out of this site.

Homefield Baseball Concept

The third piece of kind of the Homefield group is really the baseball complex. We're excited about this baseball complex and some of the partners that we have coming on board with us because what we're really trying to do with this is not only drive kind of league play and tournament play, but this will be a very technologically advanced baseball center that will have the capability to do broadcasting, it'll have the capability to do all the different analytics and things that are becoming really important in the game of baseball from both a game play and development standpoint.

The three of these components, we think, have a ton of synergy with one another. We think our ability to design great weekends for a family where they can come in and play in a tournament and visit the water park and obviously do all the things that are so wonderful within Village West already and really create a great stay out of it. I think when we think of kind of a COVID world on a go forward basis, we're very bullish on what sports tourism looks like on a go forward basis because we believe that it's a trip that a family is going to prioritize; the trip for their son, or daughter to come in. What our concept will be is that not only are they here for the tournament, but we get them to stick around for a couple of days to do the other things that we have in the area. So, we feel really good about all of this.

Basically, assuming that we pass this evening, we'll start demolition really in earnest. We'll start demolition before the end of the year. In our development agreement, I believe it says that we will have this completed by, I think, it's October of '22. Our goal is really, we'd like to grand open this on July 4th weekend of 2022 and that's what we're pushing kind of all our project plans to try to flex a week and accommodate that.

This isn't something that we're going to pass and then sit around. We have the financing in place. We have the will. We've got the design. We've got the vision. It's something that we'd like to get going on pretty quickly and bring it to the community as quickly as we can.

Ms. Carttar said as you can all see, this is a really exciting concept. It goes far beyond just the couple of aspects that Robb discussed and there's additional kind of longer-term plans for some additional retail, hotels, even some multi-family in this area. To discuss a little more of the kind of nitty-gritty, I'm going to turn it over to Todd LaSala to go over some of the development agreement kind of terms.

Todd LaSala, Stinson, said I'm your outside counsel on this project. I'm also the author of the very detailed executive summary that you have in your packet. Some might even argue that it is overly detailed, but it's a very complicated project. Tonight, I hope to hit it from a pretty high level and, of course, if you have questions about anything that you read, or saw, or hear tonight, we're more than happy to answer those questions.

The developer team, you just heard from Mr. Heineman at Homefield. Importantly, this document, the document that is your development agreement tonight that you'll be considering, is an assignment assumption, amendment and a restatement of the existing document; the development agreement you currently have with Schlitterbahn. In a very real way, Homefield is stepping into the shoes of Schlitterbahn. They are buying the land that Schlitterbahn still owns, including the closed water park. They are assuming and we're now amending the Schlitterbahn development agreement and it will become the Homefield development agreement so, they're really stepping into Schlitterbahn's shoes.

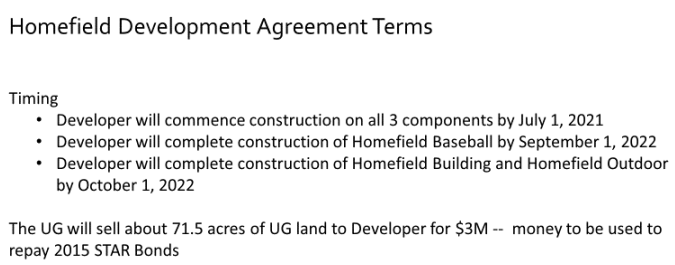
This is probably also a good place to really articulate maybe the objectives of our team as we negotiated this deal with Homefield. They are probably three-fold. Number one, is to solve

the problem that is Schlitterbahn. You all know the history there but number one, we're trying to solve that problem. Number two, we're trying to bring a great destination to the site in place of it. And number three, we're trying to shore up some existing bonds that we issued in connection with the Schlitterbahn project in 2015.

Tonight, you'll probably hear me talk more about that third objective and that probably overemphasizes the point. I have to talk about it more tonight because it's more complex than the other two objectives, which are at least equally important to solving for those 2015 bonds and making them secure.

I won't hit this much harder than Robb did because he really did a great job, better than I could of, of explaining what the Homefield project is and the three components. What I do have on this slide here that's meaningful is that the estimated cost of those three components, $60M for the building, 15 for Homefield outdoor, and 15 for Homefield baseball, adds up to a project cost for Homefield of about $90M.

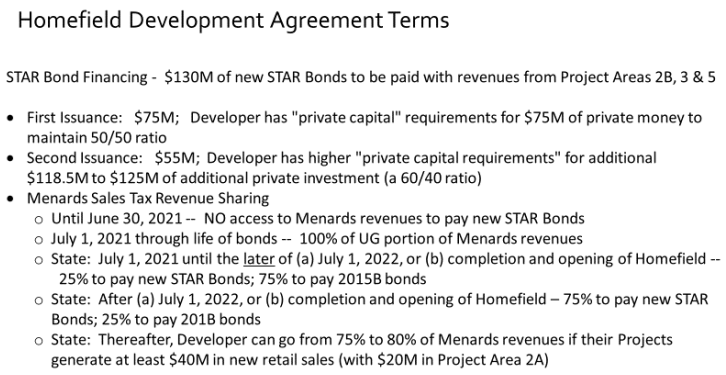
I can rift without that. Hopefully, we'll get to the next slide at some point, but in the meantime what I will tell you is that the time—



oh, there it is. The timing, Robb touched on this a minute ago; they have an aggressive schedule. You heard Robb say a minute ago, they'd like to have everything open by July of '22. Contractually, this is what they're committed to. There are targets and then there are contractual obligations. Appropriately, there's some cushion in the contractual obligations. They have to commence by summer of '21. Robb intends to do that much faster. Then the completion dates for Homefield baseball, September 1st of '22 and completion of the building, the largest part, by October 1st of '22.

In addition to the land that Homefield is purchasing from Schlitterbahn, they also intend to buy about 71.5 acres of land owned by the UG right now for approximately $3M. A lot of that site is west, is what we formally referred to as the spear property. That was land that was purchased

with STAR bonds originally. So, we have agreements in place already with the Department of Commerce about what would happen if and when we ever sold that land. The Department of Commerce has been a great partner on this project. The agreement for that $3M that we will receive in exchange for that ground is that that money will be pledged to repay existing, outstanding STAR bonds that we issued in connection with the Schlitterbahn project in 2015.



This is, there's a lot of words on this slide. This is where we really start to articulate the financing. I keep talking about 2015 bonds. Previously, in connection with Schlitterbahn, we issued about $72M of bonds primarily and then a subordinate series that was another 12. Those bonds were used in connection with the water park and a bunch of infrastructures that's out there that enabled the site. A bunch of that infrastructure will be used in connection with this project as well, but the water park will largely be demolished.

The financing for Homefield is approximately $130M of new STAR bonds that will be paid for with sales tax revenues generated from Project Areas 2b, 3 and 5. It's contemplated to occur within two different STAR bond issues. The first issuance would be about $75M of new STAR bonds. In connection with that, we're requiring at least $75M of private money to come into the deal as well. As we said a minute ago, the Homefield project is a $90M project so, $75M of which would be paid for with STAR bonds. There's an additional $15M of private money that will come into the deal at that point as well.

In addition to that, the developer has plans to attract new retail to the site and other great things that will come to the site, including some multi-family, but it's important to note that really the first phase of this, the first issuance of STAR bonds, is ultimately $75M of STAR bonds, but it's financing $150M of new investment on the site, and there's a 50/50 ratio between the public dollars and private dollars.

Subsequent to that, and after the completion of Homefield's, there's a possibility for additional STAR bonds, another $55M of additional STAR bonds. However, with this second issuance, the private capital requirements are higher than 50/50. Ultimately, we're looking for about $115.5M to $125M of private investment in connection with that second issuance. It would ultimately yield a 60/40 of private to public ratio; 60 private capital, 40 of public.

There are also a lot of details about sharing the Menards' revenue. Part of what's unique about this project is that there is an existing sales tax revenue stream out there right now that helps kickstart the project. The Menards home improvement store out there in Project Area 3 is already open and generating revenue so, there were detailed negotiations about how we share that revenue with the developer and the new bonds that they wish to issue here. So, what this articulates and shows for you is that from now until June 30, 2021, there will be no access for the developer of the new bonds to the Menards' revenue. All of that money will be retained by the two municipal partners, the state and the UG.

Commencing on July 1, 2021, and really throughout the life of the bonds, the UG will have to put 100% of its sales tax component in and pledge that to the new STAR bonds. Everything that follows is about sharing the state component of sales taxes from the Menards' revenues. From July 1st until the later of July 1, 2022, we're opening up Homefield. We're going to share that revenue stream. 25% would be available to the new STAR bonds, 75% would be pledged to repay the 2015-B Bonds that were issued in connection with Schlitterbahn. That's important because it really helps to secure those bonds and make sure that they don't default. That is a subordinate series of bonds that is backed by a GO pledge. So, very important to make sure that those bonds remain stable.

After that, after July 1 of '22, or the completion of Homefield, that ratio really flips. At that point, 25% of the Menards' revenue is available to pay the 2015-B Bonds that I was just talking about, that subordinate series, and 75% becomes available from the new STAR bonds issued in connection with Homefield.

Finally, there is the opportunity for the developer to earn an additional 5%, taking their portion of the Menards' state sales tax revenue to 80% if and when they deliver development that yields at least $40M of new retail sales out there, including $20M in Project Area 2A.

Homefield Development Agreement Terms

Other Incentives

- Community Improvement Districts: Terminate existing 2% sales tax CID on Project Area 1; one or more new sales tax CIDs to come back to Commission for approval – No bonds
- IRBs: Abatement of sales tax on construction materials; A "certainty IRB" with a PILOT payment equal to 100% of the estimated property tax (PILOT schedule on Exhibit 18) for the Homefield core project. Open to an application for the 100% PILOT on the multi-family in the future.
  ** Additional development will pay 100% property tax as assessed.*

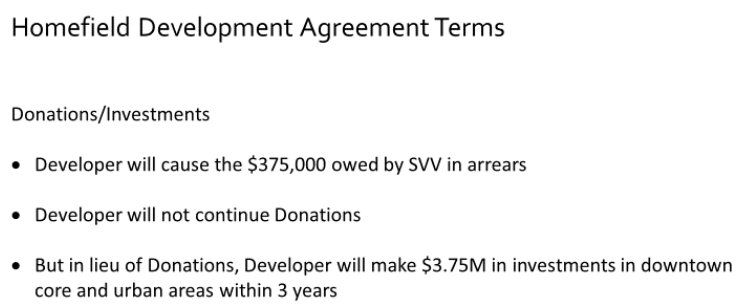
There're some other incentives on the table as well. First, community improvement districts (CIDs). There is currently an existing CID out there that is really around Project Area 1, which is where the water park is located currently. There's a 2% sales tax, CID, on Project Area 1 right now. The idea here is that we're likely to—that will come back before you and we'll ask you to terminate that CID ultimately. That's because the developer will come back and ask for one or more additional community improvement districts out there on the site. You'll consider the terms and conditions for each of those CIDs as and when they come to you, but the development agreement really makes it clear that in each of those cases, we're going to do those on a pay-as-you-go basis only, without issuing additional bonds in connection with the community improvement districts.

Also, industrial revenue bonds. We're going to do a couple of things with industrial revenue bonds on this project. One, for the Homefield project, we'll issue IRBs in order to make sure that the sales tax on construction materials is exempt and that they don't pay sales tax on construction materials in connection with the Homefield project. We do that with a lot of projects.

Additionally, for Homefield, we're going to issue IRBs in a way really to try to create certainty about what the property taxes will look like in connection with Homefield. We're going to agree to a schedule for 10 years about what the property taxes will be for Homefield. Starting in year one, it will be $370M and it will escalate year-by-year for 10 years to $404K, almost $405K. What we're really doing there for Homefield, is we're locking in the property tax value for this very unique asset for 10 years. At the end of the 10 years, the property comes back on the rolls and whatever it is, it is. Both the developer and the UG like the idea of certainty about Homefield for 10 years.

We would also plan to do something similar with the first apartment complex that the developer intends to build on the site, but we're asking them to submit an IRB application and

come back to you with a similar schedule about the property taxes for the apartments at a later date. Importantly, everything else, Katherine, at the end of this presentation, is going to tell you about the property tax value of this entire thing. It's important to realize that Homefield is going to pay property taxes, it's just based on that schedule and everything else is going to pay property taxes at full value as well.



Donations and investments. You may recall—I mentioned earlier that this is really a replacement of the Schlitterbahn development agreement. You may recall that in Schlitterbahn, part of their agreement included donations that were to be made every year for community purposes. Over the last couple of years, Schlitterbahn has failed to make those payments. So, they're in arrears; they're behind to the tune of $375,000 that's owed to us over the last couple of years. We've defaulted them, we've asked for it, but we haven't been able to get it from them.

One thing that this developer agrees to do is to go get that from Schlitterbahn and make sure that that money is available and paid to the UG in connection with their closing on the land. In addition to that, this developer is not going to continue the donation program as a part of this development agreement. This one will be its own unique deal. In lieu of donations, the developer will comment to make $3.75M in investments in our downtown core and historically urban areas within three years after we sign this. They intend to do that, hopefully, as catalytic investments in important projects in the downtown core.

Homefield Development Agreement Terms

LBE/MBE/WBE

- Construction: LBE - 18%; MBE - 15%; WBE -- 7%
  - $130 million captured by LBE/MBE/WBE firms during construction
- Prof. Services: LBE - 18%; MBE - 13%; WBE -- 8%
- Penalty: 4% reduction in STAR Bonds

This slide shows your LBE/MBE/WBE goals that the developer is agreeing to. These goals are very consistent with what we've been doing in other projects in the UG for both construction and professional services. This slide also shows the penalty that the developer is willing to agree to if they were to fail to use best efforts to meet these goals. They stand to lose a 4% reduction in the STAR bonds. Given the amount of STAR bonds that we've talked about here, it's a pretty significant penalty.

Homefield Development Agreement Terms

Community Benefits

- Active dues-paying membership in Chamber and WYEDC
- HQ in Wyandotte County
- 20% discount on admissions for WYCO residents
- Agreement with local school districts
- 500 tickets annually for Parks and Recreation
- Out of Town Tournaments and required promotion of WYCO hotels
- $3 million direct land payment to paydown existing STAR bonds

Community benefits. Many of our development agreements on STAR bond projects like this ask the developer to do some things to contribute to the community in addition to what they're already doing. Number one, they've got to be active dues paying members in our Chamber and YEDC.

Secondly, the developer is committing to maintain its headquarters, its administrative headquarters in Wyandotte County, but also offering a 20% discount on admissions to residents of Wyandotte County. They're going to use best efforts to make an agreement with local school districts so that the students in our local school districts can come and use the facility in off-peak hours for training and other recreational activities. They're willing to contribute 500 tickets annually for free to our Parks & Recreation Department. They're going to use all efforts they can

to try and attract out-of-town tournaments and direct the participants in those out-of-town tournaments to local Wyandotte County hotels. All of this is in addition to the investments they're going to make in downtown, I just talked about, and $3M of direct land payment that's going to help pay down those existing STAR bonds.

I think that's it for me for now. Happy to answer any questions later.

Homefield Development

Economic Impact

- $400+ million of total development
  - $130 million captured by LBE/MBE/WBE firms during construction
- $150+ million of development in Phase I (core Homefield development)
- 3,052 direct and indirect construction-phase jobs.
- 1,251 direct and indirect on-going operational-phase jobs.

Ms. Carttar said thank you, Todd. I'm going to go into just a little bit more—Todd just did a great job of going through kind of the contractually obligated community benefits that are really spelled out within the development agreement. I'm going to go over some kind of higher-level numbers just to kind of fill out the kind of scene for you all.

As we've discussed, while Homefield itself is about a $90M project, we're looking at over $400M when you take into account the additional private developments that will be attracted and that Robb and his team are going out and getting to come to this location. This includes a couple of hotels, multi-family, additional destination retail, potentially some more auto dealerships and the like. With that, there is the potential for over $130M of that with the LBE/MBE/WBE requirements within the development agreement for that to be captured during construction, which is a really great big number.

Additionally, during construction, we're looking at over 3,000 jobs, then an on-going bases, kind of operational phase jobs of about 1,200.

Homefield Development

Economic Impact

- 2.79 million annual visitors
- 1.35 million annual out-of-state visitors spending a total of $309 million:
  - $108 million to $124 million of which will be captured by the District;
  - The remaining $185 million to $201 million will be captured off-site by businesses throughout the Kansas City MSA;
  - Kansas is estimated to capture $123 million to $133 million of these "outside" annual expenditures;
  - Wyandotte County is estimated to capture $63 million to $68 million of the same.

Additionally, Robb mentioned that there'd be certainly over a million annual visitors to the Homefield core project itself, but in addition to that, we feel like there will be many of these other aspects that will actually drive additional visitors. So, in the feasibility study that was done, we're looking at actually just about 2.8 million annual visitors, which is a great big number to be adding to the Legends in that area. Of those 2.8 million visitors, about 1.3 are estimated to be actually from out of state. So, when you have an out of state, especially if you have someone from over a hundred miles away, you're also looking at hotel nights, meals, etcetera. So that really does add up to a really great chunk of money, some of which will certainly be spent at Homefield and the surrounding retail. Then, you know, you can kind of see here as it breaks out, so within the district, within the MSA then also kind of Kansas and Wyandotte County. Certainly, looking to have some pretty great benefits to this attraction.

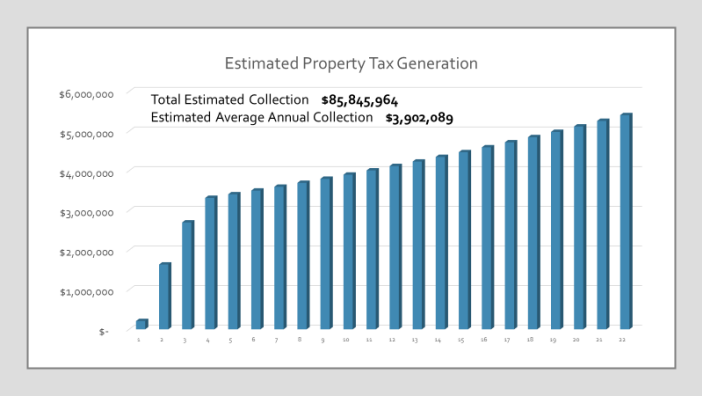
Homefield Development

Economic Impact

- Average total property tax revenue at buildout is $3.9 million annually
- Sales tax revenue at buildout (Dedicated Sales Tax Fund & EMS Fund) for Homefield Core project is $150,000 annually

In terms of kind of average total property tax revenue, at total buildout, as Todd mentioned, there will be Homefield has—if you can look at Exhibit 18, there is the PILOT schedule. They go from paying about $370,000 to about $405,000 over the course of 10 years. But, in addition to that, everyone else and everything else that is built, will also be paying full property tax. Looking at an average of about $3.9M annually in property tax and I'll break that down here a little further in a second.

Additionally, with sales tax, while the kind of base sales tax for state and UG will kind of go into this kind of part of the STAR bond mechanism, the dedicated sales tax funds and the EMS sales tax funds, those are never kind of abated. Those always come back to the Unified Government. We have for just the core, again, just the core Homefield project, that's just those two sales taxes, additional sales tax looking at about $150,000 annually.



Finally, just getting into a little more detail with the estimated property tax generation, I do want to focus on that first word, "estimated." This is something that we are anticipating so, this takes into account the idea of a couple of hotels, multi-family, two auto dealerships, and then a few different destination retail locations, all of which we think are very likely. Here's the great thing, this could actually be low, depending on some of the things that Robb and his team are able to bring to this location. Kind of really the sky's the limit when we're looking at this.

What this takes into account, if you can see how it increases over those first few years, so this takes into account the building of Homefield and then kind of the couple of years, as we're anticipating some of those other things I mentioned coming on line. So, kind of over the course of the STAR bonds kind of life, so we're looking at, this is 22 years because you're looking at the two issuances, but you're looking at a total of $85.8M in property tax, which is a pretty nice number.

Public Hearing/ Resolution/ Ordinance: Homefield Project Plans & Amended Development Agreement

An ordinance approving the redevelopment project plans for the Village East STAR Bond District and a resolution to approve the Amended Development Agreement for the Homefield project.

With that, I will turn it over, I think, to the Mayor if there are any questions and then also the public hearing.

Mayor Alvey said thank you, Katherine. Thank you, Robb. Thank you everyone for your presentation. Now, questions and comments from the Commission. **Commissioner Kane** asked, don't you have to have the public hearing first? **Mayor Alvey** said you are correct, Commissioner Kane. Thank you so much.

Mayor Alvey opened the public hearing and asked if there is anyone who would like to speak in favor of this item. If so, please state your name and city of residency for the record. You will be given up to three minutes to state your comments. (There were none.) Madam Clerk, have we have anyone ready to speak? **Ms. Cobbins** said no one submitted a request to the Clerk's Office to speak. **Mayor Alvey** asked, Rocki, we have anybody? **Ms. Mayes** said there is nobody in the attendees' list with their hands up, Mayor.

Mayor Alvey asked, is there anyone present who would like to speak in opposition to this item? **Ms. Mayes** said there is nobody with their hand up, Mayor. **Mayor Alvey** said thank you.

Mayor Alvey said having done that, we will now close the public hearing.

Commissioner Ramirez said thank you, Katherine, and everybody and the developer for your presentation. It's a very exciting project. I think it'll do very well. I just have a couple of questions. My first one is for Emerick. Yes, I see that he is on the line. Emerick, the donation component, is that the Casino grant money that Schlitterbahn was giving to the UG? **Emerick**

Cross, Assistant County Administrator, said Katherine's shaking her head so I'm assuming yes. **Ms. Carttar** said yes. It was about roughly $150,000 a year. It went up over time. That has the past many years has gone to the Casino Grant Fund. **Commissioner Ramirez** asked, how much was that, did you say? **Ms. Carttar** said it was approximately $150,000 a year.

Doug Bach, County Administrator, said let me clarify. Commissioner, there's an amount—they're back paying $375,000 to make up what was defaulted on or that was not made. That'll be an amount that'll be paid into that here in the near future that'll be in the what was the Schlitterbahn/Casino Grant Fund.

Commissioner Ramirez asked with this new development, there will no longer be their portion of the donation, correct? **Ms. Carttar** said correct. We'll get the back funding, that $375,000 will go to that Casino Fund, but then moving forward, they have offered to instead focus a development, a $3.75M into downtown and urban core development.

Commissioner Ramirez said that is my—this leads into my next question. I'll come back to my first one. But, with that 3.75 and I know this said downtown and urban areas, who is going to choose where that investment goes and who's going to choose which urban areas that investment goes to? **Ms. Carttar** said so, the way that—Todd, you can answer if you'd like. **Mr. LaSala** said additionally, as Katherine was about to say, the developer is going to choose. The developer is initially going to make proposals and make deals to invest in certain projects in that area. The UG will have approval rights over those investments through the County Administrator's Office. That's what the document calls for.

Commissioner Ramirez said like I said in the beginning, I think this is an amazing project. It's going to do very well for our county, especially everything that we've been through this year. I'm only—the only thing I'm hesitant about is the no longer—the donation that we're no longer going to be getting because the Casino Grant Fund is something that we, as commissioners, we're able to allot money to organizations and business who are doing a lot for our community. I understand that the developer is going to be paying back their arrears of $375,000, but that's only a onetime thing. After that, it's less money now that we're going to be allocating to organizations and businesses who are doing great things for our community. That's the only thing I'm very hesitant about.

I hope that in the future with these, this 3.75 investment that we get some input from the Commission and who has—these are the districts in our areas that we represent, so I hope that we

get a chance to voice where we believe that investment goes. But, again, it's an amazing project. I'm just hesitant about that one point of the donation, but I do support this project and I hope that we continue just to keep in mind of our community. I thank you for the presentation.

Mr. Heineman asked, can I respond to that really quickly? One thing I do want you to know is with this $3.75M, our expectation is that this will be a collaborative process. That this won't just be us going out and finding different things that we'd like to invest in, but also, hopefully, it's a two-way street where we do have you coming to us and saying, hey, there's a project, or there's a piece of ground or there's an opportunity that we'd like you to consider. You obviously know your community far better than we so, our expectation would be that we would have a dialogue around how this happens. To let you know, the Mayor and I spoke about this earlier today on a couple of projects that he has an interest in. That's how we see this going on a go forward basis. So, I appreciate your comments for sure, but we would expect this to be a very collaborative piece of this piece of our partnership.

Commissioner Townsend said, Mayor, thank you but I see that Commissioner Kane has had his hand up so if you don't mind, I would defer to him and then if you could come back to me, I'd appreciate it, thank you.

Mayor Alvey asked, Commissioner Kane, do you not have the participant? **Commissioner Kane** said it does not show it. **Mayor Alvey** asked, it does not show it down at the bottom, the participants? **Commissioner Kane** said I'm telling you. **Mayor Alvey** asked it doesn't show it. **Commissioner Kane** said well, it's showing it now. **Mayor Alvey** said if you put your—hover over participants, it will come up and you'll see your name. If you scroll down then you can hit that. See that little thing that says raise hand? **Commissioner Kane** said okay **Mayor Alvey** said please, go right ahead.

Commissioner Kane said first of all, I do not, I absolutely do not like the idea that the Administrator would tell us where the money goes. We're elected; he's not. That would be his pet projects and not ours. I think that that money should come back that all of us commissioners and the Mayor would say, all right, here is a really good project; let's go there. But, if you give it to him, you don't know where it's going. So, I would not like that.

You made a comment, Todd, about best efforts with the MBE/WBE/LBE. You've been really good about that in the past. I'm going to watch that extremely hard. One of the things that I want you guys to do is, you're saying it's 3,052 construction jobs. What I would like you to do, and I can't force you to do it because I can't force you to pay prevailing wage, but would like you to reach out to the local union contractors and give them the opportunity to bid on some of these projects. The Amazon project, they were only given four items that they could bid on and in almost every single, I don' want to say almost, probably 70% of those people were from out of state.

This project is in Wyandotte County. We have a boat load of union contractors, a boat load of union workers in Wyandotte County, it was built by the unions and I think that you guys need to use as many local contractors, as well as many local union contractors, for this project. I wish it was under different wording, the way it used to be, but I think that's something important for the community that we live here. We want to work here. We don't want our members out in Arkansas, Oklahoma, and Texas because the talent is here. I'd like to use as many of those talented people as possible.

Commissioner Townsend said I know this is the public hearing phase of this. I also see that we have a separate vote on the development agreement and that is where I have concern about the specific language. Since Commissioner Ramirez already went there, I'm continuing in that lane. If you recall, I believe it was maybe the very last Economic Development Standing Committee meeting I participated in, in August, or even the first one in September and talked to Mr. Heineman about the accessibility of what sounds like sports, activities planned to people outside of the western end of the county. Because I was very concerned that people on the Northeast end would be able to come in and be able to afford to participate in those attractions. And, it's my recollection, you said that would occur, but more specifically, it is the language of the development agreement itself.

I pre-supposed that the 375,000 that the developer was going to seek, would go to the Casino Grant Funds. But I'm more concerned about how this $3.75M of investment money will actually come to the Unified Government and how and who would determine the projects and particularly where it's going to be used. I would not, as someone who has not seen the level of development in the Northeast end since I've been on, see that money go away somehow. Without some commitment to projects specifically in that end, not just downtown. So, a couple of questions

because this language is written does not say who's going to bring these development projects, or what role as I, as a commissioner, and my fellow commissioners have in approving them.

What happens if there are no developments agreed, or projects in downtown, or to use the language in the agreement, historically urban areas? Now, some say that's not likely, but if I go back even three years from today, I'm trying to think of what development in historically urban areas has been brought forward, and what would happen to that money? Is the developer going to deliver $3.75M to the UG coffers and then let us, as commissioners, decide what happens? So, there's a lot of questions. I just want to get those out and hear what you have to say about that.

Mr. Bach said maybe I'll jump in first. As the developer approached us for this request to put it in the language of approved by the, or reasonably approved by the County Administrator. That term reasonably is there that we wouldn't just be arbitrary in looking at them. We would look at the request and give them careful consideration for the impact and what they would do in the community.

As it rests back with me, and I'd let Robb comment to that if he wants to, but it's really in a sense that they were trying to (inaudible) to be fairly nimble. They committed to a three-year timeframe to turnaround here so they wouldn't be able to submit projects, go through them and work them. I think the hope was that we would meet, as a Unified Government, kind of look at what kind of criteria we were looking for. You would give me that direction as I'm able to work with them as we do in development areas, such as this one and Homefield, and have a good feel of a lot of the parameters. So, as you see this project brought forth to you tonight, the deal points that are out there, they are structured around what's building Homefield. Pretty straight forward. I think they're very consistent with the direction that's been given to me by this governing body in coordination with the state of Kansas.

To the same token, we could do the same thing in looking in the urban areas to say, hey, this is our focus area. This is where we want it to be. This is the approval level we want to have to come back as a governing body. To me, and as you know, you give me the authority to spend up to $50,000 that's not called out really in the budget without coming back for other approval. In this case, $3.75M, I think there could be different parameters set around this.

I don't know that Robb and his team are looking to spend it all in one chunk. I think there's the opportunity that this could be in several different areas. I guess it could be one big project if they came in with something like that and that would be fairly significant if they were to do

something like that in one area. I think there's a lot of opportunity for us to take this and work it and work it now, I think, amongst ourselves as we say, okay, here's the direction, parameters that you set out to me, as the Administrator, to say when they come in with a project, you need to have these kinds of discussions with them and make sure you guide them in this direction. That way, when you see it back to the governing body, we'd have a pretty good shape of being close to where we want to be. Just like we are with, about every other development that comes into the community.

Robb, did you want to add anything about your thoughts on that? **Mr. Heineman** said yes. I appreciate that. The one thing that I would say is, I hope you'd take some comfort in the fact that we've done a couple of transactions together at this point. Obviously, the Homefield project that we're working on is very large and it's a project that we're going to be doing everything we can to make sure that we live up to the standards that you want it to be. Doing these different development deals it takes time.

My only hesitation around kind of—we've committed that we'll invest $3.75M and we'll get that to work within three years. I'm not really hung up in any way around how you make your approval around what we're doing. I guess all I would stress and suggest is that we may need to be nimble if we commutatively come up with an idea to try to get that through your approval process, just to make sure that we can meet our timeline and threshold of investing $3.75M in three years.

It's hard to do these development deals. None of them take six months. They all take two years. This is just something that we want to make sure that we live up to our end of the bargain here and make sure we've got an efficient way to go about doing that.

Commissioner Townsend said I appreciate that information. I guess what still bothers me is the language of the development agreement. I have less concern about the project itself, which is the subject of the public hearing. But the language, particularly on page 4 and 5, it still leads open by law who presents these projects, like I said, the timeframe. As you say, it takes time to do these development deals. I'd almost be more comfortable with knowing that we were going to get 3.75 within three years and leave it to the Commission and our Economic Development Department to go in the downtown area and historic areas and come up with plans and that would take the burden off of you with having to come forward with a project.

So, that's the concern I have with this language. I would be inclined to want to see the resolution, but I am not at all comfortable with the current language of the development agreement. I think that ought to be nailed down to address these issues and not be left open to interpretation later.

Thank you for your presentation and this project, but that's kind of where I am on this.

Mayor Alvey said, Commissioner Townsend, I think what is in play here is, that what we're looking for are, like we did find with Mr. Lanier, is someone who is willing to commit in our downtown at a significant level, and when they do come in and invest, that they are actually going to profit from it. The developer would commit to invest $3.75M but to do it in projects that would profit so that it would encourage others to invest as well because if it is revenue neutral, it does not do anything for the bottom line. No one else is going to want to come in and do the same thing.

The way I would envision this, the discussion about the process by which the Commission is engaged in the development approval of the development project really is for us to decide, I think, over the next couple of months. That was the discussion that Mr. Heineman had today. It would seem to me knowing that this would come into play, it would be a good opportunity for us to—what it causes us to focus in on are what are our priorities in strategic catalytic investment in the areas basically east of 635.

Commissioner Kane said first of all, Todd and Robb, I want your project. I want it bad because we need a place for our kids to go play and to be entertained, and I think this is a good idea. My whole hiccup here is that the expectation that the County Administrator will be reasonable in these project evaluation approvals. Mayor, are we going to be involved and where it goes up front? I don't want to be on the tail end of it; I want to be on the front end; the middle and the tail end to see where it's going. I'm sure, and I agree, that everybody wants to make money, but I do not like the idea of Doug being the one in control of it. He's not the elected body; we are. I'd like to know your opinion on that.

Mayor Alvey said that was my point that, I think, what we have to decide over the next couple of months is that, again, the County Administrator cannot and would not do something without a sense of the governing body that this is how we ought to do this. That's why the discussion among the governing body about what are those catalytic investments, where they need

to go, what could be done that would allow the developer to come in say, I think I've got a good project. I think this is going to be catalytic and game changing for this particular area. We can deploy the money there. I think that that's really what we're looking at. I think that's going to be resolved by the Commission over the next couple of months; that process.

Commissioner Kane asked, why does it say County Administrator and not the Commission? **Mayor Alvey** said I'm going to speak to this, but I think what that means is so, as Robb is, the developer would come forward to be able to say to the—come to the County Administrator, hey, I'm looking at this kind of project. What is your sense? The County Administrator's responsibility would be to say, well based upon the direction that has been given me by the County Commission, this is something that would be within the parameters. They meet the criteria that the Commission has established. That's my understanding so, Doug, you can correct me if I'm wrong.

Mr. Bach said, Mayor, I think you're pretty good about how you've explained that. I don't know or, Todd, maybe you have—do you have a different explanation to that as to the way that was put out in the document?

Mr. LaSala said no, Doug, not really. As Robb said, they're trying to be nimble. They are investments. The big idea here is that they would pick those things and come to us for approval. I think the idea was that they were looking for you to have parameters and some direction probably about the types of catalytic things that we would approve versus those we would not approve. I think the developer is hoping not to come to Commission with each and every project that they want to invest in; partner with somebody to put their money in. I think it gives them more flexibility, more freedom, and as Robb says, allow them to move faster if that direction has been given to a point person within the Unified Government and they can go and seek approval of these deals from the County Administrator's Office versus the Commission.

Mayor Alvey said I think there's one other thing I want to mention here. I think if we view this $3.75M as a fund transfer to the Unified Government to be disposed of as we think, that's not what this is. **Mr. Bach** said it's not. **Mayor Alvey** said this is simply a commitment to bring $3.75M in investment and the developer wants to be able, again, to discover those projects, where those places are that would be catalytic where, again, they would be profitable based upon the parameters that the Commission would set and they would simply bring those to the County Administrator to say well, does this fit what the Commission has told you. That would be my

understanding of how that would work; but, again, the criteria for that is still to be established by the governing body.

Commissioner Philbrook said I'm glad you made the last statement, Mayor, about the fact that we would not be accepting that $3.75M into our coffers that that was—those were funds that Robb Heineman and his group would be investing in different things and then part of the projects that come forward would be presented to us with that part of the deal, as far as the investment. Am I understanding that, Todd? Is that right? I see your head shaking.

Mr. LaSala said yes, that's exactly right. It's not a pile of money that he would hand to us. It's investments that he would make. **Commissioner Philbrook** said that he sees that he could make money off of and that would be profitable to the community, obviously, or it wouldn't be profitable to him. **Mr. LaSala** said that's correct.

Commissioner Philbrook said the only problem, the pushback, I think, you're mostly going to get from the Commission is the fact that the Commission does not like to relinquish control over where and how that money is distributed. Even though we don't have it in our coffers, Robb. Do you understand what I mean, Mr. Heineman? It's not anti-the fact that you know what the heck you're doing, it's just that we're elected officials and the folks that elect us expect us to do what we feel is the best for them and in certain districts.

So, Mayor, I think, if there's some way you can get your, and let's call it your group, you and Doug Bach together, to create this team that's going to put the guidelines in place for what we believe the Commission would like to do. I think that would help a lot and take a lot of pressure off of the fact that you, Doug, would be unilaterally making the decision to move forward, if you see what I'm saying, because otherwise, otherwise, there's just a lot of people that would not be happy with that concept. Not meaning you would do anything wrong, just you know how things are sometimes. So, that's all I have to say.

Mayor Alvey said, Commissioner Philbrook, I think that's a good point; another point of clarification. It is also not money given to the County Administrator to disperse. That's not what this is. This is the developer coming forward, willing to commit $3.75M in catalytic investments in the older parts of our town that would be within the parameters set by the Commission but administered on our behalf by the County Administrator.

Mr. Bach said I was just going to add a little bit to what you said, Mayor. I think the objective here for me and our team as we were going into this was as their team expressed they would like to do something more impactful that leverages even more money coming into it and really the donation aspect was something that was not as appealing to them. We have the Casino Grant. They wanted to kind of make their own mark to it. So, it was where can you come forward into areas of our community that are a little bit more risky when you put your investment. So, we really appreciate you coming forward and doing the investment out in the western part of our community that's making an impact. You're going to make a great project out there. You've done that. You've shown your ability. Take that same ability and put it into our urban areas and commit some money, and Robb committed to an aggressive timeline to do this, to bring it forward to show. That was our team's directive in trying to get this done.

I think from my perspective as County Administrator, I don't go out and decide where I spend $3.75M. When they requested this kind of language, clearly, for me, that's a directive I have under working for you all. You direct where we go. We go through and approve a $394M budget, set parameters, directions to where all that's going. You give me the direction on how that's done. So, when we come to something like this, this is about a development area, about this time for us to establish some criteria you'd want to have and how much approval you want to have coming back to it before I would move on it. That would be entirely up to you as we go through and set this.

My commitment back to Robb is, we'll work on it and get this done so we'll have it in place so when he comes in or we throw a potential development project at him, he's able to evaluate it, do an analysis of it, come back to us and say, okay, this is what I want to move forward on, or he comes in with his own ideas because that's something I would also highly encourage you to. This man is a big idea guy. He looks at different areas, just things that can work. This forces him to look into our urban areas at some challenging environments where his focus really hasn't been before. By putting this into language in the agreement, now he's required to do that.

Commissioner Townsend said I'm having the same problem, I think, Commissioner Kane had a minute ago. Again, the fact that troubles me that everything we're talking about now is not the way this contract reads. So, I think we need the time to go back and solidify on paper the discussion that we're having now. Also, some of the issues raised by Commissioner Philbrook, leads me to

ask the question, what if no acceptable development agreements come through in three years? If this $3.75M is not going to be just deposited in the Wyandotte County coffers for development, what happens?

Mr. LaSala said on that subject, if they fail to meet this commitment, they risk being in default. Default for them out there is a really big deal on the other project, right? Now, they're not personally guaranteeing the bonds or anything, but they would be at risk for the CID money we're talking about. They're at risk on the PILOT for the Homefield project. They're at risk, frankly, for issuing additional bonds. They need those additional bonds in that second series to get all of the private money they're looking for on Homefield. So, there would be literally millions that they—they would risk millions of dollars over not meeting this commitment. So, it's—no, they wouldn't write you a check for 375. They're far more at risk if they default on our agreement.

Commissioner Townsend said well, I appreciate that, Counselor. I want to see the project be successful, but on the other side of the coin, I'm responsible to constituents who are going to look and see what happened in the last three years that benefited directly District One or other districts to the eastern end of the county and to say that its improbable that something may not develop is not really improbable as we just all looked at the past three years. I want to see this successful, but, again, everything we're talking about tonight is not what this document says.

Also, I'd like to see—we talk about economic development. The longer I'm on this panel or this Commission, I realize part of that is infrastructure development. I've got people, constituents in Fairfax struggling just to get culverts done and streets so, maybe this isn't the limitation we want to put solely on the use of this money.

I've said a lot. I appreciate your willingness to continue to invest in Wyandotte County, but that's kind of where I am on this with the language here. What we're talking about tonight, that's not actually on paper. Counsel, you can understand that.

Mr. LaSala said I certainly do. I guess I would also say to you, Robb will say this too, they're on a schedule; they're on a timeframe. They have a strong desire to get out there and start demoing this thing and moving. As you know, with a project of this scale, there's a lot going on behind the scenes to try to enable this thing and they're spending millions of dollars to get the thing off the ground. So, I would tell you, instead of delaying the project over this, not that it's not a big thing, it's very important to us. If the issue is parameters and giving the County Administrator proper direction or whatever, I suspect that the developer would much rather have

us agree to add a few words about establishing parameters and a date for that or whatever versus pushing the entire project off and making it at risk over this issue.

Mr. Heineman said I would completely agree with what you're saying there. I mean, we have the land under control out there. We have to purchase this land in the next couple of weeks. If we don't, we risk losing the land, which means losing the project.

This 3.75M, I would just say to you, again, I've been your partner out here for a long time on several other things. I'm very interested in trying to find some creative ways to do things in downtown and in the urban areas. I think we've got a list of ideas that we're already considering. I'm very open to listening to any ideas that any or all of you have, but I certainly don't want kind of the tail wagging the dog around that piece because we've got to get going on this project out at Schlitterbahn or we risk losing it. So, I would just say, we will do the right things on the 3.75M. You have my word on that.

Commissioner Townsend said well, one last question. Where, I guess, in the midst of the public hearing still so, I need guidance on this that we need—is this correct that we'd vote separately on that resolution and then address the redevelopment agreement? **Ms. Carttar** said that's correct. There are two different votes. So, there's a vote for the ordinance approving the project plan and then a vote approving the resolution for the amended development agreement. **Mr. LaSala** said that's right. **Mayor Alvey** said, however, to be clear, Todd, we have to have approval on both for the project to move forward, correct? **Mr. LaSala** said that is correct.

Mayor Alvey said, Commissioner Townsend, I just want to say that the purpose of this, over and over, I've been saying, I've been hearing it from others, it's one thing to have development happen out west. The issue is, we can every Amazon, we can every URBN Outfitters, we can have all of these big developments and depending upon where they land, they benefit that school district, that entity. But what we want to do is push development to our downtown. There's so much need there. We've got to be strategic and targeted because it will be incremental. You get one thing started and then it can take off. So, I think what we're really at, this is an excellent opportunity. We have a commitment from this developer who is putting money out west. He's going to commit a $3.75M to catalytic investments in our urban areas which, again, those parameters—I commit to you that we are going to engage the Commission in setting the parameters, that we deliver to the

County Administrator to say, this is the set of criteria you use to evaluate any project that would come from the developer. That's going to happen.

Commissioner Ramirez said I'm going to preface, like I said, I do support this project. I'm going to vote for it. It's something we need but I'm going to say that the one part of this project and the agreement, I did mention earlier, is this investment portion. I would like to see the donation component come back because that is money that is given to many, many organizations to fight every year for these Casino Grant funds. These are the organizations that make change and programs and activities and needed services for our constituents. Now, without that donation component, it's even less money now that organizations are going to be fighting for.

I ask if this continues and we're not going to have the donation component, then I really ask that us, as a Commission, that we find another source to make up that loss in funds because I'm always for my community, and especially for the organizations who are fighting for our community. I understand we need development, but we always have profit in front of us, but let's not forget what that profit is really going to, and that's to our constituents, our people, and our communities. So, I really hope that in the future that we can find something to make up that loss of that donation that we're losing.

Commissioner Johnson said, Katherine and Doug, before we ever got to standing committee, it seems to me that you all brought this concept for Homefield to us by why of 3 ons. Is that just my imagination or did that happen? **Ms. Carttar** said yes, that happened. **Commissioner Johnson** said so, you just didn't throw this project on us. We knew about it before it got to standing committee and we had the opportunity to weigh-in as it relates to whether or not we wanted to see or whether we liked it or not or whatever the case may be. So, after you gotten the go ahead from us, then we moved on to standings and things of that nature which brings us to this point right here tonight.

I knew once I saw that 3.75M that that was going to cause a lot of discussion. This is a project of epic proportion. While I understand there's a lot of discussion about east versus west, and I don't know in my own imagination, I don't think there's anybody that wants to see more development on the east side of Wyandotte County than Harold Johnson. I do appreciate the fact that, Robb, you saw within yourself to be able to offer this 3.75. Somebody said well, it's a small

portion; well, it is, but it's an investment, nonetheless. So, I appreciate the fact that that is offered up.

This is my expectation, Katherine and Doug. As it relates to any projects that will happen either in downtown and/or in any other of the urban areas of Wyandotte County, that we will go through the same process. That you would bring us in on 3 ons and you would give us the sense of what you're thinking before we ever get to the point of public discussion, that you might bring it to us and say, Robb is thinking this, or as a project or these as projects. And, of course, it would be—it would not be fair for me to not just say, yes, I want to double down and see something happen in Northeast Wyandotte County. I think I'm obligated to say that every time I get a chance to say something about investment in the eastern side of Wyandotte County. I certainly want to see it in the Northeast section of Wyandotte County.

But, my expectation would be that you all would bring us whatever project or projects, I suspect there might be more than one, but even if it's a catalytic project such as the Mayor has suggested to us, that we would have an opportunity to weigh-in on it before we ever got to the point of making any decisions publicly and on the record. So, that's what my expectations would be. It would be that something on the order that we've been doing all along, and that we would not be okey-doke, so to speak. I don't know if that's a word that can go into the record, but we certainly wouldn't want to be okey-doke on a project, but that we would have plenty of time to be able to weigh-in and offer our input and suggestions on that before we ever got to the point of making decisions.

Commissioner Bynum said I have a question for Mr. Heineman and that is just simply, is it within the realm of possibility that with the 3.75M commitment that you might find yourself looking at another project in the historically urban areas that's already in the works and come alongside as a place where you might step in and add investment? Is that in your mind at all? **Mr. Heineman** said absolutely. Yes. **Commissioner Bynum** said that's what I thought all along. That's what makes sense to me. 75M in any sort of bricks and mortar project is not going to build a building, but it certainly could come alongside an existing project and substantially benefit it such as the historic YMCA building that's currently under renovation by another developer, or any number of projects downtown that are currently underway.

Commissioner Bynum said with respect to the Casino Grant Fund, we've got a good handful or more of new development projects coming to Wyandotte County, which is a wonderful thing. We could extract a commitment to the Casino Grant Fund from any of them if we were willing to make the ask. So, I'm not terribly disturbed by a transfer of—that was Schlitterbahn's decision to contribute to that Casino Grant Fund. Not every developer does that as you can clearly see since there were only two contributors to the fund. So, I put that back on us. We can be more proactive with any and all developments coming into our community to gently ask that they also contribute to these projects that are non-profits do that that grant fund does support. With regard to your investment, it seems to me that you can come stand alongside any number of urban activities that are taking place right now.

Mr. Heineman said I agree with that. I think those are definitely a segment of the opportunities that we should be analyzing around all of those.

Commissioner Walters said I may repeat some things here, but as long as I've been on the Commission, we have been talking about trying to entice development to the eastern half of the county. Here we have someone who has volunteered to put over $3M of their money to work in our neighborhoods and we can't think of it as our money, it's his money that he is committing to invest in the parts of the city that we have been longing for a private investment to happen. It's not inconceivable to me that this development agreement might have said that he would do the investment without any approval of the city or review by the city. I think that's generous that he is allowing us to review it, but it also says that we have to be reasonable. We can't unreasonably reject a development because it's not what we have in mind. We have to be reasonable.

I'm kind of thinking about something that happened before I was on the Commission, and Robb Heineman might be very aware of this. The soccer team development agreement required them to build two soccer fields in the eastern half of the city subject to the approval of the location by the Commission and the Commission could never approve the locations and the soccer fields never got built.

So, I think it is challenging to think of a 10 or 11-person commission being decision-makers. I think we should rely on the expertise of the developer. It's great that he has asked or he has agreed to have some development approval by the public body. That's great. But in some

cases, we may need to stand aside a little bit and get out of the way so that we don't become an imposition to the process.

Commissioner Kane said we did have on 3s, Commissioner Johnson, but there was no language about Doug would be the one in charge. I've done a lot of contracts before, union contracts, and if we don't straighten that out, they can always come back and say well, you agreed to this. So, all I'd like to do is add something there where the County Administrator and the Commissioners will be the ones that evaluate the projects. I'm all for this project, but I'm not all for having Doug be the only one in charge of what's going on. I haven't had a lot of luck in that particular department, and I don't look for things to change and I think the commissioners should really know what's going on. I agree that we need to do as much as we can on both the Northeast and the Southeast as possible.

Commissioners Burroughs said, Todd, Doug, and Committee, when we had the meeting Monday evening, this point came forward. I can't tell you how pleased I am that people have read the contract and we're having this discussion. There's been a few things that were discussed this evening. The Casino Grant money disbursement is one that I wasn't familiar with and how it was structured, having not been on the Commission at the time. Maybe a little bit of understanding as to how that disbursement occurred in the past and moving forward it will be less money because there's no additional dollars going in. So, with that statement, I do have a couple of questions, Mayor, and maybe to help clarify what we're trying to do here.

The $375,000 of one-time money, will that go into the Casino Grant formula to be disbursed to the sitting commissioners at this time? Will it be a one lump sum influx of additional revenue or will it be over three years for the 375,000 to be put into the fund and we'll do it over a three-year cycle to disburse those additional $375,000? **Ms. Carttar** said we will receive the funding in one lump sum; however, it would be up to you how you would like to disburse that as part of the Casino Grant funding. **Mayor Alvey** said I'll just speak for Commissioner Bynum. She suggested, and I think this is wise, that we would not disburse that all in one year, that it would be given and disbursed more evenly because you don't want to put—kind of put a lot of money out there, disburse it all at once, and then non-for-profits depend on that level of funding from one

year to the next. So, the idea would be to put it into the fund but disburse it over multiple years. But, that's for us to decide. That has not been decided.

Commissioner Burroughs said I think that's important, Mayor, that we talk about that disbursement because I believe the 3.75M—and I do agree with the comments that were made by members of the committee. I had expressed early Monday evening that I anticipated this subject matter coming into play. The old saying is it's not—it's how we move forward and, Robb, you are a proven product, a proven developer in our community. You have a very state-of-the-art facility in our community so, you are a proven developer. It's not our intent to have the developer appear before the Economic Development Committee. I don't want to have to cause any more burden, as a commissioner, on those that want to invest in our community than we absolutely are required to do. I think in all fairness to you, you have other things to do with your time besides sitting in front of an Economic Development Committee explaining to us every little detail of a contract. I would hope that's where staff can give us the guidance necessary to make decisions on projects as they move forward.

The 3.75M would be a catalyst. You said that you have had discussions with the Mayor and Doug. Is there an example of a project possibly or something that without disclosing confidential information, can maybe an example for the community to hear tonight might be a benefit to us on the committee?

Mayor Alvey said, Robb, you can state what you're looking for. What we talked about is, I go back to what Commissioner Walters mentioned last year over the budget time that we need—and we've talked about this—we need to have a strategy. Commissioner McKiernan said it as well. We have 4,000 Land Bank properties that need infill housing. We've got to repopulate our downtown. We've got to provide people who will shop in our downtown who have an opportunity to work in our downtown; so, the opportunity to bring more housing that would be beautiful and affordable and generate additional revenues and additional growth to our downtown.

A long-term solution to what had happened because of redlining. Whether its multi-family, whether its single family, whether its opportunities for 55 and older, a wide mix variety of housing and people of demographics who, again, could find a place downtown in a walkable, beautiful downtown with amenities. The kind of things that happen through Prairie-Fire, is happening through Prairie-Fire and through Willie Lanier's project. Those are the kinds of things. But, again,

in my opinion, we have to talk about this, I think. But, again, this is the criteria. What are we really looking for? We've got to really set those parameters.

Mr. Heineman said I'd just say from my perspective, I think the types of projects that we have background in and are probably most interesting to us would be housing projects, it would be hospitality, it would be recreation, entertainment. I don't have a specific project that I can point to but I also, to Commissioner Bynum's point, I do believe that us plugging gaps in existing projects could be a really effective way to use this capital. But, again, until we start digging in, I can't tell you anything specifically, but I just know, I know what we know. I do think it's going to be more in kind of the housing, entertainment, recreation, hospitality categories is where our brain probably tends to wonder.

Commissioner Burroughs said I appreciate that, Robb. I wasn't trying to have you disclose a development that anyone was working on. I was just trying to give an example maybe to some of us that have concerns about how the contract was written.

I think what we're flirting with here, Mayor, is some uncertainty in reference to the authority of the Economic Development group versus the Administrator's responsibility. It may be a grey area, and Todd and Doug and I had a conversation about it. I do appreciate the challenge of trying to change the language in the agreement we discussed earlier, Todd and Doug, to what we have presented to us this evening. I do appreciate that, but the fact that it's raising so much concern, I, too, don't want to see it slow down the project. We've had four or five days to come forward with an alternative bit of language that may allow the 3.75M, the threshold of additional dollars of an investment, once presented and approved, once presented by the Administrator to the Unified Government or the Economic Development Committee for approval so that we are still a part of the process spelled out by the language.

I think that's what I'm beginning to hear some of the concerns is the Commission doesn't look to be involved in that appropriation of dollars. Even though it's not an appropriation of dollars, Mayor, but I will share with you that it is dollars that will be utilized, that are coming into our "General Budget" or however you're going to run it through to get it into the project. So, that's my only concern that I'm hearing from others. The old saying, trust. I believe the trust is there. If it's not, then we at least need to verify.

I know, as a commissioner, I don't want to be held responsible if a development doesn't percolate to the top and be the cream that everybody thought it would be. I want nothing more

than investors to come into our community and be very successful and very pleased to have done business in our community, but at the same time, if it's not, we're the ones that are responsible for that. I would just like to have an opportunity to have that say as I believe other commissioners have stated this evening. So, that's where I'm at, Mayor and my fellow commissioners, committee members. Thank you for at least bringing the issue forward.

I do want to commend the aggressive, the very aggressive agenda you put together, Mr. Heineman, on the development. I really appreciate that. I think the community will be pleased to see the demolition and the reinvestment in that area. The reputation of that area will be reinvented with the new investment that you're putting in, and I believe our community should be very thankful for that.

Mr. Heineman said thank you very much. We're excited to get started.

Mayor Alvey said, Todd, if you would again. Again, I want to be clear. This is not money that is going to be appropriated in anyway by the governing body. This is a developer who says I am going to invest at least $3.75M into the urban core within the next three years, and will find projects that he believes are going to be profitable that will be catalytic and a base and any other parameters that the Commission will set and that the County Administrator would administer based upon the input from the County Commission. So, again, this is not money we would appropriate. If Mr. Heineman does a project and it fails, that's on him because it's his money that he's putting in. It is his money putting in here. This is not UG money. It is not—we're not appropriating any money here. It's his money. He's going to find investments, I believe, that will play out.

Mr. LaSala said that's right. His money, his risk, his reward and he puts it directly into those projects. It does not flow through the Unified Government in anyway. That's correct.

Commissioner Johnson said first of all, gee, I wish I would have had a say on those inner soccer fields. I know exactly a place where I want one to go, but that's neither here nor there. We'll move on. So, Todd, how long is it going to take to get these tweaks to the language? I do think I hear from my colleagues that they want some modification to the language. Is that something that's doable? Can we do that on pretty quick order?

Mr. LaSala said I think we can do it tonight. I think with proper direction, you can require us to amend the agreement to say that the County Administrator has to approve things in

accordance with parameters you give him. You can say the County Administrator can approve it without coming to ED&F or to full Commission. I would suggest we could make it relatively simple and we could approve the document tonight with your direction about what that amendment would look like.

Commissioner Johnson said well, let's get her done.

Commissioner McKiernan said, Mayor, that was exactly what I was going to ask. Is it possible that we can move to—because one of the things that I want us to remember is, that this project in addition to this additional investment, this project is going to start paying property tax dollars as soon as it comes vertical out of the ground. Those are property tax dollars that are going to go into our General Fund that can then be used for the provision of services across the entirety of the county. I don't want to forget the fact that there is a direct contribution to the General Fund that will come as soon as this gets built.

So, my question, and I guess, Todd, I'll address this to you is, could we make a motion to approve this deal with the stipulation that language, for example, that the County Administrator in or with the approval of the Commission, could authorize the investment of those funds? Could it be as simple as that?

Mr. LaSala said it could, yes.

Commissioner Kane said second.

Commissioner Burroughs said I'm not laughing at the proposal. I'm just kind of chuckling that we could have gotten there two hours ago. We've had five days to get this done and here we are at 40 minutes into this discussion and we're just doing a little wordsmithing on the fly. It is refreshing to see that we, as commissioners, have not become divided on issues here. We're really talking about the investment in our community with a developer that wants to invest in our community. We just want to make sure that we're as transparent as we can be and that we're going to get the best bang for the buck not only for Mr. Heineman, but for our community collectively. That's what I'm smiling about. This has been, to me, a very worthwhile discussion. Now, let's wordsmith it and get it on so we can get Mr. Robb Heineman out there with a shovel in his hand and break some ground.

Commissioner Ramirez said this is just a clarification question and I think this may be for Legal. Is that motion for this ordinance for the project plan or should that be for the actual resolution of the amended development agreement?

Mr. LaSala said you're exactly right. What you'll vote on first is the project plans. When the development agreement comes up, that resolution, you would vote for an amendment to that resolution on the subsequent item. That's correct.

Commissioner Ramirez said okay. Thank you. I was getting a little confused at first.

Mayor Alvey said all right. Let's move forward. I'd entertain a motion to approve the STAR bond district redevelopment project plan.

Action: **ORDINANCE NO. O-99-20**, "An ordinance approving the STAR Bond Project Plan for Project Area 2B, STAR Bond Project Plan for Project Area 3 and STAR Bond Project Plan for Project Area 5, all within the expanded STAR Bond District commonly known as Village East in the city of Kansas City, Kansas." **Commissioner Ramirez made a motion, seconded by Commissioner Walters, to approve the ordinance.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

STANDING COMMITTEES' AGENDA

ITEM NO. 1 – 20494…RESOLUTION: AMENDED DEVELOPMENT AGREEMENT FOR HOMEFIELD PROJECT

Synopsis: A resolution adopting assignment, assumption and amended and restated development agreement for the Homefield Project, submitted by Katherine Carttar, Director of Economic Development. This item was scheduled to appear before the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, on November 2, 2020. It was requested, and approved by the Mayor, to fast track this item to the November 5, 2020 full commission meeting.

Mayor Alvey said this item was presented last Monday to Economic Development and Finance Standing Committee. Are there any comments or questions from the Commission?

Commissioner Townsend said, Mayor, I'm still unclear about the timeframe on this 3.75M. What happens if there is no development that has come to a consensus by this group within three years?

Todd LaSala, Stinson, said it is the answer I gave earlier. This developer risks being in default. We have been, frankly, we have a fight about whether we prevented the developer from making those investments.

Commissioner Townsend said okay. Thank you, Counselor.

Commissioner Townsend said the other thing I just wanted to mention, I hate that as many times as there have been discussions about this project that I believe is worthwhile, we get to a situation at the last minute where we're in a hurry to make changes. I think Commissioner Johnson is right. We've had on 3s and various other meetings about this, but this is what gives me pause. We do have another commission meeting on the 19th. I would be more comfortable seeing these changes; make sure it says what we want it to say because this is going to be a long-term project so, those were the only comments that I had this time.

Mayor Alvey said this was fast tracked to tonight's meeting for Commission consideration. I'll ask Commissioner Burroughs, who chaired the committee, to make any comments.

Commissioner Burroughs said, Mayor, the Committee is very supportive of the project, as is obvious from the discussion this evening. A number of the issues have been raised. I think it's a good investment into the community in an area that needs to be redeveloped. I do want to thank our developer for giving consideration to, again, partnering with Wyandotte County.

Commissioner Burroughs said, Mayor, the issue in reference to the question about the County Administrator, might I offer a proposal that if you want to wordsmith it that we may where it says presented to the UG for consideration to meet this investment requirement, that the County Administrator will be reasonable on this point, evaluating, and approval. Developer agrees these investments must be made, that we put in right after approval, approval by the Commission, and

maybe that will address some of the concerns that have been raised. I know that we'll have—at that way it's a joint partnership. It's spelled out in the contract that it will both be the Administrator and the Commission. That's an easy enough fix if that's okay with Legal.

You see where I'm talking about it, Todd? **Mayor Alvey** said I would have to say I disagree with that approach. The purpose of this was to allow a developer who wants to commit his own money into our downtown, to find those projects that would be workable, and that we would establish the parameters that would be applied by the County Administrator that allows this thing to move forward directly and completely with the consent of the govern prior. I really don't like that approach. I don't think we have any other experience where we have a developer come in and say, we're going to approve this development or not approve that development. I'm not even sure if that's legal. We can approve development agreements. We can approve incentive packages, but a development itself, we don't have that authority, do we, Legal?

Mr. LaSala said no. You couldn't stop Mr. Heineman from making those investments. He can still make them. It's a question of whether it would count toward this 3.75 or not. But, Mayor, I hear you. I think there are two or three—well, let me just offer, I think there are two or three possibilities about what you could do with this language. One is, really what Commissioner Burroughs said but it's the County Administrator and the Commission effectively meaning, he had to come back to Commission for each and every one of these and it's a public decision.

Secondly, you could say approve by the County Administrator in accordance with parameters set by the Commission. Or third, the County Administrator could approve in consultation with the Commission, meaning the County Administrator would have to have on 3s and work through the group so that you all saw them, but it's not a formal approval, it's something short of that. Those are, I think, three choices, potentially that you could consider.

Mayor Alvey said, well, I think that second option or the third option is really how we normally would handle this. To Commissioner Johnson's point, there are on 3s. There's an opportunity always to vent these through the Commission and then would not move forward with this project if the Commission, during on 3s, had not said hey, this is a good project; move forward. I would recommend that we adopt the language of the second option.

Mr. LaSala asked, parameters versus consideration? **Mayor Alvey** said yes. I think parameters, criteria govern how those investments—the kind of investments we're looking for.

Commissioner Philbrook asked so, David, can you move—can you make a motion as the Mayor? **Mayor Alvey** said I believe I can. **Commissioner Philbrook** said well, okay then. I'll second it.

Commissioner Burroughs said, Mayor, I think that's satisfactory. I was just trying to find a level of agreement and move this thing forward that puts to rest some of the concerns that have been raised here. It's really not so much concern as it was questions. We have a right to do that as a Commission and this discussion has allowed us to do that. And I would hope, Mayor, that you don't see this as trying to micromanage or take the authority away from Doug, we have a responsibility also. If you would give that strong consideration in our discussion tonight.

Mayor Alvey said no, Commissioner, please do not imply that I somehow think that this is a way for you to rest control from the County Administrator, not from you. I do believe that we need to follow the processes that we already have in place because that is transparent and it's consistent. As I said before, the process does include on 3s, that this is how we would establish parameters that would guide this.

Commissioner Kane said I was doing pretty good until, Mayor, you got on there and started talking. You have one vote just like we do. We've been trying to work this out. You, obviously, had an opportunity to talk about this more. It's frustrating when you come over the top and we're trying, as commissioners, to represent each and every one of our districts. We all want this project, but there has to be some language where we can go back to our constituents and say, yes, but it's a simple wording issue that very few commissioners liked. That's all we're trying to do is put some language in there so they can't come back to the Administrator and say, you agreed to it because it was all in writing. Well, we're going to agree it because now it's all in writing. So, coming over the top, it's frustrating for me and that's what you did.

Mayor Alvey said I apologize that, Commissioner, but at the beginning of the discussion, it was an implication that somehow, from you, that the County Administrator would somehow do something that would not be appropriate for the districts. So, I offered language and offered a motion. I would entertain, roll call, please

Commissioner Kane said hang on a second. I've been here 15 years and I've had a whole hell of a lot less respect out of the 9th floor than I have prior to. So, yes, there's an issue there, Mayor.

Mayor Alvey said thank you, Commissioner. Roll call, please.

Action: **RESOLUTION NO. R-79-20**, "A resolution adopting assignment, assumption and amended and restated development agreement (Homefield Project), to include the second option as stated above regarding a change in language (County Administrator in accordance with parameters set by the Commission)." **Mayor Alvey made a motion, seconded by Commissioner Philbrook, to adopt the resolution with stipulations of which County Administrator could approve in consultation with the Commission.** Roll call was taken on the motion and there were nine "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan; and one "No," Townsend.

Mr. Heineman said thank you for the support. I'm very excited about this. We're going to do a great project for you out at the former Schlitterbahn and we'll do a bunch of great things with the 3.75M in the urban area. So, thank you so much. Appreciate it. **Mayor Alvey** said thank you.

ITEM NO. 2 – 20454…ORDINANCE: SALE OF TOBACCO PRODUCTS TO ANY PERSON UNDER 21

Synopsis: An ordinance relating to the sale of tobacco products to those under 21 years of age, submitted by Juliann VanLiew, Director of Health Department. On October 26, 2020, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted 4:1 to approve and forward to full commission.

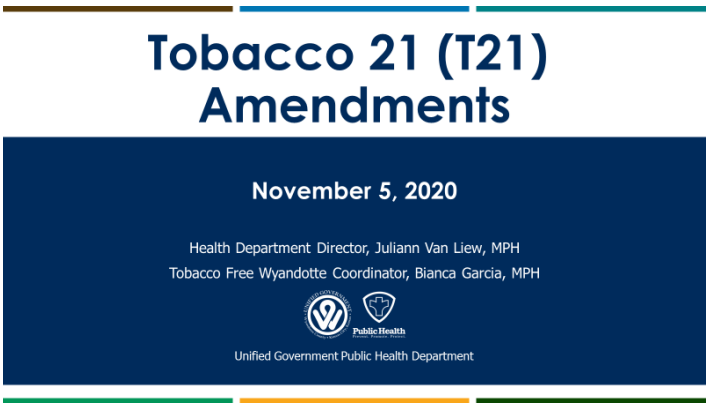
Mayor Alvey said this item was presented to the Administration and Human Services Standing Committee on October 26 and received a 4 to 1 vote for approval. I'd ask Commissioner Markley, who chaired the committee, if she'd like to make any comments.

Commissioner Markley said you may recall that in the past, we had already raised the legal age for purchasing cigarettes to 21. This is really an edit to that ordinance. That ordinance allowed for the prosecution of the individual who purchased the product. It has been the learning curve, I think, of our Health Department—I think Juliann is on here if individuals have questions,

particularly if they didn't sit on our standing committee meeting—that those prosecutions of individuals have not been useful in preventing people from becoming addicted to tobacco products. This change to the ordinance would make it so that the individual who purchases the product is not the one who is subject to prosecution. The person who sells the product to the person who's underage, however, will still be subject to prosecution.

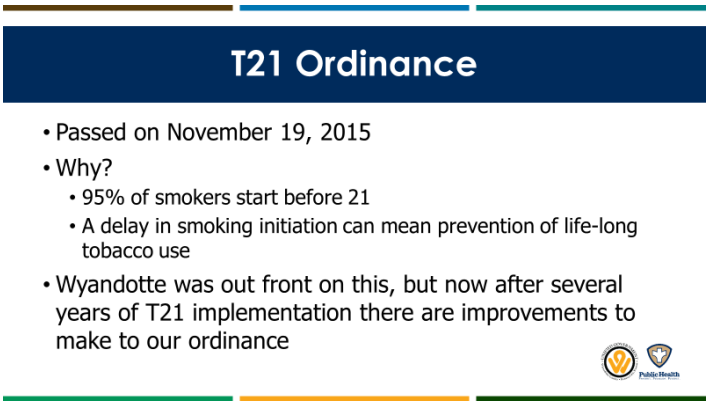
The age isn't actually changing but the manner in which it's enforced is changing. This does not come to us unanimously, and Commissioner Kane can certainly express his concern which I think is related to the age issue. Not necessarily to speak for him and not necessarily to the change in this ordinance, but he would like it to be 18 all around. Commissioner Kane, you can surely address that further.

Mayor Alvey said yes, we will first of all go to—ask staff to provide details of the ordinance.



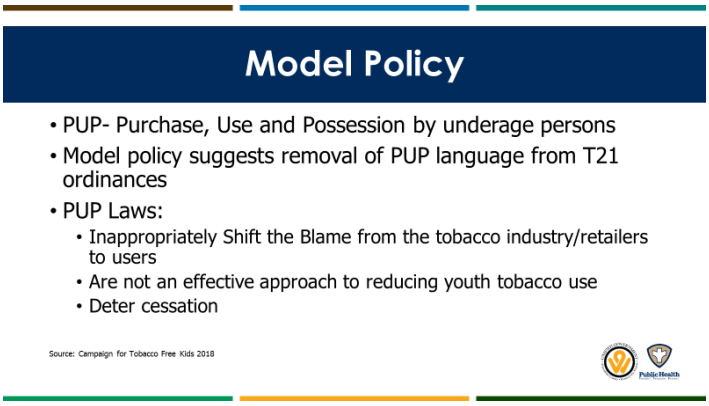
Juliann VanLiew, Director of Health Department, asked would you like us to give the whole presentation. We're be happy to. Great, we'll go ahead. We only have four slides this evening so we'll go quickly.

As Commissioner Markley said, we're coming before you not to make any radical changes to the intent or application of T21, but to make a modification in who would be required to pay the fine when they are out of alignment with the ordinance.

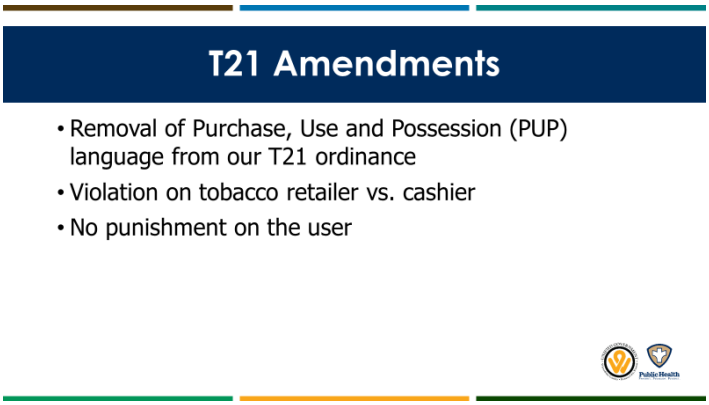


So, as she mentioned, we passed this several years ago, just about five years ago exactly. We did so because the vast majority of smoking in our country starts before the age of 21. So, by delaying smoking initiation, we can actually prevent lifelong tobacco addition.

Wyandotte was out front on this, as the Commissioner mentioned. But now, after several years of implementation, we know that there is a little bit of a better way to do this. Many, many jurisdictions throughout the country have learned from this and we are going to explain some details here. I'm going to announce Bianca Garcia, our Tobacco Coordinator. Please, go ahead.



Bianca Garcia, Tobacco Coordinator, said so, yes. We have learned quite a few things since the passage of this ordinance five years ago. Specifically, around purchase use and possession by underaged persons. What we've learned from these last years is that model policy suggests removal of this language from tobacco 21 ordinances, mainly because it really puts the punishment on the underaged users and appropriately shifts the blame from the tobacco industry or the retailers to the users. Along with that, it's not an effective approach to reduce youth tobacco use and it also can deter cessation.



Those are some of the things that we've learned and for that reason, we are proposing this amendment to remove the purchase use and possession language from our Tobacco 21 Ordinance. Really putting that violation on the tobacco retailer versus the cashier because we know that's not an equitable approach. Often times, these cashiers are making minimum wage and can't afford to pay that violation and then again, no punishment on the user. Those are the changes to the Tobacco 21 Ordinance we have proposed.

Along with that, we know that a better approach would be offering more cessation resources. One of which being there is a new youth specific quit line that the Kansas State offers called My Life My Quit. So, this is something we've been actively promoting in the schools using our prevention group from Schlagle to really share this information with their peers. Then we also work with Vibrant Clinic to really implement this in their workflow practices, so that's something that we're offering currently and really trying to offer that resource to those who may be addicted.

That is all we have. Are there any questions?

Commissioner Kane said we didn't pass it. When I say we, I didn't pass it. I think if you're 18 years old and you can serve our country and you can die for our country, then we shouldn't tell you what you want to do with tobacco. I didn't support it in the past. I know that our Health Department is doing what they think is right except when you're 18, you can die for our country.

If you want to smoke—my mom died of smoke related cancer, but I don't want to dictate, we've been using that word a lot lately, I don't want to dictate to folks that they can or they cannot chew tobacco, smoke tobacco, or whatever they want to do with tobacco. It's frustrating that we reach out and say we're going to do this and it didn't work the last time with the wording. I don't believe it's going to work this time so, therefore; I am going to oppose this.

Mayor Alvey asked, any other comments or questions from the Commission? Seeing none, I'd entertain a motion.

Action: **ORDINANCE NO. O-100-20**, "An ordinance adopting Sec. 17-8 relating to the sale of tobacco products to those under 21 years of age in the City of Kansas City, Kansas, and repealing Sec. 11-204." **Commissioner Markley made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were nine "Ayes," Ramirez, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan; and one "No," Kane.

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 20501…RESOLUTION: ASSIGNMENT OF ACKNOWLEDGEMENT AND ASSUMPTION AGREEMENT RE. SPIRA CARE BUILDING

Synopsis: A resolution approving an assignment of acknowledgement and assumption agreement with SC Investors KCK and Neucon, LLC, for the Spira Care building at 9700 Troup Avenue, submitted by Katherine Carttar, Director of Economic Development.

Doug Bach, County Administrator, said this is an item similar to one you've seen many times before on properties out in an area that was previously under an assignment assumption. In this case like the Schlitterbahn group when the property sold, or selling to move it under them, it then

just makes the new owner follow all the rules that are in the current assignment assumption that's in that other agreement. This is with Spira Care or the Spira Care facility. It's with the SC Investors group. I would recommend for approval. If you'd like additional information, we can have Katherine and the attorneys go into it.

Action: **RESOLUTION NO. R-80-20**, "A resolution authorizing the UG to enter into the assignment of acknowledgment and assumption agreement pertaining to medical treatment and office facility at 9800 Troup Avenue." **Commissioner Philbrook made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

ITEM NO. 2 – 20502…ORDINANCE: REMOVE LAND FROM STAR BOND DISTRICT (TALLADEGA ROAD)

Synopsis: An ordinance removing certain property from the STAR bond project district within Prairie-Delaware Redevelopment Project Area A (Talladega Road), contingent upon certain events, submitted by Katherine Carttar, Director of Economic Development.

Doug Bach, County Administrator, said Mayor, this item comes directly to you in relationship to the URBN Outfitters Project. When that project was initially worked through with the Speedway, they had evaluated approximately 60 acres that they were going to be removing and selling to the developer for the URBN Outfitters project. As it advanced and they finished their final surveys, they determined they needed a little more than 6 acres to add to that.

So, we need to remove this from the STAR bond district as well. It really just, it's all in coordination with that that pulls that money out of the STAR bond district and makes it taxable property right away with coming into that in coordination with that deal.

Ms. Carttar can present additional information if you would like, but I would recommend we approve this as you have already vetted through that project and advanced it.

Action: **ORDINANCE NO. O-101-20**, "An ordinance making findings and removing certain property from the Star Bond Project District within the City of Kansas City,

Kansas (Prairie-Delaware Redevelopment Project Area A), contingent upon certain events." **Commissioner Philbrook made a motion, seconded by Commissioner Ramirez, to approve the ordinance.** Roll call was taken on the motion and there were ten "Ayes," Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan.

ITEM NO. 3 – 20503…RESOLUTION: MANAGEMENT AGREEMENT WITH MAX FUN ENTERTAINMENT, LLC

Synopsis: A resolution approving a management agreement with Max Fun Entertainment, LLC, for management of the baseball stadium in Village West, submitted by Emerick Cross, Assistant County Administrator.

Doug Bach, County Administrator, said this last one is really a continuation for discussion we had about a year ago, when we were approached by Mr. Brandmeyer about taking over ownership of the T-Bone's baseball team and move forward with that. We received approval from the Commission to go forward in our terms to negotiate and finalize an agreement with Mr. Brandmeyer. We were working through that process when COVID came about and it really changed everything in terms of baseball and how we're doing it.

Over the course of really the last six, seven months, we've been trying to figure out a way to advance this to come forward. I believe we have put together a two-part agreement which we'd like to present to you tonight. I will present Emerick Cross, Assistant County Administrator, who's been on point working this to present this deal. Mr. Brandmeyer's also here with his team tonight to discuss their side of it.

Emerick Cross, Assistant County Administrator, said tonight we'd like to talk a little baseball et. al. We have the Max Fun Entertainment group on the video call with us.

We have a two-part presentation tonight. What I would like to do is go over the major tenants and the major deal points of a one-year agreement and a ten-year agreement. After that, I would like to turn the presentation over to Mr. Mark Brandmeyer and his team and let them go over their presentation and then we would stand for questions and answers, if that's okay with you, Mayor?

With that being said, let's go ahead and get started. I'd like to do a little recap and talk about some COVID implications regarding the management agreement. As Doug stated, last October, the Commission gave us initial terms to go ahead with Max Fun Entertainment and work through the deal points over the winter. We did negotiate some final terms and we're ready to go about March 2020 to get an agreement done and then COVID struck. Everybody knows on this call what COVID did, not only upending the market and our negotiations, but it affected almost everything in our daily lives.

With that being said, as you all know, we didn't have any baseball here in Kansas City, Kansas, in Wyandotte County in 2020. So, with that being said, we got back with Max Fun

Entertainment, LLC, and we worked together on terms through some very difficult existing market conditions and certainly unknown circumstances. I know we're not over with COVID and we don't know how long it's been here, but we both, our organizations are planning to play baseball in 2021 and beyond. So, tonight, with that being said, we're proposing a couple of management agreements. We got a one-year agreement for 2021 and a long-term agreement that'll be a 10-year agreement.

Now, why do we need a management agreement? I think probably one of the most pressing things for us is that we, as the UG, we have a $20M stadium asset that's sitting out there in Village West and it's dark and it's unused. Another bad thing about this is it's a beautiful stadium. It's probably still state-of-the-art, in our opinion. It needs a little love and care, but we can take care of that.

The other thing is that stadium's located in probably the most premier location in our region as everybody know. We have a lot of activity out there and a lot of people visiting. We think that a long-term management agreement will provide stability and enhance one of the most robust shopping and entertainment areas in the Midwest. If this management agreement, the one-year and the ten-year go through, this will provide long-term stability in a form of up to 21 years of having a tenant in our apartment, or our stadium and that's a very secure feeling for us to have.

They're proposing a year-round sports and entertainment venue out there; not just baseball. It's going to be a sports and entertainment venue. I'd like to talk more about that, but I don't want to steal Mr. Brandmeyer's thunder because it's really cool out at the stadium and that will attract more tourism and visitors to our community in the future.

We believe this agreement; these two agreements would greatly impact the direct and indirect sales to our community out there. We got a lot of people shopping out there already. It would only enhance that. As a matter of fact, in 2007, those impacts were over $4M at that time.

I can't imagine after people being pinned up at home with COVID and dealing with that over an extended period of time, when this gets over, I think a lot of people, including myself, are going to be ready for some baseball. Ready to get out and socialize and ready to get out and enjoy our community's probably one of our greatest assets.

Another thing that I'd like to point out at this time is that throughout COVID, throughout a worldwide pandemic, Mr. Brandmeyer and his Max Fun team stuck it out with the UG and also we stuck it out with him. We worked to get these two agreements penciled out and ready to go for the Commission.

With that being said, for 2021, it's going to be tough because we're still going to have COVID around. So, I'm proposing this slide to be called the bridge over COVID year. The bridge over trouble water year, if you will.

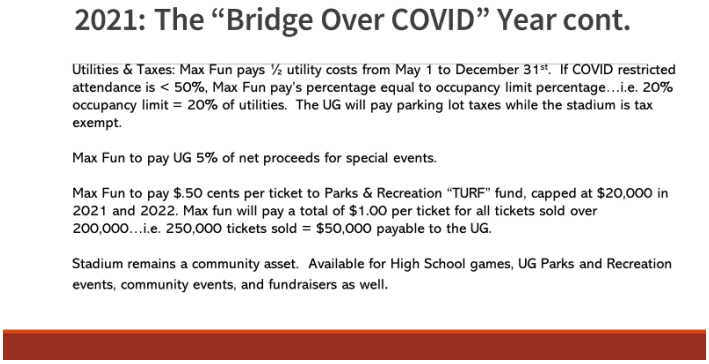
We're going to have a lot of unknowns from COVID next year. Some experts think it may go deep into the year. I hope not, but with COVID restrictions, and we know that's going to happen, we're looking at things like restricted attendance and trying to deal through that. We're looking at the Brandmeyer team's abilities to secure sponsorships with these COVID unknowns. It's tough to get people to go out and have sponsorships and hang banners out at your stadium when you don't know how many games you're going to have and how many people in the stands are going to be allowed.

Another thing that we usually, the Brandmeyer team tries to do over the winter months is the pre-season tickets sales packages and all the tickets that are sold for the season. It's really tough with these unknows, but with that being said, we worked out a proposed one-year term as follows.

The first thing that's always most important is safety first and the Brandmeyer team recognizes that and so does the Unified Government, certainly. We'll make sure that everything is in compliance with all the health orders and the lead COVID testing that is mandatory. Safety first on both of our teams is paramount, and we will make sure that both of those things are followed.

The next major tenant I'd like to go over is the improvements and the maintenance at the stadium out there. It's our stadium. It's a $20M asset. It's a beautiful stadium. We're committing to take care of it. We're committing to take care of it in the amount of $250,000 a year that we want to make on capital improvements and regular maintenance.

As you know, we have the STAR bond reserve account that's restricted and only allowed for capital at the stadium. The initial funds will be drawn from this million-dollar account. Now, additional improvements and amenities are to come from Max Fun to make the stadium that year-round venue for sports and entertainment that we'll talk about. Like I said earlier, I'll save that thunder for the Brandmeyer team and Max Fun.



Continuing on with our bridge over COVID year. Let's get to the utilities and the taxes. Utilities and taxes, Max Fun, we've agreed and worked out with them that they're going to pay half the utility cost from May 1 to December 31. Now that's eight months out of the year. Now if COVID attendance is restricted to less than 50%, Max Fun has agreed to pay the percentage equal to the occupancy limit percentage. So, this means if they have 20% allowed to attend games, they will pay for 20% of the utilities. Now this first year in 2021, the UG will pay the parking lot taxes but as everybody knows that stadium is tax-exempt.

The next point to go over is that Max Fun's agreeing to pay 5% of net proceeds for the special events they plan to have out at the stadium. I've been talking to with Mr. Matt Perry and

Mark McKee, as well as Mr. Brandmeyer, and they intend to have several varieties of special events out there. Once again, that's some thunder that you'll hear later on and I think you'll like.

They've also agreed to continue our Parks and Rec's TURF Fund. I know that's very important to the Commission. That $0.50 per ticket that's going to go to that Parks and Rec TURF Fund pays for things like our playground. We use it partly for the inclusive playground out at the park out west. So those are very important funds and we're going to keep that fund going.

Now the first two years of '21 and '22, we're capping it at $20,000, but after that, it'll have no cap. Also, Max Fun Entertainment, LLC, will pay a total of $1 per ticket for all tickets sold over 200,000 in a season. If they sell 250,000 tickets, as an example, $50,000 of that money will go payable to the UG.

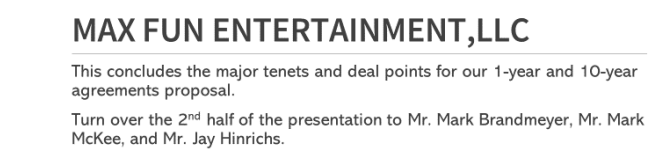
Another important thing I would like us to all remember is that stadium is a community asset. That's our stadium. It will remain that way. The stadium can be used for high school games, for Parks and Rec's events and Park and Rec's programing, special events, community events, and fundraisers as well. It's our stadium and we intend to keep it that way and work well with the Brandmeyer team.

Let's move on after that 2020 year and hopefully we get through COVID to a 2022 unrestricted play, long-term management agreement deal. Now here, a stricted play, unrestricted play assumes that there's no COVID restrictions and that's when we'll start this ten-year management agreement. We're shooting for January 1, 2022.

So, when we start that, if Max Fun spends $2M in capital improvements within the first five years out at the stadium in the grounds, they'll have an option to renew for an additional two five-year terms after the first ten years. This can be up to a 20-year deal for us after the initial one-year first deal.

For utilities, Max Fun on January 1, 2022, will take over 100% of the utility cost. Now, we're not going to just there. The UG and Max Fun are going to work together to try to reduce cost at the stadium through the exploration of things like LED, which is very important for facilities like this and stadiums like this. We're not only going to look at changing the LED installation in the outfield, we'll also look at LED installation in the concession stand area and suites, in the locker rooms, in the outfield facilities, anywhere we can to help us with utility costs. Everybody likes to save money. We will also look at the possibility of re-metering if that helps us out there as well.

In addition to this, Max Fun will be required to obtain a $100,000 letter a of credit to cover the utility payments after the first year of operations. After starting with the ten-year deal, Max Fun will pay their share of the parking lot tax in perpetuity of the deal, the agreements, from January 22 on in the amount of about $56,000.



These are the major tenants of the one-year deal and the ten-year deal agreement of proposals. At this time, I would like to turn it over for the second half of the presentation to Mr. Mark Brandmeyer and his team, which includes Mr. Mark McKee and Mr. Jay Hinrichs.

Jay Hinrichs, Max Fun Entertainment, LLC, said I appreciate all the council people and the support you've given us through this very trying time.

As I've been accused of before, I couldn't pick a worse time to buy a minor league baseball team. It's exciting that we're hoping to move pass this. Every time I think that I got this COVID thing predicted and what's going to happen, it's kind of proven me wrong. So, I appreciate everybody bearing with us for this 2021 season as we're trying to figure out a path forward.

As you guys know, there's no guarantee. There's no guarantee that we going to have a season, there's no guarantee that we're not going to be restricted, but we're optimistic that we're going to be able to play baseball in 2021. So, we're excited about that, but we're really looking at the long term with the team and our partnership with Wyandotte County.

One of the exciting things that's happened is our recent affiliation with Major League Baseball. So, now we are a partner league with Major League Baseball.

In the past, we were considered an independent league team and our affiliation with Major League is going to allow us to partner with—in our marketing and with both the local team, which would be the Royals, who a lot of you guys know. They did play baseball out there this summer. So, we were able to put together a deal where they went out and were able to play out there over the summer. The stadium did not go unused, but we're really looking forward to executing our own team there in the following, in 2021.

I am going to turn it over to Mark McKee and he's going to talk about some of the exciting things and changes that we have going on at the stadium over the next ten years.

Mark McKee, Max Fun Entertainment, LLC, said I'm going to run though these slides relatively quickly then we could answer any questions. Some of this vision that I'm going to share, some of you have seen before. We've expanded the vision a little bit.

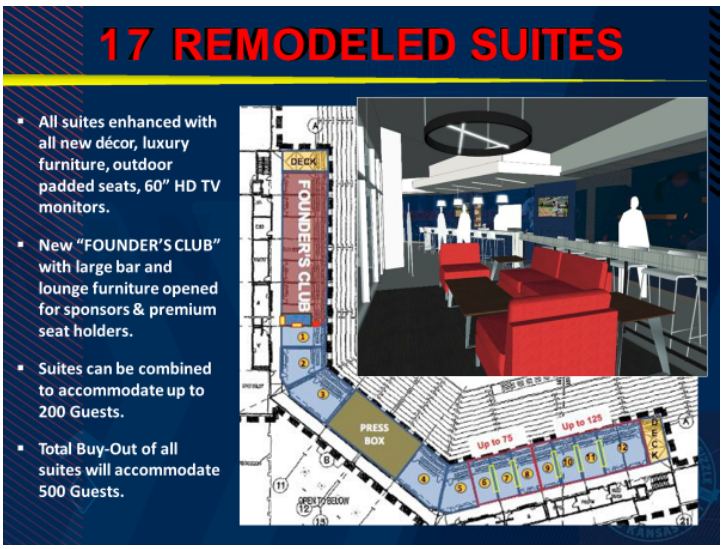
The objective really, have two points to our strategy and this is really to turn the park, the ballpark into a year-round sports and entertainment destination. Where we have 50 baseball games and hope to have 100 to 150 additional events throughout the course of the year, including more baseball and sports events, other non-baseball events, and also to drive the stadium rentals.

Secondly, we are planning on re-launching the baseball team. We're excited that we will rebrand the team and announce the new name the first part of December. We've also put together a lot of new seating and ticket package options.

Also, important to us is that we are a part of the community. We have a purpose-driven mission. One is to drive community engagement, create a non-profit foundation that will enrich the lives of youth through sports. So, we've got a lot of initiatives that we're working on to that end. As Emerick said, to be a hub for community events, graduations, and so on. We're also putting together a diversity and inclusion program that we'll be announcing that will include our front office, our coaches, player personnel, gameday staff, and an internship program.

A quick snapshot of the stadium. You can see that we've got a lot of different plans that will phase in over the next couple of years.

We're including new fan zones where we'll do a left field area called the bone yard with shipping containers, an entertainment area for groups, a craft beer park, and an area at the entrance that we're going to call the Buck O'Neil Plaza and pay tribute to the Negro League Baseball Museum and the teams that they supported.



We're remodeling the suites. We're going to take some of the air suites and enlarge them into larger areas that can accommodate more people.

We're going to curate food and beverage from local Kansas City restaurants. We're going to be creating new concepts as well as working with a concept that we've developed called the Kansas City Barbeque projects where we will rotate in local barbeque restaurants from around the area. We're excited about that.

A lot of the work that we had put in before COVID hit was into putting together promotions, game day promotions and events. A lot of the work was done and then we had to put it all on hold. So, we're excited to get those underway when the season begins.

There's a snapshot down there of a couch from a Top Golf to give you an example of some of the neat group areas that we're going to be creating to enhance the concourse space at the stadium.

We are going to introduce what we call an entertainment team. One of our league partners in St. Paul has done this very successfully. We will curate a dozen community actors that will take on personalities and entertain the guests during the games.

Special events.

So, this gets back to all of the non-baseball type events and including going out and curating high school events, tournaments, showcases. We had the Tyrann Mathieu Celebrity Kickball Tournament lined up and then unfortunately COVID prevented that from happening. Rivalry games, rentals, as we said, the Royals used the stadium for a month this summer.

Other types of festivals that are specialized. We met with a large RV dealer about doing a large RV and outdoor sports show, food and wine events. Other signature type of events that we will repeat every year and a winter festival that I'll talk about it in just a moment.

We've had several meetings now with concert promoters, independent, large ones. We plan on doing a number of music events throughout the year as well.

We are going to introduce a six-week winter festival that we call Tinsel Town that will provide ice skating, tubing hills, snow play area for kids, hot chocolate, all the things that would go along with a six-week holiday festival. We're very excited about that. Again, if COVID allows us to, that would happen this next winter.

Creating lots of social game type areas throughout the park

including a nine-hole miniature golf course. Rob Riggle, one of the local comedians and actors involved with our organization, also the host of ABCs TV show called Holey Moley, which is a miniature golf show. The idea is to kick off a nine-hole golf course throughout wrapped around our facility.

Future development would include a pickle ball and yard game venue that would be year-round, out in the center field area. We've been talking and working on this. This would be something that would happen in year two or year three.

That kind of sums up the vision for what we have. That's the championship that the ball team did two years ago. We're pretty excited about that. With that, unless you have anything else to add, we'll just open it…**Mr. Hinrichs** said we'll open it up for questions.

Commissioner Bynum said I love your presentation, I love your creativity, everything that you have concocted around this ballfield. I just need you to know that when you put the Pyramid Pizza up on the food list, you pretty much had me at that point. **Mr. Hinrichs** said glad to hear that. **Commissioner Bynum** said everything that you brought forward so thank you so much for staying with us through this. I'm with you, I'm confident that we will get through it and this certainly gives us something to look forward to. So, thanks again. **Mr. Hinrichs** said yes, thank you for your continued support. **Mr. McKee** said we'll bring the honey bear for the Pyramid Pizza for you, okay. **Commissioner Bynum** said excellent, thank you.

Commissioner Philbrook said your enthusiasm for this is just out of the park to get an old commissioner that's been dealing with a lot of sick patients, I would tell you that you are a Godsend. Thank you for all that enthusiasm and excitement because it really does help bring us something to look forward to. So, thank you for that.

Mayor Alvey said thank you so much. Again, this is a tremendous project. It's light years ahead of where we were. So, I would entertain a motion to approve the management agreement with Max Fun.

Commissioner Townsend said I did have a couple of questions. Here again, I'm having problems with the hand raising also. If I could proceed at this time with that? **Mayor Alvey** said yes, Commissioner Townsend.

Commissioner Townsend said, Mr. McKee and Mr. Hinrichs, wonderful presentation. Also, Mr. Cross, as one of my commissioners already said, a lot of enthusiasm and a lot to look forward to. A couple of questions and comments.

One, I appreciate the nod to Mr. Buck O'Neil, incorporating the Royals and the Negro League history by acknowledging his stance, someone who I knew and my parents and uncles knew, so I appreciate that.

Number two, you mentioned rebranding of the team. Does this mean that you're going to kill Sizzler? **Mr. McKee** said we'll have a special place for Sizzler, always. **Commissioner Townsend** said that sounds like he's going to the slaughterhouse to me. **Mr. Hinrichs** said no. **Commissioner Townsend** said I thought he was great, a great representative for the team so I will be saddened by, take that bull by the horns and Sizzler's no longer with us.

On a more serious note, I am concerned about the utilities part of this. Our past history with the team and the utilities and the UG taking a bath on that aspect of it gives me concern. I understand why you'd want to go for that but that gives me some concern with this because the truth of the matter is that our constituents aren't getting that kind of break on their utilities. When they see the presentation, the great presentation you just made, I can imagine them saying, well they got enough stuff there to pay the utilities, I can't even come to the ballpark because I'm trying to pay mine. That is a concern.

Mr. Hinrichs said, Gale, keep in mind that the reduced utilities is only during the COVID period. After the COVID period, we pay 100% of the utilities. **Commissioner Townsend** said oh, I'm very aware, but it's that possibility that it could be less than the 100%. That is the problem. The language is very clear, but that's why I'm bringing that up because I know when this was brought to us, I was very concerned and said one year for that and that's it, as far as my constituents are concerned. So, I understand that. This is a problem for that. Aside from the demise of Sizzler but thank you, again, for hanging with us.

Mr. Hinrichs said well, obviously, the way we make money is you have to be able to play baseball in front of fans. We don't make any broadcast revenue. Really, it's ticket sales and group

sales that really fund the enterprise and so when you limit that, you really limit our ability to be in business period. Yes, I mean there's just, there's no other way to do it.

Commissioner Townsend said well, I understand your bottom line, considerations and again, I know that there will be constituents who are saying, well, I can't even afford a ticket because I'm not getting a reduction on my BPU bill. That's the dilemma. Again, thank you not withstanding for continuing your vision to rebrand the stadium and the team, Sizzler notwithstanding, so thank you.

Mayor Alvey said I'll entertain a motion for approval.

Action: **RESOLUTION NO. R-81-20**, "A resolution authorizing the Unified Government to enter into a one-year and ten-year management agreement with Max Fun Entertainment, LLC, for management of the baseball stadium Village West." **Commissioner Walters made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken on the motion and there were eight "Ayes," Ramirez, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan; and two "Nos," Kane, Townsend

MAYOR ALVEY
ADJOURNED THE MEETING AT 9:31 P.M.
November 5, 2020

_____
Bridgette D. Cobbins
Unified Government Clerk

mbb/cg

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, NOVEMBER 19, 2020
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 19, 2020, with eleven members present online. Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. The following officials were also in attendance: Doug Bach, County Administrator; Bridgette Cobbins, Unified Government Clerk; Gordon Criswell, Melissa Sieben and Alan Howze; Assistant County Administrator's; Ken Moore, Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Mike Taylor, Public Relations Director; and Alley Porter, Commission Liaison.

MAYOR ALVEY said before I call the meeting to order, I want to announce that due to COVID-19, individuals are attending remotely. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure that you announce yourself by name and title every time you speak so that the public participating knows who is speaking. This is critical given the number of remote participants in his current guidance from the Kansas Attorney General.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Ramirez, Johnson, Markley, Walters, Bynum, Burroughs, Townsend, McKiernan, Alvey. (Kane and Philbrook missed roll call due to issues getting on Zoom).

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, November 19, 2020, at 5:00 p.m. by way of Zoom and online for a presentation on an overview of the proposed Legislative Program with Delegation followed by a Long Range Financial Plan.

Due to COVID-19 the public will be able to observe or listen to the meeting live on YouTube or UGTV or through Zoom.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said first of all I want to welcome all the members of the Wyandotte Delegation, the State Senate and State House. We are happy to have you tonight to discuss our legislative program and I will now pass it over to Mr. Bach.

Doug Bach, County Administrator, said tonight we are ready to present what our Commission has gone through and talk about items we would like to talk about to make part of our legislative agenda this year. Mayor, before I recognize Mike Taylor maybe we should allow our elected representative from the State to introduce themselves, so we know who all we have on tonight. I think most of them are on camera, but I want to make sure if anyone else is just on speaker.

Delegation Present: Representative Kathy Wolfe Moore, District 36; Representative Valdenia Winn, District 34; Representative Pam Curtis, District 32; Senator Pat Pettey, District 6; Senator-elect Jeff Pittman, District 5; Representative Tom Burroughs, District 33; and Representative-elect Aaron Coleman, District 37.

Mr. Bach said with that, Mayor, I think we've gone through and made some adjustments that we've talked about with our Governing Body a couple weeks ago. Mike Taylor, who is our Lobbyist, and works for us in Topeka and also other duties within the Unified Government. Mike, I'll turn it over to you to present the program this evening to talk about some of our bigger issues that we have on slate that we would like to go over with the delegation.

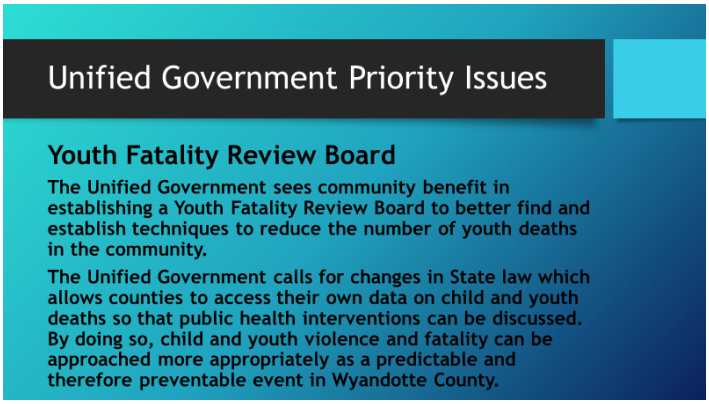
Mike Taylor, Public Relations Director, said I'm going to start and give you just a little legislative landscape, so we know what we're moving into before the 2021 session starts. In the

Kansas House there will be 86 Republicans and 39 Democrats. There was a 27% turnover in the House members based on this last election. Republicans picked up two seats from what they had last year. That does give them a veto proof majority which would be a vote of 84 so if they want to veto something of the Governor's, it would take a coalition with the Democrats and Moderates.

There were several races—you know, everybody says well my vote doesn't count, but I will tell you there were several races around the state that were settled anywhere between 31 and 67 votes, so literally a handful of votes settled several of the races in the House. In the Senate there will be 29 Republicans, 11 Democrats. There was a 35% turnover in Senate membership. That's also veto proof majority and the longstanding House Minority Leader, Anthony Hensley, lost his election, so there will be an issue of who gets elected to that. Susan Wagle, the longtime President of the Senate did not run for reelection, so there's kind of a battle. I won't go into all those details but there's kind of a political issue brewing there about who wants to be the next Senate President, Senate Leadership.

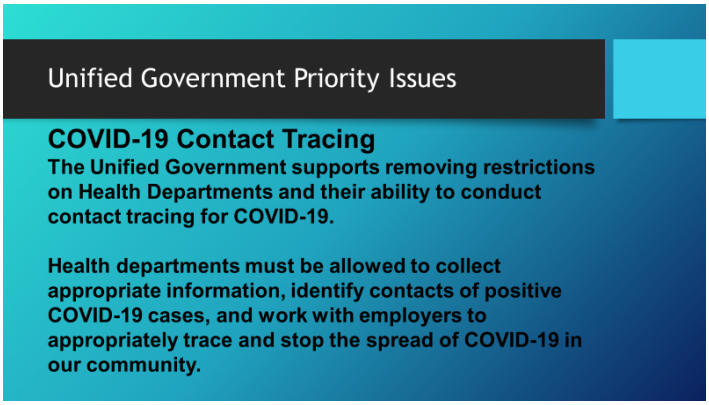
The other thing I want to mention because we're kind of proud of this, most areas in Kansas had a 60 to 75% voter turnout. In Wyandotte County we broke all previous records and we had 69.5% turnout of our active voters. The previous record was 65% which occurred in 2008 when Barack Obama ran for President the first time, so just kind of an interesting fact that we broke a record for voter turnout. There was a huge amount of interest.

Our 2021 Legislative Issues, we have a few issues that are new from what you have seen before.



The first one is something new that came from our Health Department. We are seeking some changes in state law that would allow us to setup a Youth Fatality Review Board. We see great community benefit in that. The Review Board would help us find and establish techniques to reduce the number of youth deaths in the community. It calls for changes in state law which would allow state agencies to share more information with us and their data on deaths of youths and that ranges from not just homicides, but also suicides and other kinds of deaths. By doing so we think we could appropriate better techniques in dealing with youth deaths, so we're going to ask for some changes that would involve Department of Children & Families and probably KDHE.

Senator-elect Jeff Pittman asked, Mike, on that point is it mainly the access to data at the state level that the Unified Government is looking for. **Mr. Taylor** said yes. That's what it really is. It's access to that data because there are some privacy restrictions that don't allow them to share with our Health Department. One of our Health Department workers has written a great white paper about the need for all of this.



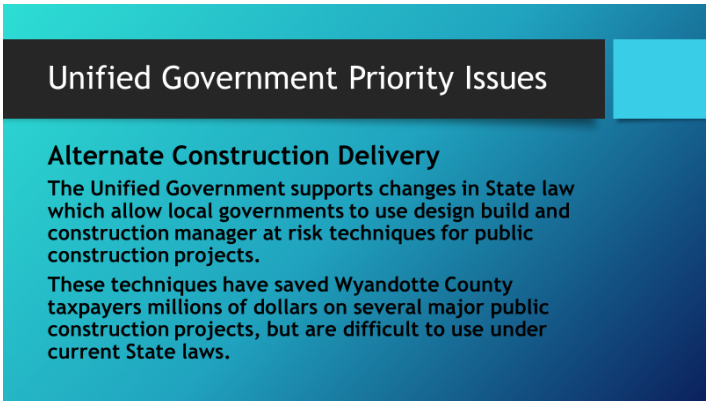
Along with that, I guess this is a little bit out of order, but in the same vein is contact tracing. So, we're in the middle of this COVID and we're trying—when we have someone that's been infected with the COVID, we would like to do a better job of contact tracing to find out who else they were exposed to and who they may have contacted so we can try to stop down that spread. But, we're not allowed, again, to have access to some of the information that we feel we really need in order to track down those folks. For example, employers are not required to share that information with us. In fact, there are some privacy acts that are in place that the legislator approved for protection of privacy, but we would like to see some of those things eased up a bit so we can get that information and be able to do a better job of contact tracing and perhaps help stop the spread.

So, those two items, the Youth Fatality Review Board and the contract tracing kind of go together in a way because it deals with the state sharing information with our local Health Department.

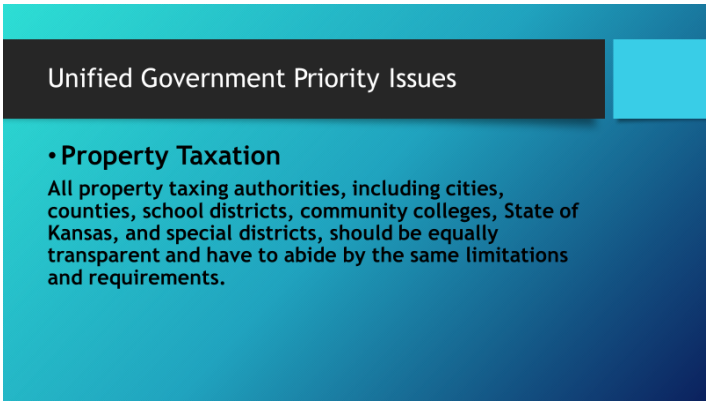
Senator-elect Pittman said the second one is obviously a little bit more contentious right now, but is the second one released sharing data or is it more easing the privacy restrictions inside the business—the protection the businesses have? Is it more along those lines or is it actually KDHE sharing their data with the county—or the Unified Government? **Mr. Taylor** said I think it may be a little bit of both. They're not allowed to share, and the businesses are protected from having to share that information. We would like to get some changes that would allow it. Again, we don't need—well, we would need specific names of people so we could try to trace who maybe they were with, but right now we're kind of blocked on that. We think it would help us stop the spread of COVID if there weren't so many privacy restrictions in place. I have a lot more details on that and would probably bring my Health Department folks over when there's time to testify.

Senator Pat Petty said on the Youth Fatality Review Board, is that going to be legislation that's going to be—Health Department's across the state are going to be asking for? **Mr. Taylor** said I'm hoping so. We're still trying to build that coalition. We're asking for it right now, but I've asked our Health Department to work with KALHD which is the Kansas Association of Local Health Departments, other health departments, and I think we're going to have maybe—I always prefer to come in with a coalition of people. So, I think there will be other Health Departments that ask for this as well.

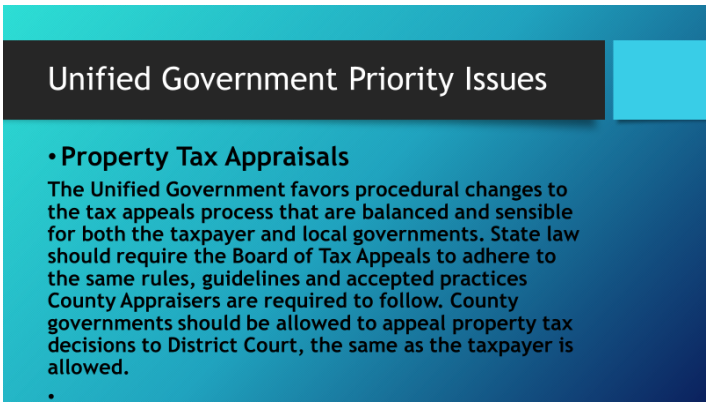
Mayor Alvey said I'm going to ask all participants to please go ahead and use the raise hand feature because otherwise we'll be talking over each other.



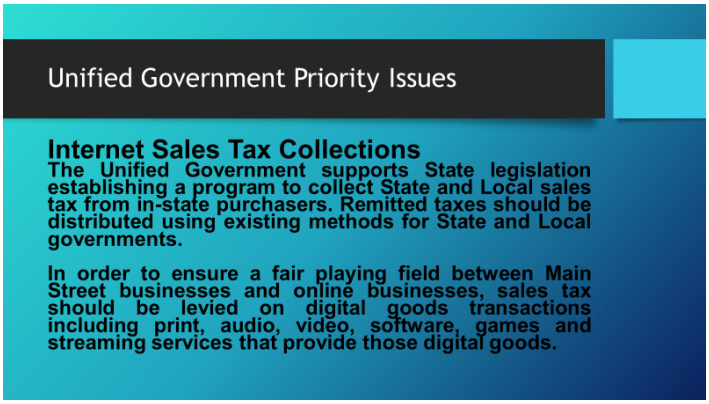
Mr. Taylor said the next item that we're going to be asking for is Alternate Construction Delivery. We support changes in state law which would allow local governments to use design build and construction manager at risk techniques for public construction projects. We've used, through the state this project, and the most visible one is the Turner Diagonal Project. We worked through the State and the Kansas Turnpike Authority to do a design build on that. We saved millions of dollars and finished that project in probably a year ahead of what it would have been had we had to go through traditional bid projects. So, right now, the state law is pretty restrictive on what local governments and can do in terms of design build or construction manager at risk techniques. I'll bring you a lot more information before we get into the session, but we're going to be asking for some changes in that state law. I will expect there will be some of the traditional construction companies that will not like this idea that will oppose us, but I think there's a number of them that will also be supportive of this change.



Property Tax, as you know, is always an issue for local governments. Last year we were able to—the so called Truth In Taxation bill actually passed the House in the Senate, but Governor Kelly vetoed it. What we're asking, if you're going to do that, and there are a number of issues, that bill, for example, didn't allow us to include new growth in our tax base. It simply looked at revenue. If you have more revenue than you did the year before, you've got to cut your mill levy or reduce that revenue and we're saying, well, what if we build a $300M new development. Well, it didn't count, and we thought that was kind of crazy, but it also excluded school districts, community colleges and the State of Kansas itself. As you all understand, the way this works, if our assessed value goes up, the states 21.5 mills gets a windfall. They collect more revenue, but we think they ought to have to be as transparent as they're asking us to be with that. So, if this issue does come back, we're going to push for that change. We think the state should have to declare that, yeah, 21 mills raised $50M more than it did the year before.

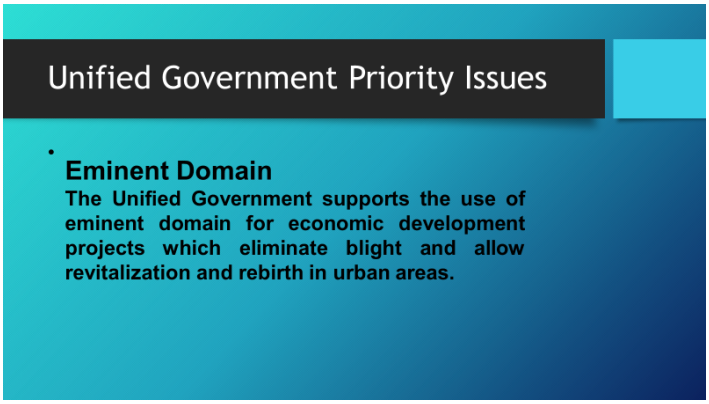


Property Tax Appraisals; we suspect that may come back and this is an issue that's been on there before, but we would like to see some procedural changes in the way the Board of Tax Appeals work. We've had, I'll be honest, some crazy decisions from the Board of Tax Appeals on property valuations and they're not following in many cases the same rules that our appraisers have to follow, and we think they should have to. If this issue comes back up, that's something that we're going to push for.



Internet Sales Tax Collections; this is an oldie but goody. We would like to see the laws change so that people buying online, which particularly because of COVID, we've now seen online purchases are going way up and we think that if you buy something online, you should have to pay the local sales tax the same as if you walk into the store and buy it. That's been an issue that you've all heard about for years. If something did pass on that and the Governor for other reasons vetoed that total bill, but we think it's going to come back, and we would like to that changed. I mean it's a big revenue issue for local government.

Medicaid Expansion; once again, this is one we've had in our program for five or six years. We've come so close so many times in getting this passed. We're going to be pushing for it again.



Eminent Domain; we think there may be some issues that come up on this. It was several years ago after the Kelo Decision that the legislature prohibited local governments from using eminent domain for economic development projects or to eliminate blight. We would like to see that issue revisited. I will mention that KCK was probably the last community that used eminent domain for economic development and what it brought was the development at 18th & I-70 which used to be an old rundown truck stop and it's now the Sun Fresh Market. We also were one of the last, and it may have been the very last, to take Indian Springs down which we now have an exciting new development that's coming in there. We think there's some benefits to this and we understand it's controversial, but we would like to see this issue perhaps revisited.

Mayor Alvey said I would like to ask, some of the veterans in the legislature, what they think the probability of that even coming to the floor is.

Representative Kathy Wolfe Moore said, well Mayor, maybe unlikely. I mean we'll be happy also to get STAR Bonds back up and running again because there's been so much dispute over that, so eminent domain may prove even more difficult in the legislature this year especially the make-up of the legislature, as Mike mentioned, has changed so dramatically with the Primary and General Election. The same goes for many of the other issues especially Medicaid Expansion. I think that's going to be extremely difficult this year and next year unfortunately.

Senator Pat Pettey said I would have to ditto everything Kathy just said. Particularly, you know, as Mike shared the make-up of the Senate, 35% turnover and there's only three of those—four of those I guess that are coming from the House, so that's the majority that are new to the Senate that

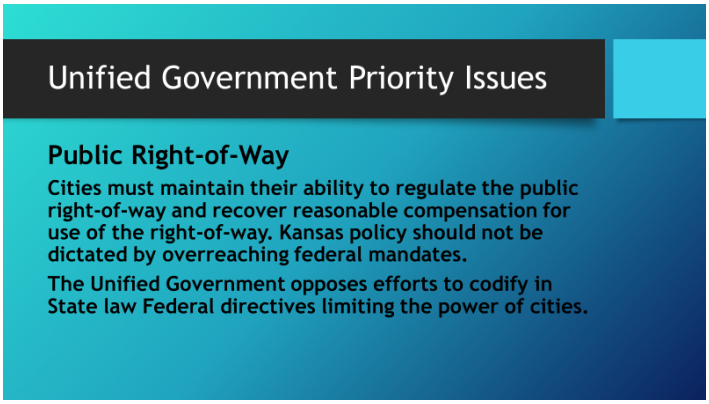
are coming in. I agree, I think we'll be working really hard to back the Property Taxation bill and as Mike shared earlier, it's going to be hard to have anything that we will be able to protect the Governor's veto. I think that's probably—and also, whole thing about eminent domain, although it's been great for us and we used it so successfully, it has for a lot—especially since they haven't been involved, it has a very negative connotation. So, I would say, dead on arrival.

Mayor Alvey said let me ask you, because the priority for us, obviously, is the STAR Bond legislation renewal. If you were to try to bring eminent domain, would that just simply raise hair on some of the ones who would be opposed to the STAR Bonds and actually increase opposition or highlight opposition to STAR Bonds? **Senator Pettey** said I would agree with just what you said. I think we want to see STAR Bonds reauthorized and certainly you don't want to delay anything in the way of that conversation.

Representative Moore said I was just going to add that fortunately on STAR Bonds a couple Senators, one retired and one—well, both of them really decided not to run again, who are opponents of STAR Bonds, or maybe not directly opponents, but wanted significant changes that may not be workable for many people; they're not coming back to the legislature. That may help us some in terms of STAR Bonds. It's just really hard to tell yet without getting a feel from some of the new members.

Mayor Alvey said you can move on Mike.

Mr. Taylor said eminent domain; just a footnote on that, when the legislator prohibited it, they did leave an open door that if a community has a specific project that they feel there is a compiling reason to use eminent domain, they can bring that project in bill form to the legislature and get specific legislative approval just for that singular project and it wouldn't necessarily be a blanket approval of eminent domain. The fact is since maybe 10 years ago since they prohibited this, no community has ever come forward with a project. We're just putting it in there because we think there might be something.



Public Right-of-Way; this is a fight we've had the past couple of years, largely and quite honestly, with the telecoms. A bill did pass last year, we think that we should be able to have a little more control over the use of our rights-of-ways so that particularly telecoms and with 5G coming, they basically got cart blanc to come into our right-of-way and put up monopoles or hang 5G transmitters up in the wires between poles and not have to get permits, not have them inspected. We would like to see that issue revisited a bit because we think we should be able to control our own public rights-of-ways. The public actually owns that ground and we don't think it should be just turned over to the telecom companies. That's an issue and we think they're going to come back with even more legislation to give them even more rights to use the right-of-way, if you will, then they got in the past year. We put that in almost as a defensive move, and we'll see what happens.

Representative/Commissioner Burroughs said, Mike, there was an agreement made last year or the year before in the eleventh hour, if I remember correctly, in reference to this issue that benefited the telecom community tremendously, if I remember correctly. **Mr. Taylor** said yes. **Representative/Commissioner Burroughs** asked can you share that with us again as a reminder as to just what that specific piece was. **Mr. Taylor** said, basically, what it allowed them to do was to come into a community and if you think about—and it was largely one of the cable companies, you've got a pole and you've got a pole and they've got their cable line running between it, they can now come in and hang microwave oven size 5G transmitters on those wires and on those poles without really having to get a permit or any kind of engineering or permission from the cities. We said we need to be able to have some regulation over the aesthetics of that and we lost on that battle. We think they are going to come back and try to open it up even more. We also believe

that if you're a private company making a lot of money using public right-of-way, you should pay something for that, so compensation is also a piece of that issue.

We use the example because the cable companies at that point said, well, you know, we already own the wires between the poles, so why should we have to pay again. I think in testimony I used the example that it's like if I go to a movie, which you could still do back then, and I paid to go to one movie, I can't just walk down the hall and go into the second theatre and said I already paid for that other movie, I shouldn't have to pay to see this one too. That was kind of the argument that we made. It's like this is a whole different new industry that you're getting into and there should be some compensation for using our public rights-of-ways. That's kind of the argument.

One of the biggest part of it, again, Representative/Commissioner Burroughs, is the aesthetics value and us being able to put some controls on them coming into any neighborhood right-of-way and just sticking a monopole in front of your house with a transmitter on it.

Representative/Commissioner Burroughs said if I remember correctly, there was even talk of not putting 5G into Wyandotte County. They were identifying counties that didn't want to cooperate with this agreement and that they would be kind of lower on the expansion table of schedule, so to speak. There was a lot of discussion in reference to this issue. **Mr. Taylor** said yes, there was.

Mayor Alvey said I'm a little confused. The second paragraph, the Unified Government opposes efforts to codify in State law Federal directives limiting the power of cities. Wouldn't a Federal directive, in fact, override anything a State might do? **Mr. Taylor** said, well, yes, Mayor. The point of that is the FCC and it's been held back, but the FCC came down with regulations that would have basically overridden all of this and it really opened the door for telecoms to have free reign. That's why that line is in there as we don't want the State to—we don't want the FCC to be able as a federal agency to come in and override state law or agreements that we worked out locally. **Mayor Alvey** said okay, it may be quibbling over language, but whether the State codified Federal directives is a moot point because if it's a Federal directive from FCC, it overrides state law. Am I right? **Mr. Taylor** said potentially yes. I mean it would be a directive from the FCC, but our concern was that the legislature might try to codify those directives in the state law which

then clearly would affect us because you can always fight the directives. Some of those FCC directives have been challenged. **Mayor Alvey** said okay, thank you.

Mr. Taylor said the final one is an issue that has been talked about here and I'm sure in other counties as well. We would support changes in the tax formula used to assess motor vehicles so that we can equalize motor vehicle taxes from county to county. As you all probably know, it's tied to your ad valorem mill levy for your real property. The way that formula works, if you're in a county with high mill levies on your home or your business, you're going to have higher car taxes as well. I don't understand how that formula came about years ago, I'm still researching that. If you're in a county with lower ad valorem property taxes, your car taxes are going to be less. Being in kind of the metro area that we're in, we know that we have a number of folks that drive to Johnson County and try to register their cars there because the car taxes are less.

Commissioner Jim Walters, I would welcome him to jump in, has brought this issue a couple of times and he would like to see the basic property taxes on cars equalized from county to county to county, so that you don't have that advantage. I'll let Commissioner Walters, if you're there, if you would like to jump in and explain it further.

Commissioner Walters said I think you've explained the major portion of it, but when people move to Wyandotte County, they understand their taxes on their homes and that's all factored in when they decide to buy a house and how much they pay for the house. Oftentimes they're surprised that they suddenly have to pay more to register their motor vehicles just because they moved from Shawnee to Bonner Springs or to Piper or to Wyandotte County. I don't know that it needs to be different from county to county. There are certainly a lot of counties that have higher

rates than we do, so it's not like we're the worst. I don't see an advantage to having different taxes on the identical vehicles from one county to another and it gives us the ability to regulate our taxes.

If the State decides to sort of average the cost of revenue to the State overall is equal. Some counties might get less revenue, some counties might get more revenue. They can always adjust their mill levies to net that out to zero if they so choose, but it puts the local counties in charge of how much they tax their citizens as opposed to having this sort of default action that we can't make any significant change to. So, that's the issue.

A lot of people do, believe it or not, live in Wyandotte County and register their vehicles either at a location of a second home or just falsify their address to register it in Johnson or Leavenworth County. This would solve that problem as well.

Representative/Commissioner Burroughs said I had this discussion—Commissioner Walters and I had talked Monday. While I was in Topeka, I did bring it up in the committee for the Economic Recovery. There is discussion—the taxes generate about $680M a year. It's set on an average of about 132 mills across the state. It was funny when I brought it up and we had this discussion in committee that a couple of the conservative senators followed me out of the room and said they were very interested in working with me on this to see about getting a bill introduced. I think we're going to talk about setting a cap. There will be some counties that lose money, there will be some counties that will make money and it's the determination of finding that sweet spot, but there is interest in this issue. The fact that I was approached after the committee to bring it forward, I think we may have some movement on this issue this next session but be mindful that this legislation is going to impact the State General Fund as well as some county tax base. It will be a sticky-wicket, but I believe we have to introduce it and at least get the subject matter started.

Senator-elect Pittman said I think it's a matter that we should really look at the basis of the tax and understand how we can amogenise it across all the counties. I think that's a great proposition. I do think though that the Unified Government would be impacted if we as a state, as we should be, we're returning the ad valorem tax appropriately, it would have more of an impact on the Unified Government budget. As it's not being returned now, it goes into the General Fund and so it wouldn't be as much of a local impact. I think it sounds like a much more fair application of this, so this sounds like a great one to move forward.

Mayor Alvey said go ahead and continue Mike.

Mr. Taylor said those are of course—and I will send out to the delegation once the Commission adopts the entire program. There are a lot of standard issues that you've seen before. Things about supporting home rule, local control. These are kind of new hot topic issues that I wanted to bring to your attention,

Now I would like to open it for any more questions or discussion between yourselves.

Senator-elect Pittman said do you want to weigh-in, maybe you don't and it's fine not to, is there anyone who would want to weigh-in on COVID and the mask mandates, business closures, business openings, and just kind of express a Unified Government opinion to the state delegation or would you rather just do that on an individual basis? **Mayor Alvey** said I will say that just today you may have seen that the KCK Chamber of Commerce supported Governor Kelly's order and I think that would be consistent—personally, it's consistent with what I think that we ought to have a statewide mask mandate, but that's going to be left to each county.

Commissioner Ramirez said thank you Mike for the presentation and, of course, thank you to our delegation for being here tonight and for all that you do for our community especially during these difficult times. I just had a statement that—first I would like to thank those who continue to fight for education every day. I know Senator Pettey is very big on that as her being a former educator, thank you for that. I ask that we continue to fight for education to fully fund our schools and a big thing that is very near and dear to my heart is youth programming, for the State to be able to

provide for more youth programming and more what I do for my job is out of school time programs, opportunities for children to interact with each other. Unfortunately, now it's a difficult time during COVID. It's hard for us to have those interactions, but in the future if we can—the State can make it a priority to fund these types of programs, especially for Wyandotte County, during these times and during COVID, you know we've seen an increase in crime and especially with youth. It's more imperative now more than ever that we invest in our youth and in these out of school time programs, so I just ask that you continue to fight for those and that is something I look forward to.

Commissioner Bynum said just two quick items. The first one is what is the likelihood that the legislature is willing to look at funding of our library system in terms of the fact that within—Pat Pettey, you're going to speak to this much more clearly than me, but we've got this antiquated system to where I believe we're the only one in the entire state, if not the nation, that funds our library mill levy this way. I just wonder if we locally hope to make any changes to the way that's handled, I don't think we can do that without a change in state law.

The second question is just very broad. What kinds of things are you all hoping to put forward legislatively that are going to impact us? I mean I know you're going to keep trying to work on things like Medicaid Expansion, but what else in addition to that do you hope to put forward?

Senator-elect Pittman said I cannot speak to the library piece. I'm just not advised. I don't really know much about it so I can't speak to that one. I know that I'm going to continue to push—I really want to see us put a veteran's home. You know, put us on the list for the federal. That's kind of a personal agenda of mine that I've been pushing for the last couple of years in northeast Kansas, whether that's Wyandotte, Leavenworth or Shawnee County. I would like to see us have a veteran's home that's funded 75% by the Federal Government VA system and have it located in northeast Kansas where we have a high concentration of veterans.

I would also like to see us continue to push veterans and special youth courts, like drug courts that will help us alleviate the prison population with better remediation techniques, better ways of helping solve some of the issues people are in prison for. So, those are some of my

personal agenda items that I'm hoping to push over the next four years. **Commissioner Bynum** said thank you. Those are great.

Representative Moore said although it's going to be a very difficult slog to get anything done with the Medicaid Expansion, I do think we have to keep pushing for it and keep it alive. Although the environment in the Capitol has gotten worse for that, the need for that has gotten greater. Every state around us will have Medicaid Expansion and that's particularly difficult for Kansas because especially on the boarder communities, like we are to Missouri, we're likely to lose many of our professionals across the state line, particularly mental health, because of all the money that will be flowing—federal money that will be flowing into mental health and community mental health centers for the states surrounding it. I think that's a new pressure talking for us.

In addition, with the pandemic and the number of people unemployed, there are families now that would be newly eligible for Medicaid Expansion because they lost their job due to COVID, they might be eligible for Expansion. So, I'm hoping that's another way that we put some pressure on our legislative colleagues. Once again, I'm not optimistic, but I do believe we have to continue to push. It's probably the single greatest thing that would help improve the health of Wyandotte County residents.

Representative Pam Curtis said just a couple of things. I agree with what everybody has chimed in with, the issues that we might be dealing with. I think a lot of this year is going to be dealing with the budget with COVID response, COVID recovery. I expect that—I know there's a committee that's been meeting about the emergency management response, so I expect that we may see some things there in the area of emergency management.

I know the delegation will continue to fight for restoring local control for prevailing wage. You know, another issue that has come up for us that impacts us here locally that I'm not sure what your opinion is, is control over the Election Commissioner, so more accountability locally versus it being at the Secretary of State level. So, that would be something else.

Another thing that I worked with Healthy Communities with last year and we are talking about continuing that effort this year, is a bill for auto expungement, a very low level crime, kind of the low-hanging fruit on that. Anyway, those are just a few things to add.

Representative/Commissioner Burroughs said I agree with my colleagues as to the issues that pertain—here's what we need to be mindful of. We have a conservative legislature with very few moderates left in the House. The bills that will be coming forward, it will be up to us to stop the mean spiritedness and the overreach that these bills will have in reference to impact to our communities and/or to the programs that we hold and value very dear as Democrats.

We have to be very concerned about the redistricting and what it could very well do to Wyandotte County. That will be an issue that will have much attention and much discussion over possibly the next two years. It depends on if it goes to courts and what they decide to do. I support the independent committee to set that up.

The Tax Lid is still going to be a discussion in reference to how local governments spend their money. I think Mike talked about it earlier on when we first got started.

Kathy mentioned the STAR Bond issue. With the revenue typing up the way it is, I believe we're going to see a conservative approach to tighten down expenses and tax giveaways within the state legislature. We see the value of those programs and what we've been able to accomplish in our community.

I know I will personally be keeping my eye and ear on those issues along with the rest of the delegation as to what we look at individually. Those things that we are mindful of that others keep an eye on for us. I just plan on working collectively to stop some of the onerous things that I believe will be coming forward from the newly elected fiscal conservative in the Senate and we'll wait and see what type of leadership we get in the House. If Ron Ryckman obtains an unprecedented third term, it will be interesting to see what kind of legislation will come forward to challenge our Governor in her third year. That's just where I'm at Mayor.

Commissioner Ramirez said thank you Representative Curtis for mentioning about the Election Commissioner. I think that is a conversation we as a Commission, as an elected body, we should have a conversation of how our Unified Government supports that or not and if it's beneficial for our community. I'm not going to say if I support it yet or not, but I think it's a conversation we should have if that is something that may come to the legislature. Again, I think that is a conversation we should have.

Commissioner Kane said I want to agree with Christian, what he said about the Election Commissioner and especially how he handled the situation in the Primary which I thought was not very good.

Also, regardless of how many people are in Topeka and what their party affiliation, we should push as hard as we can for prevailing wage considering the only—it's three communities, actually four. It's Wyandotte County, Lawrence, Topeka and Wichita, so I don't think we should ever let go of that goal. There are ways I think we can present that. Just like what Representative Curtis did and what Burroughs—all you guys did while you're up there is to help us. Maybe we just need to figure out a way to give them a hug and say please help us because it's killing us.

Senator Pettey said I want to say that I agree with all of my colleagues. I think Representative/Commissioner Burroughs is exactly right. We're going to be working defense a lot of the time. I have to say, unfortunately, after the election all I kept thinking was this feels like 2013 and from the Senate perspective it was continual torture every single day. I wish I could say I think we're going to be moving ahead with a lot of great things, I don't think so. From my perspective I think it's going to be real important to protect school funding, both at the K-12 and higher ed and that will be something that I will be hoping—continue to support.

I agree with Kathy. I would love to see Medicaid Expansion, but I don't see the numbers in the Senate. We couldn't make it happen when we had Moderates. Now we really don't have any Moderates and so I'm, you know, on the Senate side we don't know for sure who is going to be in the majority party and who is going to be leadership. Pretty likely it's going to be Senator Masterson, but who will make up the rest of that—there are so many roadblocks in the way of anything happening.

I do think when looking at the UG issues, you know, there may be support for that Youth Fatality Review Board and, hopefully, it would be moving ahead as a statewide effort because there is a lot—I'm serving on Mental Health Revitalization Reform Committee which has been meeting all during the interim, so there is a lot of interest in mental health, but that's just one piece of it. Also, the Youth Fatality Review Board wouldn't carry with it a big price tag, so I think that makes it attractive.

The Contact Tracing, we ran into issues with that in the veto session, so I don't know if that would change.

The Alternative Construction Delivery, that actually is supported by the Secretary of Transportation as something that I know that the Department of Transportation would like to see move ahead. I don't know that will happen, but there is support there.

It's going to be a really difficult session. When it comes to the library deal, Melissa, I would say I think there's a lot that needs to be done at the local level to have a discussion that, yes, you might want to seeing funding to be different but remember it's not just the UG that's involved. It's the Kansas City, Kansas School District that actually oversees all of our Kansas City, Kansas libraries, so there's a lot there. It's been talked about in the past about having a committee at the local level to talk about how that would look. I would say, that's certainly should be where that effort would begin and not want to start it at the State Capitol because the further away, and that's not impacting anybody else but us, so there would really be very little interest that might not necessarily—and the interest that could come about, could be negative in its impact. That's just my thoughts about the library.

Senator-elect Pittman said I will just say given whatever the party make-up, we need to remember we in northeast Kansas, we're a powerhouse of economic development in Kansas and we need to make sure we keep reminding our state that we're developing. We're the Kansas City area and it's where a large base of the tax revenue comes from and I think we can make allies and we can talk about local government to Republicans and to Democrats and I think we can make a case about why local control is so important because there are a lot of people that have shared priorities. I'm hoping this isn't all doom and gloom. I think if we look at it like working people need to have prevailing wage and find some allies who will have more of a union background in the Republican caucus, we can do things and make some allies. I'm very optimistic on that front, maybe naively so, but I think we can do good work in the state of Kansas still.

I'll also say we need to keep an eye on redistricting this year to make sure that Wyandotte County is not subject to any kind of gerrymandering that brings in Wyandotte with some crazy scheme to bring in western Kansas and water down the votes somehow. So, I think that's something all of us needs to watch to make sure that Wyandotte stays a collective voice and is not split somehow down the middle in some weird ways.

Mayor Alvey said I would just comment in terms of the Alternate Construction Delivery, when the Secretary of Transportation presented her program, the League of Kansas Municipalities, there seemed to be kind of heartfelt reception to that process. So, there may be quite a bit of support from other municipalities and counties in Kansas.

Representative Moore said I just didn't want to leave this session without giving my heartfelt thanks to you, the commissioners, and the Health Department for all your work on COVID. I think it's been extraordinary. I can't imagine the hours you all are working. The Health Department I think has been phenomenal and really shown in the metro area. I just wanted to offer that and my sincere thank you.

Mayor Alvey said we are now at 5:57 and we have another presentation, Senator Pettey, you may get the last word.

Senator Pettey said I just wanted to echo what Representative Moore said, so maybe you should add to your list, increase funding for Health Department's because they haven't seen that for a long, long time. This might be the year that maybe there would be reception for that statewide. **Mayor Alvey** said I think we should ask for increased funding for everything, but…. Thank you very much for joining us this evening and thank you for all of your work and we know it's a tough slog, but we will support you.

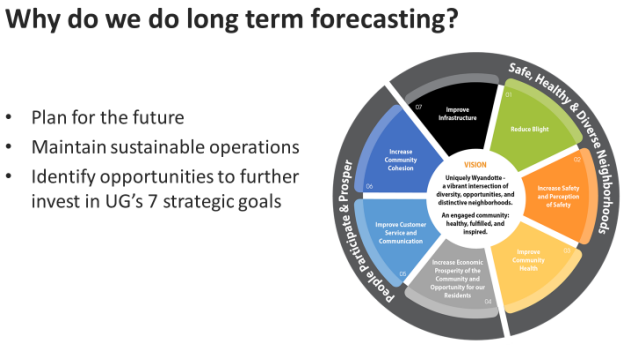
Mayor Alvey said we will now move to a presentation on the Long-Range Financial Plan.

Doug Bach, County Administrator, said as the Mayor said, the next section is about our Long-Range Financial Plan. I think what's key that Ms. VonAchen is going to go over tonight and a few things that are important for us to look at is while we started this year last summer we were really uncertain—a lot of uncertainty about our financial situation. What we did know at the time was we had many businesses closed, sales taxes were kind of shutoff at the spicket in many accounts and we were uncertain for that recovery time.

One of the things you will see in tonight's presentation is that our recovery was a little bit better than we had originally anticipated. I think it's really important to note that as this governing body went through it we made some pretty big decisions to reduce our budget last summer, so we put the impact on our 2020 year and not dig ourselves into such a hole that it would impact us for years to come. I think the way things are projecting right now, and I will qualify that with there is a lot of uncertainty out there with COVID and the reality of some of our biggest sales tax months really finishing with the end of November and December to come. Kathleen has gone through and built forecasts that show us trending back up which is a good thing and we're not having to dig ourselves into a dip hole to come out of for years to come. We're not as good as we were where we originally started last January building our projections.

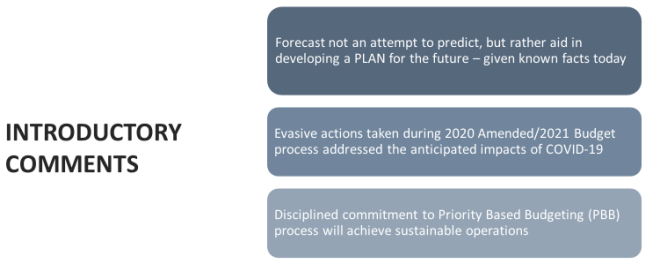
Going through this first part, the agenda will go through the economic indicators, drivers and outlook that she will present to you. She has done a great job of doing a baseline forecast for everything. I think also you received this information in advance this week to go through it plus yesterday we were able to submit to you additional more detailed information that I think that's kind of a takeaway to go back and look at some of these forecasts. With that, we go through it and

make some good conclusions as to where we're at, what we think our projections will be for the future.



We do all this forecasting because the Commission looks at this in building a plan for the future. You know when we step back away from it, if we really don't think about where we're going to be in a few years from a financial health, it's hard for us to say, well when Mr. Fisher comes in from Public Works and we talk about how much money we would like to have or we need to have to build and keep up with our streets so we're not looking at crumbling streets around the city and know we need to put millions more into that program. We have to tie this over to this forecast and say, okay, if we continue the trend we're doing now, what happens to it. How do we maintain those sustainable operations and identifying the opportunities for further investment in all of the seven goals, not just Public Works, but everything that we're after and what we want to spend.

With that, I'm going to turn this over to our Chief Financial Officer Kathleen VonAchen and let her take us through the presentation tonight and, hopefully, we'll be able to get through this since it's 6:00 and have some time for some questions before we go to our 7:00 meeting.



Kathleen VonAchen, Chief Financial Officer, said I would like to thank Doug Bach for his support in developing this. He has provided lots of good quality input. Also, two Assistant County Administrators were involved, Alan Howze and Melissa Sieben. Renee Ramirez, HR Director, really helped as well as my team.

The presentation tonight is only concerning the General Fund, but the report that will be online tomorrow on the Finance Department website, it's a 100 page report concerns all the other governmental funds of the Unified Government.

First off, in the presentation I'm just going to focus on—because of the interest and due to COVID and the changes we've had to make in our budget, I'm really going to focus on 2020 and 2021 just looking at how revenues and personnel costs are expected to perform through the end of the year.

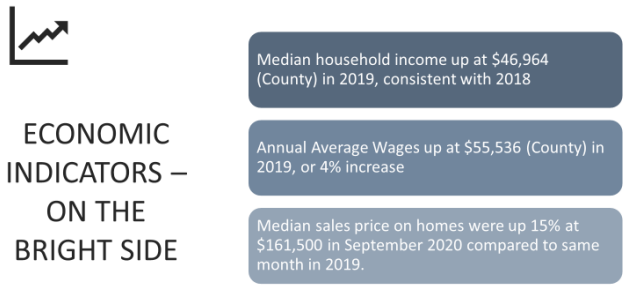
Later on I'm going to talk about—look at the major assumptions behind the forecast. You know, those larger tax revenues and then also personnel just to give you an idea of what built—the assumptions that built the forecast. After that I'm going to progress and show you a graph that shows what the ending cash balance is expected to be.

I did just want to warn you ahead of time the cash balances don't look very good. It's coming into the future because basically our revenue growth is slower than our expenditure growth. There are some challenges that are not insurmountable but are definitely—the point of this is not to really predict the future, but to aid us in developing a plan knowing the facts we have today.

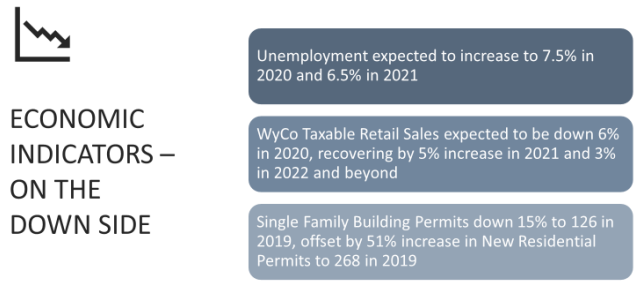
Doug mentioned that we took a number of evasive actions during the 2020 Amended Budget and 2021 Budget to address the impacts of COVID. Of course, we weren't really clear what the impacts would be at the time, but we did make a dramatic action and we also elected to use roughly $7M in fund balance in order to tie up overage and that's why you have fund balance, for that rainy day fund and it certainly was a rainy day. Luckily we were assisted by the CARES Act, but also we were able to back off on our personnel costs and then the sales tax came in much better than anticipated. We are weathering the storm better, but the outyears in 2021 are still at-risk and we're definitely hoping there is additional stimulus money coming.

All of those actions result in renewing our discipline commitment to Priority Based Budgeting at the means to achieve our sustainable operations.

With that, I did want to let you know to feel free to interject and ask any questions along the way.



Just two quick slides to give you some idea of the economic indicators. There are some that are on the bright side and some that are not so bright. The first one, the median household income has remained consistent in '19, consistent with '18 at $47K. Annual average wages were $55K which was a 4% increase over the prior year and the median sale of price on homes have been up. In fact, it's up 15% as of September of this year compared with September of last year, so there is significant home sales are really going up and it will impact property tax revenues that we collect in 2022.



On the downside though, we know that unemployment has gone down during this COVID year and it was around 13.9% during May and April. It's now down to 7.4 and we expect it to trickle down to 6.5 in 2021.

Retail Sales in the county are expected to go down around 6% this year and then recover fully by 5% in '21 and then in the outyears 3% for each year.

Single family building permits were down this year—in 2019 by 15% but that is offset by an increase in new residential units of 268.

City of Kansas City, KS General Fund

2020 Financial Performance

($ in millions)	2019 Actuals	2020 Original*	2020 Amended*	2020 Year-End Estimate	% change 2020 Yr-End Estimate compared to 2019 Actuals
Revenues	$143.5	$150.5	$139.9	**$142.6**	**(1%)**
Expenditures	145.4	153.4	147.1	**143.4**	**(1%)**
Net Impact on Cash Balance	(1.9)	(2.9)	(7.2)	**(0.8)**	
Cash Fund Balance	**$18.4**	**$15.5**	**$11.2**	**$17.6**	

** Budgets exclude the $10 M annual debt appropriation.*

As I mentioned, I'm going to focus in the near terms for the city and the county just to give you an idea of how we expect to perform through the end of the year, and this is the City General Fund.

Commissioner Philbrook said just a quick clarification. I put my hand up, but nobody wants to talk to me, so I'm just going to barge in. Anyway, back to the slide before this one. When you talk about single family building permits, what about commercial building permits? I didn't see that mentioned anywhere in any of the pages that you sent to us. Maybe I missed it. **Ms. VonAchen** said no, I didn't include it, so I don't know off-hand what that was. I do know that my Analyst, Mike Grimm, gave a presentation to the Administration & Public Works Committee last week and we can forward that PowerPoint because it has a lot of information on the performance of permits. **Commissioner Philbrook** said I didn't notice the—well, I'll talk to you later about it, but I wanted to know what kind of affect it has because we do have a lot of commercial building right now. **Ms. VonAchen** said great, I don't have that on the tip of my tongue. **Commissioner Philbrook** said now I know.

Ms. VonAchen said this column over here is the 2020 Year-End Estimate. We're expecting revenues of $142M to come in with expenditures of $143M, so we're only expecting to use our rainy day fund by about $800K leaving us with a fund balance—or cash balance of $17.6M. We came in with a cash balance of $18.4M. I've provided here the original budget as well as the amended budget so you can see the impact with COVID. We amended the budget in July. The

original budget was adopted last year, and the impact of the revenues was that we basically expected to lose $10M in revenue. Ultimately, we only lost about $7M, so that's very positive.

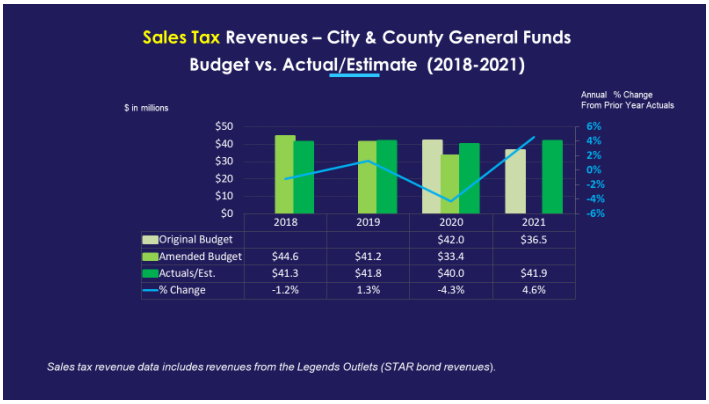
On the expenditure side, we expected to spend $153M and the amended budget was at $147M. In the end we're expecting to spend only $143M which is about $4M less than we budgeted and that is good because the administration has been following and monitoring our vacancies very, very closely and not filling positions that or at least—only filling positions that are essential. It's also because we received CARES Act dollars which reimbursed costs related to public safety. We'll get more into that. There is more detail later in the slides.

Wyandotte County General Fund

2020 Financial Performance

($ in millions)	2019 Actuals	2020 Original	2020 Amended	2020 Year-End Estimate	% change 2020 Yr-End Estimate compared to 2019 Actuals
Revenues	$65.1	$65.9	$63.6	**$63.5**	**(3%)**
Expenditures	61.9	66.9	67.4	**67.4**	**9%**
Net Impact on Cash Balance	3.2	(1.0)	(3.8)	**(3.9)**	
Cash Fund Balance	**$9.1**	**$8.1**	**$5.3**	**$5.2**	

The County side was not near as impacted by COVID because—you'll see a slide later, but a greater portion of the revenue supporting county functions is from the property tax which is not as economically sensitive and was not impacted as much by the COVID pandemic. The revenues we're expecting is $63M and offset by expenditures of $67M for a net negative of $4M. The fund came into the year was a $9M cash balance and is ending—we're expecting to end with a $5M cash balance. That difference for the most part is due to the increase in expenditures between '19 and '20. What we did was we reduced—just as a reminder as part of the budget you all adopted this summer, we analyzed all of the expenses that—administrative and other functions across the city and the county and precluded that the county was not necessarily paying their fair share as a proportion of the total budget. So, there was a reallocation of cost between the city and the county and that's largely why this number is here.



I am not going to talk about the performance of each—I'm going to talk about each of the kind of larger revenue sources and, of course, the sales tax was very much impacted. These green bars are the budget and you can see—well, the Amended Budget went down a little bit in '19 and then we were expecting it to be pretty much level with the prior year, but then because of COVID, we dropped it about 20% and you'll see that later. Then we expected it to only increase a little bit from that lower base, but the actuals and the estimate were pretty consistent in the prior years and this 2020 year is roughly—the numbers are down here before, about $6.5M better than what we anticipated when you adopted the budget this summer. So, that's $6.5M in additional revenue to the City and the County General Funds. It still reflects a 4.3% decline compared with 2019 revenues.

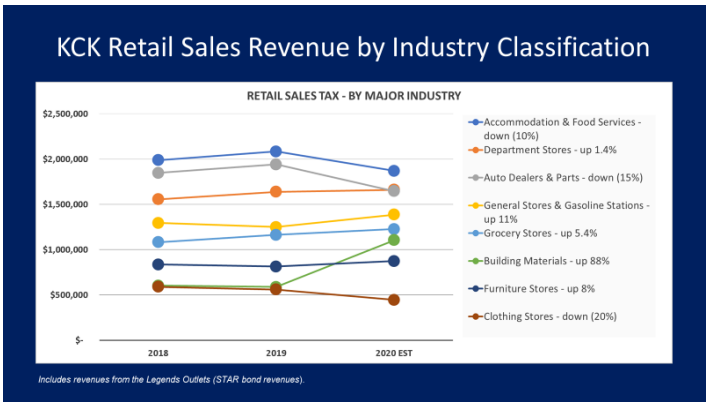
For 2021 we expect to collect $36.5M and now I'm revising the estimate to be $42M or a 4.6% increase off that lower base and it is a little bit, you know, about $2M higher than what we expect to collect in 2020.

In anticipating your question, these are cash basis, so the amounts that we get from the State in their distributions are delayed by two months compared with where the actual sales tax transaction occurred. So, basically, the money that we're waiting for November and December has already happened. It happened back in, I don't know, September and October or maybe even August and September. So, any kind of impact related to the more recent COVID spread in our community won't take effect until 2021 if there is any impact on our sales tax.

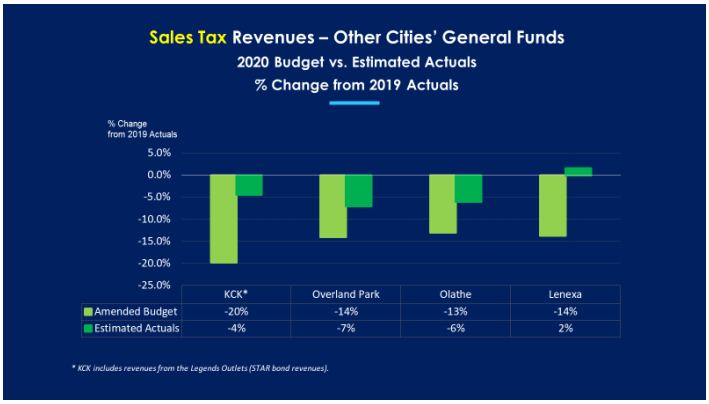
Mayor Alvey said, Kathleen, if I may, the projected for 2021 is $41.9 which is a 4.6% improvement over this year. On what basis are we projecting that? A vaccine? What would change that? **Ms. VonAchen** said from looking at the data, and we'll talk about it later, auto sales

have been depressed and dining and so forth has been really very, very depressed and stagnate. Once the vaccine comes out in the middle of the year, we think there's going to be a resurgent of those sorts of activities and so that is why I have the projections modestly increasing.

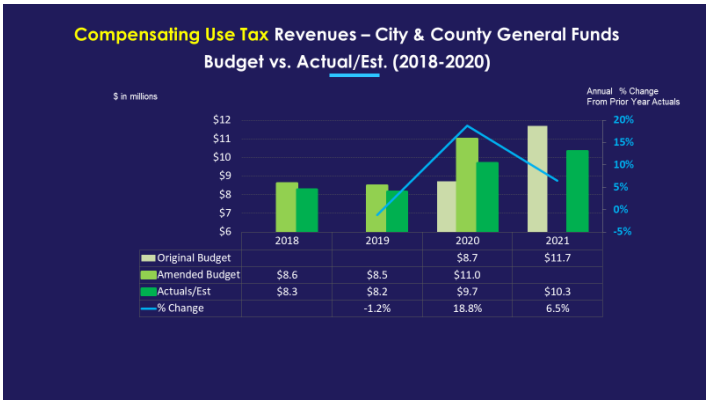
Mr. Bach said I might add, Mayor, one reason we see that we don't have the down—or a little bit more of a bump is that, remember, we had a complete shutdown for a time period through 2020. I don't know that—we can't forecast that can't happen, but that we would go into as long of a complete shutdown as we had last year. I don't think that is anticipated in Kathleen's models. **Ms. VonAchen** said I also want to point out the amount I'm estimating is almost exactly the same as what we collected in '19, so it's two years of no growth basically and Menard's came in so there is the opportunity for additional Menard's money depending on the timing of when Homefield's come on line.



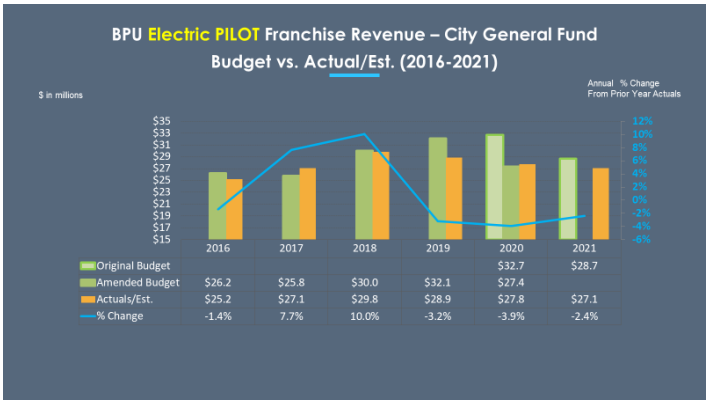
I put this in here because I thought maybe you might be curious on what happened with our sales tax this year and so I've broken up the city of Kansas City, Kansas retail sales tax by industry classification. What we found is that, as you expected, accommodations and food services went down 10% compared with '19. What also went down by 15% was automobile sales and finally, clothing stores. Those items that are a little bit luxury and can be postponed went down in my view, but the other things that are more stables all went up. What's really interesting is that building materials went up 88% which is this green one, so basically, it almost doubled, and furniture stores went up 8%. Unequivocally we do know that a lot of those, you know, Lowe's and Home Depot and such, they were running out of wood because people were doing improvements to their homes. It's interesting.



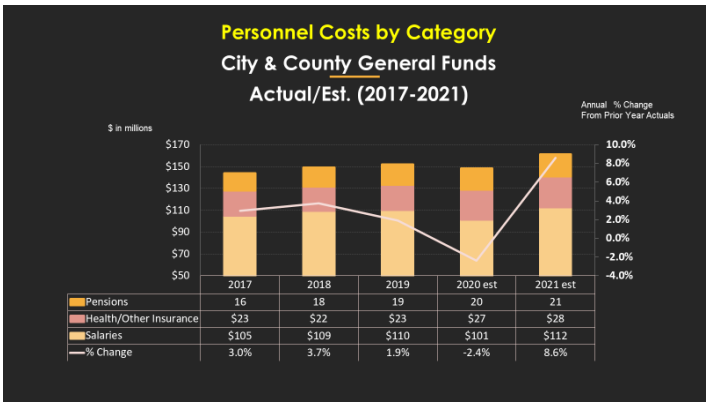
So, how did our estimates compare with other cities'. Overland Park, Olathe and Lenexa are listed here, and they all did an Amended Budget that reduced sales tax by around 14% and my estimate was a reduction of 20%. Part of that is because there is a great deal of reliance on the Legend's which makes up about one-fourth of our sales tax and so we anticipated a greater impact on that. They've all now revised their estimates and it ranges from—Lenexa actually reflecting an increase over '19 of 2% and Olathe is still at a negative 6 and negative 7 and I have a negative 4 because of the impact of COVID on the Legend's revenues wasn't as bad as I thought.



Compensating Use was not in those revenues but I'm showing you this now because we anticipate the revenue growth in this area will be realized because of greater online sales and things, so overall we were budgeting it around the $8M level or the estimate for $8M level. The original budget had it at that number. I bumped it up to $11M because we're anticipating more people will be buying things online but given the tax collections over the past 10 months, I think it's going to be around the $10M level, so I've revised the revenue down about $1M, $1.5M in '21. It's still increasing by 19% over 2019.

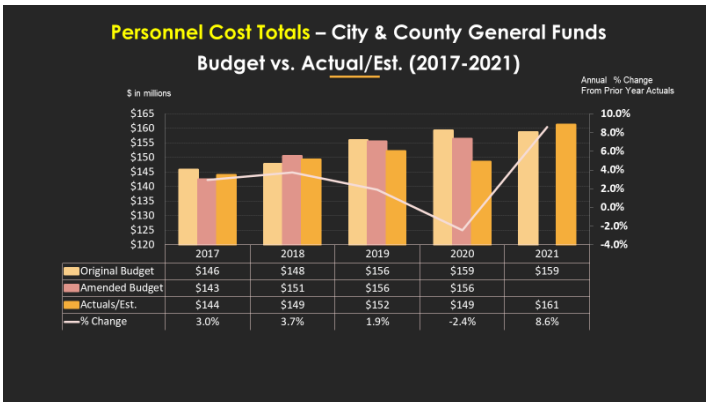


The final largest revenue source is the BPU and I have a few more years here just so that you're—to give you a little context. In April of '18 and April of '19 there was a 4% electric rate increase. This is the electric BPU PILOT. There is also a water PILOT that amounts to about $5M but this is the largest one. There was a rate increase and that's built into the estimates. The orange are actual revenues. My estimate for '19 for the BPU is really off and part of it, I believe, is because we did not anticipate that consumption in the commercial and industrial areas would decline, which it did. This decrease here for the BPU PILOT is a result not only of COVID but also just a general decline in the consumption level from industry and commercial businesses. In other words, even though it's $6.5M—we're up $6.5M in sales tax, we're down about $1M on the compensating use side and then now we're down another $3M here because of the BPU.



The largest driver for personnel costs which makes up about 75% of the total cost of the City General Fund is personnel. I broke this up into different categories just so you could see it. Most of them is salary but there is also costs related to health benefits and other—insurance, worker's comp and such and then our pension costs. As you can see, we see a pretty consistently increase between 2 and 3%--2 and 3.5%. 2019 we're anticipating a 2.4% decrease and that is because we

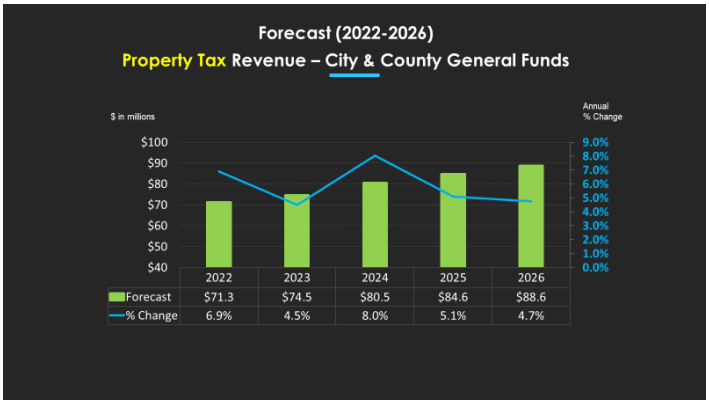
are holding positions vacant as they become vacant. We're only filling the positions that are essential. There's been very close monitoring of all those positions. The other reason it has declined is because we received a reimbursement from the State—from Federal CARES Act dollars, the States SPARK Committee, and it was a reimbursement for public safety expenditures related to COVID fighting activity. Those reimbursements reduced the cost, and so basically, we moved all that reimbursement expense over to the Grant Fund. We're not getting any kind of reimbursement in 2021 so that's why you'll see a little bit of an increase.



By the way, because this is a forecast, not a budget, you understand, so 2021 actually also includes the addition which you'll see here the addition—some cost of living increase for those employees or labor groups that did not have a contract—whose contract has expired, and we haven't renegotiated it yet. We just felt for a forecasting basis that we do include costs related to CPI in the Personnel line.

Any questions on this chart? So, that's what we have for 2020 and 2021 General Fund. These are the major cost drivers.

Mayor Alvey said what is that trend line, the white trend line? **Ms. VonAchen** said alright, so over on this side is the dollars that represents the bars here. This line is actually the percentage seen from the prior year. This line corresponds with this actual on this side and ours corresponds with the dollars on that side. That line, the actual number is down here.



As I mentioned, now I'm going to go through and share with you the forecast assumptions, so the assumptions I used for building what I think are going to be the revenues and expenditures for the next five years beginning in 2022. Just real briefly, Property Tax, I am anticipating that property tax will grow and here are the percentage changes, see reflected here. My estimate anticipates that property tax will grow by almost 7% in 2022 and that's because we know that housing prices and commercial properties are rising right now in this current year and whatever is happening in this year impacts 2022. I think the rise in prices or demand is due in large part because of the very low interest rates. The feds, you know, dropped the rate.

In 2023 I anticipate that there may be some delayed fallout next year from COVID as unemployed people struggle to make their payments on their home and end up selling and downsizing, so there may be a drive—where a demand lessens and so the rate of growth will be smaller.

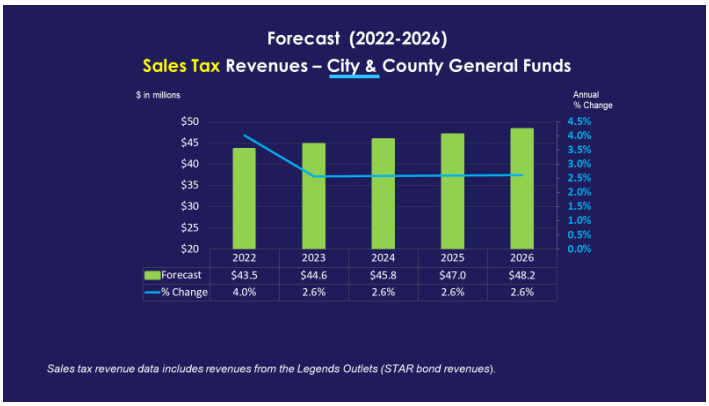
The increase in 2024 aside from normal level of increase for property value which is roughly about 4.5 or 5%, there's an increase because we anticipate that various economic development projects will be completed, and the property tax will be paid by those firms and then this is just normal growth.

In the additional information, there are three other slides that talk about the factors that go into property tax revenue. So, if you want more information, you have the information on assessed value, delinquency rate and then also what the mills are. Of course, it assumes no increase in mill rates.

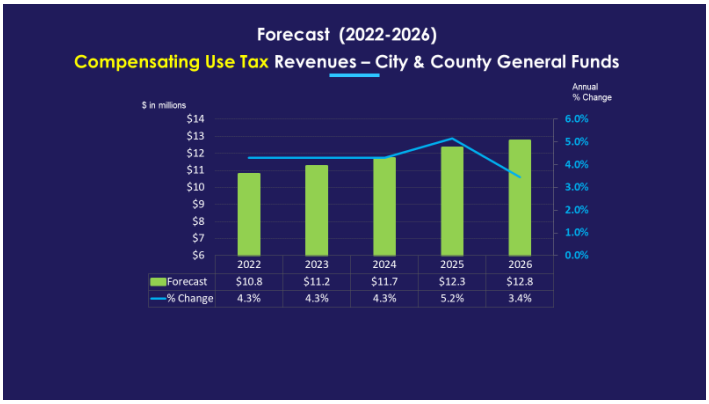
I just wanted to show you, residential is staying relatively low, then you bring in the commercial, this is where you see that bump up because of additional economic development and then you fold in a little bit of the personal property which is declining due to the state statutes and

then we've got the utility portion. I forgot I had the animation here. So, it totals around $75M for these two funds.

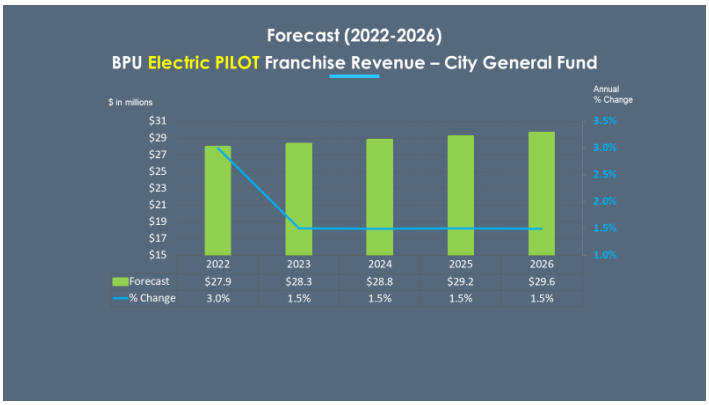
Mayor Alvey said, Kathleen, to be clear, for 2024 you're looking at those properties that we're abated. For instance the General Motors Plant that will now be coming back on to the tax rolls fully. **Ms. VonAchen** said no. I—well, okay, that too, sure; but I'm actually—those numbers are already built in to the abated ones that come back on. I'm actually looking at, and specifically for that year, is that there are several economic development projects that have been approved and I'm assuming they're going to get constructed and built in '21, '22, and '23 and they will start paying property tax in '24. **Mayor Alvey** said gotcha.



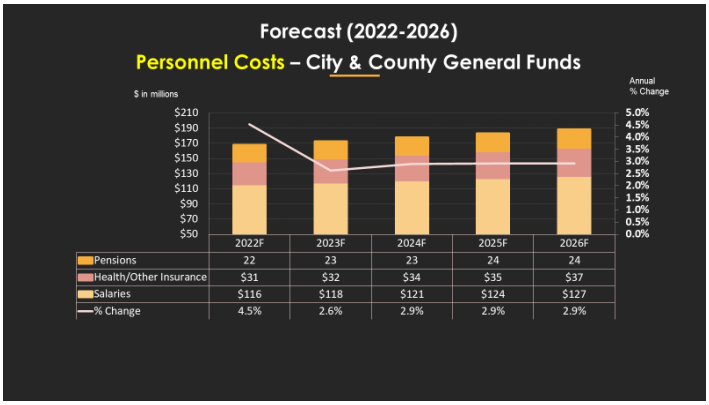
Ms. VonAchen said the forecast for Sales Tax, I expect it to bump-up from a low level in '22 4% and then to only increase by 2.6% in the future. The reason for that, you would wonder why is it so low, 2.6, you know. The thing is that one-fourth of the sales tax is actually coming from the Legend's and the amount that we get from the Legend's is capped at $9.6M. Any kind of incremental growth above the 9.6 in that area goes to pay the soccer bonds. It sort of depresses or, you know, diminishes the growth rate when you have a good portion of the total capped. I have retail sales based on, you know, economic forecast I have retail sales growing about 3% a year in these years, but because of that cap it drops it down to about 2.6. So, very conservative and certainly you can argue it may improve over time.



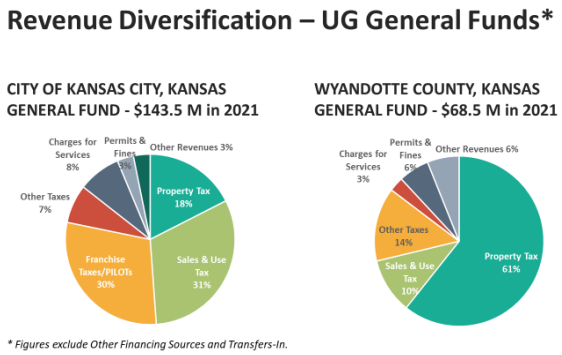
Compensating Use, I have it increasing at a faster rate, 4.3% and that's because of the anticipation of additional online sales over time.



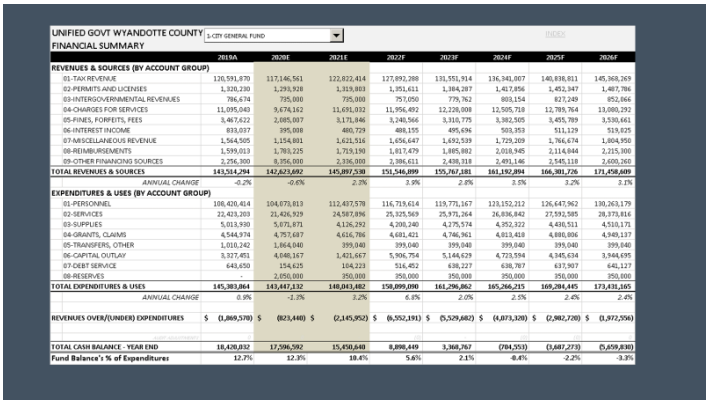
The last large revenue is the BPU. The PILOT just does not grow very much year over year. There's not a lot of inflationary increases. It's relatively flat so I have it improving in '22 as perhaps receivables are collected, but then—resulting from the COVID, but then I have it pretty much flat at 1.5% in the future. So, a conservative estimate.



On the Personnel side I have built in an increase in—a cost of living increase for all personnel across the board, a very kind of modest cost of living increase. I have built in about 5.7% increase for health benefits which reflects an inflationary increase for medical cost and then I built in—built into the pension line is the expectation that we will be making payouts for the expected, you know, Silver Tsunami that I talked about last year, so that's in there. The combination of all those things result in roughly a 3% annual growth rate over the period.



Given these assumptions, I just want to point out between the two funds, they're very different, so in a moment I'm going to show you the forecast, but just keep in mind these two funds are very different. Part of it is because the County fund is reliant 61% on revenue from property tax and property tax just really isn't—we don't believe is going to be impacted too much by the COVID pandemic. Their revenue structure continues to grow as it would have been had the COVID not happened whereas the City General Fund side between sales tax and franchise tax at 60% are collected—that are economically sensitive and so their growth rate is—or their general performance is really kind of, you know, been stymied a little bit or quite a bit. You'll see here in a minute.



UNIFIED GOVT WYANDOTTE COUNTY
FINANCIAL SUMMARY
1-CITY GENERAL FUND

	2019A	2020E	2021E	2022F	2023F	2024F	2025F	2026F
REVENUES & SOURCES (BY ACCOUNT GROUP)								
01-TAX REVENUE	120,591,870	117,146,561	122,822,414	127,692,288	131,551,914	136,941,007	140,838,811	145,368,269
02-PERMITS AND LICENSES	1,320,230	1,293,928	1,319,803	1,351,611	1,384,287	1,417,856	1,452,347	1,487,786
03-INTERGOVERNMENTAL REVENUES	786,674	735,000	795,000	757,050	779,762	803,154	827,249	852,066
04-CHARGES FOR SERVICES	11,095,043	9,674,162	11,691,032	11,956,492	12,226,008	12,505,718	12,789,764	13,080,292
05-FINES, FORFEITS, FEES	3,467,622	2,085,097	3,171,946	3,240,566	3,310,775	3,382,505	3,455,789	3,530,661
06-INTEREST INCOME	833,037	395,008	480,729	488,155	495,696	503,353	511,129	519,025
07-MISCELLANEOUS REVENUE	1,564,505	1,154,891	1,621,516	1,656,647	1,692,539	1,729,209	1,766,674	1,804,950
08-REIMBURSEMENTS	1,599,013	1,781,225	1,719,190	1,817,479	1,895,882	2,018,945	2,114,044	2,215,300
09-OTHER FINANCING SOURCES	2,256,300	8,356,000	2,336,000	2,386,611	2,438,318	2,491,146	2,545,118	2,600,260
TOTAL REVENUES & SOURCES	**143,514,294**	**142,623,692**	**145,897,530**	**151,546,899**	**155,767,181**	**161,192,894**	**166,301,726**	**171,458,609**
ANNUAL CHANGE	*-0.2%*	*-0.6%*	*2.3%*	*3.9%*	*2.8%*	*3.5%*	*3.2%*	*3.1%*
EXPENDITURES & USES (BY ACCOUNT GROUP)								
01-PERSONNEL	108,420,414	104,673,813	112,497,578	116,719,614	119,771,167	123,152,212	126,647,962	130,263,179
02-SERVICES	21,423,203	21,426,929	24,587,896	25,325,569	25,971,264	26,636,842	27,592,585	28,373,816
03-SUPPLIES	5,013,930	5,071,871	4,126,292	4,200,240	4,275,574	4,352,322	4,430,511	4,510,171
04-GRANTS, CLAIMS	4,544,974	4,757,687	4,616,786	4,691,421	4,746,961	4,813,418	4,880,836	4,949,137
05-TRANSFERS, OTHER	1,010,242	1,164,040	399,040	399,040	399,040	399,040	399,040	399,040
06-CAPITAL OUTLAY	3,327,451	4,046,167	1,421,667	5,906,754	5,144,629	4,723,594	4,345,634	3,944,695
07-DEBT SERVICE	643,650	154,625	164,223	516,452	638,227	638,787	637,907	641,127
08-RESERVES		2,050,000	350,000	350,000	350,000	350,000	350,000	350,000
TOTAL EXPENDITURES & USES	**145,383,864**	**143,447,132**	**148,043,482**	**158,099,090**	**161,296,862**	**165,266,215**	**169,284,445**	**173,431,165**
ANNUAL CHANGE	*0.9%*	*-1.3%*	*3.2%*	*6.8%*	*2.0%*	*2.5%*	*2.4%*	*2.4%*
REVENUES OVER/(UNDER) EXPENDITURES	**$ (1,869,570)**	**$ (823,440)**	**$ (2,145,952)**	**$ (6,552,191)**	**$ (5,529,682)**	**$ (4,073,320)**	**$ (2,982,720)**	**$ (1,972,556)**
TOTAL CASH BALANCE - YEAR END	**18,420,032**	**17,596,592**	**15,450,640**	**8,898,449**	**3,368,767**	**(704,553)**	**(3,687,273)**	**(5,659,830)**
Fund Balance's % of Expenditures	**12.7%**	**12.3%**	**10.4%**	**5.6%**	**2.1%**	**-0.4%**	**-2.2%**	**-3.3%**

I have provided this information here. This is the income statement basically for the City General Fund and forecast for the future years and there's a lot of numbers here, so I'm not going to go over them in detail because I have a graph on the next page that kind of summarizes the bottom line for this fund. Overall, all of these categories up here are the major categories of revenues and then down here are all the major categories for expenditures. How this works is, you know, just with your own bank account, the money coming in is how much we collect and then how much goes out is how much we spend to provide services to our public and then the difference between the amount we collect and the amount we spend is what this one is, the net revenue—over or under expenditures, sort of the net how much we're—this is how much we will use in our cash balance given this activity in a given year.

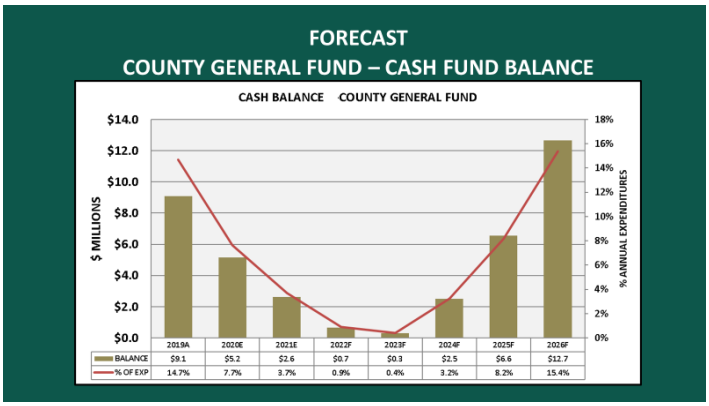
Down here, this is called total cash balance at year end. That's how much you have in your checking account, how much you have in your bank, it's cash. So, if we brought in less revenue compared to expenditures in 2020, then we end up using in our cash balance about $800K and so you end up with a cash balance of $17.5M.

All those slides before, I talked about how when we were doing our budget we thought that this amount that we were going to use for cash was going to be I think, I can't remember off-hand, was going to be $5-$6M, but ultimately we're only ending the year expecting to use about $800K. Our cash is not diminishing as much as we anticipated. In '21 we expect the cash balance to be capped at $2M so that fund balance or the cash balance would drop to $15.4M.

The quandary that most Finance Directors have is that all revenue growth, you know, we try to be conservative but not too conservative, so our revenue growth over time is averaging between 2.5-2.8% and 4%, around there, but our expenditures, okay, it's averaging a growth rate of about 2%. You know, pretty conservative, but we're going into—but the total amount of

revenues coming in every year is consistently less than the total amount of expenditures we are anticipating. So, for example, in 2022 we have $151.5M in revenue and in 2022 we have $158M in revenues, so there's a net difference of about $6M. That would seem like that's pretty dire because down here as you do that then you end up going into a negative cash position.

How to repair this is to actually talk with all our departments and identify services that can be performed more efficiently to better address the residents needs in a more efficient way. If we only identify 2%, for example, of our total expenditures and diminish our budgets by that amount, in the very first year we would wipeout all of these negatives because any kind of reductions in the first year carry forward. Before you see this graph, which I'm going to show you, know that this is something that together as an organization we can address.



This is graph is the Cash Fund Balance. Each of these bars is how much we expect to have at the end of the year in cash in the City General Fund. This green line here is how much in cash we should have if we are to continue to maintain our two month of operating reserves, that rainy day fund. The rainy day fund policy says that we should try our very best to maintain 17% of our expenditures in cash to cover us for unseen economic events. That certainly happened to us this year and luckily we did have a cash balance and were able to address it and luckily we did receive money from the federal government to assist. So, we did not have to tap into our rainy day fund.

This year really demonstrated how important it is to keep your fund balance up so over time the fund balance is going to be diminished. I provided the little chart here so you could see how much it's being diminished by. These amounts are the amounts we would need to replenish in order to bring our fund balance back up to this green line. As I mentioned, if you make cuts in the base budget of expenditures, say $5M, that same $5M gets saved each and every year so the

first year it's 5, the second it's $10M, the third year it's $15M because, you know, you're saving the money from before, it grows like that. So, $5M we need to fine and that's only about 2% of our total budget.

Ms. VonAchen switched to a slide that was not on PowerPoint

Here I have the County for your information. The County General Fund is not as negatively impacted. You can see that net margin. It's $2M in 2022, but then it drops to only $300K and then we start growing the fund balance in the County General Fund beginning in '24. So graphically it looks like that, so this is the County General Fund, so it's dropping too but then it starts to grow.

I know I've given you a lot here and so I'm just going to conclude quickly and again reiterate that in the future—actually beginning this January we're bringing in consultants from the Center for Priority Based Budgeting and we are going to be visiting with every department and conducting insight workshops and these departments and us will be asking lots of hard questions about how can we provide services more efficiently and garner ideas from our departments on how to proceed.

As a reminder, earlier this year, we actually together provided an objective for what we planned to do with Priority Based Budgeting, so the objective was we were going to try to identify 5% of our total governmental expenditures for potentially reallocation and that's like $15M and we gave ourselves about four years to do that. So, we're going to brushoff that goal and continue to pursue it. We were interrupted a little bit by the COVID, but now we're going to pick that up and do it again.

The other thing is, we're also going to continue to pursue new sources of revenue such as economic development projects that pay tax revenue as well as housing infill initiatives that will grow our tax base. With that, I'm happy to answer any questions.

Commissioner Walters said I don't have as many questions as just a couple comments. I see a lot of good information here or positive information here particularly in growing our tax base. You know one of the things we've been talking about since I've been on the Commission is growing the tax base so we can reduce the burden of high property taxes that we have here in Wyandotte County. We talk about that a lot, but it looks like based on the charts that I'm seeing is that's happening, so I think that's good news. I understand this is a projection but that's very positive to me.

Secondly, just a comment, when we see these projections that show challenges in the future, it seems like we always immediately start thinking about, okay, how can we cut expenditures and I'm all for that. I'm all for efficiencies and doing things as smartly as possible, but I don't think we spend nearly enough time thinking about how we can grow revenues and you touched on it with this last slide that we're going to pursue economic development opportunities. I think we could spend some time developing a more comprehensive strategy on that than we have now, and I would be glad to participate in that and maybe the Economic Development Subcommittee could do something like that too. Review all of our processes and procedures and see if we can figure out a way to take advantage of what appears to be a very positive development environment here in Wyandotte County to make it even more positive, so those are my comments.

Commissioner McKiernan said I will just echo what Commissioner Walters just said. I really do think that we are getting much better at growing our tax base. I will just add my usual qualification to that. I think we get the most value from growing our tax base when we are as careful as we can be about the incentives that we use to grow and get additional valuation because valuation that is not taxed, that is exempt from tax for some period of time, doesn't add as immediately to our General Fund as it might otherwise. I think we're definitely on the way, but every half of a percent, every percent that we can improve the immediate dollars into our General Funds, the better off we will be.

Mayor Alvey said excellent comments Commissioner Walters and Commissioner McKiernan and I want to really focus in on the housing infill initiatives. We saw the presentation from Urban 3 and also what we've heard from Strong Towns and others and the necessity of making use of existing infrastructure that we have power and water supply running to most of the Land Bank lots that we have and we're doing a better job, I think, of bringing developers in there. I remember something that Commissioner McKiernan had mentioned about two years ago that we really need to bring it to scale and there's some opportunities for us to do that.

Also, what Commissioner Walters had mentioned last year, that when we look at what kind of economic development incentives can we bring for additional housing and really to grow our population which grows our consumer base. Our retail stores would benefit from that and we're not going to get there overnight, but we may need to find ways to invest in improving our neighborhoods so that they become more attractive and encourage more and more development.

Ms. VonAchen said can I just make one more comment, so, about that initiative on the Motor Vehicle Registration and leveling that rate, I just want to mention another benefit to that approach may potentially be that more people will buy more expensive or newer cars because I think the amount they're currently paying in taxes causes people not to replace their cars. So, there's a sales tax benefit to that I think.

Commissioner Philbrook said, Kathleen, thanks for saying that. I have to agree with all that. I agree with everything everybody has said and I just really want to emphasize that the housing infill initiatives are going to be a big help to us because we need to look at a lot more 55 and older housing. I'm saying that selfishly because I would really like to get into a patio two-bedroom home with an apartment type atmosphere where I don't have to mow the lawn and stay in my district. I know that we lose a lot of folks over to other areas because we just don't have that kind of housing. It's nice to see that we're getting some, but I would like to see some of it moved a little bit further toward 635 if we could.

The other thing is that I so appreciate this type of presentation because the numbers sometimes make my eyes cross, but it definitely does help when you have the bar graphs and all the other stuff. It really helps put it—it gives me a visual perspective to it, so thank you so much Kathleen.

Representative/Commissioner Burroughs said, Kathleen, you're absolutely right. The purpose of that bill introduction would be to encourage additional sales and especially for those communities that have a number of auto dealerships as well as repair shops as well as car manufacturer, but that discussion is there.

I would encourage my colleagues to review Jerome Powell, he is the Chair of the Board of Governor's of the Federal Reserve. I had the privilege of listening to his speech and got a copy of it the other day when I was looking at the economic recovery for the state of Kansas. His presentation isn't all gloom and doom in reference to our economy and where we are. As I stated early on last year and, Kathleen, we talked about the conservative number for our sales tax and our compensating use tax; the state has seen a tremendous increase over what they projected and its changed our forecast also. I mean people still need to buy goods and still need to buy products and we are looking at, on the state side, additional ways to deal with the compensating use tax.

We have a continued opportunity here, as Commissioner Walters stated, about lowering our mill. We see the appraised valuation of the property in Kansas City, Kansas continuing to grow, and the hardest thing is messaging that to the people in our community as that property does have value. The best thing we can do as commissioners is encourage those that have property in Wyandotte County to continue to invest in that property and that means to do the upkeep and not punish them for that by raising their taxes because they painted their home or put new gutters on. That increase also sends a message into our community that the beautification of our community is happening, that rebirth and that stabilization comes into play.

We need to keep young families in this community. They will be the lifeblood of this community and I'm one of those gray hairs that could leave at any time. I choose to stay, but it doesn't mean that will happen, so we need to have housing stock that allows them to move in that's affordable, that is warranted for what it is they need and has amenities around it to supply whatever their families may need for the recreation purposes—purchases, whatever it may be.

I don't see the forecast as dire as some may see it. I think we're holding our own and in some areas we're even doing much better than people anticipated. I would encourage you to look at Mr. Powell's speech that he gave to the Federal Reserve. I think it would give you some insight as to why things are holding their own right now and that the economy is stable and we have a few hiccups here and there, but I believe we're going to pull through this. I'm not saying we will pull through it without more pain, but we're going to pull through it better than what we did through

the—back in the 30's, the Depression. I mean that's the light at the end of the tunnel and some of the decisions that you all have made as commissioners is reflected in the budget and how we've been able to cut it down. I believe there's opportunity to save the additional eight hundred and some thousand. Kathleen says we're going to have to take out of the General Fund reserves, but I think there are ways to save that and carry that zero balance and then grow it quicker, but that will be a discussion for another day collectively.

Mayor, thank you for the opportunity to state that and, fellow commissioners, I look forward to having this financial discussion as we move forward.

Mayor Alvey said, Kathleen, I see no more hands raised. Thank you for your presentation. Thank you commissioners and all who zoomed in on this.

MAYOR ALVEY ADJOURNED
THE MEETING AT 6:53 p.m.

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Bridgette Cobbins
Unified Government Clerk

dt

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, DECEMBER 3, 2020
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, December 3, 2020, with ten members present online. Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. Kane, Commissioner Fifth District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Bridgette Cobbins, Unified Government Clerk; Gordon Criswell, Melissa Sieben, Emerick Cross, and Alan Howze; Assistant County Administrator's; Angela Lawson, Deputy Chief Counsel; Sheriff Donald Ash, Interim Chief Michael York, Police Department; and Ana Quimby, Mayor's Office.

MAYOR ALVEY said before I call the meeting to order, I want to announce that due to COVID-19, individuals are attending remotely. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure that you announce yourself by name and title every time you speak so that the public participating knows who is speaking. This is critical given the number of remote participants in his current guidance from the Kansas Attorney General.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, December 3, 2020, at 5:00 p.m. by way of Zoom and online for a presentation regarding a Task Force on Community and Police Relations.

Due to COVID-19 the public will be able to observe or listen to the meeting live on YouTube or UGTV or through Zoom.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said as the Clerk stated, tonight we have a presentation by the Community and Police Relations Task Force. Let me just give you a rundown on ow this will proceed. I will just open with some opening remarks and then pass it onto Commissioner Johnson wo was Co-Chair with me of the Task Force. Then we will have opportunities for each member of the Task Force to simply relate their findings and some of their recommendations for us as we move forward.

This Task Force began, honestly, because of what happened in Minnesota to Mr. George Floyd. There was, as you know, an outcry, deep concern, fillings of anger and resentment throughout many parts of our community and demand for change, demand for action. This was coming from all sides to us and clearly, we needed to respond.

What drove this for me personally was to make sure that what happened to Mr. Floyd would not happen to anyone in Kansas City, Kansas. No matter what has happened in the past, no matter what relations might have been in the past between law enforcement and the community we simply don't want what happened to Mr. Floyd to happen here nor do we want anything that would tends towards that that might lead us to that kind of situation.

It seemed appropriate to have a deep exploration and extended conversation about community and police relations and to bring—there are so many different topics and aspects to this about law enforcement and community relations that have to be examined and that takes a lot of time and it takes a lot of effort. We didn't want to have just one conversation or one symbolic act. We really wanted to bring the conversation out into the public domain and really allow Task Force members to explore and to ask questions and then ultimately to come forward to the Commission with what we found and offer some recommendations.

I want to say first, thank you. A heartfelt thanks to each member of the Task Force. Your generosity, your gifts of your honesty, of openness, your willingness to listen, the gift of your time.

There have been multiple sessions and multiple meetings preparing for this and reading on the side. Your commitment to fairness and justice for all persons, on whatever side of the law, whatever side of law enforcement encountered, there was a spirit of fairness and generosity for all.

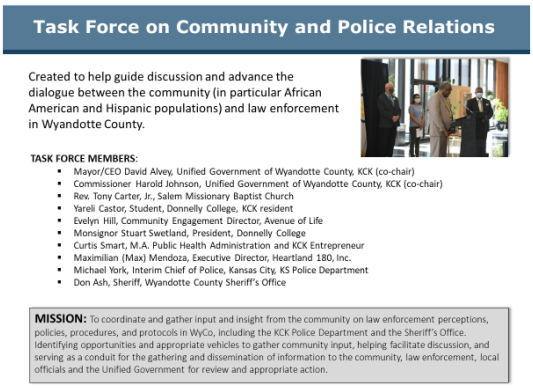
I have to say that the Task Force members were asked to refrain from advocating for any specific policy or procedural changes while the Task Force meetings were in session during the entire time of the Task Force. Frankly, we're not done yet, but we still wanted to come forward now, but that was necessary because we didn't want what we advocate for—trust me, each member of the Task Force has very strong commitment to specific items and have had throughout. They refrained from expressing those simply because we wanted those who came before us to bring their feelings, their passion, their ideas and we did not want our own—it wasn't about us. We wanted to make it about what came to us and we wanted to be in the role of facilitating and listening and if we had gotten out and been in the role of advocacy throughout this, that might have forestalled some people coming forward and that's not what we wanted to happen.

Again, I want to thank each member of the Task Force for your generosity, for being out there, for being vulnerable in all this process. In fact, sometimes just by being a part of this, you've been criticized. You've had people say to you you're not doing anything, you're not doing enough and yet I believe that you trusted the process, you trusted one another and because of that spirit of generosity we've been able to make some progress here.

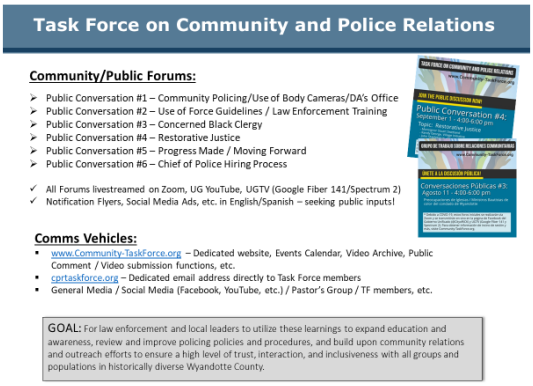
A special thanks to Commissioner Johnson for co-chairing and, Harold, you've got a second career as a facilitator and it has been wonderful. I like to say you are the oil to the machine and you really made it happen. Also, thanks Gordon Criswell, our Assistant County Administrator, who has tremendous work behind the scenes helping us to respond to questions, digging into questions that came to the Task Force from the community and Gordon would dig in and make sure those questions were answered.

I want a special thanks to David Reno of our Communications Public Information. He did a lot of behind the scene work getting the word out making sure YouTube and Facebook worked. Also, Mariah Smith who also facilitated. We tried to put this on as much media as possible to make it accessible to all. Then, a special thanks to Ana Quimby, my Assistant, who kept the Task Force on task.

If we could go to the first slide.



We want to make sure that our law enforcement personnel and our community are working together to improve public safety and it's a cooperative effort, it's a collaborative effort. To that end we wanted to have a diverse representation of our community. So, Commissioner Johnson is going to have an opportunity to introduce each of the members. I will just say Maximilian or Max Mendoza is Executive Director of Heartland 180 and he, unfortunately is not able to attend this evening because his agency has food to distribute and he is short-staffed and he has to get that food out tonight, so he is taking care of people tonight, so his needs are in our thoughts and prayers.



We've had multiple community/public forums. The first was regarding Community Policing, the use of body cameras and that was by Chief York. These topics are important to us, you know, just what is the state of our Community Policing. What is the status of the body cameras that the Commission appropriated funding for in years past and it has taken some time to get operational and we understood why that was. I know Chief York is going to speak to body cameras and, I believe, Dr. Hill as well.

We had another conversation about the use of force guidelines. What is current practice within our law enforcement community and the continuum of force. What is the status, what is the extent of, what types of training do all our law enforcement undergo.

We had the request from the Concerned Black Clergy multiple questions from them. We tried to answer those questions and there are more questions from them, we need some more clarification. We're trying to schedule a meeting. They had to cancel a meeting because there were a couple of funerals that members had to attend to, but that conversation is moving forward.

We had a presentation by Msgr. Swetland about restorative justice. We had also representatives from the Village Initiative which is an agency that tries to find a way to bring our returning citizens from incarceration. What specific problems do they face as they try to come back into our community and reestablish their lives in the community outside of incarceration. We tried to take a tenor of where we were, progress made in moving forward, and, in fact, we never got to that topic that night because Curtis Smart shared his own story with us in an encounter he had with police when he was younger, which wasn't that long ago, because he's not that old. I have to say that stimulated a tremendous amount of conversation and exploration by members of the Task Force and, Curtis, again, I just want to say on behalf of all of us, thank you for sharing that with us. We understand how difficult that was for you to publicly tell that story.

We also, in our last conversation at the request of the County Administrator and at the request of the community, we wanted to bring forward because you know we're in the process—Chief York is getting ready to retire, congratulations. The Chief hiring process has been suspended because of COVID and the County Administrator, Mr. Bach, asked us to elicit or solicit from the community what kinds of qualities and professional expertise they would be looking for in a new Chief. Also, an opportunity to describe for the community, be transparent about what the process is that's going to be used as we move forward in hiring a new Police Chief.

You'll notice we tried to find so many different forums to bring this forward, Zoom, UG YouTube, the UGTV. We sent notification flyers, social media ads, Spanish and English. We sent notes out to some of the major anchor institutions in Wyandotte County including El Centro and metropolitan organizations that encounter sexual assaults and others to seek input. We've got communication vehicles, a place on the website and an email where we receive multiple requests for information and others.

All of this has been a long process and yet I want to emphasize when we get to the end, we're not done. There are more topics to be explored and ultimately what we need to do is regularize a conversation exploration, discussion about how to continually address issues that arise between policing and our community. Whatever those issues are, as we move forward, we have to find a way to continue to bring those into discussion exploration and to look at best practices and continually improve the opportunities for public safety.

I think kind of just giving that brief introduction, I'm going to pass it off to Commissioner Johnson and we will then proceed into individual Task Force members.

Commissioner Johnson said thank you, Mayor, for that very through introduction. I appreciate the opportunity to serve alongside of you as the co-chair for this Task Force and to deal with this issue that has plagued our society for far too long. The things we have discussed have been vital pieces of information in a time of learning, a time of sharing, a time of being challenged. Some of the information that has been received has really kind of broaden my own personal understanding of the things that are occurring between law enforcement and the community. It's been a pleasure also to serve with this committee. Again, I want to express my appreciation to you for volunteering your time to be a part of this. It has not been easy work, but I think it has been work that will help to shape the language of our community as it relates to our ongoing relationships with our law enforcement agencies.

Wyandotte County is unique in that we haven't had the types of situations that have happened outside in the nation that we witnessed here in our community but we want to make sure we're being as vigilant as possible to make sure that those things don't happen. It's already been said, but I don't think it can be said enough.

With that, I'm not going to belabor the time. I know we have until—what time are we going to be done, Mayor? **Mayor Alvey** said I would say 6:45-6:50 at the very latest. **Commissioner Johnson** said very good. Then we want to go ahead and get started. We've asked each one of the members of the Task Force to share their observations, to share their recommendations, their thoughts of their time on the Task Force with the Commission and the community at-large that may be watching.

With that, we're going to be start with Rev. Tony Carter. If you could introduce yourself and then share with us your observations as it relates to the work with the Task Force.

Rev. Tony Carter said thank you Commissioner Johnson and thank you Mayor, County Commissioners, and the community of Wyandotte County for the opportunity to serve the people of our yet evolving community. I say that—I'm Pastor Tony Carter of the Salem Missionary Baptist Church where I serve as Senior Pastor and have since 2002. I say that our community is evolving because I believe this county is on the brink of greatness. In my humble opinion the brightest or the biggest barriers revolve around historic disparities concerning health and wellness, economic growth and opportunities and the continued fight related to systemic racism which has plagued our community and the African American and other Black and Brown people in our community. I fully expect that we shall reach our potential as we continue to work together with God. Having said that, I'm reminded of a statement I read from Pope Francis who once said and I quote "a way has to been found to enable everyone to benefit from the fruits of the earth and not simply to close the gap between the affluent and those who must be satisfied with the crumbs falling from the table, but above all, just satisfy the demands of justice, fairness and respect for every human being." I believe that wholeheartedly.

Several months ago after observing the senseless death of another Black American playout on television screens, communities all over this country were awakened to a level of consciousness that had not been experienced before in my recent memory. In the midst of many of peoples that protest, the Mayor formed the Community and Policing Relations Task Force which were tasked with listening to our community and facilitating the conversation regarding police and community relations. While we committed to be primarily listeners, that is hard to do and not also see things that motivate you to offer recommendations that also facilitate improvements in the process, but also eventually lead to substantively impactful change. In other words, to satisfy the demand of justice, fairness and respect for every human being.

I've learned a lot through this process and my emotions have spanned the gambit from absolute anger to holding back to tears. Initially I put a lot of pressure on myself to deliver for my community and I mean all of my community until I realized it was going to take a collective collaboration of each person on this Task Force to point this work in the right direction. I got to see those synergies come together and I felt the breath of God validate some incremental steps in the right direction that can form the basis for the real life change that needs to happen within these systems of government, law enforcement, and our community as a whole. There is still much work left to do to effect real change. For example, they can't weigh initiative that many will probably

refer to tonight that our police department has recently began to embrace is a step in the right direction. However, it still leaves much work to be done.

The eight proposed policies are banning chock holes and strangulations requiring de-escalation, requiring warning before shooting, requiring officers to exhaust all alternatives before shooting, imposing a duty to intervene, banning shooting at moving vehicles, establishing a Use of Force Continuum and requiring comprehensive reporting. These eight policy changes, if implemented, is said to reduce police killings by 72%, but the flow of "8 Can't Wait" and all police reform efforts give an inability to control for prejudice officers, bad temper officers or a very real possibility that an officer may simply break the rules as did Derek Shaaban in Minneapolis.

Even if an officer is prosecuted and convicted, and I do say if, death is irreversible. We cannot bring George Floyd back; we cannot bring Breonna Taylor back and so on and so forth. There's still, again, much work to do.

The funding of our District Attorney's Community Integrity Unit was a step in the right direction. However, there is still much work to do and what happens when the politics changes and the funding goes away, there's still much work to do. We can feel promises to do better and to remain vigilant, but even as I speak there are those who vehemently disagree with me. Some will say that we've already done enough, still others will say we haven't even come close to doing nearly enough. There's still so much work to do.

In Exodus 3—Chapter 3, Verse 9, God to says Moses the pride of the children of Israel has come to me and I have seen the oppression with which the Egyptians oppress them. Then in Verse 10 he, God, says come now literally go now; therefore, and I will send you to Pharaoh that you may bring my people out of Egypt. I'm done when I say this, God says to everyone in the room, everyone on the call, and everyone in this community, go now that you may bring my people out of injustices of all kind.

As recommendations, that we remain diligent and committed to this great work by any and all needs necessary, that the Commission empower some entity be it the Law Enforcement Advisory Board or the Task Force itself to propose substantive solutions to deal with wholeheartedly the problem with racism, police brutality and other disparities that add to these plagues in our community so that my grandbabies and your grandbabies can live in a safe community that satisfies the demands of justice, fairness and respect for every human being. Thank you. That ends my comments.

Commissioner Johnson said thank you Reverend, well stated. I appreciate it and you said it in your preacher voice and so I appreciate that, and we all are better for it. Thank you so much.

We're going to now hear from Yareli Castor, one of our—she might be our youngest member, I daresay. Although she's quiet, she has really helped us a lot and informed us a lot.

Yareli Castor said I'm a graduate from Donnelly College and I'm still a student now at Rockhurst University and I want to say thank you to our Mayor and Commissioner and the Community Task Force. It's been really great work working with all of you and I want to thank you guys for giving me the opportunity to be a member of this Task Force. I know you kind of quoted what I was going to say, Commissioner. I believe I am the youngest one in this group and, yes, all the times you didn't see me asking a lot of questions or making comments and ultimately was because I was taking the part of being an active listener really seriously. Like I said, we each all have ideas and things that we stand for and I didn't want any of that to get in the way of what we're trying to do here.

With that being said, listening to what our community members were saying and each individual who presented throughout this time, one thing I noticed when I first came here I had—I knew that our community had a frustration and feeling of anger toward our law enforcement. I didn't know the magnitude of it, but I knew that it was there. However, what I didn't know, the perspective from our law enforcement. Through social media and news outlets was what I was receiving my source of information, and, in a way, it made me have a certain view of our law enforcement here in Wyandotte County that wasn't true. I perceived them as not caring and not doing enough for our community but coming here and listening to the concerns of the community and of law enforcement made me realize that my information was wrong from both perspectives.

Like I said, I didn't know the magnitude and listening to the stories I was like this is a huge concern and we have been crying out for help or individuals have for a long time. Even though it may seem that we're starting to talk about this conversation, it may seem too late, but; however, I'm really glad that this conversation is going because it needs to.

However, like I said, I didn't know the magnitude of the situation and the perspective of the law enforcement, what they presented, their policies, the type of training that they receive, the type of work that they do. That it's not just catching the bad guys made be realize that they ultimately do have the desire to serve our community, do have a desire to protect us and although

in our social media, our news outlet, sometimes changes that and makes us see that, oh, in our community, Wyandotte County, is just like every other state. Thankfully it's not as bad, however; it is as bad for us to start to do something about it now.

I was listening to the community and the questions that came in, I saw a lot of comments through individuals who expressed anger and these ideas that were ultimately answered and, no, that's actually not what we do. We do have a policy in place that addresses that and if you do have an issue, you can come forward and we do have someone who listens to your complaints who has them reported. I felt like a lot of individuals did not know that even existed, that they couldn't even come forward, that they couldn't—it had to do also with the lack of trust they have with law enforcement. However, I heard time and time again questions or comments that were later addressed in saying no, that's actually not true. This is the truth. So, there was a lack of communication from both sides of our community with our law enforcement and law enforcement with the community with each other.

Ultimately, what my recommendation would be is that we need to do a much better job informing the community of this type of everything that we presented, the use of force, the training. All of that needs to be presented and given to the community, not just through a flyer, not through just an email and not just in one language. Wyandotte County is so diverse, it needs to be given to each community member in their language that they understand. Like I said, not just through flyers, not just through a post, not everybody has Facebook, not everybody has those means, so I guess it changed my view of doing my law enforcement here in my community in knowing they do so much more. All of that was impacted by the Citizens Academy and as well as each presentation. I felt much more informed to have an actual conversation. I'm not the type of person who likes to comment unless I know the situation or I'm aware of it. However, as a community member, going to this it informed a lot that I was able to come back and actually talk about it with individuals and say did you know that this happened, did you know they're not just about catching the bad guys. They're actually helping homelessness crisis that we have here, the lack of buildings to host these types of people, that they do so much more.

Ultimately, that really hit home to me is that all of this information is there, it's available for us, but we don't really know about it. Ultimately, and I know my time is almost up, we need to do a much better job of communicating this type of information to our community here in Wyandotte County and to do it in a way that it's accessible to everybody, not just through an email,

a Facebook post, in one language. Like I said, it's very diverse and we need to make sure it's reaching those people who we ultimately have not been reaching today and that's all I'm going to say because I know we have a lot of other people to listen to.

Commissioner Johnson said thank you Yareli. Your words were very, very timely and I appreciate that. It really brought some good light to some things that we have experienced here and that we need to do better, a better job of in Wyandotte County.

Commissioner Johnson said we're going to hear from our Sheriff right now, Sheriff Don Ash, who will present his observations and comments at this particular time. Thank you and, Sheriff Ash, it's in your hands.

Sheriff Don Ash said first of all I want to say thank you to all of the fellow Task Force members here, all of the citizen soldiers, so to speak, that volunteered and signed up to be on the Task Force. Your thoughtful questions, your comments and interaction have been greatly beneficial to me as the leader in the Sheriff's Office. I also want to thank the members of the community that took time to email a question or to send in a comment or a video or provide the feedback that they provided. Yareli did a great job characterizing what it was that we were able to get a feel that what was really the thorn in the side of members of our community and that's greatly beneficial.

In the interest of not being redundant to what Chief York is going to present in a little while, I'll just tell you that just about everything that the Chief is going to share, the Sheriff's Office is right along in line with that, in lock step with the information he's going to share in almost every point, point by point.

Outside of that, I just want to say a couple of other things that I'm really committed to following through on are the points about the better wellness for our police officers and our sheriff deputies that are serving on the frontline out there. Ways that we can monitor them, ways that we can make available services and assistance to them as they seek ways to cope and deal with the high stressors of this job. We're going to be doing some more work on that. We're going to be looking at some alternatives for that in the very near future.

I also want to explore this idea a little bit more. In that same vein of making periodic mandatory sociological wellness evaluations available and required, if you will, for all of those particularly that serve on a frontline somewhere in this work. I think a time has come for that and

I would like to have some conversations with Human Resources and Legal and County Administrator staff about what that might look like here for the Unified Government. So, we're committed to that.

We're also looking internally at the Sheriff's Office to form—we have a peer support team in order to help assist with those kinds of things. We're also looking to form a Diversity Equality Inclusion team, if you will, that would be a group of individuals that are specially selected and highly trained in order to be the sonar, if you will, out there searching or watching or monitoring our work environment for individual deputies and frontline workers that might be experiencing either some discriminatory behavior toward them or attitudes toward them or somebody that feels like possibly they're being marginalized within their work group. They would be able to go to one of these specialized team members and at least open that conversation and dialogue so that we could begin to look at how we need to best respond and deal with those things.

Of course, we're constantly looking at ways to improve on our defensive actions and uses of force in our policies. There is some other equipment that has recently become available in order to be able to desist us with less lethal, less invasive types of things. Things like a conducted energy devise called the Glove that we could utilize in particular instances especially inside the Detention Center. Also, a device that's called the BolaWrap which would work similar to a taser in that it would deploy a cord wrap that would wrap around and immobilize peoples hands and their legs so that officers and deputies then could move in and handcuff or control folks without having to tase them and without having to use some of the other less lethal or certainly lethal methods. That's fairly new technology that's becoming readily available now in law enforcement. We're investigating it further and looking for ways we might be able to incorporate that into our policies.

I, like Yareli, found my role to be mostly listening and not talking and so I'm still listening. With that, Commissioner, I'm going to yield the rest of my time to Chief York.

Commissioner Johnson said thank you Sheriff. I appreciate those comments and even with some of the things that—alternative methods, when I saw the little scraps that you shot, it reminded me of an episode of Batman when I was younger and I would watch TV, so I guess we're moving into the age of the Superhero's I suppose with that. Thank you for those comments. We really appreciate it.

Next, we're going to hear from Curtis Smart who is going to come at this particular time.

Curtis Smart said I recently graduated from the University of Kansas Medical system with my Master's in Public Health Administration and I have enjoyed being a part of this Task Force. It has been a wealth of knowledge for me and it's also been an eyeopener for me because I did not know that our police were as good as they are. I didn't know how phenomenal our police are in our neighborhoods and in our surrounding areas.

First, I would like to say thank you to everyone for allowing me to be a part of this Task Force and that I believe in our Police Department and their ability to uphold the law. I also believe in our citizens in our county to obey the law. I would like to offer a few suggestions and I will be very brief tonight.

My first suggestion would be to push funding for body cams. I feel that with body cams we would be able to protect the rights of our citizens and the police. I feel that it would help with the current crisis that are going on across our nation. With body cams there won't be two sides of the story. It will be the story that was told on film.

I will also make a suggestion for funding sociological examination of officers who have had traumatic experiences in our community. We spent a lot of time talking about how officers make these rash decisions, but we don't—I don't believe that I've seen too many officers had that sociological examination or had access to sociological help or as much help as they may need. We're in a wake of a time and place where we are talking about mental health. Mental health is very important, especially for our officers in our community who see things on a daily basis that the average person probably doesn't see. Building programs around sociological examination for officers, I think would really, really help.

My last suggestion would be, from my observations and working with the Task Force, would be to help fund programs like DARE to put officers out in front of youth and young adults that are in school and making them realize that the police aren't bad and also bettering their relationship with local officers. I can remember growing up in my neighborhood and going to school and seeing officers come to my school and then that weekend going to the skating rink and seeing that same officer know my name. If I did something and got out of line, that officer could call my parents. He didn't necessarily have to detain me or tase me or anything because he knew my parents. Building that type of rapport within our community again would be great because it what it does, it creates a trust and value system, not just a amongst the citizens, but also amongst our officers and our fellow officers.

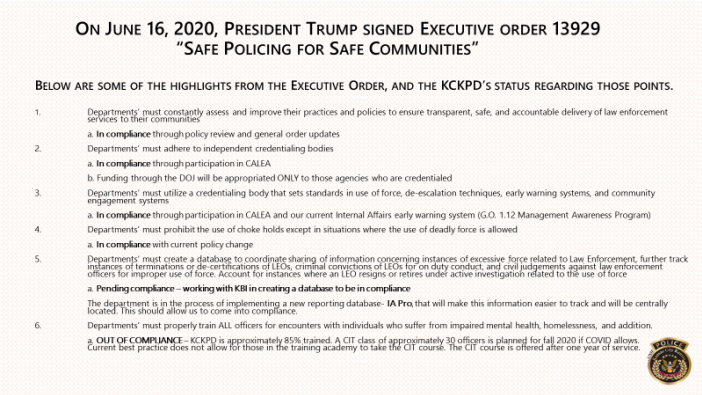
What I think in the long run what will happen is when a person is younger and they grow up knowing police, there is a certain respect level that comes with that. I think in some way's citizens have lost respect for police and law enforcement and law enforcement has lost respect for citizens in the way they handle law enforcement. Repairing that relationship, I believe, this would be a part of repairing that relationship.

I will close with saying, this is one of my favor quotes, Helen Keller says "the only thing worse than being blind is having sight with no vision." I feel like we're moving into a space where we have a clear vision and a clear view of what we want to do. Now it's how we take those initial steps to get where we want to go. Thank you.

Commissioner Johnson said thank you Curtis. I appreciate those comments and the work of reconciliation, I think, is what I really took away from that. It presents a great opportunity for us in this community that we live in.

At this time, we're going to hear from our Chief of Police, Chief Michael York, is going to come, and I think he has a presentation that he will be submitting to us as well.

Chief Michael York, Police Department, said before I get started, I just want to say to the Task Force, thank you for challenging me. I've learned a lot. I've made some changes to the Police Department because of what the Task Force has suggested, so I thank you guys for that.



Let me start with this PowerPoint here, my first slide. Shortly after the George Floyd incident, Trump signed the Executive Order for Safe Policing For Safe Communities. I want to go over these and explain them to you.

The first Order would be that departments must assess and improve their practices and policies to ensure safe and accountable delivery of law enforcement services to the communities. We are in compliance with that. We have a policy review every week. We update our General Orders monthly, if not weekly, and we work with the Legal Department in our policy review as well.

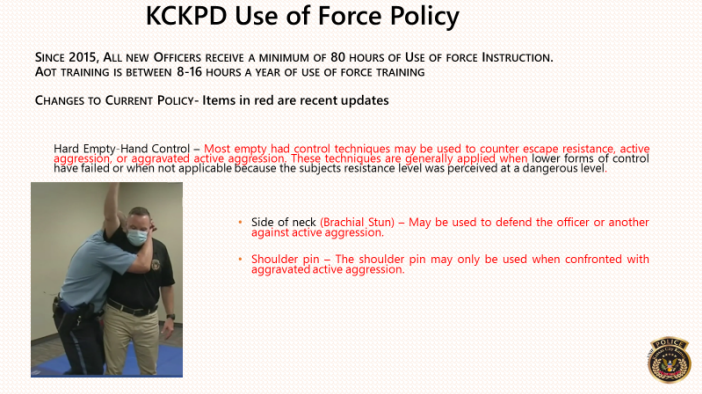
2. Departments' must adhere to independent bodies. We do have that. We are in compliance. We are certified through CALEA which stands for Certified Accredit Law Enforcement Agency.

3. Departments' must utilize a body that sets standards in use of force, de-escalation, early warnings; things like that, so we are, again, in compliance through the participation of CALEA and we also have when it comes to officers, we have an early warning system. We are actually getting a new system up and running. It is called IA Probe which tracks our officers. What I mean by tracks our officers, it tracks their discipline, it tracks their uses of force, it tracks their vehicle accidents, it tracks sick leave. So, if all those things are being tracked, we can determine when an officer maybe is struggling in an area so we can easily be alerted of that and take positive action.

4. Departments' must prohibit the use of choke holds. We don't have a choke hold. We've never had a choke hold. There is different strengths, but never a choke hold. I will go into that more in detail.

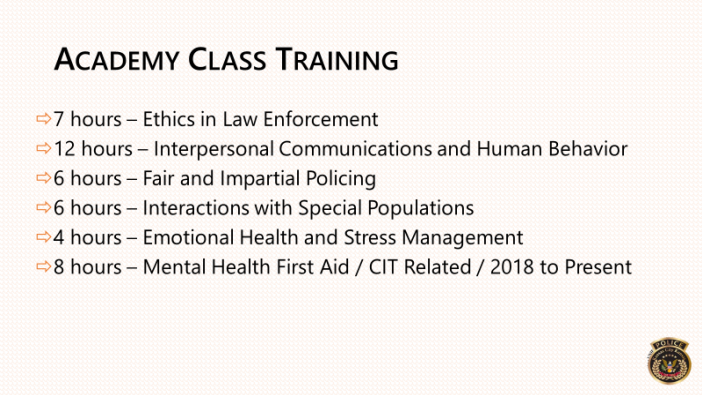
5. We must also create a database to coordinate sharing of information regarding excessive force, termination of law enforcement officers, criminal convictions; things like that. So, that is pending. We are working with the KBI. We are creating a database. I have Major George Sims that's part of that group. He meets with the KBI routinely and they are going to create a database basically tracking everything that number 5 is asking us to do.

6. Departments' must properly train all officers for encounters with individuals who suffer from impaired mental health, homelessness; things like that. We are out of compliance; however, we have 85% of our Police Department trained on that. Every recruit that goes through the academy is trained to deal with people that are suffering from some type of mental illness.

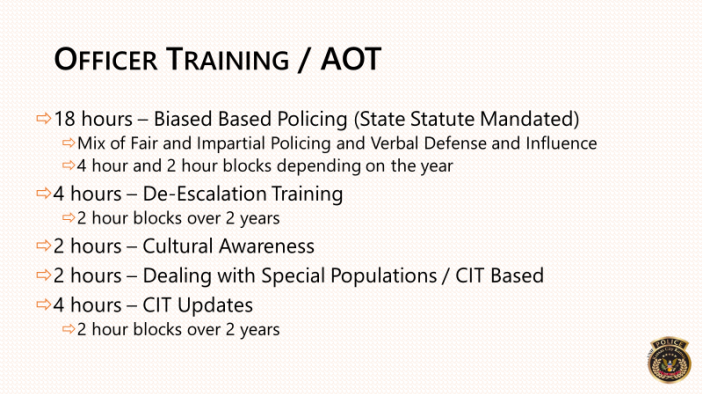


The two things that I've changed since the George Floyd incident was the shoulder pin. As you can by looking at that picture, that is a shoulder pin. I changed that to where the officers can only use the shoulder pin when they are fighting for their lives, when they are at lethal force. Prior to the George Floyd incident, we could use a shoulder pin when the officers were being attacked. Now, I've moved it to where an officer is at deadly force is the only time you can use the shoulder pin.

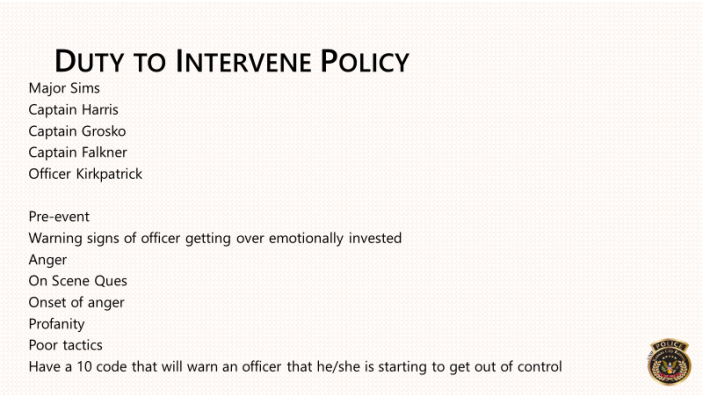
The side of neck; we have what we call a Brachial Stun. The officers can use a Brachial Stun which basically you use your palm and you strike the side of a person's neck which stuns them. I've changed that as well. If an officer is being physically attacked, being beaten, he can use the Brachial Stun.



Like Yareli said, it's not all about catching the bad guy, so this is what every recruit goes through, every officer that enters into our academy goes through these types of training. There's a lot more too than just trying to catch the bad guy as you can see.



Every officer that is working the streets, every year they have what we call AOT which is called Advanced Officer Training. They get biased based policing, de-escalation, cultural awareness, and dealing with special populations. Again, we're constantly training our officers on how to deal with certain situations. How to de-escalate, how to be aware with different cultures; things like that.

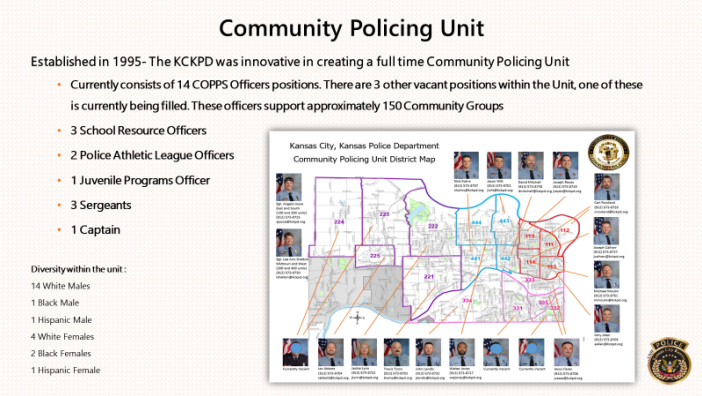


This is the biggest thing I have done. We've got to have a Duty to Intervene Policy, so I have sent a lot of my Commanders to training. They are going to change our General Order. Our General Order currently states this for Code of Ethics. "An officer will not engage in acts of corruption or bribery, nor will an officer condone such acts by other officers." That's not as clear as I would like it, so I really believe if the Minneapolis Police Department would have had a Duty to Intervene Policy, the George Floyd incident would not have happened. Each officer, and I'm not talking just about officers, I'm talking about Sergeants, Captains, Majors and above, they are going to be trained in Duty to Intervene Policy.

So, when an officer gets caught up in a situation, gets over invested in a situation, the Sergeant, the other officer on the scene has a duty to intervene. I can tell you this, I haven't

implemented this just yet, but I'm going to have a 10 Code, so when an officer is emotionally over invested and the other officer sees that, he's going to say 10, whatever that code would be, 10/6 10/6 which means you need to slow down, you need to back off. This is not just officer to officer. This is officer to sergeant, sergeant to captain; we all have our duty to intervene, so that's going to be implemented shortly.

Like Curtis said, we do have a Wellness Program. We do have a Peer Support Team. I have an officer here that works in the Chief's Office and that is all she does. She goes to roll call; she goes to the academy. When officers are struggling, she reaches out to them, she gives them resources; things like that. We do have that. Could we improve upon that, yes. This is relatively new for 2020 and it's gone over quite well. We have a spouse academy. We have a mentoring program. We've even gone so far as a comfort dog. We have two comfort animals that visits the roll calls, they interact with the officers. Once the dogs graduate their training, we'll take them out to the community.



This is really my last slide for the most part. I will tell you I believe this wholeheartedly. This is the reason why we had nothing but peaceful protests because we have done Community Policing since 1995. We have a stand-alone fulltime Community Policing Unit which 20 officers, as you can see, are engaging the community throughout the entire KCK area. We have our Pal, we have resource officers, we have a juvenile program, we have an okay officer that goes out to the schools and this is 30 some years or close to 30 years of doing nothing but positive engagement with the community. That's why I believe we did not see any type of civil unrest during the George Floyd protests.

These are just a few of the programs that do day in and day out. There's probably 10 here. I'm sure we have about 20 more so they go to schools, talk to the kids, we read to the kids, we do pizza with the kids, play basketball with the kids.

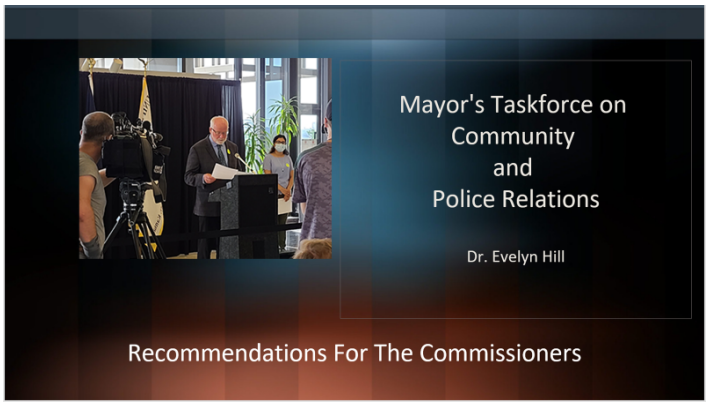
We are out there engaging, not just the community, but the youth as well and that's basically what they do, is community engagement. That, Commissioner, is all I have.

Commissioner Johnson said that is quite a lot, Chief, and I appreciate you for bringing light to some of the things that the Police Department is doing. You all are doing a mighty fine job. I don't think it is—we need to continue to be aware of the fact that we have not had any issues when we had the peaceful protests. Every community cannot say that and so we are the beneficiaries of the work of our Police Department here in Wyandotte County. Thank you and the Sheriff for being a part of this dialogue and hearing and listening to the concerns of your fellow persons that are on the Task Force as well as those that are in the community.

We are going to hear now from Dr. Evelyn Hill who I believe has a presentation tonight, so we're excited to hear her presentation.

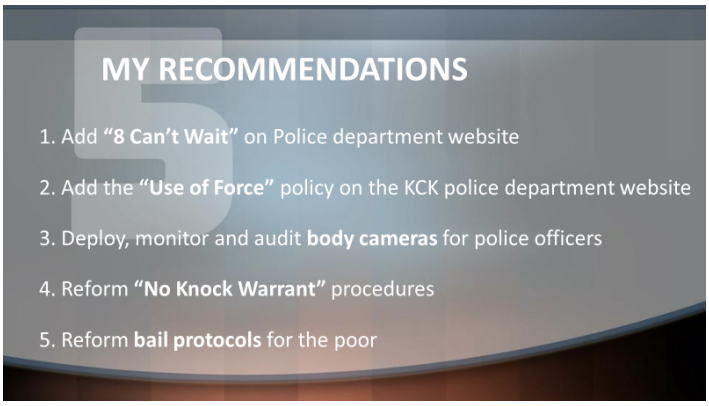
Task Force on Community and Police Relations

Presentation by
Dr. Evelyn Hill



Dr. Evelyn Hill said thank you Commissioner Johnson, Mayor, and all the commissioners for being with us this evening. Thank you to the community. You have been very active in listening and so we certainly appreciate you and to my fellow Task Force members, thank you also.

I too have learned a lot. I am very appreciative of those that have taken the time to really explain some things to help me and the community to understand law enforcement a lot better. So, I do want to say thank you for that.



Here are my recommendations.

1. Add "8 Can't Wait" on the Police Department website which I thought would be an excellent opportunity to show some transparency on the part of the Police Department. I've heard from Interim Chief York that he does plan to put it on his website, so I'm really excited about that.
2. Also, add the "Use of Force" Policy on the KCK Police Department website is another recommendation that I added.
3. Deploy, monitor and audit body cameras for police officers.
4. Reform the "No Knock Warrant" procedure
5. Reform bail protocols for the poor

When we began to talk to Interim Chief York about "8 Can't Wait" he immediately sent back the protocols that the Police Department here in KCK had already put in place which I was very excited. I did look at other websites throughout the community and saw that "8 Can't Wait" was already on their website. To know that Chief York and at least had already started working on this with his departments and now he has said he is going to put that on our website. It's very exciting.

Olathe has already done this. Overland Park Police Department as well as Wichita. Wichita was the most comprehensive I saw. They had a whole section on what they're doing in the community around unbiased and fair community policing. I learned a lot just my own personal research and I think another part that I found out was that on the Missouri side, don't quote me on this, I don't think they've done the work the Kansas City, Kansas Police Department has done. So, I appreciate the efforts that the KCK Police Department is doing.

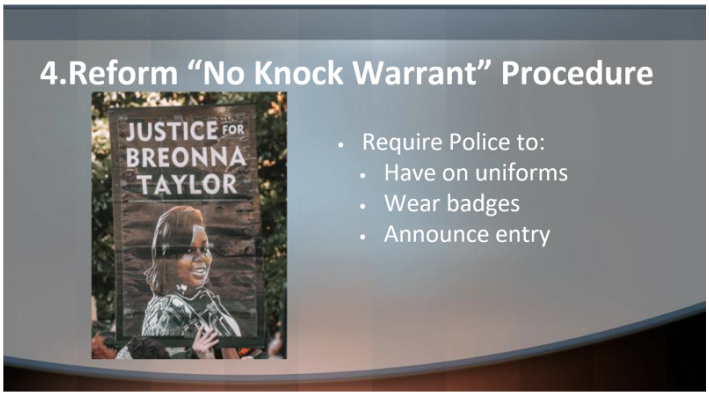
The Use of Force Policy on the KCK Police Website; I noticed right off the bat—many people contacted me from the community about transparency from the Police Department. One case had to do with this individual's death. One of the community members said that this individual was killed by the hands of police officers and there were no guns involved and the gentleman said the same words as George Floyd, I can't breathe. So, as we have heard already the police have already began to do some major changing and, hopefully, this is in the past and we can move forward.

The good news was the families were compensated, but you can never bring back a life, but I appreciate what we're trying to do. When I say we, I mean the Police Department is doing now to do things different.

To alleviate racial profiling and to also get rid of any police injustices that are out there from the past. There has been so much talk about a retired officer and some of the issues have not been addressed and it looks like the police just let him get away with some of atrocities that he had

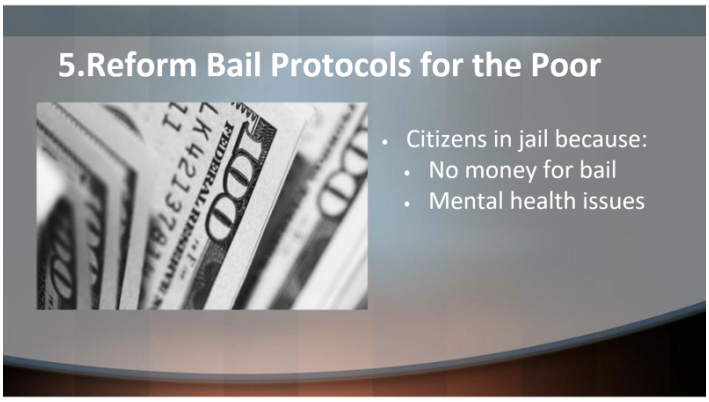
been doing. I'm not calling any names, but I can say this, the opportunity to hear from others, we did find out that possibly if it's under investigation with the FBI and the KBI then there will be no conversations about it because they just don't discuss anything that's in court.

We've heard a couple people already mention the body cameras. I'm excited to know that we are moving forward to get the body cameras. I think we're at a point now where it's time to just do it and not talk about it anymore, just get it done.



Reform on the "No Knock Warrant" Procedure; many of know about the case where Breonna Taylor was killed by police. They had the "No Knock Warrant" and, of course, it was she said she said stuff. They said we did announce. We swear we had on the plain clothes so forth and so on, so there are some things that can't be eliminated. If they just wore the uniforms, if they just wore the badges and announced the entry. Those are just real easy things that can be done, and the Breonna Taylor incident was very troubling because they didn't even have the right address, so the whole thing was botched. Still I don't think the police officers were necessarily done justice as far as—if they did kill the young lady, which, in fact they did, there were so many other

protocols. What I saw—who I saw get charged was one of the police officers that shot in another apartment (inaudible). Anyway, that is just my view of the "No Knock Warrant". These are things in my view and I'm just a citizen. These are things in my view that are easy enough to fix that could at least make some positive changes in our community.

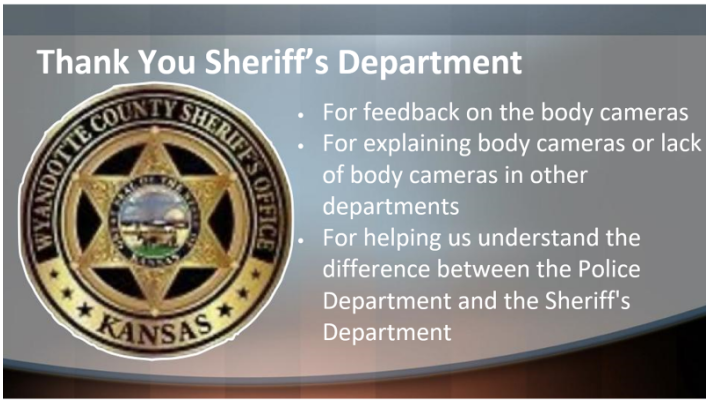


Reform Bail Protocols for the Poor. I've already talked to both Interim Chief York and Sheriff Ash and many of those who would possibly be in jail now due to COVID. Many things have already changed so I applaud those folks for making some different protocols and not incarcerating as many individuals as they were formally and for the work that they're doing with Wyandotte Center for those who have mental health issues. There is some more work that can be done with the reform on bail, but I have seen some work started, so thank you for that.

A special thank you to Interim Chief York for adding the complaint section on the KCK Police Department website. Curtis Smart indicated that he had been pulled over just because he had a nice car. That's what he said that he was in the high crime area and he was just leaving a community meeting. What was interesting was the questions that came from our law enforcement,

well, did you file a complaint, did you go in and file a complaint. I loved what Curtis said, he goes man, I was just trying to get home. I was just driving, didn't have nothing on my mind, if I could just get home. Well, now they have the opportunity to make a complaint if they're pulled over. You can go online, thanks to Chief York, and make a complaint. You can put your name on it, it can be by telephone, online, it can be done where in the past you had to go in. You can even make an anonymous complaint, so I appreciate him and his team for putting that on the website.

Thank you, Chief York, for hosting the Task Force to the Citizen Police Academy. I had no idea how much information is out there that they do, but it was a great experience for me and I want to say to all of the great police officers, thank you for putting your lives on the line every day for us and congratulations to all those who won awards this year. I watched your program on your website and so thank you to the police officers.



This is my final slide. Thank you to Sheriff Ash. His feedback was very informative on several different points. One in particular was some insight he shared with us concerning the body cameras and I really appreciated him helping us understand the difference between the work of the Sheriff's Department and the work also of the Police Department and how they are different.

One of things that the community was very upset about was the District Attorney's Office was not a part of the Task Force and so I still am grateful that we did get to hear from the DA's Office. He made a presentation at our first Task Force meeting, so that was good, but many of them in the community were still very concerned that he was not a part of the Task Force.

I just want to say thank you again. I do have one quick verse I would like to read. Proverb 31.8-9. "Speak up for those who cannot speak for themselves, for the rights of all or destitute. Speak up and judge fairly; defend the rights of the poor and needy."

Commissioner Johnson said thank you Dr. Hill for that thorough presentation. We appreciate your work on the Task Force as well and your candor has been very beneficial to us all, so thank you for that.

At this time, we're going to here from Monsignor Stuart Swetland, President of Donnelly College.

Task Force on Community and Police Relations

Presentation by
Monsignor Stewart Swetland

Monsignor Stuart Swetland said thank you Commissioner. I want to thank everybody involved in this. It has been both educational and informative, but also, I think a good step in the right direction as we build a more caring community. I have the advantage of going towards the end, so I can say ditto to a lot of what already happened.

Task Force

Responding to
George Floyd's
Death

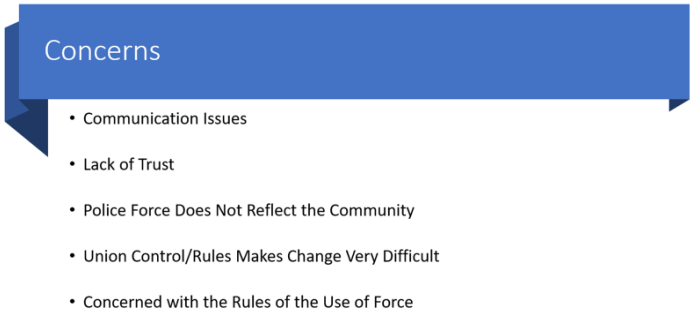
This Task Force, as we heard the Mayor say, was a proactive response on his part after the murder of George Floyd and we want to thank him and others for having that proactive response.

But long-standing Issues
Are we listening?
Are we being heard?

That proactive response has led to a host of things already being improved and bettered in our community. You just heard at least seven of them laid out in the previous presentation. The Community Integrity Unit at the DA's Office, the Duty to Intervene Policy that you heard from Chief York. The less lethal devices and techniques being employed by Sheriff Ash. The Internal Affairs complaint button that in a discussion on the Task Force that is now right there on the front page if you go to the Police Department's website. Body cams coming and the software and the implementation of those for the next calendar year. The changes in the use of force rules. Clarifying and getting more community buy-in to those and the "8 Can't Wait". All of that is already steps in the right direction.

There are long-standing issues and we have to be honest about these and two of them right away are, Are we Listening and Are we being Heard. At first it was difficult for us to get the community to trust us enough just to even make submissions. Evidentially a couple of few people primed the pump and then we started to get a deluge which is good, but I think a lot of people in our community are still wondering are we listening, are we being heard. When I presented these to some of my staff they said, well, who's the we in this questioning and that's my point mainly. We are the we, all of us. Mother Teresa Bojaxhiu, who is in the Catholic tradition, is a Canonized Saint, she used to answer the question what's wrong with the world with this response. We have just forgotten that we belong to one another and we here in Wyandotte County, we belong to one another and; therefore, we must listen to one another and we must speak to one another candidly and openly and be willing to engage in constructive, extended conversation and that's what the Task Force has begun and I think it's just the beginning because we have to listen as we have tried to the police. They have an important position and view to give us. We have to listen to our elected officials, but we also have to listen to all the citizens from all the different groups, as Yareli

said, different language groups, different backgrounds, different histories, and different experiences some of which, we have to be honest about this, in the past have been quite unjust and that has to be admitted and we might need some kind of system where we can face those kinds of past injustices perhaps like in places like South Africa that had Truth and Reconciliation Commission to honestly confront and speak about those past injustices. Some of them not in truth that too far in the past.



Our concerns—in addition to these communication issues which will be an ongoing reality for our community and I hope the commissioners continue to want to have these kind of constructive extended conversation is we have to work to build trust in our community between the various groups and that won't happen unless we all feel that we're being heard and that we can speak openly and honestly.

Part of that is our police force still in its make-up does not reflect the community that it serves and it serves it well in almost every case, but we need to do much better as a community in having a police force and other first responders that reflect the community in which they serve and that is proactive recruiting and proactive promoting of people from different backgrounds, different language groups, different ethnicity, different genders.

Part of the concern that we continue to have though is that some of the rules make change very difficult in our community. My church, and I personally am very pro-union, but when unions stand in the way of keeping progress from happening, we have to address that and if union rules have to be changed to allow our police and other first responders to reflect more what the community looks like, then we need to address that.

I am very concerned, and always will be, partly because I teach and partly because I have a military background, I was a Navel Officer before I became a Priest and one of my academic

specialties is the questions of the ethics of the use of force. I'm concerned that the rules of the use of force, that there is widespread community buy-in to the rules of force that the police operate under. I think the commissioners should periodically review those use of force criteria and make sure by vote, recorded vote, that they agree with them, so we know that the community voice is being heard on the use of force. I'm very skeptical of the increase militarization of police forces that we see in other parts of the country. I would not want to see that happen here. I can think of very few occasions that we would ever need to use indiscriminate types of weapons here in Wyandotte County. Particularly, I'm worried about the use of teargas and things like that. From my military background, we could not use that kind of weaponry. It's been banned by the Geneva Conventions for good reason. I think we want to make sure whatever the use of force rules are that the police are operating on here in Wyandotte County, that the greater community has seen them, agreed to them in advance and that there have been recorded votes assenting to those rules.

Implement Programs and Practices of Restorative Justice

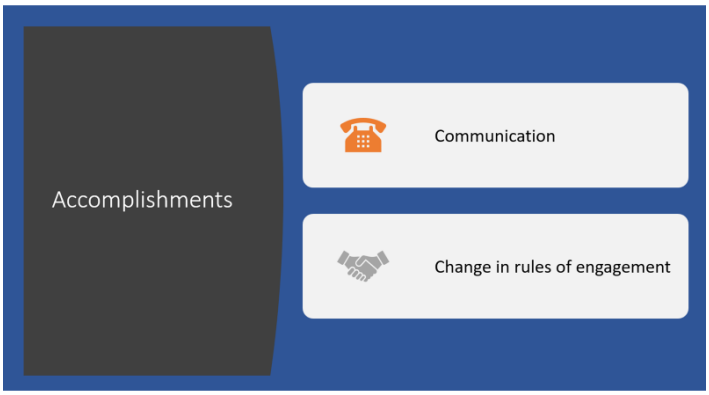
I believe as a community, and this is not for the police to take the lead on, this is for us as a community to take the lead on. We heard some stirring testimony from various groups about the success here and nationwide for implementing programs and practices of restorative justice especially for those who have an early contact, if you will, with the Criminal Justice System. Those who are struggling because they come out of poverty or out of communities that historically had had bad relationships with law enforcement; that restorative justice practices can save our community not only a great deal of resources but reclaim lives that might otherwise get caught up in that spiral of criminal justice—punitive criminal justice approaches that help neither the individual nor the community. Especially, restorative justice back to restore relationship and take

into consideration the plight of whoever has been victimized by an injustice. I think we need that on a wider scale for a host of areas, but that will take community buy-in on a large scale.

I do believe we ask our police to do way too much. Just like we're asking our schools, our public schools, to do way too much. They should be about education, not about all the social services we ask our schools to take the lead on. We're asking our police to do way too much. They often are the first point of contact with the government when it comes to homelessness, addiction, mental illness and people of poverty. For example, evictions and things like that.

I think it's asking too much for people we train to be law enforcement officials and representatives and practitioners to also be able to handle all the social services that are involved with dealing with poverty and homelessness, addiction, and mental illness and a host of other things. That means, we as a community, need to commit and the commissioners need to help us commit, to provide an increase in social services that will help decriminalize poverty, decriminalize homelessness, decriminalize drug and alcohol addiction and decriminalize mental illness.

Way too many people that fall in those categories end up in our Criminal Justice System when good social services would have saved us all and helped them be raised up as a community and I think we all suffer because when one part of the body of the community suffers, all suffers. When one person is successful, we all share in that success.



Our accomplishments so far are many. Especially, I think we have begun to open the lines of communication. We've seen these wonderful change, I call it rules of engagement from my military background, but the use of force rules and all the other things that we've discussed, these are great steps and I commend everybody for their willingness to humbly be willing to change when we mere civilians bring up points of view. I appreciate that.

We have much more that still needs to be done and we need long-term citizen involvement. We've talked about various ways that can happen. There are already existing structures that perhaps can be strengthen and empowered, both though will have to be strengthen and empowered to represent the citizens in their dialogue and in their review of what our police and other first responders are doing. We need that long-term buy-in and long-term citizen involvement on this and many other issues.

I'm just happy to have played a small role in helping us maybe make a step forward in that direction, so thanks for everyone involved with the Task Force, the Police and the greater community for all your submissions and input.

Commissioner Johnson said thank you Monsignor for, again, that wonderful presentation and it was very thorough as have been all the presentations tonight. The word that just jumped out at me at the latter part of your presentation was long-term and this is a long-term problem, it's going to take a long-term solution. We've been at this just for a few months and the work we've done I think has been positive and we've moved in the right direction. We have to have a long-term mindset if we're going to adequately address the issues that are plaguing our community.

I consider this to be a pandemic, a social civil pandemic of sorts and the things that have been outlined tonight from our Task Force members speak to those issues and just as we talk about the pandemic with regard to COVID-19, we still have to continue to work on remedy's, vaccines for our community that will help to alleviate any race of centuries of bias and centuries of discrimination that we've been doing across our nation that has not infiltrated even into our community.

Again, I think we're moving in the right direction. I appreciate the work of every person on this Task Force. I appreciate, Mayor, for your direction and your leadership on this and at this point I will yield the floor back into your hands for further direction as we go forward.

Mayor Alvey said thank you Commissioner and thank each member of the Task Force for the hard work you've done, the diligence and the commitment, again, the passion you have for one another, for the community.

You know, it's interesting to me that when we started this we really wanted to be active listeners to really facilitate conversation, to establish to bridge maybe those divisions between the community and the police and that really the Task Force would exemplify the vision of what we're trying to get to. The positive feelings that we have toward the work, the understanding and how serious it is, the commitment we had to this, devoting to listen and that changes were made as we heard through the process. That was really the hope I think and, again, it does need to continue on.

I go back to something Rev. Carter mentioned and that is that this is a continuous effort and it's not just—this was just about police community relations, but it extends to so many different aspects of the social fabric that we really need to heal and I will say that my experience on the Task Force has been kind of an image of what I want for everyone to experience. The

positive regard that each Task Force member had for one another, for those who came forward, really does exemplifies the vision of what is in store for us if we will engage the conversation with respect and honestly and commitment and passion.

There is, like we said, more work to do and I will just identify some of the things I think we need to continue to work on. The Task Force, we had set this date as a time for the Task Force to give a report and as we got into it realized this is much broader and there is more work to be done and so the Task Force has graciously offered—members have offered to continue on into the new year. We want to continue this on, but our ultimate goal is to institutionalize this conversation, regularize it. It's got to continue on. In what capacity and what agency, we do that is still under discussion. We're trying to figure that out, but there are more things to discuss and if it's not the Task Force, I don't want to presume upon your time and commitment for too long, so I thank you for your commitment to continue on for the near term, but there is more that needs to be done, we've already discussed.

We need to—it's great that there is a place now on the website that you can go and land a complaint. That's important, but there are other ways in which citizens need to know how do they seek redress and grievances, what is the process for different ways. We want to do a presentation—have a presentation of the District Attorney Dupree, the Community Integrity Unit, you know, how does that function, what is the process, what are the results.

What else is missing. Are there gaps in those kinds of things for people, are we duplicating. We want to kind of lay this out there and make it available to the public to see.

We have a request from the metropolitan organization that counters sexual assaults to meet with the Task Force to talk about some of their specific concerns, so that is a topic for the Task Force. Certainly, we have to look at recruiting, hiring and promotions so we can achieve—that law enforcement can better reflect the diversity of our community. That has to be a goal of ours for our community and we have to explore that to see what more can be done, what needs to be resolved there.

I think we need to have a serious conversation as Chief York and Sheriff Ash mentioned about wellness because, you know, police officers, and Monsignor mentioned, are asked to do way too much. That we're asking them to be at a protest when they're being protested and to protect us through your protest and that's a recipe for disaster. Yet we haven't had that because of, I think, the relationships but we've got to look at how do we care for officers who truly desire to be of

service and encourage that and provide them with the resources, the sociological resources, peer resources they need to continue to carry that forward.

So, we have more work to do, the Task Force does. The primary objective now is how do we institutionalize this discussion moving forward. It has to be a standing agenda item. Whether this is carried on by the Law Enforcement Advisory Board as a standing agenda item that maybe we as a Commission would continually ask these kinds of questions. My experience has been because of working with the members of the Task Force is there is a tremendous generosity of spirit to be open and honest and to look at these and to let the emotions flow because they real, they are necessary, but they reveal to us what is at stake.

I will say the one disappointment—if I've had one disappointment, it was we had really asked for and sought out individuals to tell their stories of their encounters with police and we did not—and I want to thank again Curtis Smart for telling his story. The issue is that when there is this lack of trust and people who have these experiences may not feel comfortable coming forward and so our hope was that when we heard those stories that would bring the urgency to each Task Force meeting and that did not happen. That does not mean we can stop there. We have to find a way for those stories to come forward because they will reveal to us patterns that we say, oh, there's a pattern here that we have to look at and we can address that. Until we have multiple experiences coming to us, we may not be able to discern those patters.

We have time now for questions and comments. Again, if any of the members of the Task Force have additional things they want to express that came out, please do so. I will now turn this over for the Commission.

Commissioner Ramirez said thank you Mayor and thank you Commissioner Johnson. I want to thank the entire Task Force for all the work that they did. We all know 2020 has been a year that has been very hard on us let alone having a pandemic, but having racial inequity come out and so I thank you Mayor and Commissioner Johnson for heeding the call of the people who are wanting change and coming together as that is something the community will be very happy to see.

Yareli, I could not have said it better. The recommendation you gave, that is something very important and something I continue to strive for is having open communication with all forms of our government and so thank you for your words. Like I said, I couldn't have said it any better.

Chief York—I just have a couple of comments on some people and then a closing statement. Chief York, I thank you for your wanting to create a Duty to Intervene Policy. That will make our Police Department even much better and greater for having that, so thank you for taking that step and listening and continuing to listen and act with the community. That means a lot to me.

Dr. Hill, I thank you for all that you do. Two of the recommendations you give I do support. I would support us looking at more bail reform and reforming our No Knock Warrant. I do have a question on that, that Chief York or Sheriff Ash can answer pertaining to our No Knock Warrant. Is that something we do here. Is that something that's regularly used? **Interim Chief York** said, Commissioner, no. The only time we would use a No Knock Warrant is when someone is in there as a hostage. We don't do No Knock Warrants on barricaded subjects or narcotic search warrants, anything like that; we do not do anything when it comes to No Knock Warrants. **Commissioner Ramirez** said okay, thank you for that. Again, that makes our public safety department even greater for taking that step and not engaging in that. That is something we can still continue to look at and just make sure that we're doing the best that we can in that.

Especially thank you Monsignor Swetland for kind of giving us and holding us as County Commissioners, as a governing body, as a local government accountable for what we're supposed to do. That means a lot to us because then that shows the community is watching us and the community is wanting to ensure that our government is doing everything we can to ensure our citizens are safe and being taken care of.

To, Mayor, from words that you had said, I would like to see and make a request that this Task Force be permanent, a permanent form of our government. As Monsignor Swetland had mentioned, they may not be here in our city but we have longstanding issues of racial inequity and distrust between community and our police. Once we become stagnate and think we've done the work, more happens. This is something that can constantly change. There is always something that we can do better and so I thank you for that and I hope we can continue to have these conversations and, hopefully, make the Task Force permanent in some way, shape or form.

Lastly, of overall, thank you to our public safety members. Every single one of you who devote your time and sacrifice your life and your time to this county and protecting it, especially during the time of COVID and the pandemic, thank you for everything that you do. Thank you,

Sheriff Ash, thank you Chief York. You are making our community much greater and safer for it. So, thank you to everyone who did all of the work and I hope we continue these conversations.

Commissioner Bynum said, Chief York, I did not know that you were planning to retire, so to you I just want to say congratulations on your retirement, but moreover I want to thank you for your decades of service to us and also, how responsive you've been to me and I'm sure other commissioners, when I reached out to you to either share something with you or ask a question.

I also want to say thank you to you because for what I observed to be the openness that you brought to this Task Force work. I did watch most of the sessions.

To Sheriff Ash, I just want to say amen and thank you for vocalizing your support for officer wellness. I did work several years here for our Community Mental Health Center and since my time on the Commission I've had many opportunities to bring welcome remarks to the department's Crisis Intervention training that are held with the law enforcement and public safety folks. On both sides of that spectrum, the community and the public safety side, I had the honor of hearing so many personal stories. I can tell you people are hurting.

Mr. Smart, I just want to say thank you for sharing the story that you told during one of the Task Force meetings. I think we all needed to hear that story and I'm just asking everyone to be mindful of what the community is experiencing but not only that, the incredibly difficult job that our public servants are doing and I think we've said that multiple times throughout our time together tonight. Not only that, but just the hardships and the biases that are experienced by our community members. I really do believe continuing this conversation can be helpful on both sides of that spectrum.

Just thanks to all of you on the Task Force for giving your time to this effort. It's really appreciated. I've appreciated all that you've done and all that you've said, all that I heard and learned and especially what you brought tonight.

I just have a quick comment. I did not hear the voices of the FOP members of the Police or Sheriff among this experience yet so far and if we do need to review and change contracts which may very well be true, I would just ask that we please include those folks in our conversations. That we seek those solutions collaboratively as our first method of approach.

Mayor, I would put forward the standing committee that I chair, Public Works & Safety, as a location for this item to be a standing item. Currently with our Administration and Human

Services Standing Committee, we have a standing item on our CARES Act funding, so I just offer that if you believe that might be a good place for it.

Finally, I would just say I'm ready for our continued constructive engaged conversation and I'm ready to help be a part of our path forward to the greatness that Pastor Carter knows is on our horizon so thank you all so very much.

Commissioner Townsend said, Mayor, I want to commend you for taking the proactive approach to organize the Task Force. To Commissioner Johnson for agreeing to co-chair it, but to each and every one of the members of the Task Force that we heard tonight, I've been taking copious notes on all of this. I want to say that several of the members talked about the peaceful way in which protests were conducted in KCK and that says a lot for our citizenry and also for the police officers and any members of the Sheriff's Department who sought to make that happen. Freedom of Speech is vital. The community was protected so it's great to see that level of justice regardless what your side of the coin was.

Since we don't have a lot of time left, inaudible, but I do want to say I'm happy to hear that the—one of the things you mentioned, Mayor, is that the Task Force was to bring recommendations that are going to improve the relationship between the community and our Sheriff's Department and the Police Department, but this is going to be an ongoing situation. So, I'm glad to hear that is going to happen. For the brief time we have left, I do want to get a little bit more clarity about a couple of particular issues that Chief York mentioned.

One had to do with the Duty to Intervene Policy. I'm not clear when that goes into effect. I understood him to say that there is a 10 code and I had to think back to some of the TV shows to understand what that meant, but I get it. What exactly, at this minute, is the position of the Duty to Intervene Policy with our department?

Interim Chief York said I would say we are working on the policy now with the Legal Department. It just has to be finalized and then we're going to do a—immediately we're going to go to roll call's and train the officers. To give you a timeline, I would say it will be up and running by January of '21. I think it will be ready before that, but to be practical with the holidays, I think the PowerPoint and the policy will be done in the next couple of weeks, the first of the year and then every year from there we're going to be teaching it to the officers in-service and obviously,

train it to the new recruit officers, scenario base training on Duty to Intervene. I hope that answers your question, in a couple of weeks.

Commissioner Townsend said okay, but in the interim what is the position of duty to intervene? **Interim Chief York** said we have been talking about it with the officers, they know about it. The position is you must intervene if you see any type of misconduct or an officer getting overly excited, it's mandatory that you intervene. That's been my position all along and we've been talking about it with the officers and they know about it. I'm confident that between now and the policy we're going to be right there when it comes to intervening.

Commissioner Townsend said (inaudible). **Mayor Alvey** said, Commissioner, I think we lost you. **Commissioner Townsend** said (inaudible). **Mayor Alvey** said, Commissioner, you keep cutting out. **Commissioner Townsend** asked, can you hear me? **Mayor Alvey** said we can, but it goes in and out. We're not hearing you Commissioner. I think we may have lost Commissioner Townsend. She'll come back on. In the meantime, Commissioner Philbrook.

Commissioner Philbrook said there has been so much said tonight that rings so true for me that it would be hard to nail it all down which is why I also took copious notes and I appreciate the hard work for the Task Force and the people stepping forward to use their love of our community and the fact that they really do have the integrity and the devotion to the safety and wellness for our community. That takes a lot of intestinal fortitude and a lot, lot, lot of devotion.

Having said all that, I do have to say that I have to apologize as an individual living in this community and have been here some 70ish years and I will tell you that I have to apologize. Yes, I see you Rev. Carter laughing at me, yep you got caught, but the point being is that I've lived here a long time and I saw some of things that we're talking about and I was—I don't know that I have an excuse. I didn't step forward on these things earlier on, so I owe a big apology to our community as just another human being living here and I want to—I thank you for giving me the opportunity now to step up to the plate and be part of the solution for some of our issues. So, thank you very much.

Mayor Alvey said, unfortunately, I don't see Commissioner Townsend back on and our time has ran out, but we will follow-up with Commissioner Townsend to make sure any questions that she has will be answered.

Again, I want to thank everyone for your commitment of time and passion and that's what it takes. Your openness and generosity to members of the Task Force, it has been an inspiration to me personally. Again, I want to offer a very special thanks to Commissioner Johnson. Harold, you are our rock star.

Commissioner Johnson said thank you Mayor. It's been a pleasure serving in this capacity. I hope that everybody can appreciate the seriousness of the issue that we're dealing with. The community is going to help keep us honest and I think that we need that. I look forward to a bright future in Wyandotte County. I do think we're right on the prefaces of something great that is not only going to be told in terms of an economic way, but also, in a social way that will be reflected in all of our community, so thank you, again, Mayor, for this opportunity.

MAYOR ALVEY ADJOURNED
THE MEETING AT 6:51 p.m.

_____
Bridgette Cobbins
Unified Government Clerk

dt

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, DECEMBER 10, 2020
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, December 10, 2020, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District (arrived at 5:30 p.m.); Townsend, Commissioner First District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. McKiernan, Commissioner Second District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; and Carol Godsil, Deputy Unified Government Clerk.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Johnson, Kane, Markley, Walters, Philbrook, Bynum, Townsend, Ramirez, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, December 10, 2020 at 5:00 p.m. in the 5th floor conference room for an Executive Session regarding a personnel matter.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey asked do we have a motion for Executive Session for the County Administrator's review.

Commissioner Markley made a motion, seconded by Commissioner Bynum, for the Commission to go into Executive Session until 7:00 p.m. to allow the Commission to discuss the job performance of the County Administrator, which is a private personnel matter related to a specific non-elected employee, as permitted by the Kansas Open Meetings Act; and that if there is no further business that we adjourn at the conclusion of the Executive Session. Roll call was taken on the motion and there were eight "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Townsend, Ramirez.

Present for the Executive Session regarding a personnel matter: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District (arriving at 5:30 p.m.); Townsend, Commissioner First District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. **Staff present:** Doug Bach, County Administrator; and Ken Moore, Chief Legal Counsel.

MAYOR ALVEY ADJOURNED
THE MEETING AT 6:56 p.m.

_____
Carol Godsil
Deputy Unified Government Clerk

dt

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS SPECIAL SESSION, THURSDAY, DECEMBER 17, 2020
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, December 17, 2020, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Townsend, Commissioner First District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Carol Godsil, Deputy Unified Government Clerk; Alan Howze, Gordon Criswell, and Emerick Cross, Assistant County Administrator's.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, December 17, 2020 at 5:00 p.m. in the 5th floor conference room for an Executive Session regarding a personnel matter.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey asked do we have a motion for Executive Session to discuss personnel matters.

Commissioner McKiernan made a motion, seconded by Commissioner Markley, for the Commission to go into Executive Session until 6:45 p.m. to allow the Commission to discuss the job performance of the County Administrator, which is a private personnel matter related to a specific non-elected employee, as permitted by the Kansas Open Meetings Act; and that return in open session for the 7:00 p.m. Full Commission meeting. Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, McKiernan, Ramirez.

Present for the Executive Session regarding a personnel matter: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. **Staff present:** Doug Bach, County Administrator.

MAYOR ALVEY ADJOURNED
THE MEETING AT 6:45 p.m.

_____
Carol Godsil
Deputy Unified Government Clerk

dt

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: December 17, 2020

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

1. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids received December 9, 2020, for Bid #B-30955 – WP Administrative Office Conference Room & Break Area Remodel and Project ID #6302 – Kaw Point & Plant 20 WWTP Electrical Improvement Projects.

Action: Received and filed. Copies previously forwarded to County Administrator, Public Works and Legislative Auditor.

2. COMMUNICATIONS:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Reissue?	Date Issued	AMOUNT	FUND / ACD	Vendor Name/Number	Reason for void
883683	No	11/20/2020	$515.30	750 2009	Bessine Walterbach, LLP #PA173	Wrong vendor
884402	No	12/18/2020	$700.00	631 7600095244	Jayhawk Window Cleaning #19217	Other (Explain)
"			$800.00	160 7681105244		Other (Explain)
"			$200.00	268 7675105398		Wrong vendor
"			$3,300.00	268 46175105299		Wrong vendor
"			$2,200.00	268 46175105299		Wrong vendor
"			$2,750.00	268 46175105299		Wrong vendor
"			$400.00	110 2100185244		Other (Explain)
			$10,350.00			
853164	Yes	2/22/2019	$397.28	790 2111	Freeman, Earl E #7749P	Stale dated
854722	Yes	3/15/2019	$853.04	790 2111	Freeman, Earl E #7760P	Stale dated
862281	Yes	7/26/2019	$149.72	160 2125	Enterprise FM Trust #6236Z	Lost warrant
870811	Yes	12/27/2019	$ 8.00	790 2113	Correa, Philip Leighton #7603Z	Stale dated
"			$13.33	160 2125	"	
882562	Yes	10/30/2020	$14.00	790 2113	Burleson, R Stephen #8904Z	Lost warrant
"			$23.33	160 2125	"	
			$1,458.70			
881727	Yes	10/2/2020	$49,179.00	268 46175105299	KU Family Medicine Residency Fund #20847	Stale dated

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 15, 2020

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Charles R Almond	PW/WPC	12/10/20	General Maint Worker
Natasha A James	Health	12/10/20	Program Aide
Collin M Matson	Fire/Comm	12/10/20	Fire Comm Dispatcher
Daiana P Oneto	DA's Office	12/10/20	Admin Supt Specialist

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Colin S Brown	DA's Office	12/10/20	Investigator	Chief Investigator
Allison N Facio	UG Clerks Office	12/10/20	Admin Supt Specialist	Admin Supt Specialist
Steven J Smith	Corr Comm	12/10/20	ISO	ISO
Daniel W Soptic	Sheriff	11/30/20	Major	Sheriff Warden Commander

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Pamela M Lindsey-Taylor	Comm Corr	12/24/20	ISO

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Brooke A Koberlein	Police/Comm	Amend PAC 12/1/20 to reflect change in vacation from ACD
Sasche Robinson	Police/Comm	Amend PAC 12/1/20 to reflect change in vacation from ACD

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 17, 2020

Section I – Appointment

Name	Department/Division	Eff. Date	Job Title
Xavier R Garza	Transit	12/10/20	Transit Operator

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Mary F Barnes	Finance/Accounting	12/23/20	Fiscal Officer
Michala L Bonfield	Sheriff/Juv	12/8/20	Program Specialist
Tyler A Hansen	Police/Animal Services	12/8/20	Animal Control Officer
Bobbie Y Lane	Aging	12/28/20	Fiscal Officer

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Tammy K Bettis	Sheriff/Detention	1/7/21	Deputy
Timothy D Gist	Sheriff/Detention	1/24/21	Deputy
Darian Z Jones	Sheriff/Detention	1/24/21	Deputy
Kevin M Kurta	Fire	12/5/20	Firefighter/MICT II
Alexis B Quijas	Sheriff/Juvenile	1/23/21	Juv Care Worker I
Dilynn M Scheets	Sheriff/Detention	1/24/21	Deputy

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Cameron E Butler	PW/WPC	Certification pay effective 11/12/20
Wallrine Freeman	Sheriff/Detention	Amend PAC 10/6/20 to reflect payout information effective 10/1/20
Adriana Hernandez	DA's Office	ACD code change effective 1/1/21
Njeri Mwangi	DA's Office	ACD code change effective 1/1/21

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIMS FOR DAMAGES:

Randy Ney, 5041 Rowland, KCK, alleging May 1, 2020 – October 1, 2020, he incurred water and property damage caused by the UG contractor hired to do work at 5050 Rowland.

Danielle Vaughn, 657 S. 71st Terr., Apt 5, KCK, through attorney James E. Brady III, 11900 College Blvd, Ste. 310, Overland Park, KS, alleging damages due to a vehicle accident on March 22, 2020 with a UG employee.

Action: Received and filed. Copies previously forwarded to Legal.

6. MOTIONS TO SET ASIDE:

Unified Government vs. Fred J. George, 2020-PT-D0001, COA 018, Tax Sale 346

Unified Government vs. Luis Cantu, 2020-PT-00001, COA 566

Unified Government vs. Mary Jones, 20PT1, COA 593

Action: Received and filed. Copies previously forwarded to Legal.

7. TRAVEL REQUESTS:

Kevin Fithian and Joseph Yarsulik, KCKPD/Criminal Intel Unit, travel to Grand Rapids, MI, March 8 – 12, 2021, to attend ResVid Training Course/Digital Video Evidence Recovery Workshop, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

8. APPLICATIONS FOR CMB LICENSE (PKG):

AZH, LLC/Danny Richardson DBA Greenlight 838, 838 S. 7th St.
Casey's Retail Company/William Hutton DBA Casey's General Store #2876, 13000 State Ave.
Citgo Food Store/Joseph Hostetler DBA Citgo Food Store, 50 S. 10th St.
Community Mercantile, Inc./Deon Whitten DBA The Merc Co+op, 501 Minnesota Ave.
Kandy Corporation/William Hutton DBA 7–Eleven Store #36101A, 4431 Shawnee Dr.
Makalu Management, LLC/Govinda Regmi DBA Fuel Mart, 954 State Ave.
Moran Foods, LLC/Frank Blevins DBA Save A Lot #443-5769, 2815 State Ave.
Moran Foods, LLC/Frank Blevins DBA Save A Lot #456-4394, 8115 State Ave.
My Store III, Inc./Terri Hadley DBA Speed Stop, 9801 Parallel Pkwy.
M and H Mart, Inc./Wanda Gibbs DBA Quick Mart, 2406 S. 51st St.
RG Asian Store, LLC/Rhythm Nepal DBA RG Asian Store, LLC, 101 S. 18th St.
The Snackle Box, LLC/Amanda Green DBA The Snackle Box, LLC, 4208 West Drive
Speedy's Convenience, Inc./William Hutton DBA Speedy's Convenience, 141 S. 18th St.
Supermarket El Torito, Inc./Octavio Sosa-Rodriguez DBA Supermarket El Torito Inc., 1409 Central Ave.
Target Corporation/Daniel Lee DBA Target Store T-2222, 10900 Stadium Parkway
Walgreen Co./Lizzette Ortega DBA Walgreens #10125, 2850 State Ave.

Action: Referred to License.

9. APPLICATIONS FOR CMB LICENSE (OP):

Catalina Partners, LLC/William Hutton DBA Slap's BBQ, 553 Central Ave.
Frontera's Super Market, Inc./Victor Orozco DBA Frontera's Restaurant, 765 Central Ave.
Alfonso Cruz Hernandez/John Burke DBA Las Palmas Restaurant, 825 Minnesota Ave.
Pizza Stop South, Inc./Ruth Anne Addie DBA Pizza Stop, 7541 Leavenworth Rd.
Rosedale Drive In Theatre, Inc./Samuel Wesley Neal DBA Boulevard Drive In Theatre, 1051 Merriam Ln.
Josefina Saenz/W. Fredrick Zimmerman DBA El Pirata, 1031 Central Ave.
The Snackle Box, LLC/Amanda Green DBA The Snackle Box, LLC, 4208 West Drive

Action: Referred to License.

10. APPLICATIONS FOR DRINKING ESTABLISHMENT/PUBLIC VENUE:

Eduardo Garcia/P. Arturo Argumedo Jr. DBA La Fuente Mexican Street Food, 10932 Stadium Dr.
Jake Reid/William Hutton DBA Hospitality Kansas City, 1 Sporting Way

Action: Referred to License.

11. APPLICATIONS FOR CATERER/DRINKING ESTABLISHMENT/HOTEL:

Jake Reid/William Hutton DBA Hospitality Kansas City, 1 Sporting Way
KE Service, LLC/Ameryst Barton DBA Hollywood Casino at Kansas Speedway, 777 Hollywood Casino Blvd.
Santos Ornelas/Ronald Mayden DBA Brass Ring Entertainment, 5648 State Ave.

Action: Referred to License.

12. APPLICATIONS FOR PRECIOUS METAL DEALER'S LICENSE:

Boyd Inc./Paul Boyd DBA Little Joe's Pawn & Gun, 5101 Leavenworth Rd.
Boyd Inc./Paul Boyd DBA Little Joe's Pawn & Gun, 7907 State Ave.
Gold Rush, LLC/Paul Boyd DBA Gold Rush Pawn, 1809 Minnesota Ave.
Jung Park DBA Han's Jewelers, 7700 State Ave.

Action: Referred to License.

13. APPLICATIONS FOR PAWNBROKER'S LICENSE:

Boyd Inc./Paul Boyd DBA Little Joe's Pawn & Gun, 5101 Leavenworth Rd.
Boyd Inc./Paul Boyd DBA Little Joe's Pawn & Gun, 7907 State Ave.
Gold Rush, LLC/Paul Boyd DBA Gold Rush Pawn, 1809 Minnesota Ave.

Action: Referred to License.

14. APPLICATION FOR PRIVATE SECURITY BUSINESS:

Thomas Protection Service, Inc./National Registered Agents, Inc. of KS, DBA Thomas Protection Service, Inc., PO Box 883, Kaufman, TX, 75142

Action: Referred to License.

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: December 24, 2020

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb

Attachment

1. REPORT:

Financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of November 2020.

Action: Received and filed.

2. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Reissue?	Date Issued		AMOUNT	FUND / ACD	Vendor Name	Reason for void (dropdown)	
872627	Yes	1/31/2020	$	14.14	160 12100015210	Huey, David #N8865	Stale dated	
881035	Yes	9/4/2020	$	75.28	790 2113	Thorn, Larita C #8608Z	Stale dated	
"			$	7.50	160 2125	"		
884093	No	12/11/2020	$	204.00	160 18000015299	Platte County Citizen, The #29136	Issued in error	Paid by visa

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 22, 2020

Section II-Transfer

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Wayne A Hopkins	Sheriff/Detention	12/9/20	Deputy	Deputy

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Delaney J Pieper	Comm Corr	12/16/20	Prog Coordinator

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Sean F Befort	Police	1/16/21	Patrolman II
Austin A Brown	Police	1/16/21	Patrolman II
Timothy Carney	Police	1/17/21	Patrolman I
Christopher L Carrasco	Police	1/16/21	Patrolman II
Jordan A Cogdill	Police	1/16/21	Patrolman II
Mason M Cozad	Police	1/16/21	Patrolman II
Joseph E Crump	Police	1/16/21	Patrolman II
Mario J Diaz	Police	1/16/21	Patrolman II
Jared A Donnelson	Police	1/16/21	Patrolman II
Kevin M Duong	Police	1/16/21	Patrolman II
Eric J Evans	Police	1/16/21	Patrolman II

Timothy G Fithian	Police	1/16/21	Patrolman II
Tyler W Garrison	Police	1/4/21	Sr Patrolman
Falicia E Grannas	Police	1/16/21	Patrolman II
Wendy Green	Legal	12/24/20	Attorney II
Ryan E Haydok	Police	1/16/21	Patrolman II
Atreyu M Jakes	Police	1/16/21	Patrolman II
Quinten D Johnson	Police	1/16/21	Patrolman II
Phillip J Mathis	Police	1/4/21	Sr Patrolman
Braxton S McCluskey	Police	1/16/21	Patrolman II
Kyler M McCluskey	Police	1/16/21	Patrolman II
Al Moncibaiz	Police	1/16/21	Patrolman II
Jeffrey Norwood	Police	1/17/21	Patrolman I
Drew M Potter	Police	1/16/21	Patrolman II
Dcedric J Saunders	Police	1/16/21	Patrolman II
Austin M Schuler	Police	1/16/21	Patrolman II
Leeann C Shelton	Police	1/27/21	Master Sergeant
James R Shepherd	Police	1/4/21	Sr Patrolman
Trevon E Thomas-Ponds	Police	1/16/21	Patrolman II
Danny Thornton	Police	1/17/21	Patrolman I
Daniel K Vance	Police	1/4/21	Sr Patrolman
Collin Ward	Police	1/17/21	Patrolman I

Section VIII - Other Request

Name	Department/Division	Action Requested and Explanation
Caleb C Munson	Police	Amend PAC 12/10/20 to reflect change in rg/stp effective 12/3/20

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 22, 2020:

Section II-Transfer

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Anne N Seeberger	DOTS	12/10/20	Quality Assurance/Insurance Captain	Info Systems Analyst

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Curtis L Freeman	Fire	12/2/20	Fire Mechanic II

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIMS FOR DAMAGES:

Octavia Barker (deceased), Argelia Lozano-Cruz and Angie Lozano, 1255 Bunker, KCK, through attorney Tarak Alexander Devkota, 4010 Washington St., Suite 350, KCMO, alleging bodily injury due to KCK police officers hitting their vehicle during a police pursuit of a vehicle. (2)

Betty Garrett, 2715 N. 21st St., KCK, alleging bodily injury due to falling into an uncovered manhole located at 2720 N. 21st St.

Action: Received and filed. Copies previously forwarded to Legal.

6. MOTION TO SET ASIDE:

Unified Government vs. Victor Mendoza, 2020-PT-000001, COA# 118, 624, 625, Tax Sale 346.

Action: Received and filed. Copy previously forwarded to Legal.

7. PROTEST PETITION:

Petition signed by individuals in opposition to rezone No. 3243 for property located at 5115 & 5125 Gibbs Rd., submitted by Mark Quick, 2437 S. 53rd. Ln.

Action: Received and filed. Original previously forwarded to Planning & Urban Design.

8. CERTIFICATES OF INSURANCE:

Built Better Construction, Inc.
PQ Corporation

Action: Referred to License.

9. CONTINUATION CERTIFICATE:

Plumbing Contractor's Bond
Taylor Mechanical, Inc.

Action: Referred to License.

10. APPLICATIONS FOR CMB LICENSE (PKG):

7-Eleven Sales Corporation/Kimberly Groves DBA 7-Eleven Store #38574H (Rapid Way), 7552 State Ave.
Metro Express Stop, LLC/Rick Rehorn DBA Metro Express Stop, 2101 Metropolitan Ave.
Stop N Shop 001, LLC/Sandra Jones DBA Stop N Shop, 2401 Central Ave.

Action: Referred to License.

11. APPLICATIONS FOR CMB LICENSE (OP):

Carlos Ramos DBA Taqueria 7 Leguas, 1706 Central Ave.
Dennis Murphy DBA St. Mary & St. Anthony Church, 615 N. 7th St.
Noodle Bar, LLC/Myloan Doan DBA Noodle Bar, LLC, 10940 F Parallel Pkwy.
Tacos El Sobrino, LLC/Liliana Loaiza DBA Tacos El Sobrino, 3139 State Ave

Action: Referred to License.

12. APPLICATION FOR PRIVATE CLUB CLASS A:

Terry Mast DBA Kansas City Kansas Moose Lodge 1999, 6621 Turner Dr.

Action: Referred to License.

13. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

Brinks Incorporated/The Corporation Company, Inc. DBA Brinks Incorporated, 555 Dividend Dr., Coppell, TX
Vend-Tech Enterprises, LLC DBA Vend-Tech Enterprises, LLC, 250 N. Rock Rd., Ste. 360, Wichita, KS

Action: Referred to License.