

**APRIL 28, 2022 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

Location: **Hybrid**

We invite you to view the meeting in person in the Commission Chambers, Lobby Level of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

When: Apr 28, 2022, 07:00 PM Central Time (US and Canada)

Topic: Full Commission meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83068561105?pwd=OTVVMzJkNVJZVlZqanJDdkhybWd0QT09>

Passcode: 247360

Or One tap mobile:

US: +16699009128, 83068561105# or +12532158782, 83068561105#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 830 6856 1105

International numbers available: <https://us02web.zoom.us/j/83068561105?pwd=OTVVMzJkNVJZVlZqanJDdkhybWd0QT09>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND HAROLD JOHNSON, FAITH
DELIVERANCE CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, APRIL 28, 2022, AGENDA**
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- 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

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. **COZ2022-012 - MATT TOMASIC WITH POLICE ATHLETIC LEAGUE**

Synopsis: Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District to construct a pickleball court at 800 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL)

Tracking #: 211514

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2022-003 - PETE DAVIS JR. WITH AUTO PLUG LLC**

Synopsis: Renewal of a Special Use Permit (SP-2019-112) for a car dealership and auto repair at 1830 Quindaro Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211515

2. **SP2022-019 - JOE HEIDRICK WITH CACTUS BED PROPERTIES, LLC**

Synopsis: Renewal of a Special Use Permit (SP-2020-4) for a Short-Term Rental at 4313 Rainbow Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 211516

3. **SP2022-029 - TINA ALONGE WITH 913 LLC**

Synopsis: Special Use Permit for alcohol sales and live music inside and outside of the building at 6102 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211518

4. **SP2022-034 - DR. JESSICA DAIN WITH PIPER SCHOOL DISTRICT USD 203**

Synopsis: Renewal of a Special Use Permit (SP-2020-27) to continue to use a modular building with eight (8) classrooms at Piper Middle School at 4420 North 107th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211517

5. **SP2022-036 - MANUEL GONZALEZ WITH MANOLO AUTO SALES**

Synopsis: Special Use Permit for an automotive dealership with light repairs at 401 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 211519

C. VACATION APPLICATION

1. **VAC2021-012 - CHRIS MCNUTT**

Synopsis: Vacation of right-of-way at 3801 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211520

D. HISTORIC DESIGNATION APPLICATION

1. **HD2022-001 - SHELLY CUTCHLOW WITH ANTIOCH BAPTIST CHURCH**

Synopsis: Consideration of Historic Designation of the Immanuel Baptist Church at 1335 Quindaro Boulevard, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211505

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

1. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-032) for continuation of a security business office, at 428 North 5th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 211537

2. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-005) for continuation of a security office trailer at 8130 Kaw Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211540
3. **AN ORDINANCE** rezoning property at 428 North 5th Street (COZ2022-011), from R-1(B) Single Family 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 #: 211541
4. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-013) for continuation of a dirt fill at 1215 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211542
5. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-004) to allow the continuation of two (2) concrete pits/sampling of a variety of pipes for training at 8535 Riverview Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211543
6. **AN ORDINANCE** authorizing a Special Use Permit (SP2022-012) for a Short-Term Rental at 527 Tenny Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 211544

VII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ2021-051 - MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP**
Synopsis: Change of Zone from R-1(B) Single Family and C-O Non-Retail Business Districts to RP-6 Planned High-Rise Apartment District for a 148-unit apartment complex at 10 South Hallock, 525 Central Avenue and 529 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 6/1 VOTE)**
Tracking #: 211521

2. **COZ2022-001 - TIM KATES WITH REMCO DEMOLITION LLC**

Synopsis: Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District for a contractor staging area and heavy equipment storage for Remco Demolition at 14140 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL - 6/1 VOTE)

Tracking #: 211446

B. VACATION APPLICATION

1. **VAC2022-001 - MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP**

Synopsis: Vacation of right-of-way at 10 South Hallock and 525 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 6/1 VOTE)**

Tracking #: 211522

C. PLAN REVIEW APPLICATIONS

1. **MPL2021-028 - MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP**

Synopsis: Master Plan Amendment from Urban Density to High-Rise Residential (Central Area Master Plan) at 10 South Hallock, 525 Central Avenue and 529 Central Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 6/1 VOTE)**

Tracking #: 211523

2. **MPL2022-001 - TIM KATES WITH REMO DEMOLITION LLC**

Synopsis: Master Plan Amendment from Planned Commercial (Prairie-Delaware-Piper Master Plan) to Industrial (City-Wide Master Plan) at 14140 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 6/1 VOTE)**

Tracking #: 211448

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR APRIL 28, 2022

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

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.

IX. MAYOR'S AGENDA

Item No. 1. - PROCLAMATION: PROVIDER APPRECIATION DAY

Synopsis: A Proclamation proclaiming May 6, 2022, as Provider Appreciation Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 211554

Item No. 2. - PROCLAMATION: ARBOR DAY

Synopsis: A proclamation proclaiming Thursday, April 30, 2022, as Arbor Day, submitted by Tyrone A. Garner, Mayor/CEO.

Tracking #: 211555

Item No. 3. - PRESENTATION: HALF-CENT SALES TAX MEASURE

Synopsis: Presentation of potential sales tax measure options related to a potential half-cent sales tax measure, submitted by Kathleen VonAchen, Chief Financial Officer.

For information only.

Tracking #: 211546

Item No. 4. - UPDATE: REDISTRICTING

Synopsis: Update on Redistricting and a projected timeline of events, submitted by Misty Brown, Chief Legal Counsel.

For information only.

Tracking #: 211550

Item No. 5. - UPDATE: SAFE AND WELCOMING ORDINANCE

Synopsis: Update on the status of the Unified Government's Safe and Welcoming ordinance, submitted by Misty Brown, Chief Legal Counsel.

For information only.

Tracking #: 211547

Item No. 6. - CODE REVIEW AND TRAINING

Synopsis: Reading of specific sections of the Municipal Code and updates on commission retreat and training, submitted by the Mayor's Office.

For information only.

Tracking #: 211551

X. REGULAR CONSENT AGENDA

Item No. 1. - PLAT OF HOMEFIELD CAMPING WORLD 2ND PLAT

Synopsis: Plat of Homefield Camping World 2nd Plat located at 98th Street north of State Avenue and being developed by HFS KCK, LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211524

Item No. 2. - PLAT OF LITTLE TURKEY CREEK ADDITION

Synopsis: Plat of Little Turkey Creek Addition is located at 86th Street south of Kansas Avenue and is being developed by Matthew Frances, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211525

Item No. 3. - PLAT OF RIVERVIEW ESTATES

Synopsis: Plat of Riverview Estates located at 86th and Riverview being developed by Matthew Frances, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211526

Item No. 4. - PLAT OF SCHLITTERBAHN VACATION VILLAGE FIFTH PLAT

Synopsis: Plat of Schlitterbahn Vacation Village Fifth Plat is located at 98th Street and south of Parallel Parkway and is being developed by HFS KCK. LLC and SVV1, LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 211527

Item No. 5. - NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

- Jammie Johnson to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 2/28/2022 to 12/15/2025, submitted by Commissioner Stites
- Jamey Rodriguez to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 2/28/2022 to 12/11/2023, submitted by Commissioner Markley
- Tim Ryan to the Self-Supported Municipal Improvement District Advisory Board, 2/28/2022 to 12/11/2023, submitted by Commissioner Bynum

Tracking #: 211545

Item No. 6. - MINUTES

Synopsis: Minutes from special session of March 31, 2022.

Tracking #: MINUTES

Item No. 7. - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated March 31, 2022.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

Item No. 1. - PUBLIC HEARING: SOLID WASTE MANAGEMENT PLAN

Synopsis: The State of Kansas statutes require each county in the state of Kansas to have a Solid Waste Management Plan. The plan must be reviewed and updated on a five-year basis and a public hearing is required for the approval process, submitted by Jonathan Gutierrez, Public Works.

*This item was scheduled to appear before the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, on April 25, 2022. It was requested, and approved by the Mayor, to fast track this item to the April 28, 2022, full commission meeting.*

Tracking #: 211511

XIII. ADMINISTRATOR'S AGENDA

Item No. 1. - PRESENTATION: 2022 COMMUNITY SURVEY RESULTS

Synopsis: A presentation from ETC Institute representative to review the results of the 2022 Community Survey, submitted by Kathleen VonAchen, Chief Financial Officer.

For information only.

Tracking #: 211513

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Item No. 1. - LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager

A. New Construction - Single Family Homes – 3 Homes

1. Darrick & Jamie Shipley
1 N 80th Ter - 017906
2. Gordillo Ramon Hernandez
1960 N 6th St – 140670
3. Arthur Babick
2007 S 19th St – 112309

B. New construction – Garage

1. Leandro Chavez
909 Ann Ave – 080645

Tracking #: 211530

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: April 28, 2022

Re: Change of Zone Petition COZ2022-012

GENERAL INFORMATION

Applicant:
Matt Tomasic

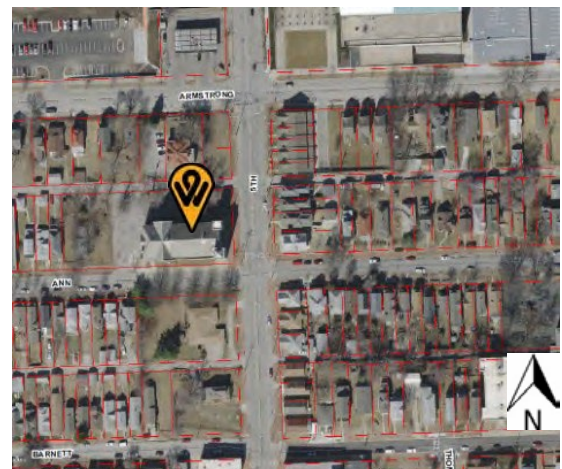
Status of Applicant:
Director
Police Athletic League
800 North 5th Street
Kansas City, KS 66101

Requested Actions:
Approval of a Change of Zone from R-1(B)
Single-Family District and RP-5 Planned
Apartment District to RP-5 Planned Apartment
District.

Date of Application:
February 25, 2022

Purpose:
To change the zoning to bring the property into
compliance with the Unified Government
Code of Ordinances.

Property Location:
800 North 5th Street
Kansas City, Kansas 66101



Commission Districts:	Commissioner At Large #2: Tom Burroughs District #2 Commissioner: Brian McKiernan
Existing Zoning:	R-1(B) Single-Family District and RP-5 Planned Apartment District
Adjacent Zoning:	North: C-D Downtown Commercial District South: R-1 (B) Single-Family District East: R-1 (B) Single-Family District and RP-5 Planned Apartment District West: R-1 (B) Single-Family District
Adjacent Uses:	North: Single-Family Residence and Gas Station (across Armstrong Avenue) South: Single-Family Residence East: Single-Family Residence West: Single-Family Residence
Total Tract Size:	1.06 Acres
Master Plan Area:	Central Area Master Plan
Master Plan Designation:	The Central Area Master Plan designates this property as Public/Semi-Public. Public/Semi-Public allows for higher-density residential, 12 units per acre or greater. Institutions including schools and churches are also allowed.
Major Street Plan:	The Major Street Plan designates 5 th Street as a Class B Thoroughfare.
Parking Requirement:	Sec. 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission. Four (4) off-street parking spaces and four (4) on-street spaces are provided for visitors and staff. The applicant is proposing to add an additional five (5) off-street parking spaces including two (2) marked ADA compliant parking spaces.
Advertisement:	<u>The Wyandotte Echo</u> – March 17, 2022 Letters to Property Owners – March 18, 2022
Public Hearings:	April 11, 2022 and April 28, 2022
Public Support:	Downtown Shareholders of Kansas City, Kansas.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Matt Tomasic, is proposing to rezone the property from its current split zoning of RP-5 Planned Apartment District and R-1(B) Single-Family District to RP-5 Planned Apartment District, construct a pickleball court and new parking lot with nine (9) spaces and bring all accessory structures into compliance at the Police Athletic League at 800 North 5th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There has been one (1) Police Call for service since the Police Athletic League has occupied the property.
2. 2021 – 00095197 – Criminal Damage and Burglary

Building, Zoning, or Code Enforcement Complaints:

1. The subject property has an extensive history of code enforcement cases, however, since being purchased and occupied by the Police Athletic League, there are no current violations.

Outstanding or Related Permits and Cases:

1. 2021 – DRC21-0043 – Solar Array
2. 2021 – CA2021-013 – Solar Array
3. 2021 – CA2021-006 – Roof Replacement
4. 2021 – ELE21-0916 – Solar Array

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood features a rich diversity of uses, including multi-family rowhouses, shotgun style single-family housing, historic mixed-use commercial buildings, and municipal buildings.

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 surrounding uses, which include single-family residences, multi-family residences, churches, commercial, and municipal buildings.

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 restrictions will not detrimentally affect nearby property as the use of the property will not change. The zoning will change to create a single, uniform zoning on the subject property as well as accurately reflect the current use of the property and maintain compliance with new site improvements, including a pickleball court.

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

This property is not vacant as it has been occupied by the Police Athletic League since 2020.

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

The proposed use is reasonably necessary for the convenience and welfare of the public, as the Police Athletic League provides youth an opportunity for education recreation as well as building healthy relationships with local law enforcement in a safe, neutral environment. Proposed site improvements will help the Police Athletic League offer a wider range of services and offer more accessibility onto the site.

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

The proposed use will not increase traffic or parking demand in ways that will adversely affect the road capacity, safety of the Class B Thoroughfare, or create parking problems as the land use will remain the same, rather the zoning is changing to create a uniform zoning on the subject property and to better reflect the properties current use. Additionally, the applicant is proposing to add and improve off-street parking, which will reduce the demand for on-street parking.

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

The Downtown Master Plan designates this property as Urban Residential. Urban Residential allows for higher-density residential, 12 units per acre or greater. Institutions including schools and churches are also allowed.

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

The proposed use will not cause environmental harm, as it is an existing use, located in a built out mixed-use district.

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

a. *Water service*

BPU provides water service.

b. *Sanitary sewer service*

UG provides sanitary sewer service.

c. *Storm water control*

Storm water mains and inlets are provided to the north along 5th Street and Armstrong Avenue.

d. *Police*

Police service is provided by East Patrol, District #115

e. *Fire*

Fire service is provided by Station #1 located at 5th and Armstrong Avenue.

f. *Transit*

Public Transit is provided by KCATA routes #101, #103, and #106 three (3) blocks north at 5th & Minnesota, and by routes #102, #104, #106 and, #107 two (2) blocks west at 6th and Ann Avenue.

g. *Schools*

Public education is provided by Grant Elementary, Rosedale Middle School, JC Harmon High School, and Sumner Academy, under Kansas City, Kansas Public Schools USD 500.

h. *Streets*

The property is accessible from 5th Street, Ann Avenue, and the alleyway directly north of the property.

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

The proposed use will have a minimal economic impact on the community.

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

The subject property currently has five (5) accessory structures, which is over the maximum allowed by the R-1(B) Single-Family District. A change of zone to RP-5 Planned Apartment District will bring the property into compliance with the zoning ordinance Sec 27-460.

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 is substantial. The Police Athletic League provides youth in the community a safe place for recreation, as well as building relationships between law enforcement and the community. The ability to offer a new form of recreation, as well as reduce the amount of on-street parking on a 5th Street, a Class B thoroughfare also aids in creating a safe environment for people of all ages.

PREVIOUS ACTIONS

- Approval of a Certificate of Appropriateness (CA2021-013) in August 2021.
- Approval of a Certificate of Appropriateness (CA2021-006) in May 2021.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting in person at 800 North 5th Street on March 28, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Animals
Landscaping and Screening
Retaining Wall Material
Sidewalk Preservation
Erosion Control

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Change of Zone Application **COZ2022-012**, subject to:

1. The proposed retaining wall material shall match that of the retaining wall on the south side of the property along Ann Avenue;
2. The applicant must ensure that the brick sidewalk shall not be damaged through the construction process;
3. The subject property is an identified Historic Landmark. A Certificate of Appropriateness is required prior to any demolition, alteration, construction, repair, change of occupancy, or change in use of the subject property. Please contact the Department of Planning and Urban Design at (913) 573-5750 or email planninginfo@wycokck.org to begin that process;
4. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;
5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
7. All existing and future driveways must feature curb cuts that are constructed to UG standards;
8. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
9. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
10. Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
 11. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
 12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government Board of Commissioners **APPROVE** Petition **COZ2022-012** subject to all comments and suggestions outlined in this staff report, and the condition of the City Planning Commission.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Elevation

Response to Draft Staff Report. Dated March 28, 2022

Planning Engineering Comments from Travis Trumble, Dated March 14, 2022

Response to Engineering Comments, Dated March 28, 2022

Neighborhood Meeting Affidavit, Minutes, and Letter, Dated March 28, 2022

Site Photos, Taken by Staff – Dated March 9, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action
Public Hearing
Rezoning

Planning Commission
April 11, 2022
Approval

Board of Commissioners
April 28, 2022

STAFF CONTACT: **James Molloy**
 jlmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commission **APPROVE** Petition **COZ2022-012** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

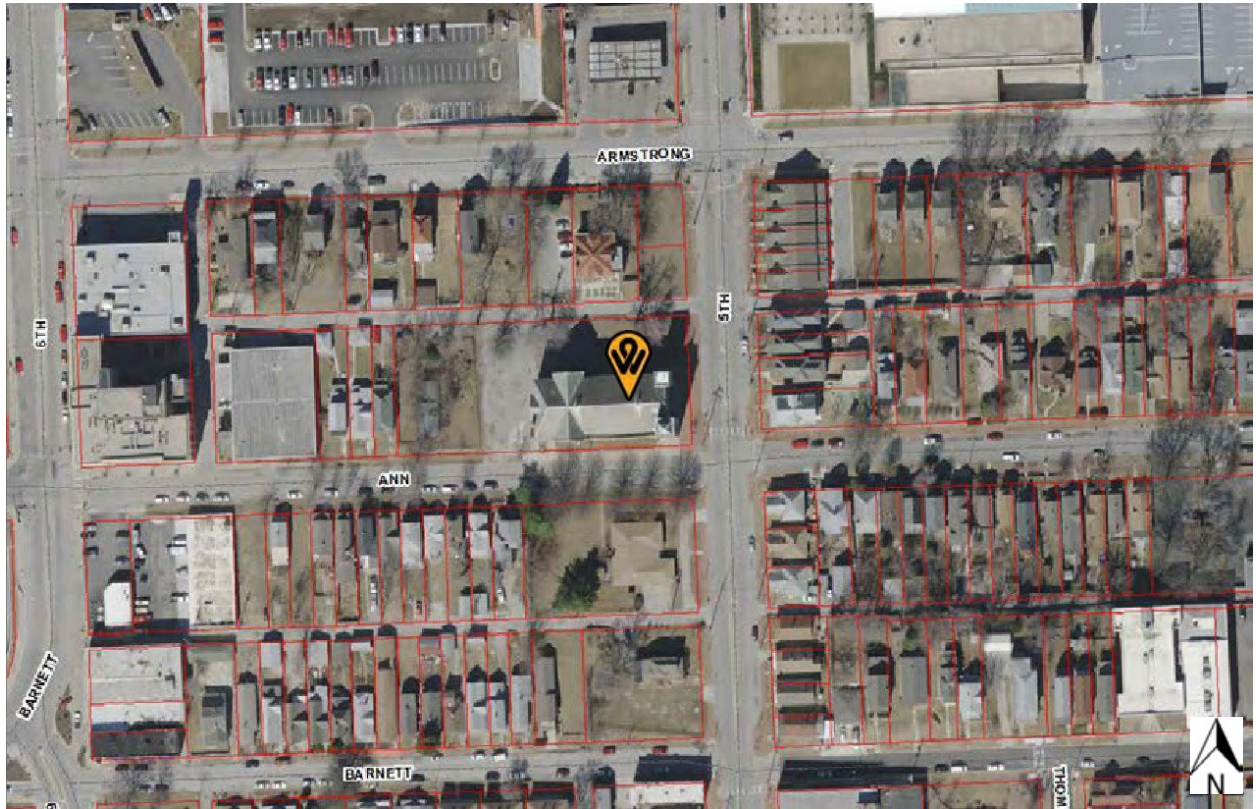
1. _____ ;
2. _____ ; And
3. _____ .

OR

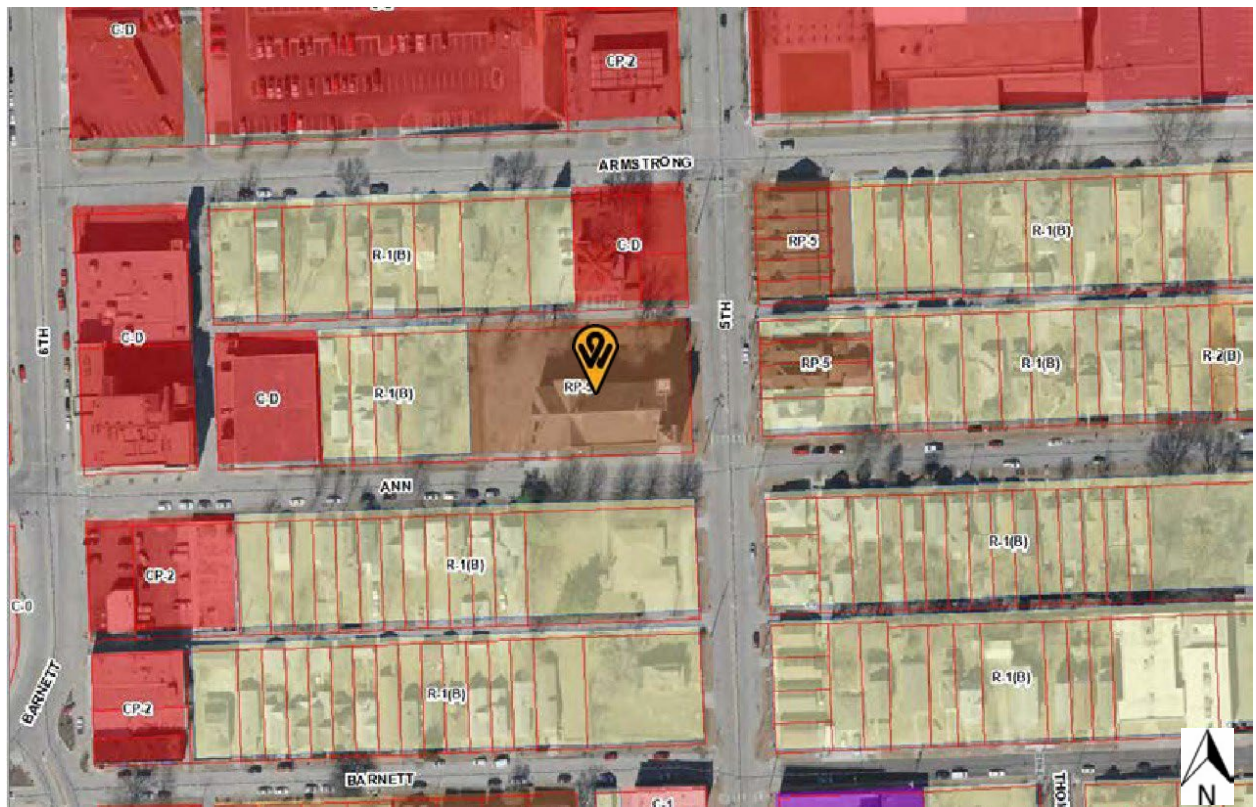
I move the Unified Government Board of Commissioners **DENY** Petition **COZ2022-012**, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



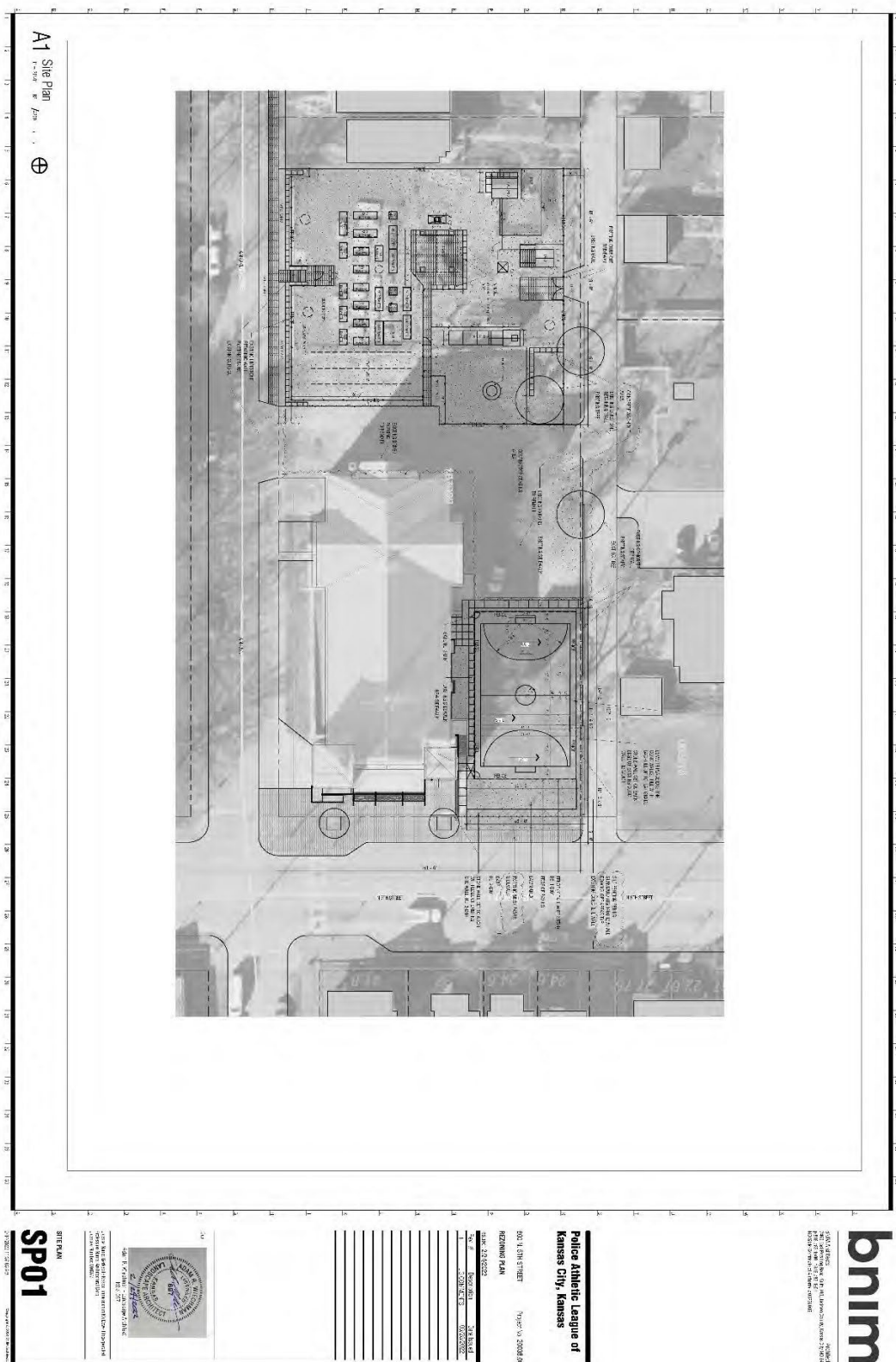
ZONING MAP

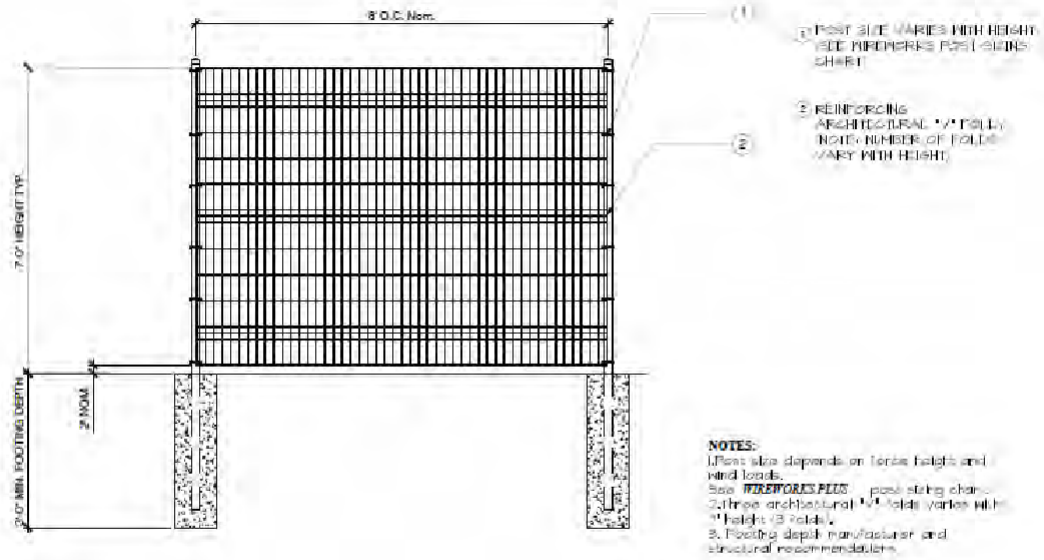


LAND USE MAP



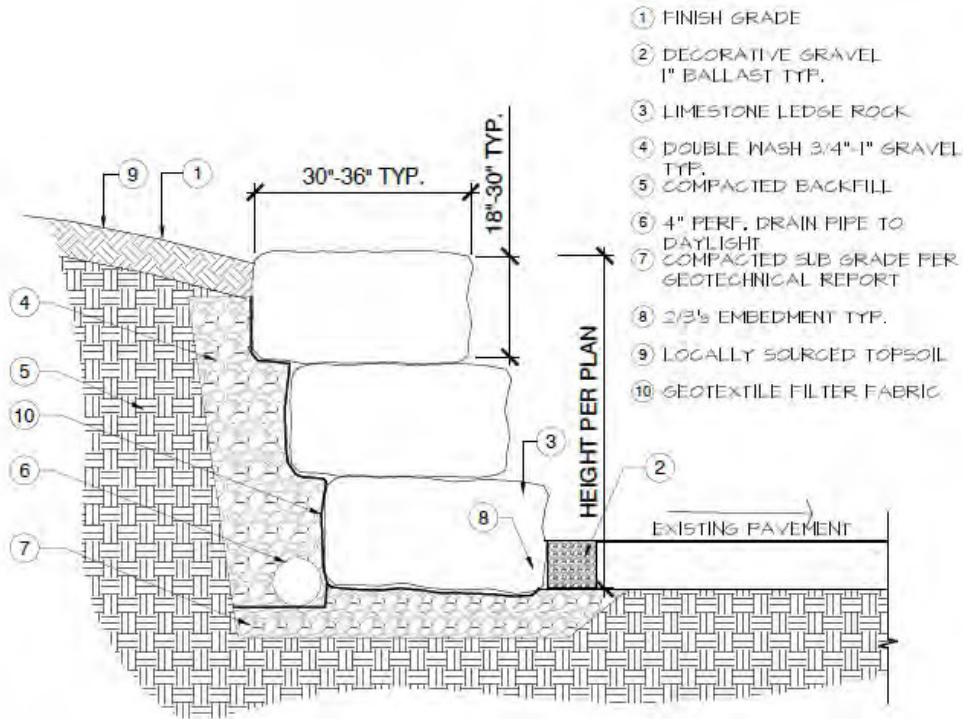
SITE PLAN



ELEVATION

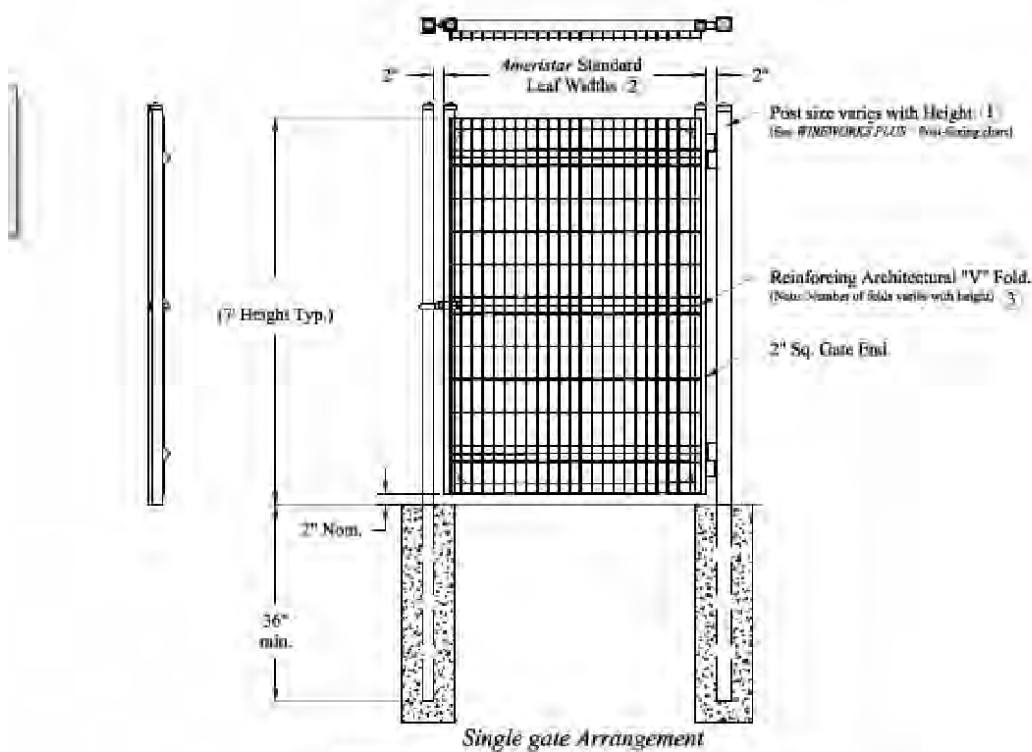
1 TYPICAL FENCE ELEVATION

SCALE N.T.S.



3 LEDGE ROCK RETAINING WALL DETAIL

SCALE: N.T.S.



NOTES:

- 1.) Post size depends on fence height, weight and wind loads.
See *WIREWORKS PLUS* specifications for post sizing chart.
- 2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Number of Architectural "V" folds varies with height.
4' height (2 folds), 5' height (2 folds), 6' height (3 folds), 8' height (4 folds)

2 TYPICAL GATE ELEVATION

SCALE:

N.T.S.



March 28, 2022

Janet L. Parker, CSC/APC
Executive Assistant
701 North 7th Street, Room 423
Kansas City, Kansas 66101

Re: Matt Tomasic – Police Athletic League of KCKS – (COZ2022-012)
800 N. 5th Street.
Change of Zoning – Key Issues and Staff Comments

Janet & Planning Staff,
See responses below to the key issues and staff comments.

KEY ISSUES

Animals
Landscaping and Screening
Retaining Wall Material
Sidewalk Preservation
Erosion Control

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Will the proposed rock retaining wall have the same aesthetic as the wall across the street to the east?

Response: No new the stone retaining wall around the sport court will match the existing large block stone wall adjacent to the garden on the north side of Anne St. See picture below and detail 3/Dto1.



2460 PERSHING RD
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SUITE 103
SAN DIEGO
CA 92101
619 795 9920

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2. What is the proposed material of the retaining wall? Please provide a spec sheet of the retaining wall material. If it is over four (4) feet tall, it also needs a permit and needs to be reviewed by planning engineering.

Response: Proposed retaining is native Kansas limestone block. Approximate dimensions are: 10" depth x 3'-4" long x 18-24" width. Note picture above in response to question #1 for general color and texture.

3. How does the applicant intend to preserve the brick sidewalk during construction of the pickleball court?

Response: The existing brick sidewalk is outside of the construction scope of the project and will not be disturbed.

4. The site plan shows that there is a proposed site improvement to be built in the rear of the church on the current driveway, please elaborate as to what that new construction is and submit a site plan that labels the new construction. If there are no site improvements, please remove this from the site plan.

Response: Improvements shown at the rear of the church are not a part of this project and have been removed from the site plan.

5. Is the applicant aware that they will be required to obtain a Special Use Permit if they have more than six (6) chickens on site? (See standard condition #2)

Response: Acknowledged.

6. Does the applicant propose any additional screening besides the seven (7) foot tall mesh fence?

Response: No additional screening is proposed at this time.

7. The applicant understands that if approved, that they shall retroactively obtain building permits for all structures over 120 square feet that currently do not have the proper building permits.

Response: Acknowledged.

Planning Engineering Comments:

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

1. None.

B. Items that are conditions of approval:

1. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and

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responses in accordance with the engineering comments.

Response: See engineering responses attached in separate letter.

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

1. None.

Wyandotte County Conservation District Comments:

1. The two soil types found on the property are highly erodible when surface is denuded of a protective cover.

Response: Acknowledged.

2. Before construction can begin, best management practices shall be put in place to ensure runoff is controlled. The property is on a steep slope and surrounded by impervious surface, which could become problem for surrounding roadways and properties.

Response: Acknowledged.

3. On site observation may be required for specific site planning.

Response: Acknowledged.

Standard Conditions:

1. Any property owner or business owner that is required to obtain a Special Use Permit for an entitlement to keep fowl or livestock animals as described in Section 27-593, or any other animal related activity as described in Section 27-593, is required to comply at all times with all the requirements of Chapter 7 and Chapter 27 of the Ordinance. This shall include all ordinance sections that relate to: the care, feeding, and keeping of animals; the proper housing, shelter, and restraint of animals from roaming at large; access to proper veterinary care; the operation and maintenance of land, property, and any building or structure related to animal keeping. The permit holder and the property owner are responsible to register any animal keeping activity with Kansas City, Kansas Animal Services, and to maintain annually that registration, and to arrange and participate in annual property and animal inspections with Kansas City, Kansas Animal Services;

Response: Acknowledged.

2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

Response: Acknowledged.

3. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by

Response: Acknowledged.

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

Response: Acknowledged.

5. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

Response: Acknowledged.

6. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged. Current disturbed area is under .15 acres.

7. Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas

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where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided.

Response: Acknowledged.

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

Response: Acknowledged.

Sincerely,

Adam Wiechman, PLA, ASLA
Senior Landscape Architect
BNIM

10



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

MEMORANDUM

TO: Tony Sabljak / James Molloy
DRC Coordinator / Planner

FROM: Travis Trumble
Project Engineer

DATE: March 14, 2022

SUBJECT: Matt Tomasic – Police Athletic League of KCKS – (COZ2022-012)
800 N. 5th Street
Erosion Control Review No. 1 (of the plans sealed 2/24/2022, received 2/25/2022)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to Erosion Control design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) As mentioned in general engineering, erosion control is required for any land disturbance activity. In this regard, provide and indicate on the site plan sheet 0cs1 or on erosion control plan the appropriate sediment control bmp around the work area, e.g., silt fence, straw wattles, filter sock, gravel bags, gutter buddies, etc., as applicable.
- 2) Please reference Standard UG Drawings and Details available in the latest edition of the *Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County and Kansas City, Kansas* for erosion control BMP's i.e., silt fence, etc., as applicable. It is the UG's policy that the details SHALL NOT be included in the plans, only referenced in a call-out, legend, or note with the UG detail number, i.e., UG 1400-E for silt fence installation.
- 3) On the site plan sheet 0cs1 or on erosion control plan, include an erosion control notes section, and add the following:
 - a) Clean streets note, i.e., "The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications."

- b) Excavated material that is not immediately loaded and hauled off site shall be stockpiled on site. Contractor shall provide the appropriate BMP (silt fence, compost sock, gravel filter bags, waddles, etc.) fully surrounding the stockpile area to protect adjacent inlets or areas, etc. until such time that stockpile is removed from the site.
- c) "Good housekeeping" note, i.e., "Good housekeeping, including spill response, shall be performed in accordance with the Kansas City Chapter of the American Public Works Association Standard Specifications, Section 2150."
- d) Additional measures, i.e., "The contractor shall be responsible for providing additional erosion control measures or modifications if the plan fails to substantially control erosion or offsite sedimentation."
- e) Inspection, i.e., "The contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection."
- 4) Will there be an access barrier between the active work area and areas to remain undisturbed i.e., will there be a public alley access barrier? Please illustrate on plans.
- 5) Please indicate on the plans the contractor staging area.
- 6) It appears that concrete will be used on site, please provide and indicate a concrete washout location. Please note that a concrete washout must structure a minimum of 50 feet away from open channels, storm drain inlets, sensitive areas, wetlands, buffers and water courses and away from construction traffic.
- 7) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Reviewer: **Travis Trumble**
 Travis Trumble, Project Engineer

Digitally signed by Travis Trumble
 DN: cn=Travis Trumble, o=City of Kansas City, ou=Public Works and Engineering, email=trumble@cityofkc.org, c=US
 Reason: 20220514T133556-480V



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

MEMORANDUM

TO: Tony Sabljak / James Molloy
DRC Coordinator/ Planner

FROM: Travis Trumble
Project Engineer

DATE: March 14, 2022

SUBJECT: Matt Tomasic – Police Athletic League of KCKS – (COZ2022-012)
800 N. 5th Street
General Engineering Review No. 1 (of the plans sealed 2/24/2022, received 2/25/2022)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to General Engineering design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) An erosion control plan is required for any project where there is land disturbance. Please provide erosion control notes and BMPs in accordance with UG standards and criteria for the site as applicable during construction. Please note that the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed. **See Erosion Control review for additional comments.**
- 2) On the coversheet – 0cs1 or on erosion control plan, please include the following UG standards 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.”
- 3) On the coversheet 0cs1, provide contact information for Kansas One-Call (i.e., 811).
- 4) Also, on the coversheet 0cs1, include a site data table and indicate the quantity of land disturbance area (in square feet and acres), net change in impervious area (in square feet), and Net Cut/Fill quantities.
- 5) The site plan sheet SP01 and construction details sheet Dt01 indicates a retaining stone wall. Please include the height of the wall. If the wall is 3’ 6” or greater in height, retaining wall plans and

General Engineering Review Comments

1 of 2

calculations sealed by a Professional Engineer registered in the State of Kansas shall be required. See Retaining Wall review for additional comments.

- 6) As a note, the fence and the stone wall SHALL not encroach on the public right-of-way easement.
- 7) And please indicate on the site plan sheet SP01 and construction details sheet DT01 more details about the parking i.e., to show all dimensions, pavement markings info, etc. In this regard, add a note to include "All construction traffic, temporary traffic control devices, and pavement markings shall conform to the requirements of the latest Manual of Uniform Traffic Control Devices."
- 8) Similar as above comment, if there are proposed parking improvements e.g., mill and overlay of the parking area, provide construction details, cross sections i.e., curb, asphalt overlay, of the drive aisle and parking area to be used on site. If so, erosion control plans shall be required.
- 9) The future curb cut entry drive within right of way of the public alley shall conform to the Unified Government of Wyandotte County and Kansas City, Kansas Technical Provisions specifications.
- 10) On the cover sheet 0es1, add a note regarding permits to be obtained prior to starting construction, including but not limited to the Unified Government, Public Works Department, right-of-way, hauling, land disturbance permits, etc., as applicable.
- 11) Please note that ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.
- 12) Please coordinate with James Molloy, jmolloy@wvcokeok.org, for additional Urban Planning and Zoning requirements and comments.
- 13) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Travis Trumble
 Digitally signed by Travis Trumble
 DN: cn=Travis Trumble, o=Harris Government of
 Wendenburg County, c=US, email=trumble@wycorack.org, ou=US
 Date: 2022.08.14 11:22:54 -0500



Planning and Urban Design

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MEMORANDUM

TO: Tony Sabljak / James Molloy
DRC Coordinator/ Planner

FROM: Travis Trumble
Project Engineer

DATE: March 14, 2022

SUBJECT: Matt Tomasic – Police Athletic League of KCKS – (COZ2022-012)
800 N. 5th Street
Retaining Wall Review No. 1 (of the plans sealed 2/24/2022, received 2/25/2022)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to Retaining Wall design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) As mentioned in the General Engineering comments, if the proposed retaining stone wall is greater than 3'-6" in height, retaining wall calculations that are signed and sealed by a Professional Engineer registered in the State of Kansas shall be required, in accordance with UG standards and criteria.
- 2) Calculations shall include applicable soil parameters utilized in the wall design, including but not limited to allowable soil bearing pressure, equivalent lateral fluid pressure (active and passive), surcharge load, internal angle of friction, coefficient of friction and soil density.
- 3) Retaining wall calculations shall meet minimum factor of safety requirements for bearing, sliding, and overturning per UG criteria. Retaining wall design shall be in accordance with the recommendations of the geotechnical report, as applicable. Otherwise, allowable soil bearing pressure shall be 1,500 psf per UG criteria.
- 4) As a note, the retaining wall, footings, geogrid, etc. shall not cross the property line, right-of-way, or utility easements. For example, the proposed retaining stone wall, the toe of the wall shall not cross the right of way of the public alley.
- 5) Pedestrian guardrails shall be provided at top of retaining walls that are located greater than 30 inches above the below grade. Calculations shall include overturning and concentrated load (i.e. 50 pounds per linear foot and 200 pounds concentrated load applied to top rail) as identified in the UG checklist.

including post and footing anchorage design and details. In this regard, provide calculations for the proposed guard rail system.

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

Reviewer: **Travis Trumble**
Travis Trumble, Project Engineer

Digitally signed by Travis Trumble
DN: cn=Travis Trumble, ou=Jeffrey Government of
Polk County, PKCS, c=US, email=Travis@polkcountyfla.gov
Date: 2022.04.28 08:00

RESPONSE TO ENGINEERING COMMENTS, DATED MARCH 28, 2022



March 28, 2022

Mr. Travis Trumble
Project Engineer
701 North 7th Street, Room 423
Kansas City, Kansas 66101

Re: Matt Tomasic – Police Athletic League of KCKS – (COZ2022-012)
800 N. 5th Street
General Engineering Review No. 1 (of the plans sealed 2/24/2022, received
2/25/2022)

Travis,
See responses below to the General Engineering Review No.1.

1) An erosion control plan is required for any project where there is land disturbance. Please provide erosion control notes and BMPs in accordance with UG standards and criteria for the site as applicable during construction. Please note that the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed. See Erosion Control review for additional comments.

Response: Acknowledged. Erosion control and BMP's will be provided on final construction permit plans per UG standards.

2) On the cover sheet – Ocs1 or on erosion control plan, please include the following UG standards 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."

Response: Erosion control note will be added to Ocs1.

3) On the cover sheet Ocs1, provide contact information for Kansas One-Call (i.e., 811).

Response: Kansas One-Call note will be added to Ocs1.

4) Also, on the cover sheet Ocs1, include a site data table and indicate the quantity of land disturbance area (in square feet and acres), net change in impervious area

2460 PERSHING RD
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SAN DIEGO
CA 92101
619 795 9920

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(in square feet), and Net Cut/Fill quantities.

Response: Site data will be added to Ocs1. Net Cut / Fill quantities will be provided on final construction and permit documents.

5) The site plan sheet SP01 and construction details sheet Dt01 indicates a retaining stone wall. Please include the height of the wall. If the wall is 3' 6" or greater in height, retaining wall plans and calculations sealed by a Professional Engineer registered in the State of Kansas shall be required. See Retaining Wall review for additional comments.

Response: Retaining wall will be 29"-0" or less in height.

6) As a note, the fence and the stone wall SHALL not encroach on the public right-of-way easement.

Response: Acknowledged.

7) And please indicate on the site plan sheet SP01 and construction details sheet Dt01 more details about the parking i.e., to show all dimensions, pavement markings info, etc. In this regard, add a note to include "All construction traffic, temporary traffic control devices, and pavement markings shall conform to the requirements of the latest Manual of Uniform Traffic Control Devices."

Response: Parking improvements have been removed from this project. Existing parking is to remain.

8) Similar as above comment, if there are proposed parking improvements e.g., mill and overlay of the parking area, provide construction details, cross sections i.e., curb, asphalt overlay, of the drive aisle and parking area to be used on site. If so, erosion control plans shall be required.

Response: Parking improvements have been removed from this project. Existing parking is to remain.

9) The future curb cut entry drive within right of way of the public alley shall conform to the Unified Government of Wyandotte County and Kansas City, Kansas Technical Provisions specifications.

Response: No curb cuts are planned. The parking improvements have been removed from this project.

10) On the cover sheet Ocs1, add a note regarding permits to be obtained prior to starting construction, including but not limited to the Unified Government, Public

Works Department, right-of-way, hauling, land disturbance permits, etc., as applicable.

Response: Note will be added to Ocs1.

11) Please note that ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.

Response: Acknowledged.

12) Please coordinate with James Molloy, jmolloy@wycokck.org, for additional Urban Planning and Zoning requirements and comments.

Response: Acknowledged.

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

Response: Acknowledged.

Sincerely,

Adam Wiechman, PLA, ASLA
Senior Landscape Architect
BNIM

10/1



March 28, 2022

Mr. Travis Trumble
Project Engineer
701 North 7th Street, Room 423
Kansas City, Kansas 66101

Re: Matt Tomasic – Police Athletic League of KCKS – (COZ2022-012)
800 N. 5th Street
Retaining Wall Review No. 1 (of the plans sealed 2/24/2022, received
2/25/2022)

Travis,
See responses below to the Retaining Wall Review No.1.

1) As mentioned in the General Engineering comments, if the proposed retaining stone wall is greater than 3'-6" in height, retaining wall calculations that are signed and sealed by a Professional Engineer registered in the State of Kansas shall be required, in accordance with UG standards and criteria.

Response: Proposed retaining wall will be 29" or less in height.

2) Calculations shall include applicable soil parameters utilized in the wall design, including but not limited to allowable soil bearing pressure, equivalent lateral fluid pressure (active and passive), surcharge load, internal angle of friction, coefficient of friction and soil density.

Response: Proposed retaining wall will be 29" or less in height.

3) Retaining wall calculations shall meet minimum factor of safety requirements for bearing, sliding, and overturning per UG criteria. Retaining wall design shall be in accordance with the recommendations of the geotechnical report, as applicable. Otherwise, allowable soil bearing pressure shall be 1,500 psf per UG criteria.

Response: Acknowledged.

4) As a note, the retaining wall, footings, geogrid, etc. shall not cross the property line, right-of-way, or utility easements. For example, the proposed retaining stone wall, the toe of the wall shall not cross the right of way of the public alley.

Response: Acknowledged.

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5) Pedestrian guardrails shall be provided atop of retaining walls that are located greater than 30 inches above the below grade. Calculations shall include overturning and concentrated load (i.e. 50 pounds per linear foot and 200 pounds concentrated load applied to top rail) as identified in the UG checklist, including post and footing anchorage design and details. In this regard, provide calculations for the proposed guard rail system.

Response: Retaining wall height will be 29" maximum.

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

Response: Acknowledged.

Sincerely,

Adam Wiechman, PLA, ASLA
Senior Landscape Architect
BNIM

14.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

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

1. That I am the petitioner for Petition # COZ 2022-012 / PR 2022-014
2. That I conducted a neighborhood meeting on March 28, 2022.
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

Jeff Fendorf
Police Athletic League of KCKS, Inc.
800 N. 5th Street
Kansas City, KS 66101
jfendorf@palkck.com
913-302-3206

MINUTES OF NEIGHBORHOOD MEETING

Application Number COZ2022-012/PR2022-014

Date and Location: Monday, March 28, 2022 at the Police Athletic League, 800 N. 5th Street,
Kansas City, KS 66101

Meeting was called to order at 5:05 pm

Names of people in attendance: No members of the public were present. Others present were
Adam Wiechman, BNIM, Matt Tomasic, Jeff Fendorf.

As no members of the public were present, no introductions were made and no presentation
was made.

No questions were asked or answers given.

The meeting was held open until 5:35 for latecomers. There were none.

The meeting was adjourned at 5:35.

Minutes taken by Jeff Fendorf.

A handwritten signature in black ink, appearing to be 'JF', is written over a horizontal line.

SIGN-IN SHEET

PAL Neighborhood Meeting

March 28, 2022

NAME	ADDRESS	EMAIL
Stan Wiedman	2900 East Perry, Keno	swiedman@kenia.com
Jeff Fendust	800 N. S St. KCK 66101	jfendust@pallkek.com
Matt Tomasic	800 N. S St. KCK 66101	matt@pallkek.com



March 16, 2022

Tomahawk Ventures, LLC
1400 W 50th Ter.
Kansas City, MO 64112

SUBJECT: Neighborhood Meeting

The Police Athletic League of KCKS, Inc. has filed an application with the Department of Urban Planning and Land Use #COZ2022-012/PR2022-014. The purpose of this change of zone is for the construction of a pickle ball and futsal court on the north side of the existing building at 800 N. 5th Street, Kansas City, KS 66101.

We are having a neighborhood meeting on Monday, March 28, 2022 at 5pm at 800 N. 5th Street, Kansas City, KS 66101.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

We look forward to seeing you at the neighborhood meeting. If you are unable to attend you may send your questions/concerns to Jeff Fendorf at jfendorf@palkck.com. You may also contact me at the phone number and email address listed below.

Sincerely,

Police Athletic League of KCKS, Inc.

Matt Tomasic
Executive Director
913-406-7696
matt@palkck.com

800 North 5th Street • Kansas City, KS 66101 • www.palkck.com

SITE PHOTOS, PROVIDED BY STAFF – DATED MARCH 9, 2022



SITE PHOTOS, PROVIDED BY STAFF – DATED MARCH 9, 2022 CONT.





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: April 28, 2022

Re: Special Use Petition SP2022-003

GENERAL INFORMATION

Applicant:

Pete Davis Jr.

Status of Applicant:

Owner, Auto Plug LLC
1830 Quindaro Blvd
Kansas City, KS 66104

Requested Action:

Renewal of a Special Use Permit.

Date of Application:

January 3, 2022

Purpose:

To renew a Special Use Permit (expired 01/25/2022) to allow for a car dealership with automotive repair, auto detailing, and auto stereo installation.

Property Location:

1830 Quindaro Boulevard

Commission Districts:

Commissioner At-Large, District #1: Melissa Bynum

District #1 Commissioner: Gayle Townsend



Existing Zoning:	C-3 Commercial District
Adjacent Zoning:	North: R-2 Two-Family District South: C-3 Commercial District East: C-3 Commercial District West: C-3 Commercial District
Adjacent Uses:	North: Single-Family Residence South: Vacant lot East: Gas station/convenience store West: Single-Family Residence
Total Tract Size:	0.30 Acre
Master Plan Designation:	The Northeast Area Master Plan designates this property as Neighborhood Mixed-Use. Neighborhood Mixed-Use allows for a mix of single-family houses, apartment buildings, small commercial buildings, and mixed-use buildings. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street for form a consistent street frontage.
Major Street Plan:	The Major Street plan designates Quindaro Boulevard as a Boulevard/Parkway.
Parking Requirement:	Sec 27-467 (e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. The building is approximately 1,445 square feet, which would require six (6) parking spaces. The business also needs to create and designate spaces for each type of service they provide and storage of disabled vehicles. The business currently does not have any parking designated, as there are no marked spaces.
Advertisement:	<u>The Wyandotte Echo</u> – January 20, 2022 Letters to Property Owner – January 22, 2022, February 7, 2022, and March 7, 2022
Public Hearings:	April 11, 2022 and April 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Pete Davis Jr., is requesting to renew a Special Use Permit to operate a car dealership on the property. Besides the car dealership, the property will also engage in auto detailing, auto repair, and auto stereo installation. This property was approved for two (2) Special Use Permits for this use (SP-2019-87 and SP-2019-112) in 2019, and obtained a variance for sight-distance triangle and building setbacks (BZA-2341) in 2019.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2020 – 2020-42589 – Aggravated Battery, Aggravated Assault, and Criminal Damage.

Building, Zoning, or Code Enforcement Complaints:

1. There are no active Notice of Violations on the property. The property has been previously cited by Property Maintenance Compliance. These violations were previous to the establishment of the current business.
2. 2018 – Case 18208-02128 – Environment Vehicles Placard Vehicle.
3. 2018 – Case 18225-03880 – 14 Day Abatement Weeds and Trash.
4. 2016 – Case 16200-02781 – Other Multiple Violations.
5. 2015 – Case 18200-02145 – Other Multiple Violations.

Outstanding or Related Permits and Cases:

1. 2019 – BZA2341 – Variance for setback and sight distance triangle distance.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood features a diversity of uses, including a commercial strip along Quindaro Boulevard with residences north and south of Quindaro Boulevard. The neighborhood is over 100 years old, featuring traditional street layouts and residential and commercial spaces within close proximity of each other.

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

The proposed use is expected to be compatible with the surrounding zoning and uses if managed properly.

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

The removal of the restrictions will not detrimentally affect nearby properties if the property is managed properly, and the conditions are adhered to. Quindaro Boulevard is a commercial corridor, and a car dealership is allowed with a Special Use Permit.

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

The property has been an active repair shop since 2019, when it was approved for a Special Use Permit (SP-2019-112).

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

The City-Wide Master Plan does not address Special Use Permits. This use conflicts with the Northeast Area Master Plan, which designates this property and surrounding properties as Community Mixed Use, which allows for a mix of single-family houses, apartment buildings, small commercial buildings, and mixed-use buildings.

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 should not result in an increase in traffic as this is an existing business. The vehicular traffic created by this existing use is not expected to result in the increase of traffic to the point where it would exceed the capacity of Quindaro Boulevard.

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.*

There are several car dealerships and automotive-related businesses in the area. This one additional automotive business is not particularly necessary for the convenience and welfare of the public. It is not likely to cause substantial injury or harm to nearby properties, so long as it is well-maintained and complies with Commercial District Design and Landscape Guidelines.

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

Noise, vibration, dust, and illumination are typical issues for this type of use. All work on serviced automobiles must be done inside the building.

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

Environmental concerns include fluid leakage from automotive parts and the repair process, as well as gases from the detailing process. If properly managed and maintained, however, the impact should be minimal.

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

The proposed use should not result in the damage or destruction of an irreplaceable natural resource as it is located in an existing, built-out urban area along an established commercial corridor.

11. *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 would be minimal. This use could pose a negative impact to public health if the aforementioned environmental issues are not managed properly, and the property is not properly maintained. A denial of this application would cause the business owner to have to find a new location for their business.

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

There is little chance of overcrowding occurring at the property in question. The only concern is traffic at the corner of Quindaro Boulevard and Hutchings Street trying to enter and exit the property. This concern should be allayed by keeping closed the gated entrances closest to the intersection.

PREVIOUS ACTIONS

- Approval of a Variance (BZA-2341) for set back and sight distance triangle reduction in 2019.
- Approval of a Special Use Permit (SP-2019-87) in 2019 for two (2) years.
- Approval of a Special Use Permit (SP-2019-112) in 2019 for two (2) years.

Please note, SP-2019-87 and SP-2019-112 were filed by two (2) different and unrelated parties. Both were approved however with different stipulations

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of March 28, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Water Run-Off
Disposal of Potential Hazardous Materials
Commercial Design Guidelines
Site Access
Inventory Management
Screening from public right-of-way and adjacent residential area
Storage of cars under maintenance
Pedestrian Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-003**, subject to:

1. **Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
2. **The applicant shall build a trash enclosure around the trash receptacle on the north side of their property;**
3. **The applicant shall remove the reflective glass from the windows, as it is in violation of Sec. 27-576 (h)(2) of the Commercial Design Guidelines, which states that “reflective or mirrored glass for use as windows is prohibited, unless determined otherwise by the director;**
4. **Section 27-467(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. The subject property has 12,847 square feet, requiring two (2) trees be provided;**
5. **Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
6. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the**

- Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 8. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
 9. Any 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;
 10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 11. The applicant must maintain a current business occupation tax application;
 12. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
 13. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, as applicable;
 14. Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are

- completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;
15. ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
 16. 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;
 - a. Sec 27-673(a) Any 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;
 17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit 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,
 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government 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 **SP2022-003** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Elevations
SP2022-003

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	April 11, 2022 - Approval	April 28, 2022
Special Use		

STAFF CONTACT:

James Molloy
jlmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-003** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2022-003**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

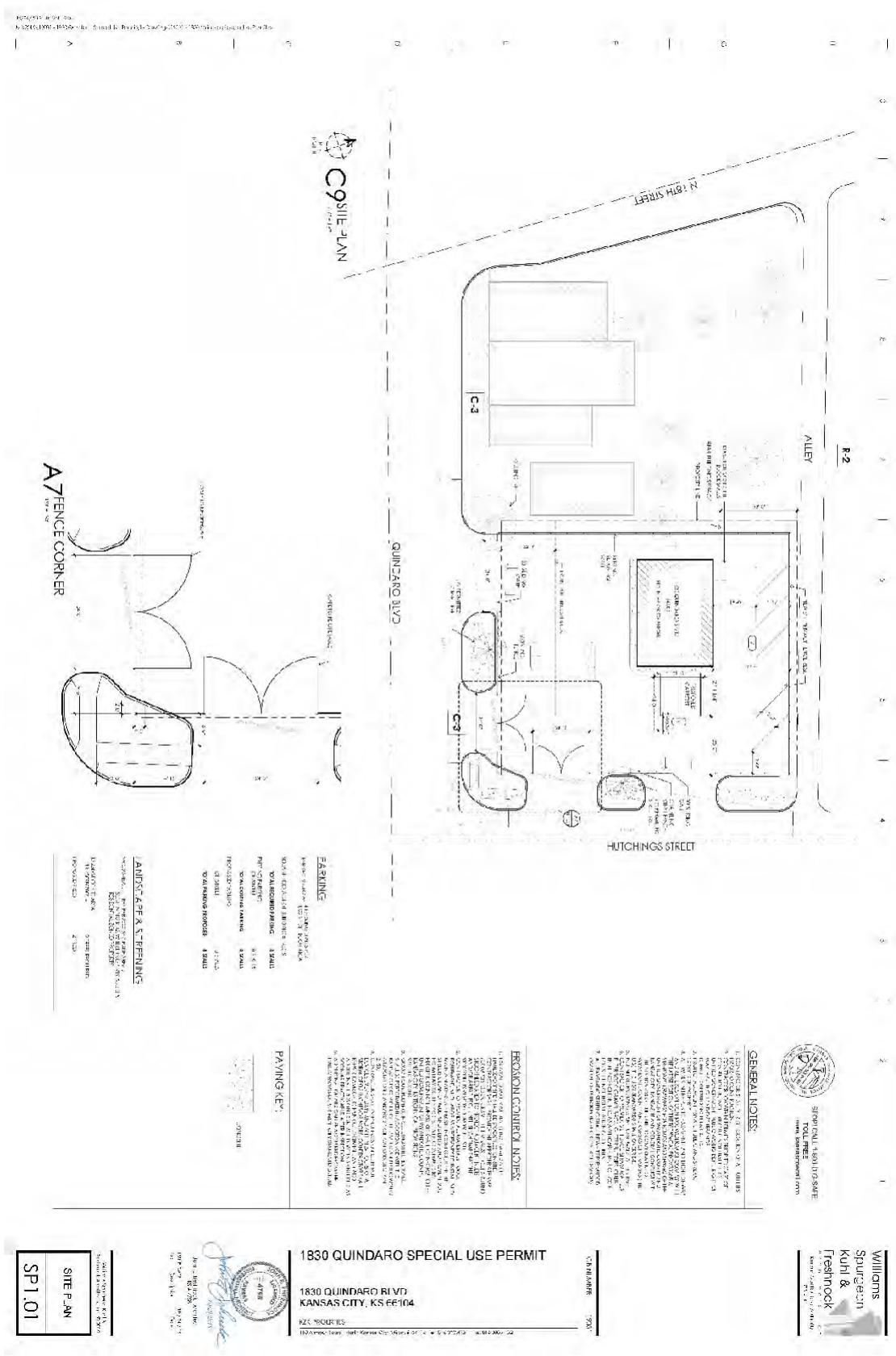


ZONING MAP

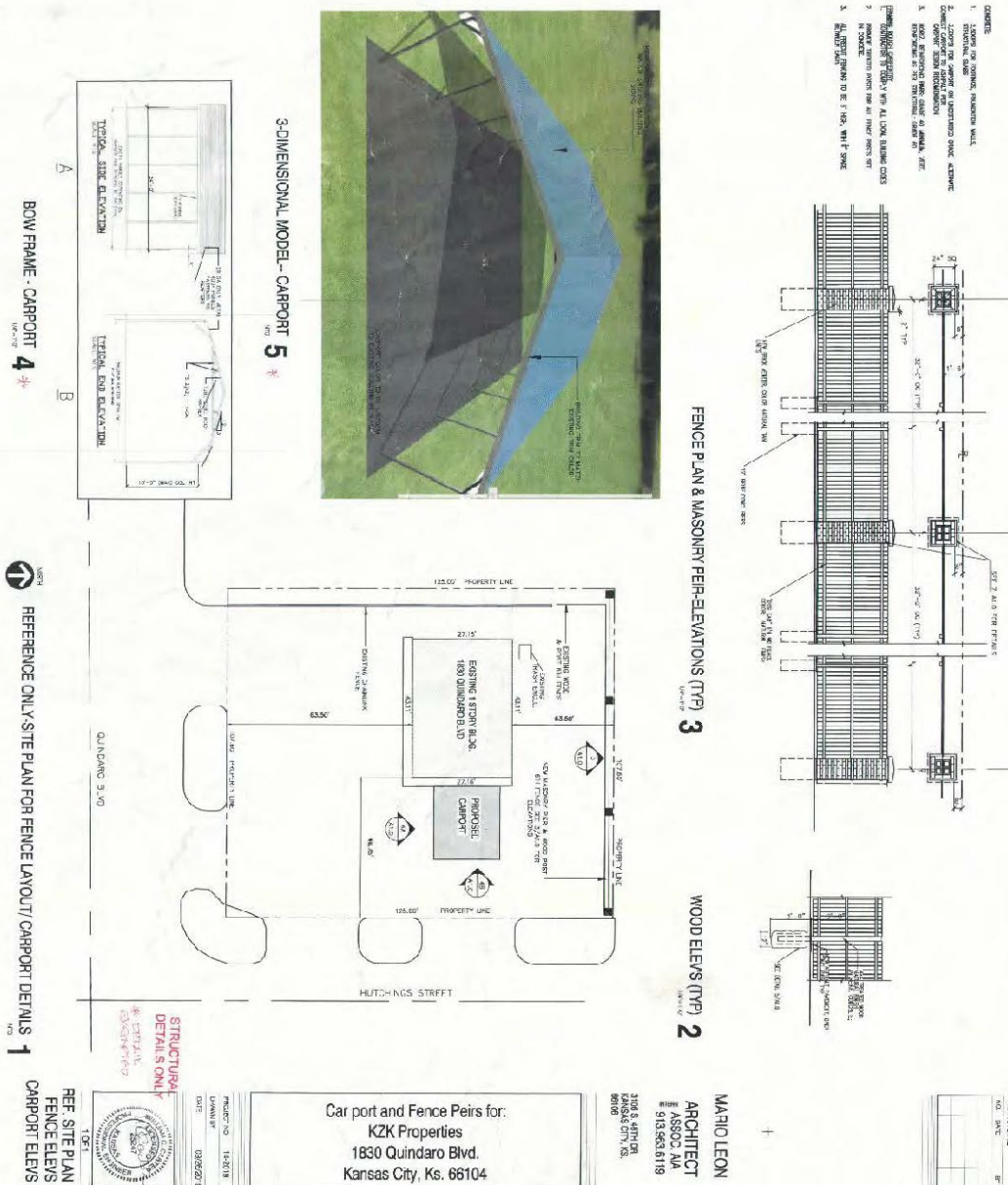
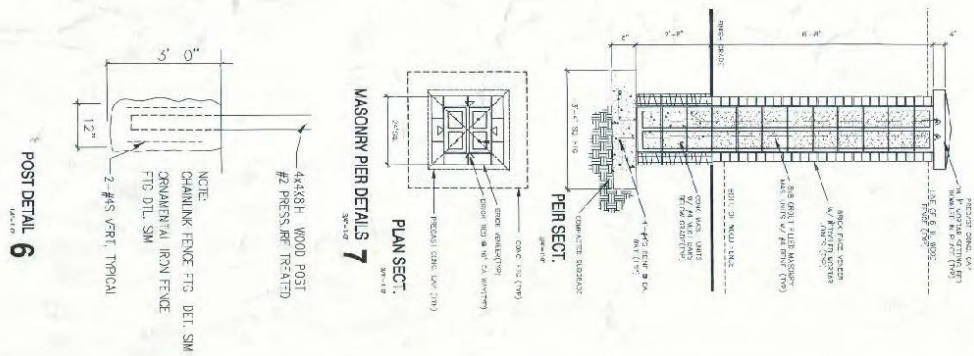


LAND USE MAP





ELEVATIONS



RESPONSE TO DRAFT STAFF REPORT – DATED MARCH 28, 2022

Response Letter to Planning and Urban Design

TO: City Planning Commission

FROM: AUTO PLUG LLC/ Pete Davis, Owner (Applicant)

DATE: Mar 28, 2022

RE: Renewal of Special Use Permit

Comments were received and accepted. This letter responds to the comments of the review.

1. I acknowledge providing a comprehensive plan and set to do so include the following:
Site plan, Building plan, parking lot layout and stall count. Details for fences, sidewalks and ADA access. First time I applied for the permit all details and drawings were on a flash drive that was comprehensive to get approved. Asking for review on costly requests that is necessary and given a good deadline to make the changes for some of the complicated tasks.
2. I will provide a scaled site plan indicating the details for designated parking. Every vehicle will be in a designated striped parking space. How many spaces are going to be provided. The parking stalls will be in priority (#1-4) as mentioned in the staff report.
3. The Reflective Glass has been approved already when obtained first Special Use Permit. It was determined that it was okay to have
4. I acknowledge the final site plans, which have been turned in already when first applying. Will do as applicable in accordance with UG standards and criteria.
5. The surface of the parking lot will and shall remain in good repair.
6. I shall install a screening fence at least 6 foot height on the western edge of the property, to screen from the adjacent residential use.

7. I acknowledge the fence changes along the southern and eastern frontage. Which must include an entrance for pedestrians to enter in from and accessway from the sidewalk on Quindaro.
 8. I acknowledge the 2 trees on the south and east frontage. Meeting the minimum landscaping requirements.
 9. Spill prevention plan has been developed that all staff will be trained to address if any as a daily preventive maintenance. There are currently no automotive fluids being used. I acknowledge that it has to be identified and that it has to be cleaned and serviced by a reputable waste disposal company. Will adhere with proper waste procedures in place to contain hazardous, flammable, and non flammable materials.
 10. To maintain the Special Use Permit, I myself and the business must remain in compliance with all Local, State, and Federal business automotive sales and repair-related laws and regulations.
 11. Currently there are no auto repair services. As of now we are offering Detailing car service, tint, and music installation.
 12. There is to not be detailing paint on the premises. There will not be any paint related services taking place on the property. Detailing will consist of internal cleaning with the use of EPA approved cleaning detergents.
 13. There are some site requirements and changes to be made to obtain the renewal of license. Will provide site improvements and details in a timely manner.
 14. There will be no vehicles towed to the shop. No storing for any damaged vehicles will be done or allowed.
 15. Trash Service comes in the front and backs into the dumpster and gets the trash. Since having the dumpster the Alley seems much cleaner. Yet, I am responsible for keeping the alley clean and grass cut. Unfortunately may get fined if not doing so. Receiving letters and complaints.
-

16. Acknowledgment of enclosing the trash receptacle, which may cause a huge mess even more so. Concerns if doing so they will just throw trash over in it and I myself have to pick up someone else's trash like diapers and etc.,.
17. There will be designated parking stalls for customers to park, pick up and drop off.
18. Auto detailing inside and out approximately 5 cars that are allowed max being 7. Our scale of business is to keep it simple, and don't let customers get carried away on site. Business has been slow since the pandemic or none at all. Starting off slow, my goal is to achieve in a number of ways to try to increase revenues and for future development in the neighborhood.
19. Possibly have 2-3 cars intended as Sales Inventory in the future, when things start to pick up in business again.
20. *I acknowledge that all vehicles for sale on the property must be in inventory of the licensed dealership and reflected in the dealership inventory registered paperwork.*
21. *There will be no-on street parking of any vehicles*
22. *The intended hours of operation is 10a.m.-6p.m. unless otherwise scheduled appointment for services before 10a.m.*
23. *The special use permit for 1830 Quindaro will not be shared with any related business or used on another site.*

PETE DAVIS JR (AUTO PLUG ,LLC)

AUTO PLUG

PETE DAVIS JR

1830 Quindaro BLVD.

Kansas City, KS 66104

petedavisjr@gmail.com

913-291-0425/913-200-8451

03/18/2022

Dear Neighbors,

I am resending a notice in regards to my renewal if there was any concerns. I have filed an application with the Department of Urban Planning and my Land Use number is #SP2022-003.

The purpose of this letter is for the renewal for a Special Use Permit at 1830 Quindaro BLVD. KCKS 66104.

If there are any,... only needing a response by Monday March 28, 2022 at least by 5p.m. Please feel free if you have any questions or concerns. There is a number and email listed above that is a good contact if there are any,... I look forward to hearing from you.

Sincerely,

Auto Plug

Mar 30, 2022

Neighborhood Meeting (SP2022-003)

Auto Plug/ Pete Davis Jr.

Dear MS. Janet Parker and Mr. James Molloy,

On Monday 3/21/2022, we didn't receive any correspondence back from anyone who the letter was sent out to about the neighborhood meeting as organized due to Covid. There were no comments received or any concerns.

Auto Plug/Pete Davis Jr.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas }
COUNTY OF Wyandotte } SS:

Comes now Pete Davis Jr, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2022-003
2. That I conducted a neighborhood meeting on 3/21/22
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 —, 2002

My commission expires — of —, 2002

N/A
Notary Public

SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 14, 2022



SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 14, 2022 CONT.





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: April 28, 2022

Re: **Special Use Permit Petition SP2022-019**

GENERAL INFORMATION

Applicant:

Joe Heidrick DBA Cactus Bed Properties

Status of Applicant:

Property Owner
625 West 58th Terrace
Kansas City, Missouri 64113

Requested Actions:

The Approval of a Renewal of a Special Use Permit for a Short-Term Rental.

Date of Application:

January 24, 2022

Purpose:

The renewal of operation as a short-term rental. The current permit expired January 30, 2022. This is not the applicant's primary address.

Property Location:

4313 Rainbow Boulevard
Kansas City, Kansas 66103



Commission Districts:	Commissioner At Large, District #2: Tom Burroughs District #3 Commissioner: Christian Ramirez
Existing Zoning:	R-1(B) Single Family District
Adjacent Zoning:	North: CP-2 Planned General Business District R-1(B) Single Family District South: R-1(B) Single Family District East: R-1(B) Single Family District West: CP-2 Planned General Business District CP-1 Planned Limited Business District
Adjacent Uses:	North: Adult Novelty Store Single Family Residence South: Single Family Residence East: Single Family Residence West: Small Box Drugstore Strip Center Commercial
Total Tract Size:	0.1447 Acre
Master Plan Area:	Rosedale Master Plan
Master Plan Designation:	The Rosedale Area Master Plan designates this property as Urban Mixed Use. Urban Mixed Use allows for townhomes, small apartment buildings, and multi-family apartments as well as commercial office, neighborhood services, and retail stores.
Major Street Plan:	The Major Street Plan designates Rainbow Boulevard as a Class B Throughfare.
Parking Requirement:	R-1(B) District: Section 27-455(d) requires two (2) off-street parking spaces premises for each single-family dwelling. The property currently has two (2) off-street parking spaces, meeting this requirement.
Advertisement:	<u>The Wyandotte Echo</u> – February 17, 2022 Letters to Property Owners – February 18, 2022
Public Hearings:	April 11, 2022 and April 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Joe Heidrick DBA Cactus Bed Properties, is seeking the renewal of the approval to operate a short-term rental at 4313 Rainbow Boulevard. This is their second renewal. The previous permit expired on January 30, 2022. The subject property is on the Rainbow Boulevard commercial corridor. The applicant owns the property next door, which is undergoing improvements and is also being proposed as a new short-term rental.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner has received no noise or disturbance complaints.

Building or Code Enforcement Complaints:

1. The subject property has numerous previous violations as late as 2017 however they are prior to the applicant's purchase and renovations.

Outstanding or Related Permits and Cases:

1. The subject property has no outstanding Building Permits.
2. The current property owner has no outstanding Code Inspection Cases.
3. The subject property has two previous Special Use Permits for the same usage:
 - a. SP2018-088 – Two (2) Years
 - b. SP2020-004 – Two (2) Years

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood is mixed and urban in character. Lots are average for residential urban densities and are approximately twenty-five (25) feet in width. Streets are concrete and driveways are often concrete approaches with concrete or asphalt driveways. This block of the Rainbow Boulevard has a wide variety of uses including Residential, convenience, and retail uses.

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

The zoning and uses are set out above. The subject property is surrounded primarily by R-1(B) Single Family Zoning Districts and Commercial Districts. The property has been non-owner occupied since at least 2003 when records various rental violations. Continuing use as a rental, either short or long term, is consistent with other nearby properties on the Rainbow Boulevard mixed-use corridor. 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 a single-family home. The property could be suitable for use as a short-term rental if properly managed. 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.*

The property is not currently vacant and is currently permitted as a short-term rental.

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

Special Use Permits are not addressed in the Rosedale Area Master Plan. The Rosedale Area Master Plan designates this property as Urban Mixed-Use which allows for townhomes, small apartment buildings, and multi-family apartments but does not allow a single-family residence. The usage of a single-family home for the commercial purpose of short-term lodging better conforms to the allowed commercial usages of the of the master plan if approved with a Special Use Permit.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of the Class B Throughfare to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

The proposed use provides a convenience to the public in the form of temporary lodging. If managed properly, the continued use of the property will not substantially nor permanently injure the appropriate use, visual quality, or

marketability of adjoining property as the proposed use operates entirely within an existing dwelling in a built-out neighborhood.

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

Noise is an issue that is related to short-term rentals. There have not been any noise complaints to date with the current applicant, as this is a new application. Vibration, dust, or illumination are not issues typically related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby property.

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

The proposed use will not pollute the air, land, or water as it is an existing permitted residence.

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing single-family residence in a built-out urban 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 lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental but may still use the property as a long-term rental, their primary residence, or sell the property.

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

The proposed use will not create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is eight (8). The maximum number of vehicles is two (2). If the applicant abides by the outlined conditions, undue concentrations of population should not be an issue.

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 subject property is a permitted single-family residence in a built-out neighborhood and can be used as a short-term rental, long-term rental, or permanent residence without any foreseen danger from regular activity. Short-term rental operators are required to carry liability policies and undergo home

inspections and make repairs to ensure the reasonable safety of guests and the property. Noise is an issue often associated with short-term rentals, however, if operated properly there should ostensibly be no significant issue with noise or disturbances.

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

a. Water service

Water Service is provided by BPU.

b. Sanitary sewer service

Sanitary sewer is provided by public sewer.

c. Storm water control

Stormwater control is provided at various point throughout the Rainbow Boulevard corridor

d. Police

Police service is provided by South Patrol, District #332.

e. Fire

Fire service is provided by Station #10.

f. Transit

The subject property receives bus service via Route #107 at the intersection of West 43rd Avenue and Rainbow Boulevard.

g. Schools

Education is provided by Kansas City, Kansas USD #500.

h. Streets

See item #6 above.

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of February 28, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Neighborhood Character
Parking
Zoning
Land Use
Noise
Traffic
Occupancy Limits

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-019**, subject to:

1. Applicant shall maintain a business license from the Wyandotte County Business License office;
2. Applicant shall post a Lead-Based Paint Notice and Asbestos Notice (if necessary) in the guest book or tenant guide;
3. Applicant shall provide a third-party home inspection report no older than 6 months upon next renewal;
4. Applicant shall provide evidence of repair for any repairs required as a result of the home inspection report;
5. Applicant shall provide a copy of the site plan indicating parking and common areas;
6. Applicant shall provide a floor plan;
7. Applicant shall improve the parking in the rear to ensure no more than 30% of the rear yard is utilized for parking;
8. Parking must be of an improved surface of asphalt or concrete;
9. Maximum number of guests, which has been deemed appropriate for the available accommodations shall be eight (8) adults;
10. Guest parking must be provided off-street. Maximum number of guest vehicles shall be three (3);
11. Parking must take place off-street;
12. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
13. Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
14. 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;
15. 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. Include the contact information for Host Compliance: 913-246-5133 www.hostcompliance.com/tips;

16. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit 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,
17. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission

STAFF RECOMMENDATION

Staff recommends that the Unified Government Board of Commissioners **APPROVE Petition SP2022-019** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Property Inspection Report
Applicant Photos on AirBNB
Liability Insurance
Floor Plan
Site Plan
Welcome Packet and Rules
Neighborhood Meeting Information
Applicant Repairs Receipt
Photos Taken by Staff Dated February 5, 2022

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Special Use Permit	April 11, 2022 - Approval	April 28, 2022

STAFF CONTACT: **Kallie McLaughlin**
kdmclaughlin@wycokck.org

MOTIONS

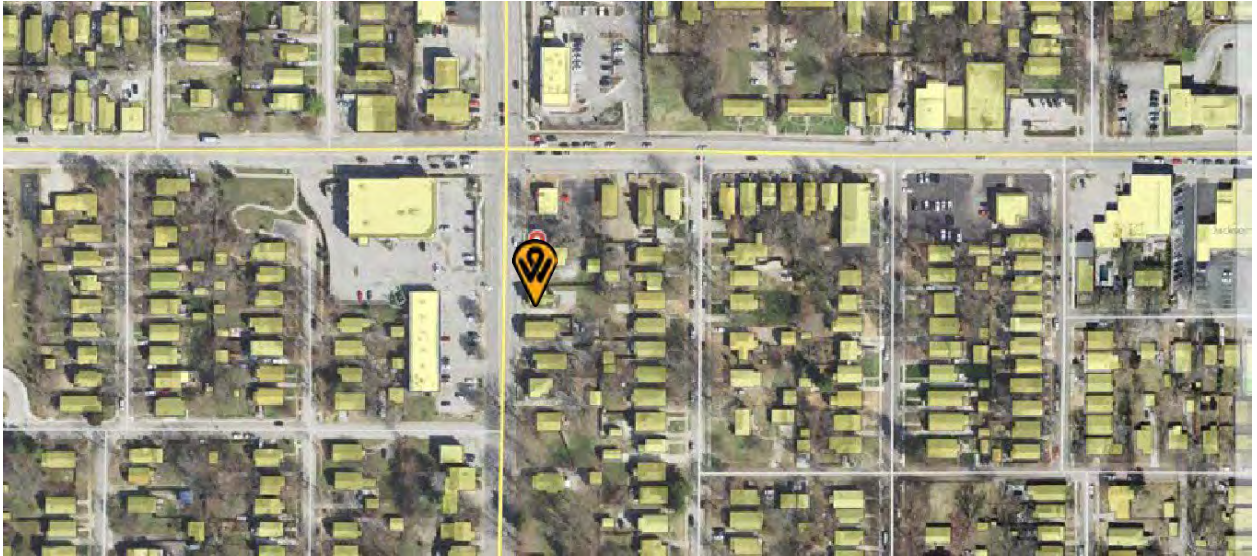
I move the Unified Government Board of Commissioners **APPROVE** Petition SP2022-019 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report and the following additional requirements:

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

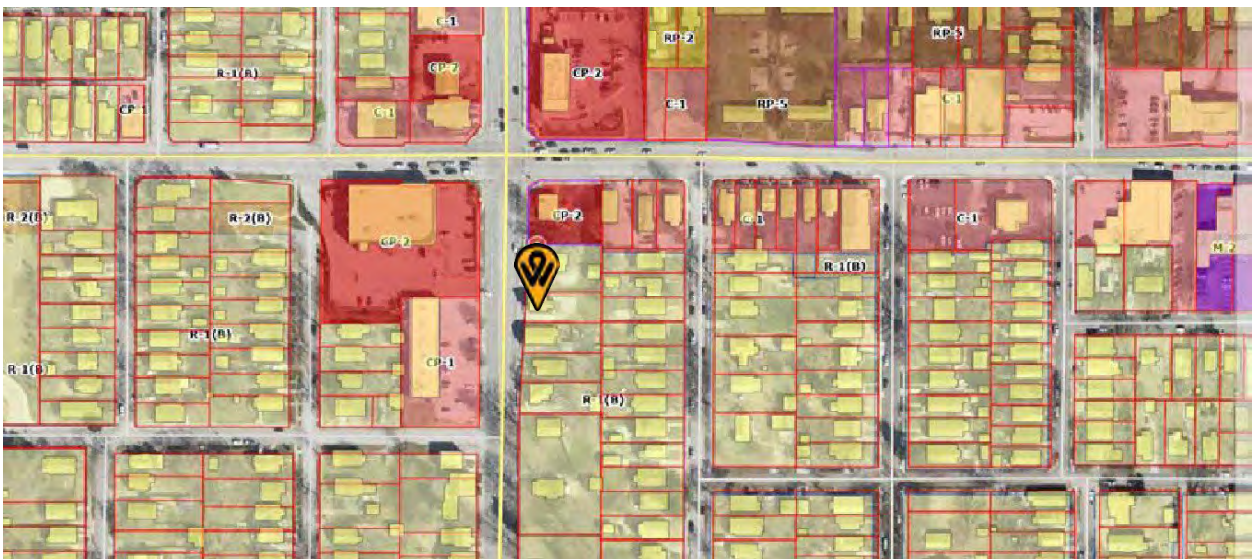
OR

I move the Unified Government Board of Commissioners **DENY** Petition SP2022-019 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.

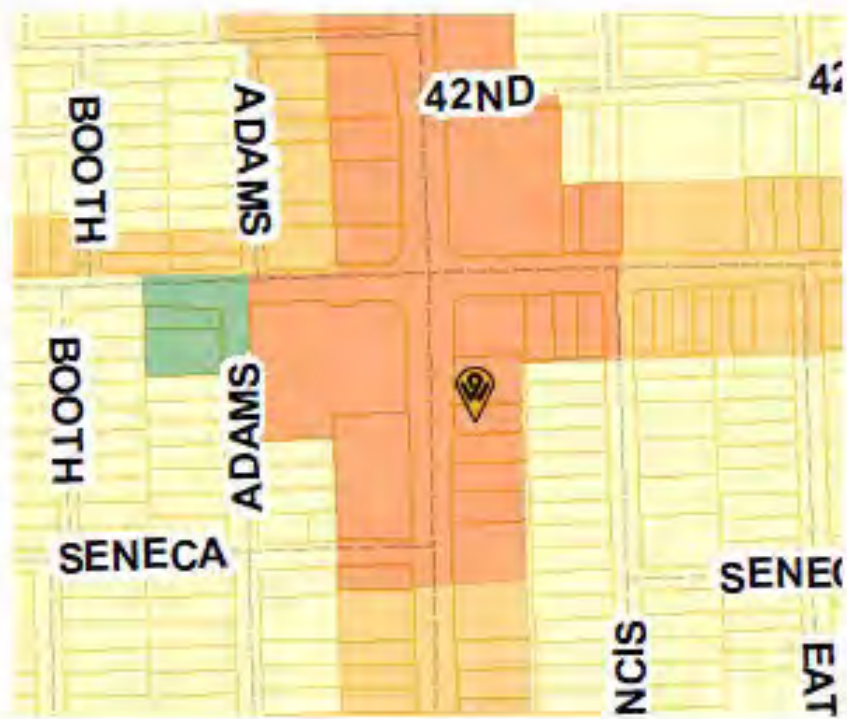
AERIAL MAP



ZONING MAP



LAND USE MAP



Legend

Rosedale Future Land Use

District

- Commercial
- Creative and Industrial Mixed use
- General Urban
- Institutional, Educational, and Public
- Office Employment
- Parks and Open Space
- Right-Of-Way
- Single Family
- Urban Core Mixed Use
- Urban Mixed Use

APPLICANT PHOTOS ON AIR BNB



APPLICANT PHOTOS ON AIR BNB



APPLICANT PHOTOS ON AIR BNB



APPLICANT PHOTOS ON AIR BNB



LIABILITY INSURANCE



Team Insurance
1201 NW North Ridge Dr Ste B
Blue Springs, MO 64015-6460

Renewal Declaration

Dwelling Fire Policy

Issue Date: 09/30/2021

Total Policy Premium

\$1,159.29

Named Insured

Joseph Heidrick
Lindsey Heidrick
625 W 58TH TER
KANSAS CITY, MO 64113

Policy Number	Policy Period	Coverage is provided by the following State Auto Company
1000659977	11/08/21 - 11/08/22	Millbank Insurance Company

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

4313 RAINBOW BLVD
KANSAS CITY, KS 66103-3424



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent
agent at (816) 220-2300.

Your Coverages

Property Coverages	Limit	Premium
A. Dwelling	\$291,100	\$928.15
B. Other Structures	\$29,110	\$51.56
C. Personal Property	\$5,000	\$21.91
D & E. Fair Rental and Additional Living Expense		\$112.69
Liability Coverages	Limit	Premium
L. Liability	\$300,000	Included
M. Medical Payments	\$1,000	Included

Coverage at the above described location is provided only where a limit of liability or a premium is stated.

Additional Coverages

Coverages	Limit	Premium
Ordinance or Law Coverage	25%	\$44.98
Total Premium		\$1,159.29

Your Deductibles

Deductibles	Amount
All-Peril	\$2,500
Windstorm or Hail	\$2,500

Your Policy Information

Policy type: DP3
Construction type: Sidingwood
Year built: 1925

Program: Standard
Protection class: 2
Territory: 66103

Feet from hydrant: 500
Miles from fire station: 5
Residence Type: Multi Family Dwelling

DECOV-DF (01/16)

Page 1 of 3

Agency 0017746

WELCOME PACKET AND RULES

Welcome to 4313 Rainbow

Hello and welcome to our place in Kansas City! We are Joe and Lindsey Heidrick. We have lived in Kansas City since 2010 and love our city. Whether it's the Plaza Lights to welcome the start of the holiday season, Royals games in the summer or the world's best barbecue, our city has so much to offer. We look forward to our Rainbow House being your home base while visiting. Please feel free to contact us if you need anything during your stay. For Joe, please call 919-606-9381 or Lindsey at 919-606-8198.

House Rules

Our home has been extensively restored and renovated, so please no smoking anywhere inside the house. If any signs of smoking are found, an additional cleaning fee will be enforced. Please be courteous to our neighbors, no loud music or parties permitted. Please park in the back of the house. There is plenty of space to accommodate 3-4 vehicles. It may be muddy after a rain so feel free to park on the concrete drive if you would like. It is important to always drive forward out (DO NOT BACK OUT) of the drive way. Rainbow Boulevard is a busy street, so this advice is for your safety.

Please use the front door to enter and exit. Use the code provided. This way you will not have to worry about a key or locking yourself out! If you forget the code, the house can be unlocked remotely by calling Joe or Lindsey.

Check-in

4 p.m.

Check-out

11 a.m.

*Check-in and Check-out times can be flexible if arrangements are made in advance.

Helpful Hints

Cleaning supplies

- If you need any cleaning supplies, check under the kitchen sink or in the entry way to the basement. Extra trash bags and dishwasher detergent is located here as well.
- Extra rolls of toilet paper will be in each bathroom (top drawer of the vanity).
- Towels are in the closet across from the upstairs bathroom, along with additional cleaning supplies.
- Washer and dryer are available in the basement.

Code for front door

- This will be provided to you in advance of your stay.
- To unlock the front door, enter the code and press the ✓
- To lock the front door, press the "Yale" button. Then, check the door to ensure it is locked.

Thermostat

You can adjust the thermostat to your pleasure.

Wi-Fi Info

Domain Name

Heidrick

Password

Jayhawks

Television

- The house is equipped with a subscription to YouTube TV. 40+ channels including local stations and all live sports.
- Turn the TV on, Press the HOME button (picture of a house), select Youtube TV. (This is different than Youtube)

Check-Out Procedure

- ✓ Leave all dirty towels in the bathtub.
- ✓ Take off all bedsheets and place the bedroom's hamper (each bedroom will have a hamper in the closet).
- ✓ Leave the comforter/quilt on the bed.
- ✓ Please load and start the dishwasher (dishwasher detergent is under the sink).
- ✓ Please place all trash into the trash can outside the back door.
- ✓ If you moved any furniture, please replace to its regular location.
- ✓ If you used the spare air mattress, please deflate and place into the bag.
- ✓ Make sure all doors and windows are locked.
- ✓ To lock the front door when exiting, press the "Yale" button and check to ensure it is locked.

Hospital

Call 911 in an emergency

University of Kansas Health System is the closest hospital at 3901 Rainbow Blvd.

Nearby conveniences

Pharmacy

CVS is across the street

Grocery Store

Wal-Mart Neighborhood Market: 4701 Mission Rd, Westwood, KS 66205

Aldi: 4801 Roe Blvd, Roeland Park, KS 66205

Whole Foods: 301 E 51st St, Kansas City, MO 64112

Price Chopper: 4950 Roe Blvd, Roeland Park, KS 66205

Special Use Permit Discussion

You are receiving this letter as a property owner within 200 feet of 4309 Rainbow Blvd KCK or 4313 Rainbow Blvd KCK.

We have operated a short-term rental at 4313 Rainbow Blvd for 3 years and have submitted an application to renew this permit.

We own the property directly north at 4309 Rainbow Blvd and have submitted an application for a special use permit for this property as well for a short-term rental.

In lue of an in-person meeting at the property, due to the pandemic, I am providing my name number and email for you to contact me at your convenience with any questions comments or concerns.

We are committed to maintaining the integrity of the neighborhood and following the city's master plan.

Please feel free to contact me any time before February 28th for comments and discussion to be considered by the City Planning Commission meeting on March 14th.

Thank you

Joe Heidrick
919-606-9381
cactusbedproperties@gmail.com

APPLICANT REPAIRS RECEIPT

004743

Invoice

Job

Address: Rainbow Ave

City: KCK

State: KS

Zip: 66201

Plumber: Tony Georg

Phone: 783-7774

Service: Plumbing

Date: 2-26-22

* TAKE LOOSE EXISTING GAS LINE

* Install NEW gas line from meter to stove, furnace, water heater, snuffed for leaks

Replace cracked factory toilet with new one

Check for leaks

Install 8" cap on fl. outside

Total \$750.00

125

75

Total \$950

CHARGE

RETRIEVAL

STAFF SITE VISIT PHOTOS DATED FEBRUARY 5, 2022



STAFF SITE VISIT PHOTOS DATED FEBRUARY 5, 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: April 28, 2022

Re: Special Use Petition SP2022-029

GENERAL INFORMATION

Applicant:
Tina Alonge

Status of Applicant:
Owner
The 913
2401 Windmill Drive
Platte County, Missouri 64079

Requested Action:
Approval a Special Use Permit for live entertainment at an existing drinking establishment.

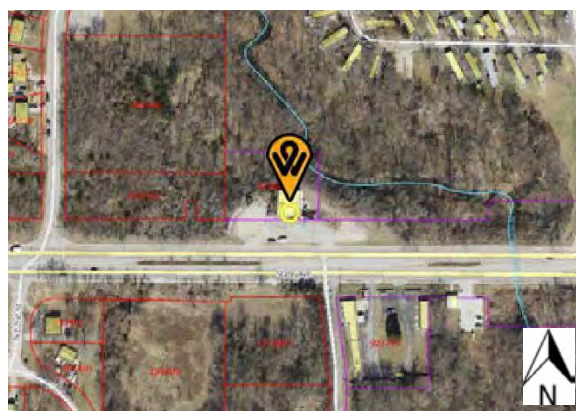
Date of Application:
January 28, 2022

Purpose:
To obtain a Special Use Permit to allow live entertainment at a drinking establishment and restaurant.

Property Location:
6102 State Avenue

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

Existing Zoning:
C-1 Limited Business District



Adjacent Zoning:	North: RP-5 Planned Apartment District South: R-1 Single-Family District East: C-1 Limited Business District West: C-1 Limited Business District
Adjacent Uses:	North: Mobile-Home Park South: Vacant Lot East: Vacant Lot West: Vacant Lot
Total Tract Size:	0.71 Acres
Master Plan Designation:	The City-Wide Master Plan designates this property as Mixed-Use. Mixed-Use is located at major arterial intersections and within traditional neighborhood design (TND) developments, these areas are ideal for integrating complimentary land uses such as retail, offices, small businesses and mixed-use residential.
Major Street Plan:	The Major Street Plan designates State Avenue as a Class A Thoroughfare.
Parking Requirement:	Uses in this district require paved off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. This building is approximately 2,800 Square Feet. This business would require at least 12 parking spaces.
Advertisement:	<u>The Wyandotte Echo</u> – February 17, 2022 Letters to Property Owner – February 18, 2022 and March 8, 2022
Public Hearings:	April 11, 2022 and April 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Tina Alonge, is requesting a Special Use Permit for Live Entertainment at a Drinking Establishment, The 913, located at 6102 State Avenue. This location had previously been the Red Eye Bar, which had operated 30 years until its closure in 2021.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

This location has had a history of domestic batteries, however, it should be noted that these occurred under the previous ownership and not current ownership.

1. 2021 – 00106670 – Domestic Battery
2. 2021 – 00019600 – Domestic Battery
3. 2021 – 00037554 – Domestic Battery
4. 2019 – 00082652 – Traffic
5. 2018 – 00103609 – Domestic Battery
6. 2018 – 00087771 – Domestic Battery
7. 2018 – 00055713 - Theft

Building, Zoning, or Code Enforcement Complaints:

1. There are no Notice of Violations on this property.

Outstanding or Related Permits and Cases:

1. There are no outstanding permits or related permits or cases at this property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood consists of a diversity of uses, including a multi-family mobile-home park across the creek to the north, a mix of commercial uses and single-family homes to the west and south, and light-industrial uses to the south and east. State Avenue is a major east/west throughfare through Kansas City, KS, comprised of both Commercial Uses and Residential Uses.

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

The zoning and adjacent uses are set out above. The proposed use is compatible and allowed in the C-1 Limited Business District with a Special Use Permit. The proposed use is relatively compatible with the surrounding properties. The surrounding properties feature a mix of commercial zoning including C-1 and C-3, and residential zoning, including R-1 and RP-5.

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

The removal of the restrictions will not detrimentally affect nearby properties if the conditions are adhered to. A drinking establishment is a permitted use per the C-1 Limited Business District with a Special Use Permit, and the establishment is

surrounded by other commercial uses. This property is a legacy use as a drinking establishment and does not require a Special Use Permit, as it opened within two (2) years of the closure of the former business. It is possible that the proposed use could become a nuisance to the residential properties surrounding it if the live entertainment is not managed properly.

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

The property is not vacant. The property was vacant briefly in 2021 as the ownership had changed.

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

The City-Wide Master Plan does not address Special Use Permits. The City-Wide Master Plan designates this property as Mixed-Use. Mixed-Use is located at major arterial intersections and within traditional neighborhood design (TND) developments, these areas are ideal for integrating complimentary land uses such as retail, offices, small businesses and mixed-use residential. The proposed use will conform to the Master Plan with a Special Use Permit.

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

The proposed use should not result in an increase in traffic to the point where it exceeds the capacity of State Avenue, a Class A Thoroughfare, which is designed to handle traffic from such commercial uses.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public as it is not a public good. The proposed use also has the possibility to affect the quality and marketability of adjoining and surrounding properties due to the impacts from live entertainment if it is not managed properly.

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

Noise, vibration, and illumination are all typical issues for this type of use and could become a nuisance for nearby properties if not managed properly. Additionally, the unfinished and unpaved parking areas could also become an issue if not managed properly.

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

The proposed use would not pollute air or land as it is located in an existing, built out residential and commercial area. This use could potentially pollute water, as the northern (rear) side of the property is located within the floodway, however, if all conditions are adhered to and the site is managed properly, this should not be an issue.

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

The proposed use could potentially have negative effects on the creek in the rear (north) side of the property if the site is not managed properly and conditions are not adhered to.

11. *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 public health, safety, and welfare would be minimal. A denial of this application would cause the business owner to have to not allow live entertainment but could continue the drinking establishment as a legacy use.

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

The proposed use could result in undue concentrations of population if the occupancy limits and other conditions of approval are not adhered to. The proposed use could result in the overcrowding of land if conditions of approval are not met. It should be noted that currently, overflow parking is located in the grass on the east side of the property, which is an unimproved service.

PREVIOUS ACTIONS

There have not been any previous land use actions on this property.

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of March 29, 2022 Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking and Parking Standards
Pedestrian Connectivity
Right-of-Way Access
Parking Lot Surface Material
Floodplain and Floodway Proximity
Noise
Illumination
Vibration
Dust
Safety

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-029**, subject to:

1. The applicant shall pave over the unimproved surface on the east side of the property before they can continue to utilize that space as overflow parking, as parking on unimproved surfaces is prohibited per the Code of Ordinances Section 27-675(a);
2. The applicant shall restripe their parking lot and existing parking spaces, as well as add a marking on the pavement for their ADA compliant spaces;
3. The applicant shall not propose any construction or hold any event in the Zone AE floodplain in the rear of the property;
4. All live entertainment must cease by at least 1:30 a.m. indoors and 12:00 Midnight outside.

As a C-1 zone, per code Section 27-464 (c)(9) “Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 a.m. and 1:00 a.m. of the following day”. Planning and Urban Design staff have determined that this use is beyond the 100-foot threshold, and thus may remain open until 1:30 AM;

5. Doors and windows must stay closed during any entertainment or performance;
6. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
 - a. Must have at least one (1) professional security personnel stationed at the door at all times that is able to monitor any required parking area. Additional professional security guards may be required depending on the building capacity;
 - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;
 - c. An I.D. scanner will be used at all times;
 - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;

7. The Subject Property has been identified as being within a floodplain. The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;
8. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited;
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
9. No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;
10. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
13. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license;
14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
17. A Right-of-Way Permit is Required. The applicant is required to contact Andrew Roddy with the Public Works Department at (913) 573-5310 or by email at aroddy@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 18. Section 27-696(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
 19. 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;
 20. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
 21. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior

- to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government 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 **SP2022-029** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Planning Engineering Comments, provided by Travis Trumble
Applicant Response to draft staff report – Dated March 25, 2022
Neighborhood Meeting Minutes, Affidavit, Letter – Dated March 29, 2022
Site Plan
Site Photos, taken by staff – Dated February 15, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	April 11, 2022 - Approval	April 28, 2022
Special Use		

STAFF CONTACT:

James Molloy
jmolloy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-029**, 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:

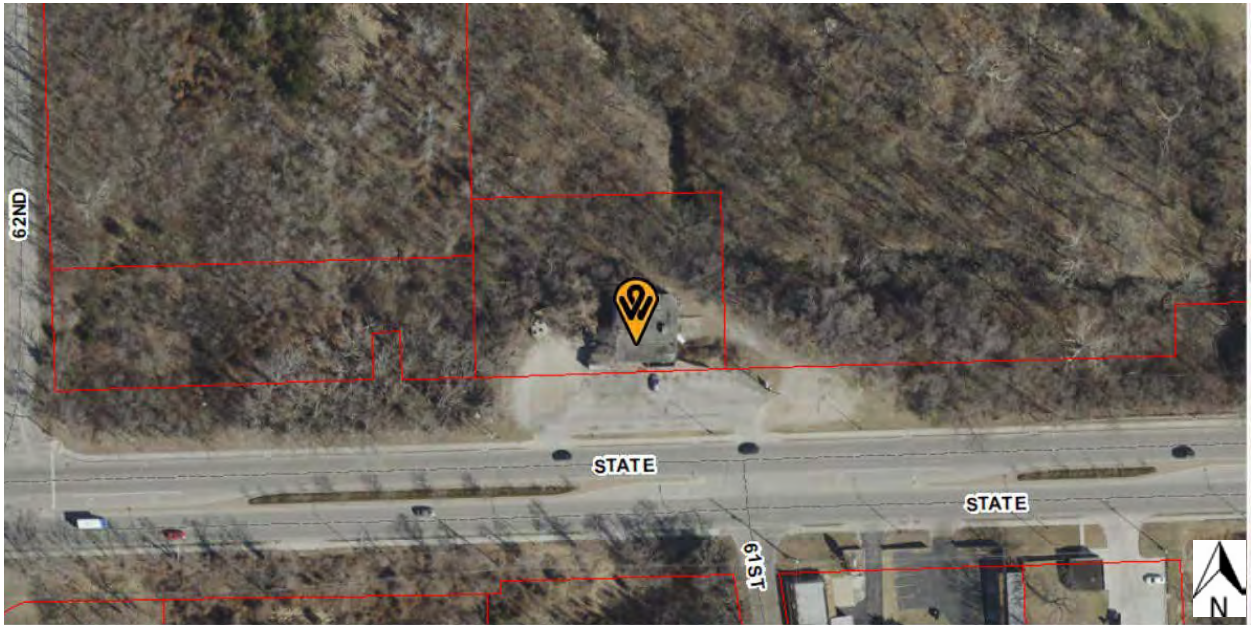
1. _____;
2. _____; And
3. _____.

OR

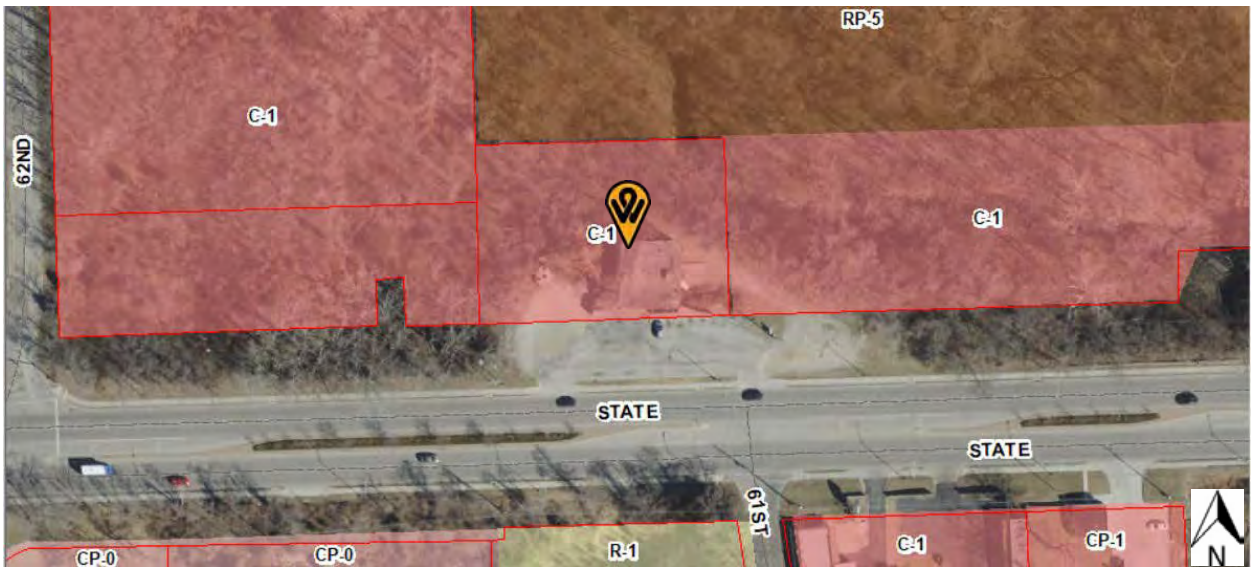
I move the Unified Government Board of Commissioners **DENY** Petition **SP2022-029**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

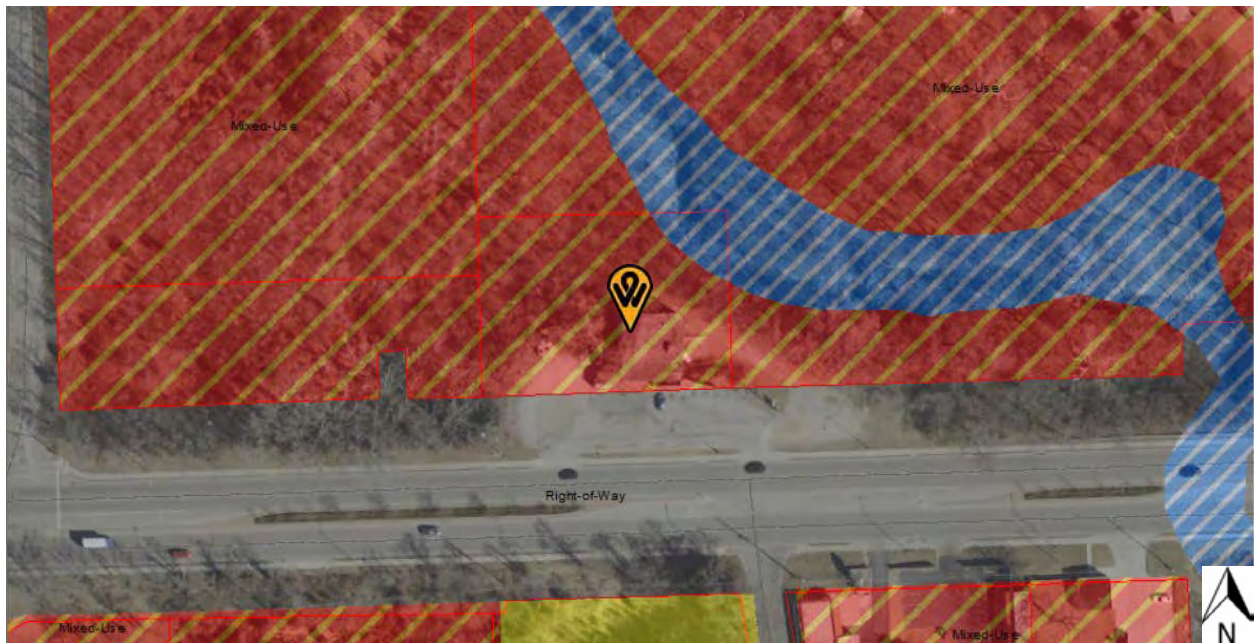
AERIAL IMAGERY



ZONING MAP



LAND USE MAP





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

MEMORANDUM

TO: Tony Sabljak / James Molloy
DRC Coordinator/ Planner

FROM: Travis Trumble
Project Engineer

DATE: February 14, 2022

SUBJECT: Tina Alonge – (SP2022-029)
6102 State Avenue
General Engineering Review No. 1 (of the application received 1/28/2022)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to General Engineering design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) Please confirm if there are proposed site improvements e.g., mill and overlay of the parking area. If so, the site plan shall illustrate these areas and erosion control plans shall be required.
- 2) Please note that ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.
- 3) Please coordinate with James Molloy, jmolloy@wycokck.org, for additional Urban Planning and Zoning requirements and comments.
- 4) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Reviewer: **Travis Trumble**
Travis Trumble, Project Engineer

Digitally signed by Travis Trumble
DN: cn=Travis Trumble, o=Unified Government of
Wyandotte County / KOC, ou=Urban Planning and
Land Use, email=trumble@wycokck.org, c=US
Date: 2022.02.14 19:22:25 -0500



March 25, 2022

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

RE: SPECIA USE PETITION SP2022-029 RESPONSES

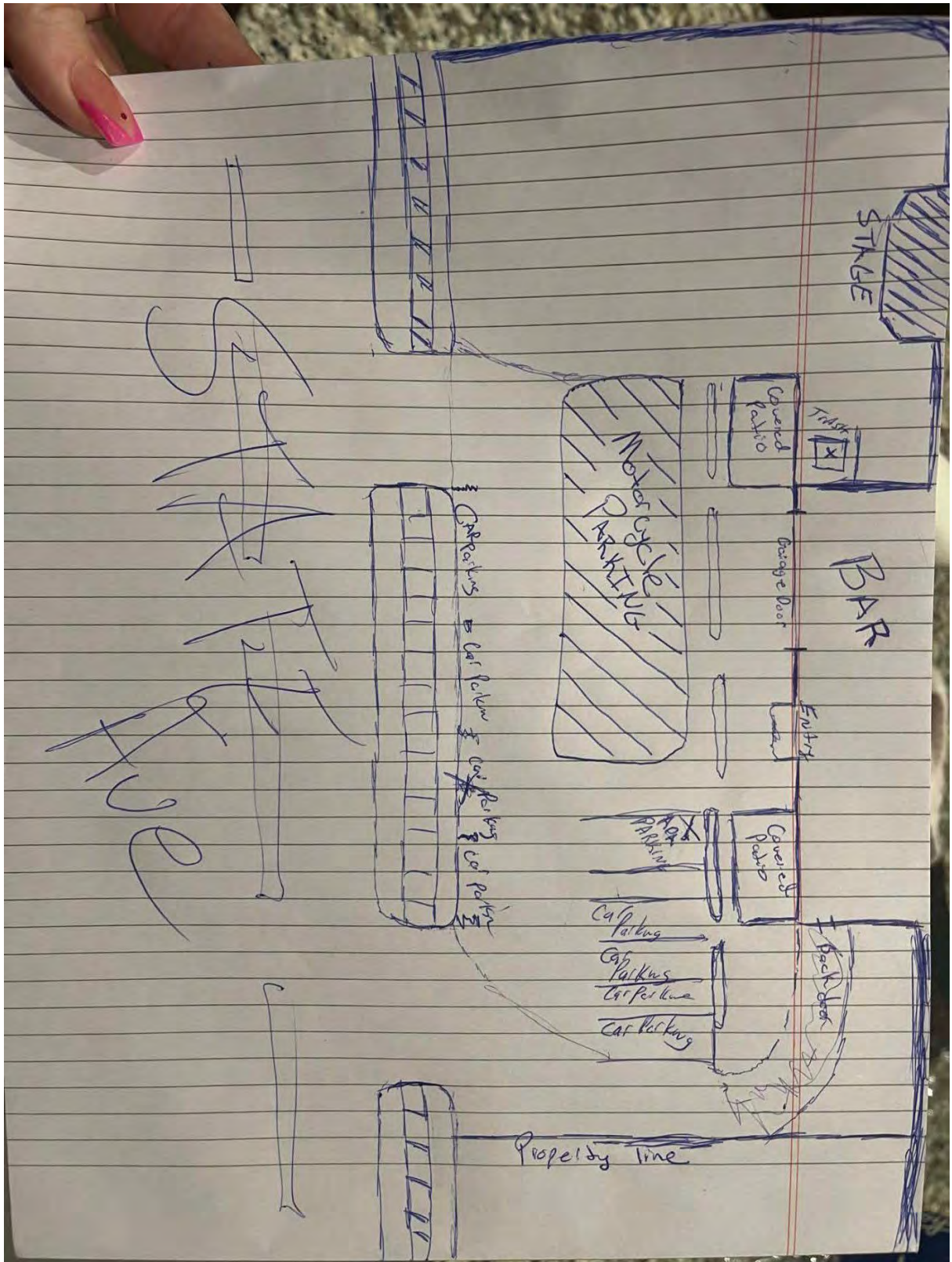
- 1) Site plan demonstrating location of parking; specifically, ADA, location of Waste receptacles, and location of outdoor stage enclosed.
- 2) Applicant contacted Public Works and permit has been granted.
- 3) At this time, there are no plans to repave the parking lot.
- 4) The 913 provides 5 camera's facing the stage area and foresee additional security guards.
- 5) The 913 understands the rear (north) side of the property is within the Zone AE floodplain and will ensure an erosion plan to be prepared by a licensed engineer.
- 6) The 913 understands no events or proposed construction can be completed within the Zone AE Floodplain.

Sincerely,

A handwritten signature in black ink that reads 'Tina Alonge'. The signature is fluid and cursive, with the first name 'Tina' and last name 'Alonge' clearly distinguishable.

Tina Alonge
Owner, The 913

SITE PLAN



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

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

1. That I am the petitioner for Petition # SP2022-029
2. That I conducted a neighborhood meeting on March 23-25.
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.

Tina Alonge
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____ day of _____, 200_.

My commission expires _____ of _____, 200_.

Notary Public



March 16, 2022

Wyandotte County Landbank
701 N. 7th Street, STE 421
Kansas City, Kansas 66101

The 913
Tina Alonge
6102 State Avenue
Kansas City, KS 66102

RE: NEIGHBORHOOD MEETING

I have filed an application with the Department of Urban Planning and Land Use # SP2022-029. The purpose of this Special Use Permit is to allow Indoor and Outdoor Music.

The purpose of this notice is to provide members of the community the opportunity to contact me; Tina Alonge, with any questions or concerns you may have regarding to the permit. At this time, there are no plans to alter the parking lot, removing any risk of additional floods. The 913 clearly understands and abides by the noise ordinance curfew and will conform. The 913 offers a clean and safe place for like-minded people to gather and enjoy music and libations.

Please contact me with any additional concerts or questions March 23rd through March 25th, 2022 from 11 am to 4pm. My cell phone is 816-812-6696.

Sincerely,

Tina Alonge



March 29, 2022

To whom it may concern:

I sent out the letters to all on the list that was sent to me. I gave them 10 days to call me with any questions and concerns. Nobody reached out to me with anything negative or positive for that matter. I don't foresee any issues coming up, we really do have a laid-back atmosphere here and a place where all is welcome.

Thanks,

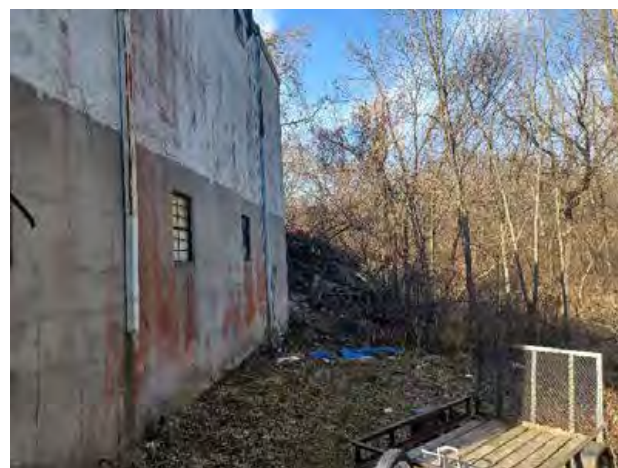
A handwritten signature in black ink that reads 'Tina Alonge'. The script is fluid and cursive, with the first letters of 'Tina' and 'Alonge' being capitalized and prominent.

Tina Alonge

SITE PHOTOS, TAKEN BY STAFF, DATED FEBRUARY 15, 2022



SITE PHOTOS, TAKEN BY STAFF, DATED FEBRUARY 15, 2022 CONT.



SITE PHOTOS, TAKEN BY STAFF, DATED FEBRUARY 15, 2022 CONT.





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: April 28, 2022
Re: Special Use Permit Petition SP2022-034

GENERAL INFORMATION

Applicant:
Dr. Jessica Dain

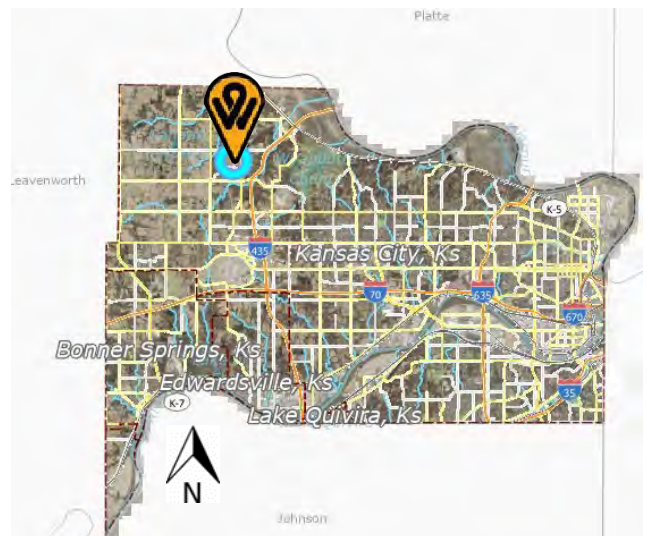
Status of Applicant:
Representative
Piper USD 203
3130 n 122ND St
Kansas City, Kansas 66109

Requested Action:
Renewal of Special Use Permit
for a modular classroom for Piper Middle
School.

Date of Application:
March 11, 2022

Purpose:
To provide temporary classrooms for (190)
students Piper Middle School and USD 203.

Property Location:
4420 North 107th Street



Commission Districts:	Commissioner At Large #1: Melissa Bynum District #5 Commissioner: Michael T. Kane
Existing Zoning:	A-G Agriculture District
Adjacent Zoning:	North: RP-1 Planned Single Family District South: R-1 Single Family District East: RP-3 Planned Townhouse District West: RP-1 Planned Single Family District
Existing Uses:	North: Single Family Homes South: Single Family Homes East: Duplexes West: Single Family Homes
Total Tract Size:	49.92 Acres
Master Plan Designation:	The Prairie Delaware Piper Master Plan designates this property as Planned Suburban Residential. Planned Suburban Residential allows Agricultural operations or related accessory uses, and Commercial Forestry, Nursery schools and childcare centers unless operated in conjunction with one of the institutional uses allowed. Airports and heliports including landing fields and accessory hangers, terminal buildings and auxiliary facilities. Agriculture feeding on disposal or garbage or refuse. Travel trailer camps or plots of five (5) acres or more. Not more than two pets of any species of domestic animals, excluding, however, all pigs and cattle. Cemeteries on plots not exceeding 15 acres. Telephone exchanges, radio and television stations and communication towers, both transmitting and receiving. Camps on plots of 20 acres or more.
Major Street Plan:	The Major Street Plan designates Hutton Road as a Class B Thoroughfare.
Required Parking:	Sec. 27- 668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the planning commission. The existing site plan of Piper Middle School is providing an estimated (49) parking spaces (2) are marked ADA.
Advertisement:	<u>The Wyandotte Echo</u> – March 17, 2022 Letters to Property Owner – March 18, 2022
Public Hearings:	April 11, 2022 and April 28, 2022

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Dr. Jessica Dain with Piper USD 203, is requesting the renewal of a special use permit that allows them to place a temporary structure adjacent to Piper Middle School for the purposes of having classrooms for 8th grade students. This is intended to be a temporary measure until funding and plans can be put in place for a more permanent solution.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. 2011- Case 11200-00762: Code- Environment

Outstanding or Related Permits and Cases:

1. 2017-Case 16390-00392: Plumbing Permit
2. 2017- Case 16380-00480: Electrical Permit
3. 2012- Case 11385-000559: Mechanical Permit Completed
4. 2012- Case 11390- 00538: Plumbing Permit Completed

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is comprised of single-family residential homes and townhomes. The property is encircled by established single family neighborhoods to the north, west and south. A single family home and townhouse subdivision is directly to the east, across Hutton Road.

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

The zoning and uses of nearby properties is entirely residential. The proposed use is compatible, as it is enhancing an education facility within an agricultural district. There have been no previous compatibility issues with this use.

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

The removal of the restrictions will not detrimentally affect nearby properties if the existing conditions are adhered to from previous Special Use Permits. The existing modular classroom is permitted with a Special Use Permit, and the structure is within the environs of the Piper middle school. The temporary classroom is a temporary solution in the process of proposing permanent classrooms in the near future.

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

The property is not currently vacant it is used as a classroom for the Piper Middle School students in 8th grade.

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

The City-Wide Master Plan and the Prairie Delaware Piper Master Plan does not address Special Use Permits. The subject property is designated semi-public and residential density land use it allows for uses such as schools, publicly owned lands and buildings, churches, and other non-for-profit owned land and buildings. The proposed use will conform to the Master Plan with a Special Use Permit.

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

The proposed use should not result in an increase in vehicular traffic to the point where it exceeds the capacity of Hutton Road, Class B Thoroughfare thereby accommodating the vehicular traffic from the previous Special Use Permit.

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 will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property. The proposed use is necessary for both Piper Middle School as well as USD 203 to accommodate the influx of nearby students and serves as public good for Piper.

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

Noise, vibration, dust, or illumination that would normally be associated with such use will not create problems for near-by property during since it operates on school hours. The subject use is located in the middle school of a large parcel and it does not debut any nearby properties.

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

The proposed use will not pollute the air, land, or water as it is an existing temporary structure in a mostly developed school complex. If all conditions are adhered to and the site is managed properly it would prevent future pollution.

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

The proposed use would not potentially cause damage or destroy an irreplaceable natural resource as it is already an existing structure in a mostly developed suborn neighborhood.

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

If the renewal of the Special Use Permit is not approved it will impose hardship on Piper Middle School and USD 203, as they need the classroom space for anticipated influx of students.

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

No overcrowding as it is existing, and it is a large parcel equipped with paved parking space. No cause undue concentration as it is not over exceeding its count occupancy loads. It should be noted that currently, no parking standard has been established by the planning commission.

PREVIOUS ACTIONS

(SP2018-28), which expired March 5, 2020.
(SP2020-27), which expires on March 30, 2022.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting at 4420 North 107 Street on March 8, 2022. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted

KEY ISSUES

Permanent Structure
Building Maintenance
Storm Water Run Off
Pedestrian Connectivity

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-034**, subject to:

1. This temporary classroom will be removed by 2024 as part of the Piper USD 203 Bond that was passed for modifications and programming to the school buildings within the district;
2. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
3. 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,
4. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government 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 **SP2022-034** subject to all comments and suggestions outlined in this report and the conditions of the City Planning Commission.

ATTACHMENTS

Aerial Imagery

Zoning Map

Land Use Map

Comment Letter Provided by Applicant, Date March 28, 2022

Neighborhood Meeting Letter, Minutes, Sign-In, & Affidavit Provided By Applicant
Dated March 8, 2022

Site Photographs Provided By Staff, Dated March 4, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	City Planning Commission	Unified Government Board of Commissioners
Public Hearing	April 11, 2022 - Approval	April 28, 2022
Special Use		

STAFF CONTACT: **Marlene Torres Pardo**
 mpardo@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-034** to the 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

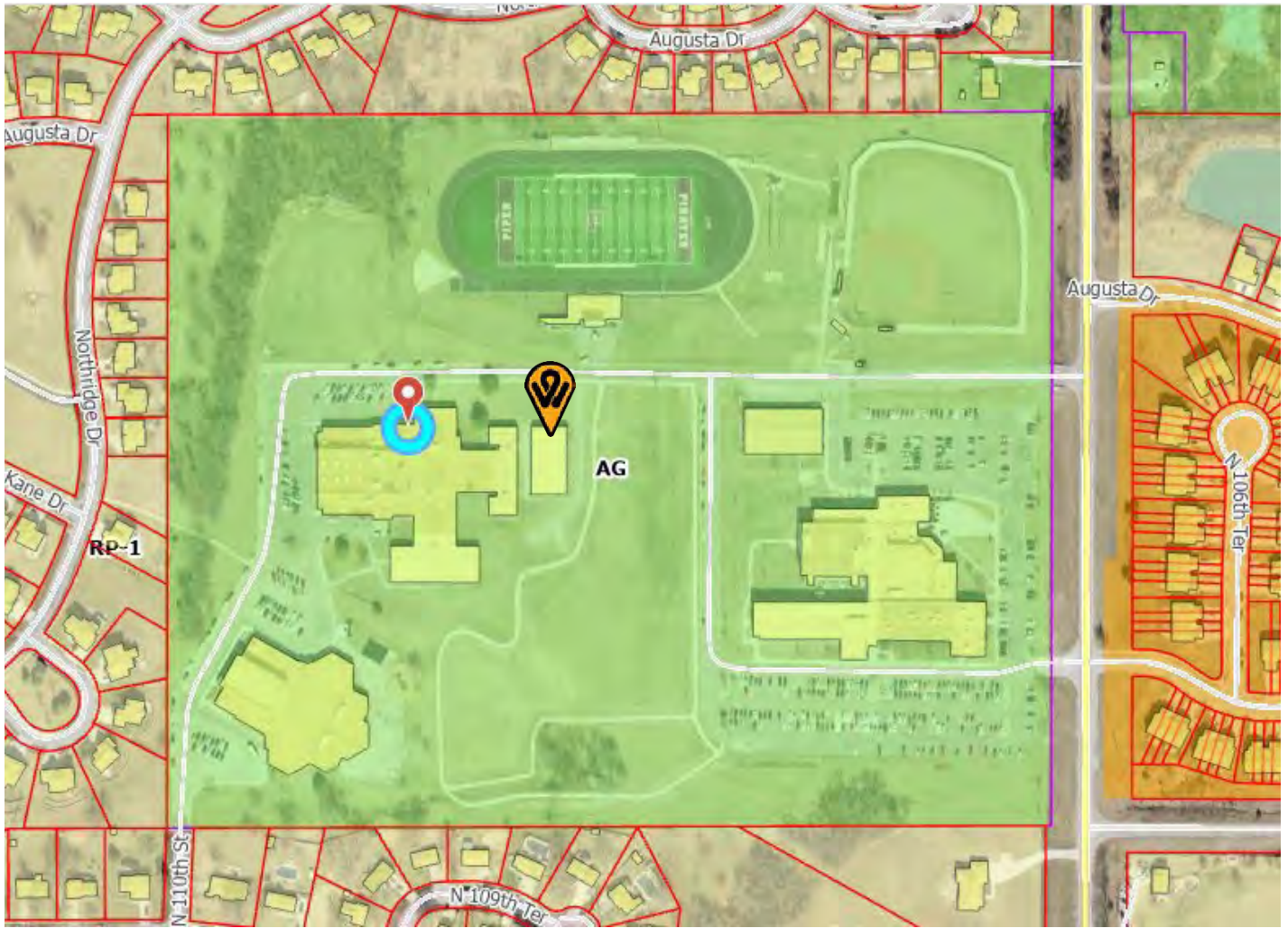
I move the Unified Government Board of Commissioners **DENY** Petition **SP2022-034**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

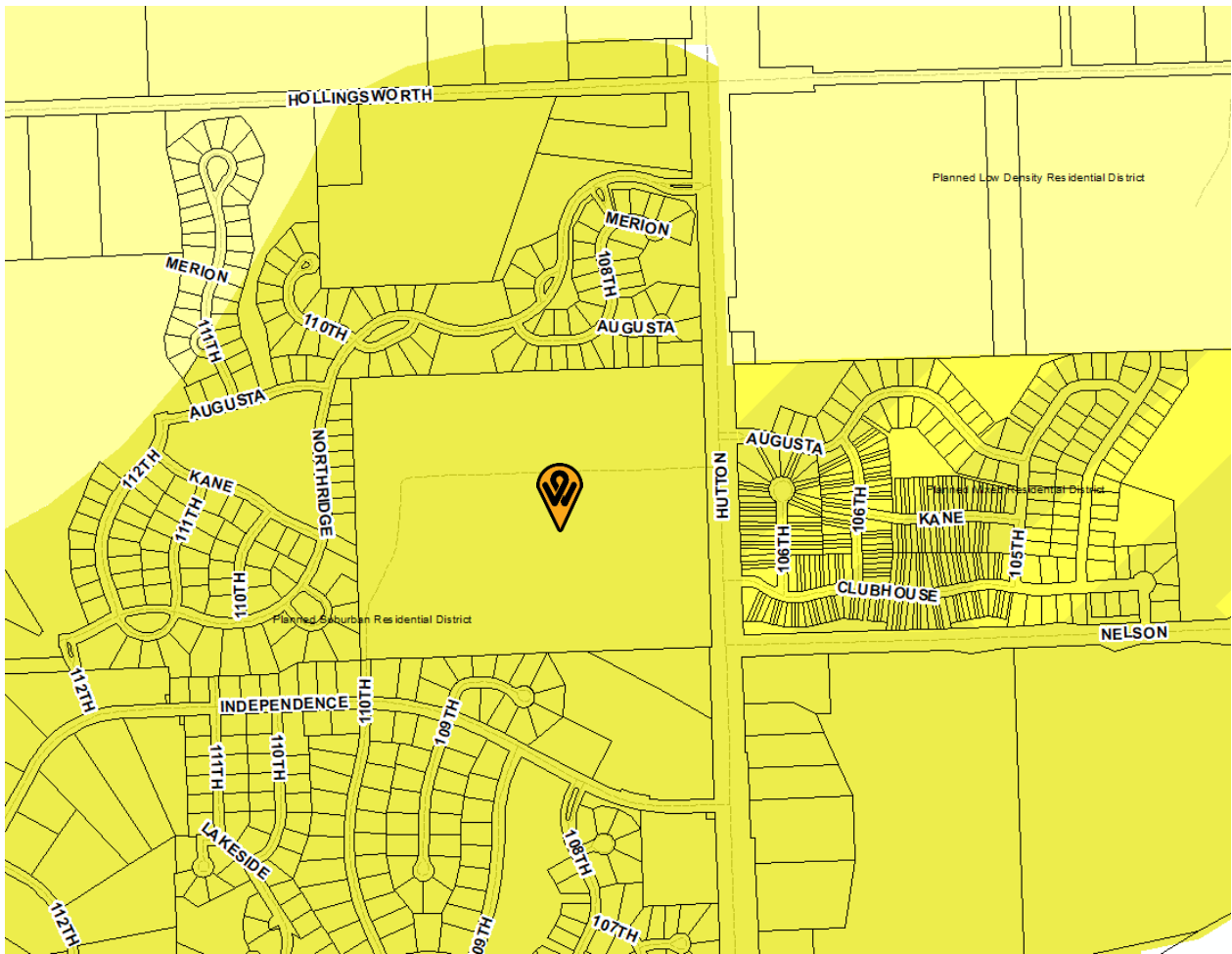
Aerial Imagery



Zoning Map



Land Use Map



1. Recently a bond was approved by the district that will be used to upgrade the Piper School programs, and facilities staff presumes a permanent structure to be constructed in the near future. Provide an accurate timeline that depicts the future plans and construction of Piper USD 203 program and facilities, specifically wood (when would) removal for this temporary structure? The trailers are currently planned to be removed from the site during the summer of 2024. When the renovation of Piper Middle School is complete and transformed into Piper Creek Elementary.
2. The current manufactured structure is not connected to the internal pedestrian circulation. Has adding a network to connect to the existing sidewalk been consider? The temporary structure is connected to the school with sidewalks. Connecting the building to the sidewalk network of the larger site is not desired for safety reasons.
3. Provide a new coat of paint to the exterior of the structure to match the primary structure. Since the building is being removed in about 20 months painting it to better match the existing building would not be desired nor a good use of school resources at this time. The existing paint is in good shape.
4. Provide a bioswale landscape around the structure to prolong the quality of the property and area and to prevent ponding during rain events. The building is being removed in about 20 months and we believe the bio-swale would not be mature by then and would provide little benefit. The district would prefer to spend their resources on permanent structures.

We will be sending over the public meeting information is a separate email.

Let me know if you have any comments.

Duane Cash, NCARB
Office Director / Client Leader

incite Design Studio
7200 W 75th St
Overland Park, KS 66204

NEIGHBORHOOD MEETING LETTER – DATED March 8, 2022



Public Notice Letter

DATE: March 8, 2022

Name
Address
City, ST Zip

SUBJECT: Neighborhood Meeting

Incite Design Studio, on behalf of the owner (Piper School District), has filed an application with the Department of Urban Planning and Land Use #SP2022-034. The purpose of this is to renew the special use permit for temporary modular classrooms with a fire access lane at Piper Middle School located at 4420 N 107th Street Kansas City, KS 66109. The application will be heard by the City Planning Commission on Monday, April 11th.

You are invited to attend a neighborhood meeting on Wednesday, March 23rd, from 5:30pm – 6:30pm to hear the proposal and to answer any questions/concerns you may have. The meeting will be held virtually, due to the on-going Covid-19 pandemic. Please use the URL or QR code listed below to attend the online virtual meeting. If you have any questions, comments or concerns, please contact Duane Cash at dcash@incitedesignstudio.com.

<https://bit.ly/3vQDEHR>



We look forward to meeting with you all virtually to discuss the project.

Sincerely,
Incite Design Studio, LLC

A handwritten signature in dark ink, appearing to read 'Duane Cash'.

Duane Cash
Senior Project Architect

Attached:
Existing Site

Existing Site



7200 West 75th Street • Overland Park, Kansas 66204 • 913.381.4437 • www.inciteDesignStudio.com

Neighborhood Minutes Provided by Applicant Dated March 28th,2022

Piper Middle School – Neighborhood Meeting – Temporary Modular Classrooms

Application Number: SP2022-034

Date and Location: March 23, 2022 via Teams Meeting (online)

Meeting called to order at 5:30pm

Attendees

Anthony Winkelmann – Project Architect, incite Design Studio

Duane Cash – Client Leader, incite Design Studio

Jessica Dain – Superintendent, Piper School District

Mike Williams – Director of Facilities, Piper School District

Mitch Nutterfield – Director of Business & Operations, Piper School District

Meeting Summary

All listed attendees were available at the start of the meeting. We waited for people to join the meeting. Though no one joined, at 5:45pm, Duane Cash ran through the presentation to the (4) individuals listed above. He introduced himself then presented information regarding the application to renew the special use permit for temporary modular classrooms at Piper Middle School. He showed the existing locations of the classrooms and the future plan for them. They are needed for the overpopulated classrooms, but will no longer be needed in 18 months when the building becomes an elementary building. After the presentation, Anthony Winkelmann stayed in the meeting to present and answer any questions if anyone joined while everyone else left the meeting. They were available to jump back on if needed.

No questions or concerns were presented.

Meeting adjourned at: 6:30pm

Minutes taken by Anthony Winkelmann

Neighborhood Meeting Sign-In Provided By Applicant March 28th, 2022

Meeting Summary						
Total Number of Participants	5					
Meeting Title	Piper Middle School - Neighborhood Meeting - Temporary Modular Classrooms					
Meeting Start Time	3/23/2022, 5:21:01 PM					
Meeting End Time	3/23/2022, 6:30:16 PM					
Meeting Id	a719d80a-3635-4fd0-b034-40382cd0035b					
Full Name	Join Time	Leave Time	Duration	Email	Role	Participant ID (UPN)
Anthony Winkelmann	3/23/2022, 5:21:01 PM	3/23/2022, 6:30:16 PM	1h 9m	awinkelmann@incitedesignstudio.com	Organizer	awinkelmann@incitedesignstudio.com
Mitch	3/23/2022, 5:29:27 PM	3/23/2022, 5:47:44 PM	18m 16s		Attendee	
Jessica Dain	3/23/2022, 5:30:40 PM	3/23/2022, 5:47:43 PM	17m 2s	jdain@piperschools.us	Attendee	jdain@piperschools.us
Duane Cash	3/23/2022, 5:33:09 PM	3/23/2022, 6:01:27 PM	28m 18s	dcash@incitedesignstudio.com	Attendee	dcash@incitedesignstudio.com
Mike Williams (Guest)	3/23/2022, 6:20:25 PM	3/23/2022, 6:21:40 PM	1m 15s		Attendee	

Neighborhood Affidavit Provided by Applicant Dated March 28th, 2022

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Duane Cash, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # SP2022-034.
2. That I conducted a neighborhood meeting on 3/23/2022.
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 _____, 20__.

My commission expires _____ of _____, 20__.

Notary Public

Site Photographs Provided by Staff, Dated March 4th, 2022:



Site Photographs Provided by Staff, Dated December 4th, 2022:



Site Photographs Provided by Staff, Dated December 4th, 2022:



Site Photographs Provided by Staff, Dated December 4th, 2022:





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: April 28, 2022

Re: Special Use Permit SP2022-036

GENERAL INFORMATION

Applicant:

Manual Gonzales Farinas DBA Manolo Auto Sales

Status of Applicant:

Owner
9241 Woodsong Street
Lenexa, KS 66219

Requested Action:

Approval of a Special Use Permit.

Date of Application:

February 28, 2022

Purpose:

To begin operating an automotive dealership.

Property Location:

401 Kansas Avenue
Kansas City, KS 66105

Commission Districts:

Commissioner At Large, District #2: Tom Burroughs
District Commissioner #2: Brian McKiernan



Existing Zoning: M-2 General Industrial District

Adjacent Zoning: **North:** M-2 General Industrial District
South: M-2 General Industrial District
East: M-2 General Industrial District
West: M-2 General Industrial District

Adjacent Uses: **North:** Towing Company and Fire Station
South: Scaffold Supplier and Trailer Repair
East: Hospital Linen Cleaning Service
West: Vacant row stores

Total Tract Size: 0.2063 Acre

Master Plan Designation: The Armourdale Area Master Plan designates this property as Light Industrial. Allowed uses include industrial processing, manufacturing, heavy truck traffic, excessive noise, potentially noxious uses and outdoor storage. The Armourdale Area Master Plan indicates that this area on Kansas Avenue should be redirected to combine dense residential and commercial development in order to strengthen Armourdale's link to the Historic West Bottoms, The Rock Island Bridge, and the Kansas River. The commercial use of a commercial automotive sales is highly compatible with the desire to downgrade intensities on this corridor.

Major Street Plan: The Major Street Plan designates this tract of Kansas Avenue as a Class B Thoroughfare.

Parking Requirement: M-2 General Industrial District: Sec. 27-469(e) states that one (1) parking space is required for every 500 square feet of building area. The subject property has 1,750 square feet of usable ground level building space, requiring four (4) parking spaces. The subject property is striped for 14 parking spaces, meeting this requirement. The unfinished basement for utilities was not included in this calculation.

Advertisement: The Wyandotte Echo – March 17, 2022
Letters to Property Owners – March 18, 2022

Public Hearings: April 11, 2022 and April 28, 2022

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Manual Gonzales Farinas with Manolo Auto Sales, is requesting a Special Use Permit for the operation of an automotive sales facility at 401 Kansas Avenue. The subject property is on a corner parcel and has a total of 1,750 square feet and associated parking. This property is four (4) blocks from the Kansas River and Armourdale Gateway. The Applicant has an existing auto dealership at another location.

City Ordinance Requirements: 27-592 through 27-606

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner has received no disturbance complaints.

Building or Code Enforcement Complaints:

1. The subject property has received various Notices of Violation, however, these were prior to the current owner:
 - a. 2020: 20220-00153 - Graffiti
 - b. 2014: 12395-00093 – Vacant lot being used for parking without a permit
 - c. 2013: 03212-00517 – Weeds and Cut Grass
 - d. 2012: 12220-00150 - Graffiti

Outstanding or Related Permits and Cases:

1. The subject property has no outstanding building permits or related cases.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is industrial and mixed use in character. Lots vary in size from 0.05 acres to accommodate commercial-style row stores and 15 acres for larger, more intense industrial operations. Smaller commercial-style row buildings are commonly brick masonry and sit towards the front property lines with side lots for parking. Industrial buildings are typically metal and set back from property lines with front-loaded parking lots. Streets are concrete with some improvements such as wide sidewalks, curbs, upgraded bus stops, stormwater inlets, and street lighting.

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

The zoning uses of the nearby properties are set out above. Other uses in the area have included restaurants, automobile mechanics, wholesale plumbing supplies, custom-cut machine parts, and construction material sales. An automotive sales shop is compatible with a neighborhood of mixed 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 property is suitable for automotive sales if managed properly. It has historically been used as a roofing office and a restaurant. The neighborhood is comprised of higher-intensity uses of a similar nature and will not be affected by the granting of the Special Use Permit.

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

The subject was vacant prior to the applicant's purchase for approximately one (1) year between tenants.

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

Special Use Permits are not addressed in the Armourdale Area Master Plan. The current Master Plan Designation is Industrial, although it is stated that there is a desire to redirect land use from industrial to commercial uses to provide a better gateway transition from West Bottoms. The proposed use is conforming to the Armourdale Area Master Plan.

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

The use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the Class B Thoroughfare if managed appropriately, as the subject property has adequate off-street parking per zoning ordinances.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public, as those who benefit will be those who patronize the dealership will be seeking a private purchase. The use will not substantially or permanently

injure the appropriate use, visual quality, or marketability of adjacent property given the industrial nature of surrounding uses if managed appropriately.

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

Noise, vibration, illumination, and environmental hazards are not foreseen to be issues that may be associated with the operation of an automotive sales business. Automotive sales is ostensibly conducted during daytime hours and surrounding businesses are generally operating on all shifts during all days of the week.

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

The applicant is not proposing any new structures or activity with automotive repair that would cause undue pollution to natural resources.

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

The subject property is within a built-out mixed-use industrial area and its continued operation would not damage or destroy an irreplaceable natural resource if managed properly.

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

The relative public gain is negligible, as the operation of an automotive sales shop is a private business. Should the Special Use Permit not be approved, the business would need to find a different location. The building owner would lose a tenant and experience loss of rental income before finding another tenant.

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

Overcrowding of buildings or automobiles should not be a problem if the use is managed appropriately. The subject property has an off-street parking lot with several spaces and room to add additional spaces if necessary. There is no foreseen problem with undue concentrations of population, as the subject property ostensibly has daily operating hours and adequate parking.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on March 17, 2022 at the subject property. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Commercial Design Guidelines
Automotive Use
Parking and Traffic
Overcrowding
Landscaping
District Compatibility
Zoning and Land Use
Pedestrian Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application **SP2022-036, for two (2) years**, subject to:

1. Applicant shall make the following site improvements:
 - a. The brickwork must be reverted to original condition free of paint.
 - b. The sidewalk and landscaping must be installed per UG standards, including a minimum of one (1) tree.
 - c. Sidewalk completion requires a Right of Way Permit from the Public Works Department.
 - d. The mailbox and building numbers shall be properly installed.
 - e. Remove any debris from the rear of the building
 - f. Exterior Lighting shall be updated for downward facing lights per the Commercial Design Guidelines.
 - g. The front and side fence shall be removed and replaced with a wrought-iron style fence with masonry columns per the Commercial Design Guidelines. The front fence should be moved six (6) feet from the front sidewalk to provide a six (6) foot landscape buffer.
 - h. Barbed wire shall be modified to project inward at the rear of the property.
2. 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;
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. Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance.
5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
6. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.
7. The applicant is requesting a Special Use Permit for a property zoned M-2 General Industrial District. Therefore, this property is subject to, and must comply with, all applicable regulations under the Commercial Development Guidelines Overlay District (CDGOD). This subsection addresses the applicant's demonstrated compliance with relevant CDGOD regulations for SP2022-036. All listed requirements that are identified as "have not been met" or "unclear if met" must be revised to be made compliant.
8. The following requirements of the Commercial Development Guidelines Overlay District have not been met:
 - a. The brickwork must be reverted to original condition free of paint.
 - b. The sidewalk and landscaping must be installed per UG standards, including a minimum of one (1) tree.
 - c. Sidewalk completion requires a Right of Way Permit from the Public Works Department.

- d. The mailbox and building numbers shall be properly installed.
 - e. Remove any debris from the rear of the building
 - f. Exterior Lighting shall be updated for downward facing lights per the Commercial Design Guidelines.
9. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
11. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government 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 **SP2022-036** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Site Plan
Photos Provided by Applicant
Neighborhood Meeting Information
Staff Site Photos Dated January 23, 2022

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	April 11, 2022	April 28, 2022
Special Use	Approval	

STAFF CONTACT: Kallie McLaughlin
kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2022-036** 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. _____ .

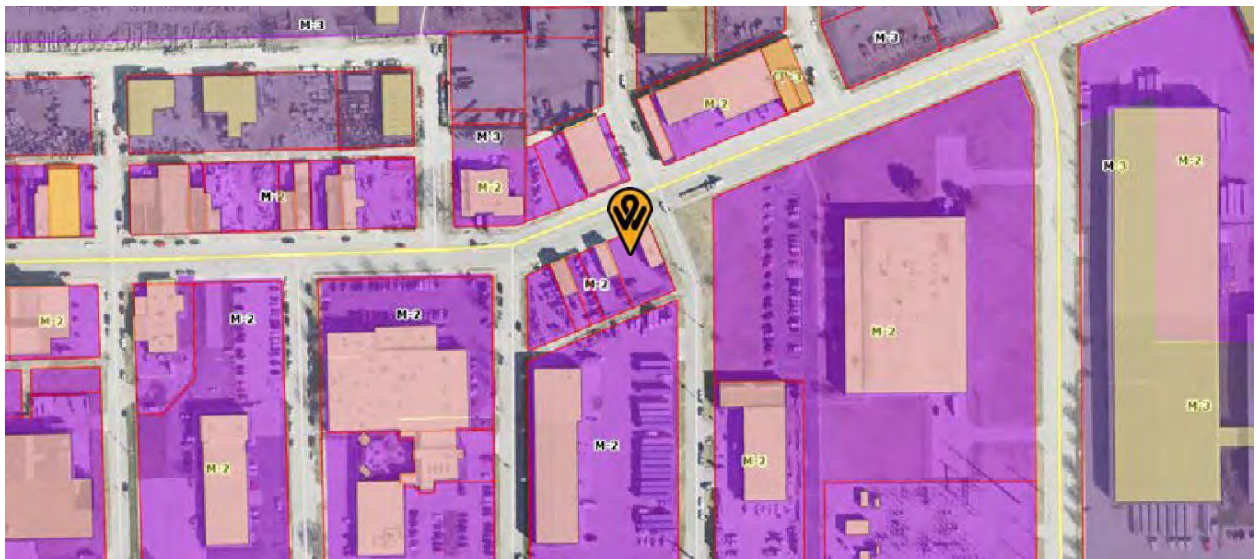
OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2022-036**, 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.

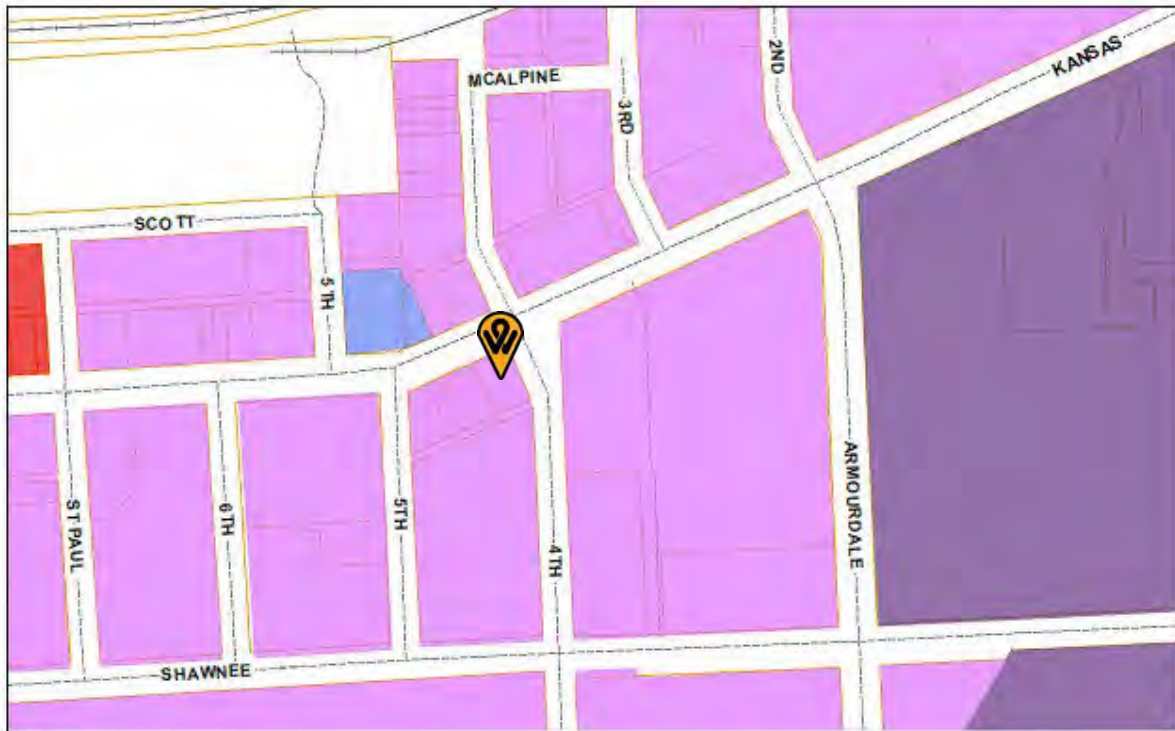
AERIAL MAP



ZONING MAP



LAND USE MAP



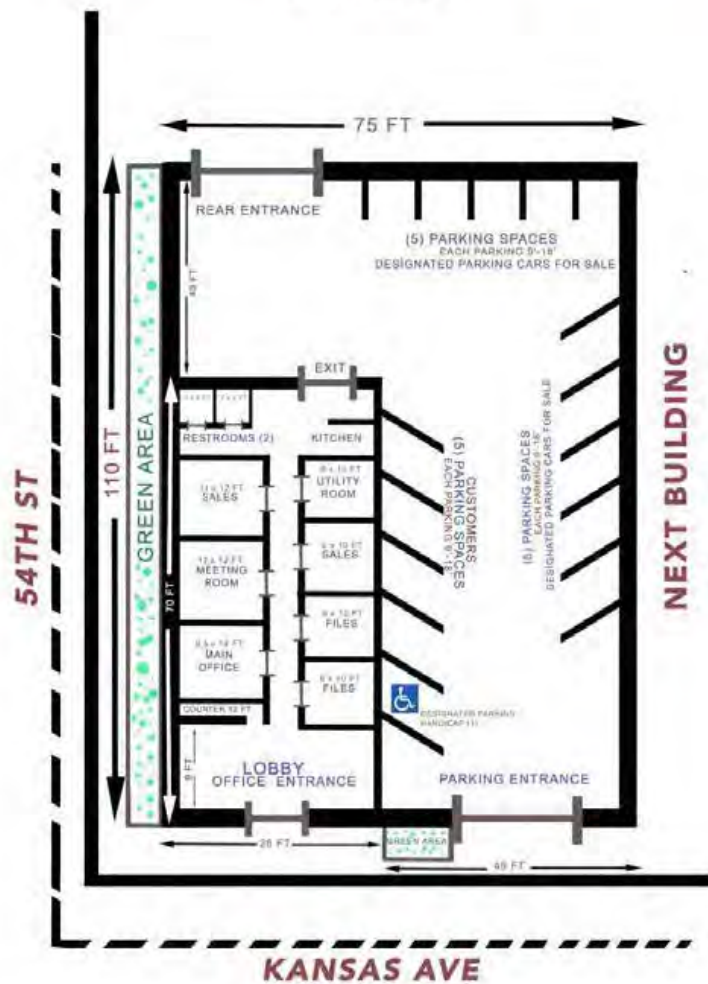
Legend

-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Park
-  Public / Semi-Public
-  Residential
-  Special Conditions Area

SITE PLAN



ATTACHMENTS



PHOTOS PROVIDED BY APPLICANT



ATTACHMENTS



PHOTOS PROVIDED BY APPLICANT



ATTACHMENTS



PHOTOS PROVIDED BY APPLICANT



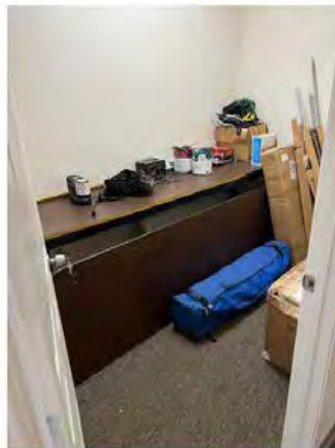
ATTACHMENTS



PHOTOS PROVIDED BY APPLICANT



ATTACHMENTS

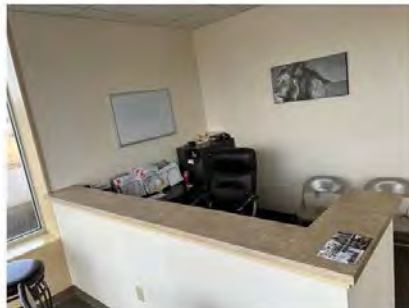


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PHOTOS PROVIDED BY APPLICANT



ATTACHMENTS



Page 13 of 13

NEIGHBORHOOD MEETING INFORMATION

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wy) SS:

Comes now Manuel Gonzales of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # SP-2022-036
2. That I conducted a neighborhood meeting on March 17 at 12:00 PM
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.

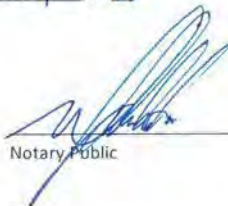
Further affiant saith not.

Affiant 

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29 day of March, 2022

My commission expires 30 of July, 2023

Wendy Estrada
Notary Public - Notary Seal
STATE OF KANSAS
My Commission Exp: 7/30/2023

Notary Public 

NEIGHBORHOOD MEETING INFORMATION

MANOLO AUTO SALE

401 KANSAS AVE

KANSAS CITY, KS 66105m

NEIGHBORHOOD MEETING MINUTES

Application Number: SP-2022-036

DATE: MARCH 17, 2022 Location: 401 Kansas Ave Kansas City, KS 66105

Meeting Called to Order at: 12:00 PM

At the neighborhood meeting held at the location identified above on March 17, 2022 and called to order by Manuel Gonzalez at 12:00 p.m. with the following persons in attendance.

A. No one in attendance

The purpose of this neighborhood meeting was to discuss the zoning change application filed with the Department of Urban Planning and Land Use by Manolo Auto Sales identified by the application number.

Minutes taken and transcribed by : Manuel Gonzalez

NEIGHBORHOOD MEETING INFORMATION

NEIGHBORHOOG MEETING SIGN-IN SHEET

MARCH 17,2022

RE: Petition Number SP-2022-036

LOCATION: 401 KANSAS AVE

KANSAS CITY, KS 66105

1	NAME	TIME	PHONE #	SIGNATURE
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STAFF SITE VISIT PHOTOS DATED MARCH 17, 2022



STAFF SITE VISIT PHOTOS DATED MARCH 17, 2022



STAFF SITE VISIT PHOTOS DATED MARCH 17, 2022





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: April 28, 2022

Re: Vacation Petition **VAC2021-012**

GENERAL INFORMATION

Applicant:
Chris McNutt

Status of Applicant:
Property Owner
14825 Fairway Circle
Leawood, Kansas 66224

Requested Actions:
The approval of a Vacation Application for a driveway.

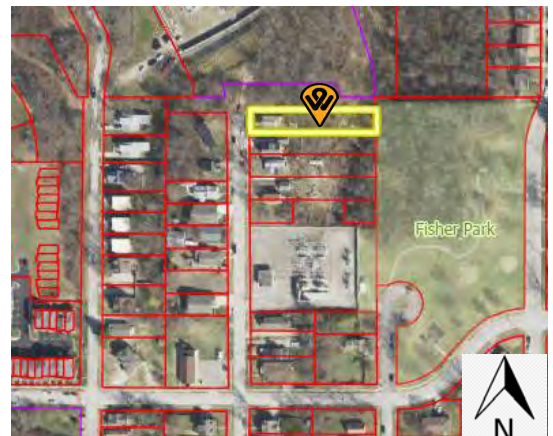
Date of Application:
October 28, 2021

Purpose:
To vacate the right of way adjacent to the property in order to provide the property required off street parking.

Property Location:
3801 Lloyd Street
Kansas City, Kansas 66103

Commission Districts:
Commissioner At Large, District #2: Tom Burroughs
District #3 Commissioner: Christian Ramirez

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



Adjacent Zoning:	North: R-1(B) Single Family District South: R-1(B) Single Family District East: R-1(B) Single Family District West: R-1(B) Single Family District
Adjacent Uses:	North: BPU Substation South: Single Family Residence East: Public Park West: Single Family Residence
Total Tract Size:	0.33 Acre
Master Plan Area:	The Subject Property is within the Rosedale Area Master Plan.
Master Plan Designation:	The Rosedale Master Plan designates this Property as Single Family Residential. This district is designed for single family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed use or neighborhood corridor.
Major Street Plan:	The City-Wide Master Plan designates Lloyd Street as a Local Street.
Parking Requirement:	R-1(B) District: Section 27-455(d) requires two (2) off-street parking spaces premises for each single-family dwelling. The subject property currently has no off-street parking due to a prior utility alleyway Right-of-Way designation, which is addressed in the conditions of approval of this report. Two (2) spaces are required, none are currently provided. The Applicant does have a driveway albeit a bit askew as the right of way curb does not extend to the northern most limit of their property. The driveway is at an angle and not perpendicular to the Right-of-Way.
Advertisement:	<u>The Wyandotte Echo</u> – November 18, 2021 and December 16, 2021 Letters to Property Owners – November 19, 2021, December 14, 2021, February 7, 2022 and March 8, 2022
Public Hearings:	April 11, 2022 and April 28, 2022
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Chris McNutt, is seeking approval for the vacation of the Right-of-Way at 3801 Lloyd Street. The subject property is a single-family residence on a dead-end street. The Vacation has been requested to allocate the driveway and side yard that is part of the adjacent parcel to the subject property. The adjacent property is being operated as a public utility substation.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

RELATED CASES AND PREVIOUS ACTIONS

1. There is an additional land use action for a Special Use Permit for a Short-Term Rental, SP2021-077, which was approved.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The current property owner has received no noise or disturbance complaints.

Building or Code Enforcement Complaints:

1. The subject property currently has no outstanding code violations. There were several violations on the property with a prior owner that are now alleviated.

Outstanding or Related Permits and Cases:

1. The current property owner has no outstanding Building Permits.
2. The current property owner has no outstanding Code Inspection Cases.

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood is residential and urban in character. Lots are average for urban densities and the average lot size is fifty (50) feet wide. There streets are mostly paved concrete and driveways are generally concrete approaches with concrete or gravel driveways. Many roads have visible evidence of neighborhood improvements such as improved curbs and sidewalks. This block of Lloyd Street is adjacent to Fisher Park and dead ends behind the newly constructed Board of Public Utilities electrical substation.

2. 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 subject property is at the end of a dead-end street in a built-out neighborhood. The dead end previously terminated into a private drive for a home that has since been demolished for the construction of the new BPU electrical substation. There will be no change to the design of the street with this vacation however should a cul-de-sac be provided by the adjacent property the Applicant shall re-align the driveway to be straight and direct to the street rather than at its current angle. The applicant has a condition of approval to improve the curb, apron, sidewalk, and approach of the vacation as part of a condition of approval for their Special Use Permit.

3. 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.

There will be no change in the arrangement of buildings, parcels, streets, or otherwise with this vacation that would affect adequate light, open space or air, to facilitate fire protection, or long-term sustained real estate values as currently designed. Should a cul-de-sac be provided in the future, the applicant shall align and straighten the driveway to eliminate the angle and provide a straight angle. This would ostensibly not negatively affect adequate light, open space or air, to facilitate fire protection, or long-term sustained real estate values.

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

There will be no change to the development pattern, natural features, vegetation, or topography with the vacation as the driveway is already existing in a built-out neighborhood.

5. 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.

There will be no change in accessibility for schools, parks, playgrounds, or other community services as this is an existing built-out neighborhood.

6. Vacation will not create utility conflicts.

The side driveway was originally created for parking access and the ability to access utilities will not be diminished in the granting of this vacation as it will continue to be used as a driveway without any disruption or loss of access to utilities.

NEIGHBORHOOD MEETING

A neighborhood meeting is not required for this development application.

KEY ISSUES

Neighborhood Character
Parking
Zoning
Land Use
Noise
Driveway Apron
Traffic
Site Access
Utility Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Vacation Application **VAC2021-012**, subject to:

1. **A driveway must be constructed to UG Standards as part of the Vacation Approval;**
2. **A Right of Way Permit is Required. Please contact the Public Works Department at (913) 573-5311 to begin this process;**
3. **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;**
4. **When funds are available in the future for the construction of a cul-de-sac at the end of Lloyd Street, the applicant and/or future landowner will provide the necessary access and any related easements accordingly; and,**
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.**

STAFF RECOMMENDATION

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government Board of Commissioners **APPROVE**

Petition **VAC2021-012** subject to all comments and suggestions outlined in this staff report, and the conditions of the City Planning Commission.

ATTACHMENTS

Zoning Map
Aerial Map
Land Use Map
Survey Exhibit
Photos Taken by Staff dated November 21, 2021

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Vacation	April 11, 2022 - Approval	April 28, 2022

STAFF CONTACT: **Kallie McLaughlin**
kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2021-012**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **VAC2021-012** 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.

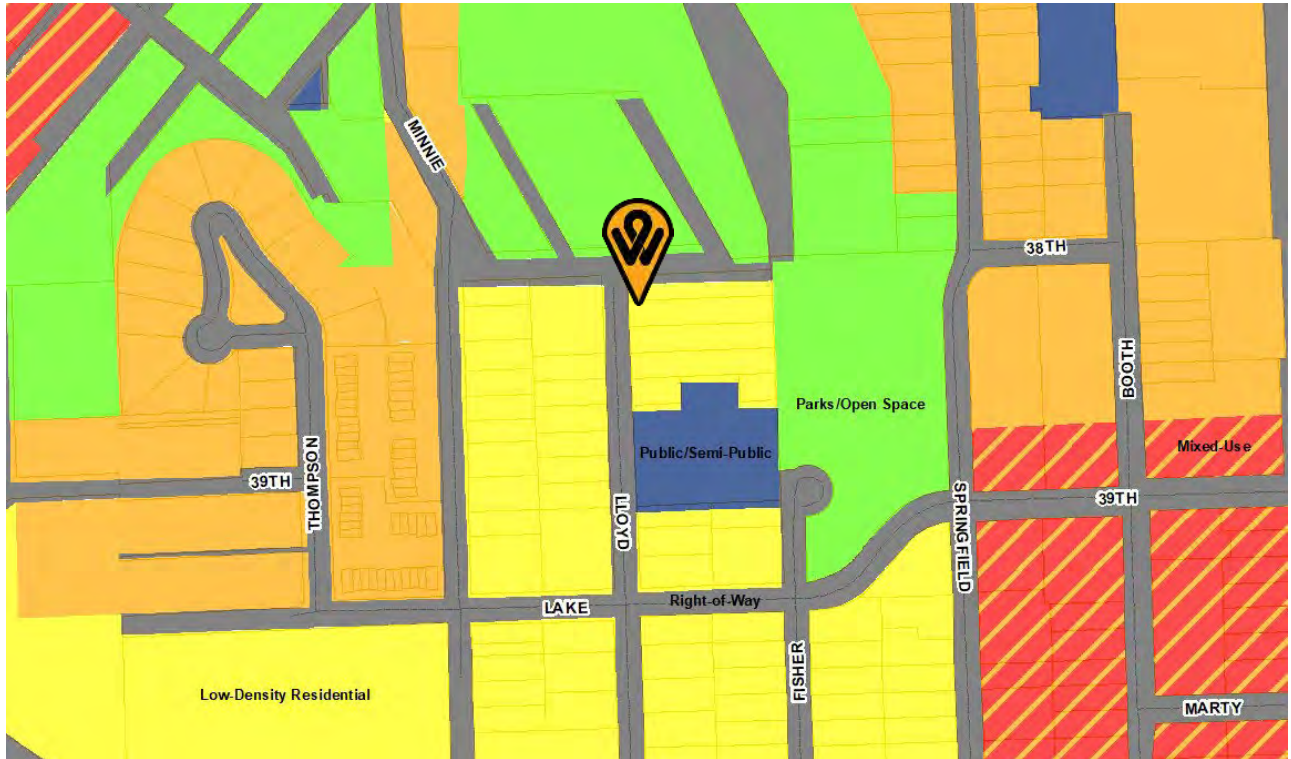
AERIAL MAP



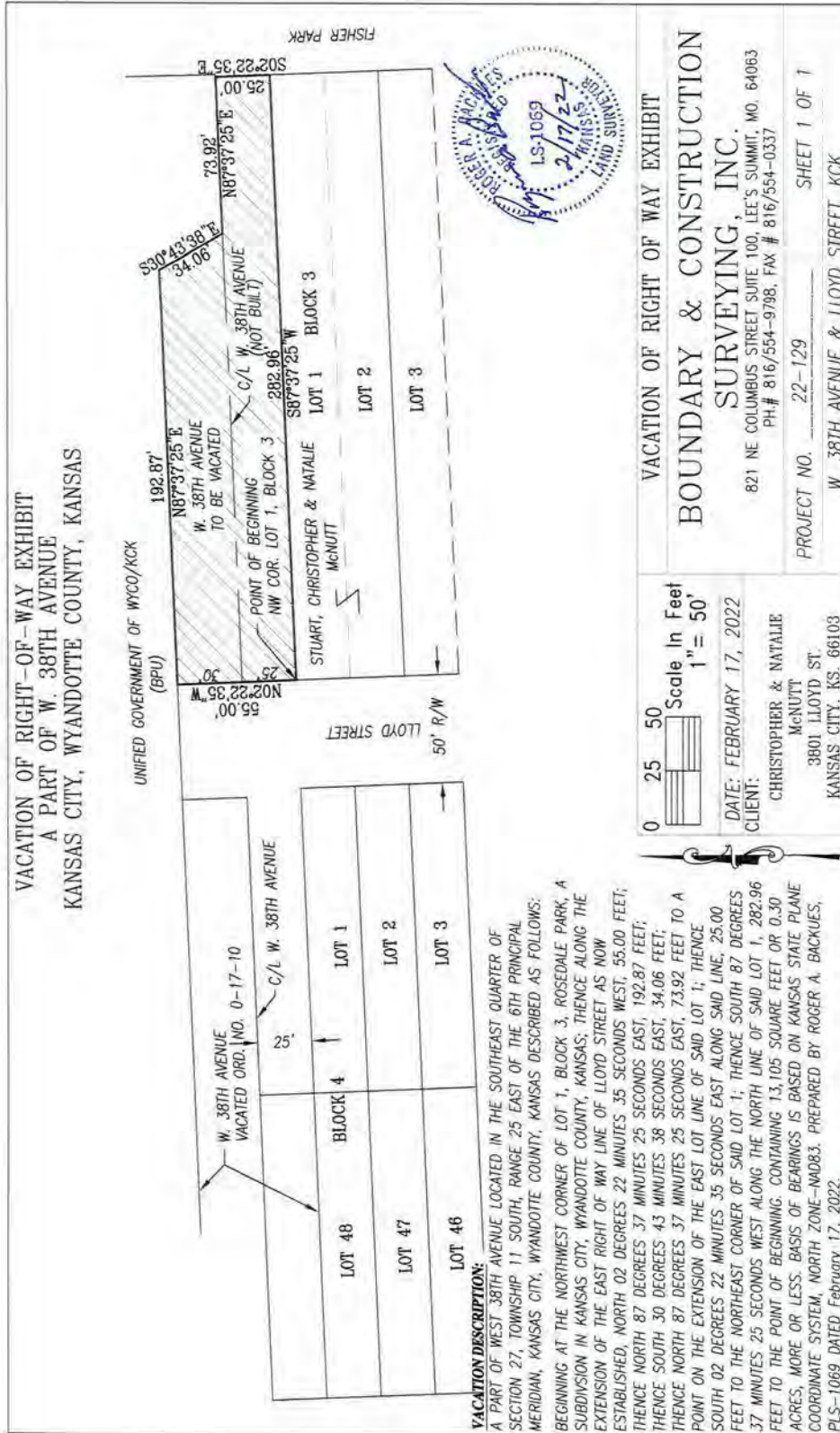
ZONING MAP



LAND USE MAP



SURVEY EXHIBIT



STAFF SITE VISIT PHOTOS DATING NOVEMBER 22, 2021





Planning and Urban Design

Landmarks Commission Staff Report

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: April 28, 2022

Re: HD2022-001

GENERAL INFORMATION

Applicant:
Shelly Cutchlow

Status of Applicant:
Property Owner
1335 Quindaro Boulevard
Kansas City, KS 66104

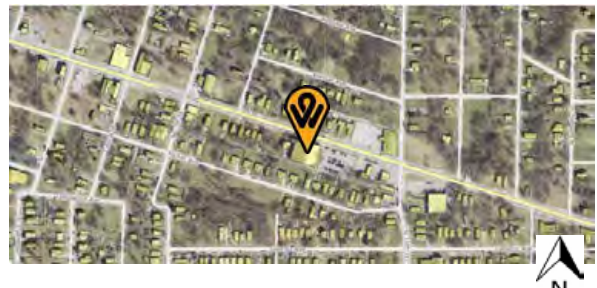
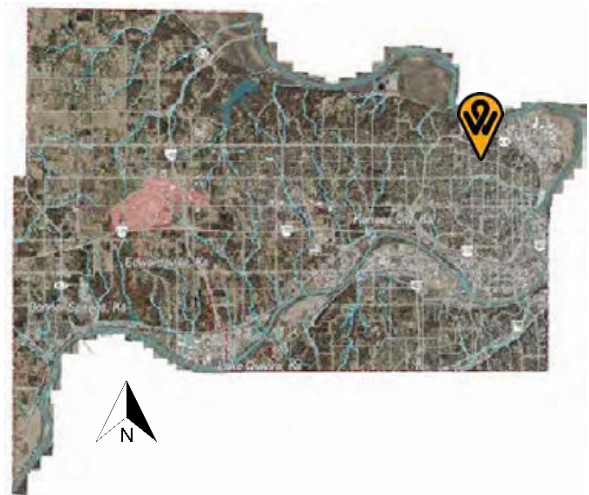
Requested Action:
Designation of an Historic Landmark.

Date of Application:
January 25, 2022

Purpose:
Designation of the Antioch Baptist Church
as an Historic Landmark.

Property Location:
1335 Quindaro Boulevard

Historic Property Name:
Immanuel Baptist Church



Commission District:	Commissioner At-Large #1: Melissa Bynum District #1 Commissioner: Gayle E. Townsend		
Existing Zoning:	RP-5 Planned Apartment		
Adjacent Zoning:	North:	RP-5 Planned Apartment	
	South:	R-1(B) Single Family District	
	East:	RP-5 Planned Apartment	
	West:	RP-5 Planned Apartment	
Adjacent Uses:	North:	Single-Family Residence	
	South:	Single-Family Residence	
	East:	Parking Lot	
	West:	Single-Family Residence	
Total Tract Size:	0.4206 Acre		
Master Plan Designation:	The Northeast Area Master Plan designates this property as Neighborhood Mixed Use. Neighborhood Mixed Use allows single family houses, townhomes, duplexes, low rise apartments (2-4 stories), mixed use buildings (apartments/office above retail/office), and institutional buildings.		
Major Street Plan:	The Major Street Plan designates Quindaro Boulevard as a Boulevard/Parkway.		
Advertisement:	<u>The Wyandotte Echo</u> – February 3, 2022 Letters to Property Owners – March 15, 2022		
Public Hearings:	April 4, 2022 and April 28, 2022		
Public Support:	Membership from the church appeared at the April 4, 2022 Landmarks Commission Meeting		
Public Opposition:	None to date.		

Background of Historic Property

Detailed Outline of Requested Action: The applicant, Shelly Cutchlow, is requesting a Landmark Designation for 1335 Quindaro Boulevard.

Growing out of an evangelistic tent meeting, the Yecker Avenue Baptist Church began in a wooden building at 15th and Yecker Avenue in 1904.¹ The congregation renamed itself the Immanuel Baptist Church and moved with 44 charter members to the 1335 Quindaro Boulevard location where they built the brick facility in 1921.² The original structure cost \$25,000 and was constructed by the Immanuel Baptist Pastor, Reverend Joseph W. MacDoniels.³

A \$140,000 addition in 1951 added two (2) floors above the original church auditorium to be used for Sunday School. A new auditorium was built immediately to the east of the original building in 1956.⁴ An electric console organ was installed in the 1335 Quindaro church for \$2,000 in 1957.⁵

The church would eventually be sold to the Evangelist Temple Church of God in Christ in 1970.⁶ In 1978, the church would be sold again to the Antioch Baptist Church, the current congregation in the building.

This property has been submitted by the applicant as a potential Historic Landmark.

City Ordinance Requirements: Code of Ordinances §27-80 – §27-169

PHYSICAL DESCRIPTION OF HISTORIC PROPERTY

Originally Constructed in 1921 in the Vernacular style, future additions in 1951 were of the Mid-Century Modern style. The building has a flat roof of varying levels and an exterior of yellow brick.

Exterior

North Side

The north façade was constructed during the 1956 addition. The north facing façade has three (3) sections, each set back from the last by a few feet. The first section farthest to the east houses the main entrance doors, which are glass with metal frames. There are six (6) doors with a glass transom above each pair of doors. There are three (3) transoms total. The entrance is set back under an overhang of solid brick that extends past the doors by about six (6) feet. The overhang is supported by four (4) teal tile columns. This overhang overlaps the next section set back from the street. This middle section is the

¹ Kansas City Star, October 10, 1970.

² Kansas City Star, October 10, 1970.

³ KCS, March 26, 1921

⁴ KCS, July 1, 1951

⁵ Kansas City Star, July 21, 1957

⁶ KCS, Oct. 10, 1970

tallest, extending over the rest of the building. It has no windows and is solid yellow brick. The third and final section farthest to the west has 14 windows with 4 over 4 light divisions.

There are 7 windows on the second floor and 7 windows on the first floor. These rows of windows have red bricks below each windowsill, which are roughly the size of the windows themselves. Under the first floor windows, there is a cement division running horizontally. There is another row of windows under the cement division, which have three (3) panes of glass stacked vertically. Many of the bricks have become dirty from wear.

West Side

The west side is split into two (2) sections: the north and south. The northern side was constructed with the 1956 addition. The northern side is composed of yellow brick. It has 16 windows with 4 over 4 light divisions. There are 8 windows per floor. Each of these windows has a brick sill on the bottom. There is a cement division horizontally under these windows, similar to the division on the north façade. There is a door at ground level and a cement ramp leading south. The foundation under the northern side is stone.

The southern section is a part of the original 1921 building. The southern section is composed of stone. It has five (5) windows; three (3) are at the third level and two (2) are at the second. The windows on the third floor are square 6 over 6 light divisions and the windows on the second floor are six 6 over 6 with vertical rectangle light divisions. There are two (2) boarded windows at the ground level.

South Side

The south side is separated into two (2) sections: east and west. The east side is a part of the 1950s addition. The east side of the southern façade is comprised of red brick with a cement foundation that begins at the brick division line and ends before the wall ends on the east side. It has six (6) windows on the second floor that have 1 over 1 over 1 light divisions. There are another three (3) previously cement-filled windows on the first floor. Each of these 9 windows do have sills on the bottom, but not the top. The east end has a metal staircase leading to a weathered door on the second floor. There is a gutter system in place stretching the length of this section of the southern side.

The western side of the southern façade is made from stone. It has eight (8) pairs of two (2) windows with 1 over 1 over 1 light divisions. There are four (4) sets of windows on the second floor and four (4) sets on the ground floor. There is a metal staircase leading to a door on the second floor. There are sections of the western side that have been covered by cement blocks. There are four (4) of these areas.

East Side

The east side was constructed in the 1956 addition. The east side houses the stained-glass windows. There are four (4) groups of three (3) tall windows for a total of 12 windows. Each window in a group has a strip of brick between them and a larger area of

brick between each group. Every window has a brick windowsill. On the northern side of this east façade there is a section of brick jutting out from the rest of the east side. Toward the rear of the East façade there are a group of windows at the first and second floor. The windows on the first floor are 1 over 1 and the second floor have three (3) panes vertically.

Interior

When entering the Antioch Baptist Church, there is a foyer area that is approximately 10 feet deep and as long as the front façade. This foyer area is carpeted with wood paneling on the walls and has seating for church goers. The sanctuary is south of the foyer.

Sanctuary

The sanctuary has wood veneer walls and a stucco ceiling. The lights in the sanctuary are flush recessed. There are beams in groups of five (5) on each side of the pulpit area leading from the floor to the ceiling and extending north toward the front of the church along the ceiling. Between each of the beams on the wall, there are cast iron decorations that have a star shape in the middle of a circle. These beams also exist above the pulpit area on the ceiling, but have no cast iron decorations between them. The sanctuary has red carpeting and white pews. Above the sanctuary is a balcony with more seating for church goers.

The pulpit/stage area houses the piano and organ, both of which have wood screens around them. Behind the pulpit in the center of the stage, there are pews for the choir. On the east side of the stage is the door to the choir room, a smaller green cement block room. The door on the west side of the stage leads to the hallway behind the sanctuary. Behind the choir pews is the baptismal area, which has pink tiled columns and walls and a blue floor with a drain. There is a glass divider between the baptismal area and the rest of the sanctuary. The baptismal area has two (2) doors, one (1) on the east and west. These doors lead to the men's and women's changing rooms.

The stained glass of the sanctuary is an excellent example of the Mid-Century Modern architectural style. The stained glass extends almost the entirety of the east side of the church. The glass is in groups of three (3) columns with five (5) square sections vertically. Each section is made up of smaller squares and rectangles of varying colors, except the lowest section, which is a solid blue. No two panes are exactly alike. This exemplifies the Mid-Century Modern style because of the minimalist look and abstractionist design.

Gathering Room

The current Gathering Room/lunch room behind the sanctuary was the original sanctuary of the 1921 building. It has white cement floors and cream paneled walls. There is wood paneling on the north side of the room and covered windows above the paneling. The ceiling has a herringbone pattern and covered HVAC ducts. There is a kitchen area on the southern wall that has wood paneling. The kitchen area is sectioned off from the rest of the room by a counter.

Off the kitchen is the bomb shelter, which has a shorter ceiling and is split into two (2) rooms: northern and southern. The bomb shelter has cement floors and is currently used for storage, especially the northern room. The southern room is the primary bomb shelter and still holds the food stuffs from the addition of the shelter, the exact date of which is unknown. The food stuffs expired in 1963.

Behind the gathering room to the east, there is a stage area that is cut off from the gathering room by a wall. This stage area is largely used for storage and the main food pantry.

Classrooms

There are several halls of classrooms on the 2nd and 3rd floors. The second floor is split into four (4) distinct areas: the administrative hallway, the smaller classrooms, the Sunday School/Gathering Room, and the older area. The administrative hallway has five (5) rooms. The walls in the hallways and classrooms are cement block with linoleum tile of varying colors of brown and tan. Two (2) of the rooms were originally used as the offices for the Sunday School Director and the Education Director. The Education Director room has one (1) window. Two (2) of the rooms were used as classrooms, one being the "Intermediate: 12,13 &14" room and the other now houses a heating/cooling for the church. The room on the southeast corner of the building has a door leading to the stairwell on the exterior of the church.

The hallway with the smaller classrooms has six (6) classrooms that have the same cement block walls and tiled floors. Each door to these classrooms has a small, square window under the door number. This area shares a wall with the Sunday School/Gathering Area, which is one large room split by a room divider in the middle of the room. The large room was originally used as a place to teach Sunday School and is currently used as a space for the clothing drive and food pantry for those without access to kitchen necessities. This larger room has 7 classrooms all with wood doors with a small window near the top of the door. These rooms are largely used as storage. The classrooms and the gathering room have yellow painted cement block walls and tile floors. The gathering room has visible HVAC ducts running along the wall. This is the area with the computer room, which is still operational. The walls are a mix between painted plaster and veneered wood, and the floor has green, and tan checked tile floors. There are two (2) double hung windows that are covered with temporary wood boards.

The final area on the second floor houses the older classrooms. These rooms have what appears to be plaster walls and ceiling and tan or checkered tiles. Room 214 and 215 have green and tan checkered tiled floors that are approximately double the size of the other classrooms on the floor. Room 215 has a strip of wood as wainscoting. Room 214 has wood trim along the bottom of the wall and several pieces of wood extending vertically up the wall—about three (3) feet. The final room in this section is the nursery, which has two (2) double hung windows and tan tiled floors. This room has severe damage to the floor and ceiling and is currently unused. The ceiling has half the plaster removed, exposing the wooden lath construction underneath. The nursery is connected to the next room through a little bathroom with a sink and toilet, which are currently unusable. The next room is painted blue with plaster walls on all sides, except for the far

wall, which has exposed brick. This room has two (2) double hung windows and is currently used to store unused appliances. The hallway of this section has several covered windows where the 1950s addition was completed.

The 3rd floor classrooms begin in a very large room that is divided in half by wood panel dividers. The floor is faded checkered tile and the walls are a pale cement block. There are 7 classrooms on the first side of the divider and 9 on the other side. There is no uniform window type for the 3rd floor classrooms—some are double hung with a hopper window below the two (2) panes, some are simple double hung windows near the top of the room and the rest have no windows. These rooms were used as classrooms and even temporary lodging for church convention goers—today the rooms are empty or are used for storage. This large area and adjoining classrooms were a part of the 1950s addition onto the church.

The doorway to the old section of the 3rd floor is noted by the change to plaster walls from cement blocks. The floors temporarily change from tile to wood in the hall leading to the older side, but change back to tile in the classrooms. The old side of the 3rd floor is split into two (2) long rooms, which are split again into individual classrooms. The innermost long room shares a wall with the 1950s addition, meaning most of the windows have been covered with cement blocks. The remaining windows have 6 over 6 light divisions. The floor looks like it had tile at one point, but has since been removed—leaving the bare flooring underneath. There is a staircase on the far side of the room leading down past an original small stained-glass window from the 1921 church. In the other side of the divided room, there are tan tiled floors and blue painted plaster walls. This long rooms is divided into five (5) sections by rolling barn doors. This section has largely replaced vinyl windows.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2021 – 2021-00026404 – Alarm Residential/Business
2. 2020 – 2020-00065830 – Alarm Residential/Business
3. 2020 – 2020-0006140 – Alarm Residential/Business
4. 2019 – 2019-00045915 – Disturbance – Non-Domestic
5. 2019 – 2019-00042348 – Eviction of Court Order
6. 2018 – 2018-00095882 – Alarm Residential/Business
7. 2018 – 2018-00041011 – Special Detail
8. 2018 – 2018-00027904 – Alarm Residential/Business

Building, Zoning, or Code Enforcement Complaints:

1. 2014 – 14212-01181 – Environment Weed

Outstanding or Related Permits and Cases:

1. There are no outstanding or related permits or cases associated with this property.

FACTORS TO BE CONSIDERED

In making a recommendation concerning designation or in designating a historic landmark or historic district, the landmarks commission and the unified government board of commissioners, respectively, shall determine that the proposed landmark or district meets one or more of the following criteria:

- 1. Prior designation on lists of historic sites, including, but not limited to, the National Register of Historic Places and the Register of Historic Kansas Places.**

The subject property is currently not listed on the National Register of Historic Places or the Register of Historic Kansas Places.

- 2. Character, interest or value as part of the development, heritage or culture of the city, the state or the United States.**

Baptists arrived in the United States from England in the 17th century. From there, the denomination expanded and took root throughout the United States. The building has an especially interesting history with Baptists since it has been the place of worship for two (2) different sects of Baptists: Immanuel and Antioch.

- 3. Location as the site of a significant historic event.**

The subject property is not the site of a significant historic event.

- 4. Identification with a person or persons who significantly contributed to the culture and development of the city.**

The subject property is not associated with a person or persons who significantly contributed to the culture and development of the city.

- 5. Exemplification of the cultural, economic, social or historical heritage of the city.**

The Immanuel Baptist church began in 1904 out of an evangelistic tent meeting; creating their own congregation in 1921 at the subject property. This congregation remained at this site for the next 49 years, impacting the local community through education programs (see newspaper attachment: "Some Teen Age Mothers Go On With Studies) and general service. The church then belonged to the Evangelist Temple Church of God in Christ for 8 years, then sold to the Antioch Baptist Church in 1978. The Antioch Baptist Church has done a lot to service the local community, most recently including food pantries and clothing drives.

- 6. Portrayal of the environment of a group of people in an era of history characterized by distinctive architectural style or sequence of styles.**

The 1921 church is difficult to pin to one architectural style. It was not an example of art nouveau or art deco, though the original stained glass could be argued to be a minimalist view of the style. It was not prairie style, beaux-arts, or gothic revival. Since it was built by Reverend MacDoniels with no architect listed, the original church may have been designed by the parishioners or MacDoniels in the Vernacular Style.

The 1950s additions show the popular Mid-Century Modern style of that time period. It is a sleek, minimalist style that rejects clutter or unnecessary decorations.

7. Embodiment of distinguishing characteristics of an architectural type or specimen.

Though the Antioch Baptist Church was originally constructed in 1921 in the Vernacular style, the renovations made in the 1950s have achieved historic significance as a Mid-Century Modern building. Mid-Century Modern architecture is characterized by flat roofs, asymmetrical profiles, large windows, and little ornamentation, among other identifiers. Though this building does not have the expansive windows demonstrated in other examples of Mid-Century Modern, the roof line, profile, and lack of excessive ornamentation show the adherence to Mid-Century Modern architecture.

8. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

The reverend of the 1921 Immanuel Baptist Church parish, Reverend Joseph W. MacDoniels, constructed the original building for \$25,000. There are no other noted buildings in Kansas City, Kansas constructed by Reverend Joseph W. MacDoniels. The architect of the original building is unknown. The additions of the floors of classrooms and the current sanctuary were constructed between 1951 and 1956 by unknown builders and designed by an unknown architect.

9. Embodiment of elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation.

The Antioch Baptist Church exemplifies a Mid-Century Modern building through its sleek design and minimalist architecture. The 1950s addition of the sanctuary boasts Mid-Century Modern architecture with its high ceiling, minimal decoration, and abstract stained glass. The exterior is composed primarily of brick, a material that was increasingly used post 1940s.

10. Relationships to other distinctive buildings, sites or areas that are eligible for preservation according to a plan based on historic, cultural or architectural motif.

There are few buildings that demonstrate Mid-Century Modern architecture in KCK. One building composed of similar tan brick is Cross Line Towers (historic name:

Town House Hotel) at 1021 N 7th Street, KCK. Cross Line Towers was built in 1951, the same period as the additions to the Antioch Baptist Church.

This property has a historic relationship to the Immanuel Baptist Church at 8822 Parallel Parkway, KCK. Following the growth of parishioners, the Immanuel Baptist Church sought a larger building and settled on building a new church at 8822 Parallel Parkway in the 1960s. This building also boasts a Mid-Century Modern architectural style, though a significantly different appearance.

11. Unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.

The Antioch Baptist Church is a unique building unlike the residential houses that surround it. The houses are largely two-story frame houses. The church is also near vacant lots, drawing greater attention to the sleek building.

12. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

There is no archaeological evidence that has been produced or can be expected to be produced of historic or prehistoric interest at the subject property.

13. Value as an aspect of community sentiment or public pride.

The original building was constructed in 1921 as the Immanuel Baptist Church, changing hands to the Evangelist Temple Church of God in Christ in 1970, then again in 1978 to the Antioch Baptist Church who utilize the building today. These religious organizations have impacted the community through outreach, education, and fundraising efforts. Currently, the Antioch Baptist Church has several outreach programs to benefit the community, including two (2) different food pantries, one with standard canned and boxed goods and one with accessible packaging for those without access to kitchen essentials, and a clothing drive with a variety of clothing to fit everyone from children to adults.

14. Properties that have achieved significance within the past 50 years shall not be considered eligible for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if the property is determined to be of exceptional importance. (Code 1964, § 2-26(6)(D); Code 1988, § 27-114; Ord. No. 49004, § 2, 9-1-1970; Ord. No. 63524, § 1, 11-12-1981; Ord. No. 64598, § 1, 2-2-1984)

The original 1921 building and the 1951 to 1956 additions have reached the benchmark 50 years for designation consideration.

LANDMARKS COMMISSION RECOMMENDATION

The Landmarks Commission voted unanimously to recommend **APPROVAL** of **HD2022-001** for the Historic designation of the former Immanuel Baptist Church, subject to:

1. All future exterior work must obtain a Certificate of Appropriateness from the Planning and Urban Design Staff, prior to receiving the proper permits from the Building Inspection Division.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the Landmarks Commission.

STAFF RECOMMENDATION

Staff recommends that the Unified Government Board of Commissioners make the findings contained within the staff report and recommends **APPROVAL** of **HD2022-001** as a Kansas City, Kansas Historic Landmark, and the condition of the Landmarks Commission.

ATTACHMENTS

Aerial Imagery
Land Use Map
Historic Maps
Site Photographs Provided by Applicant
Site Photos Provided by Staff, Dated *Month Day, Year*
Historic Photos Provided by Applicant
Historic Photos Provided by Staff
Narrative, Provided by Applicant
Warranty Deed, Provided by Applicant
Determination of Eligibility, Provided by the Kansas State Historic Preservation Office
Newspaper Articles

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Landmarks Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Historic Designation	April 4, 2022 Approval	April 28, 2022

STAFF CONTACT: Emma Dambek
edambek@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **HD2022-001** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the

satisfaction of Planning and Urban Design Staff all comments contained in the Staff Report; and the following additional requirements:

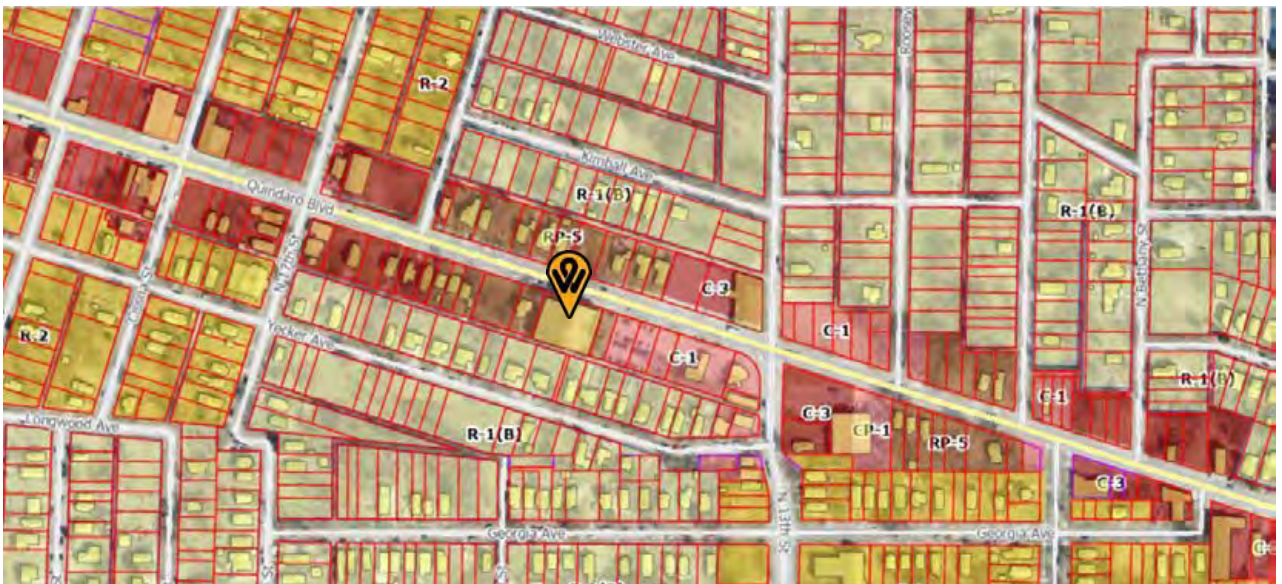
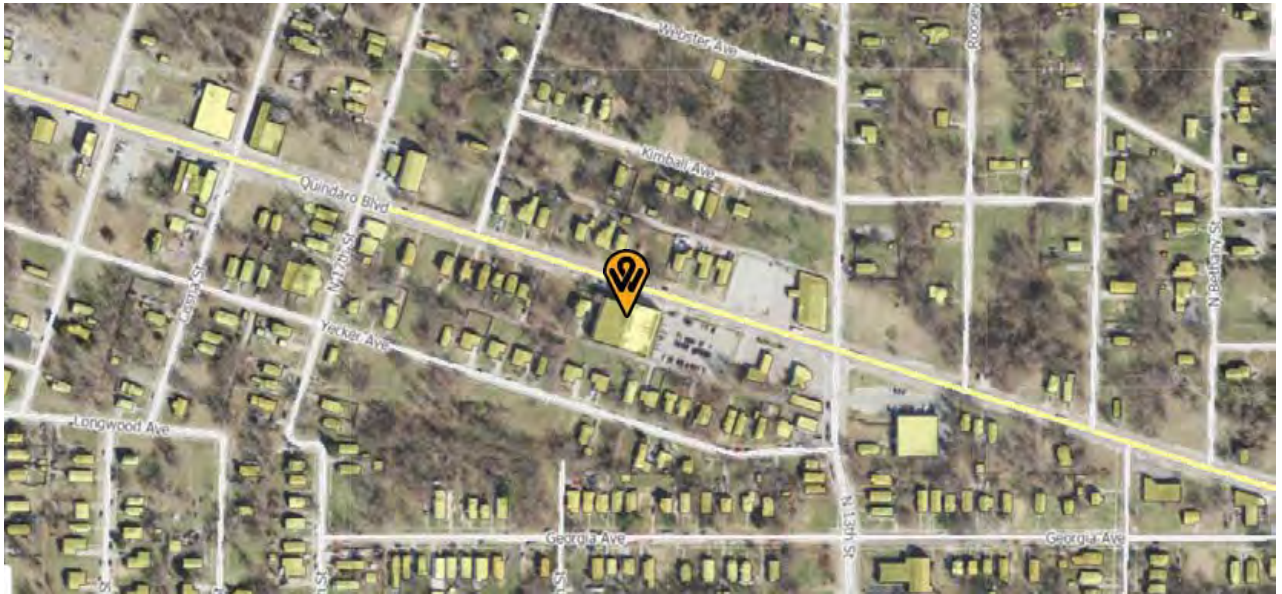
1. _____

OR

I move the Unified Government Board of Commissioners **DENY** Petition **HD2022-001** as it does not meet all the requirements of the City Code and is not in the interest of the public health, safety and welfare.

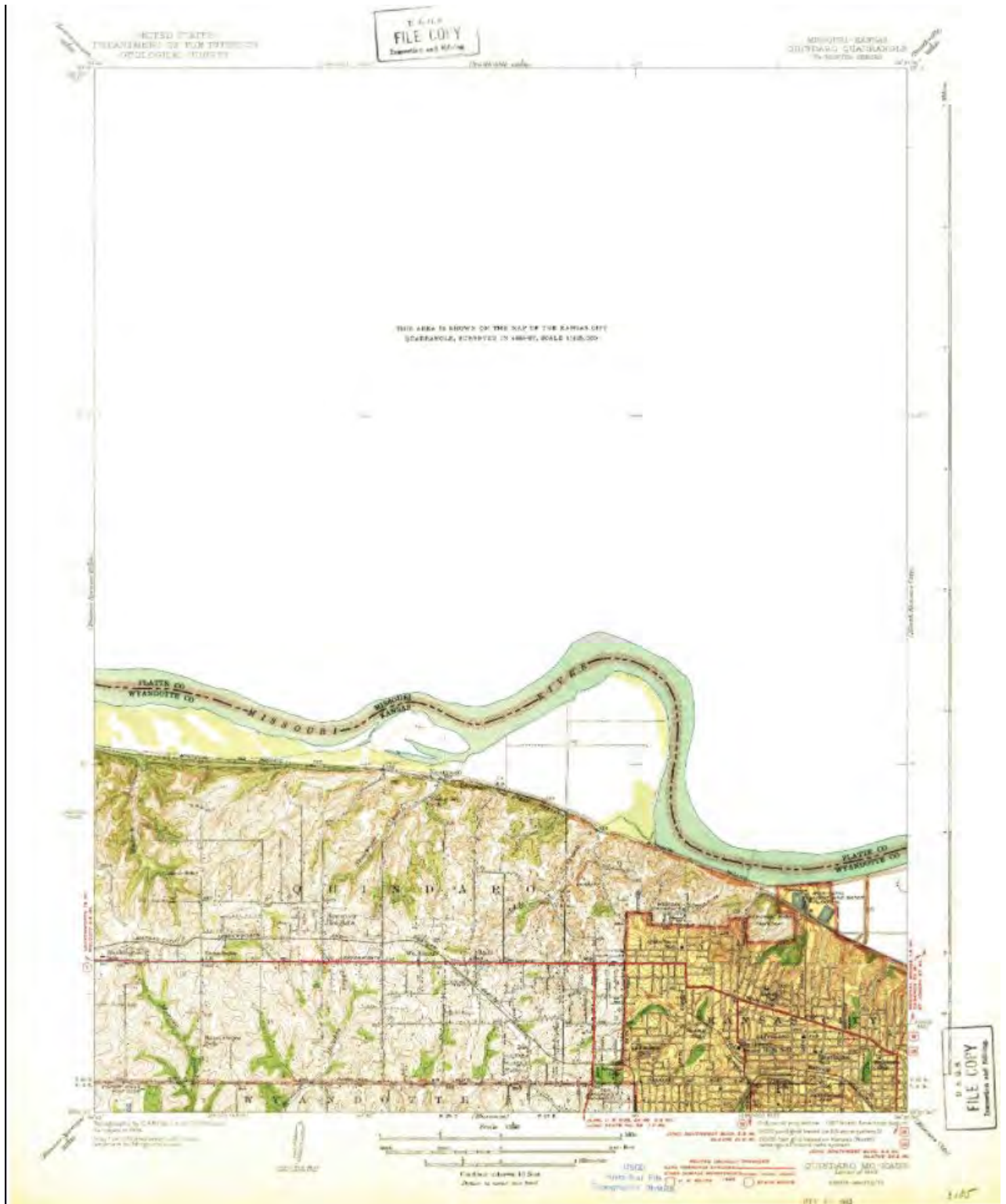
ATTACHMENTS

Aerial Imagery



Above: Zoning map of area surrounding 1335 Quindaro Boulevard.

Historic Maps



USGS Map, Quindaro, MO 1943. <https://ngmdb.usgs.gov/topoview/viewer/#14/39.1388/-94.6504>.

Historic Maps, Cont.



1931 Sanborn Map of Property Area.

Site Photos Provided by Applicant



Both images show the north façade of the property.



Site Photos Provided by Applicant



Left: West façade of property.



Left: East façade of property.

Site Photos Provided by Applicant, cont.

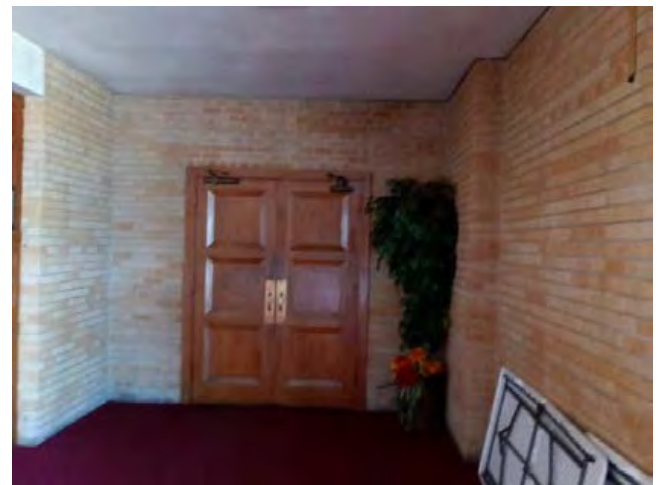


Left: South façade of property.

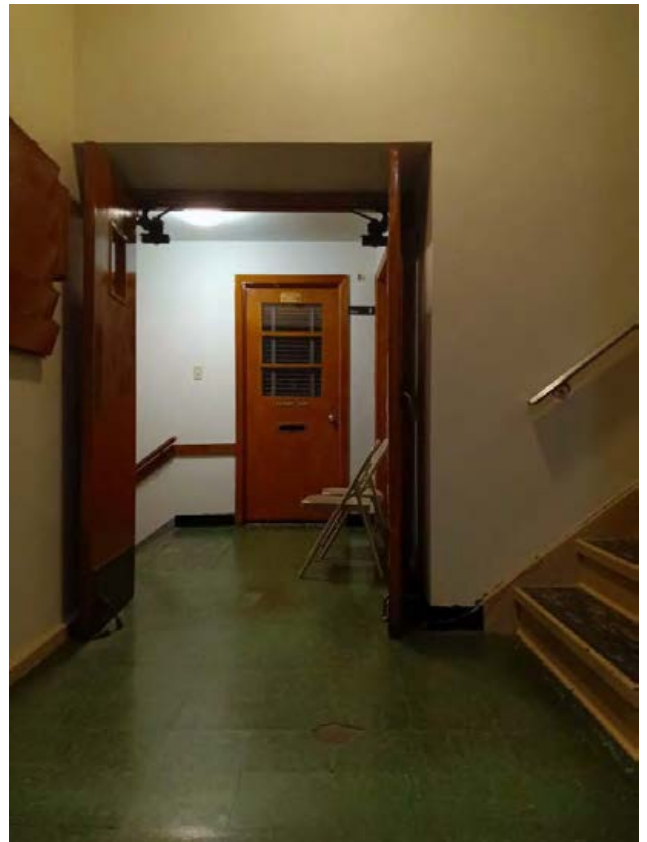
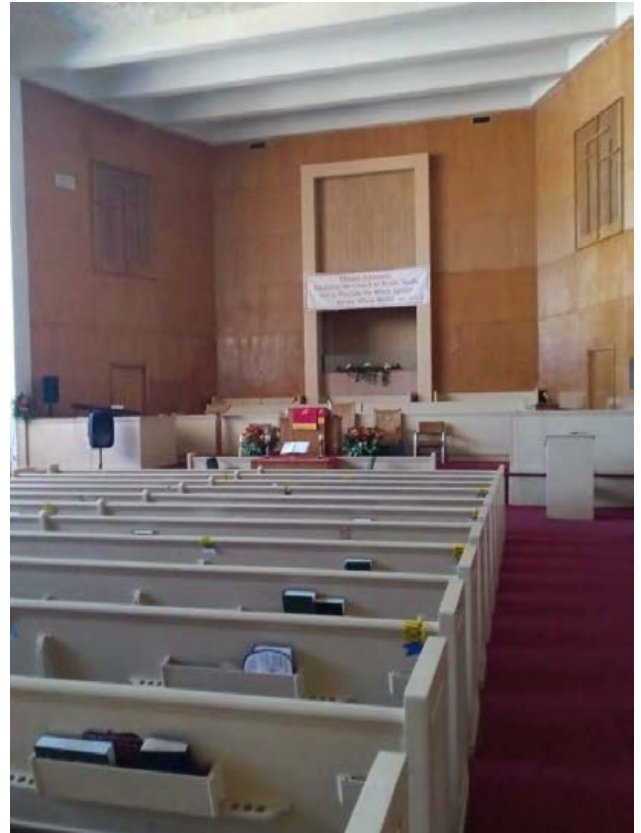
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Site Photos Provided by Applicant, cont.



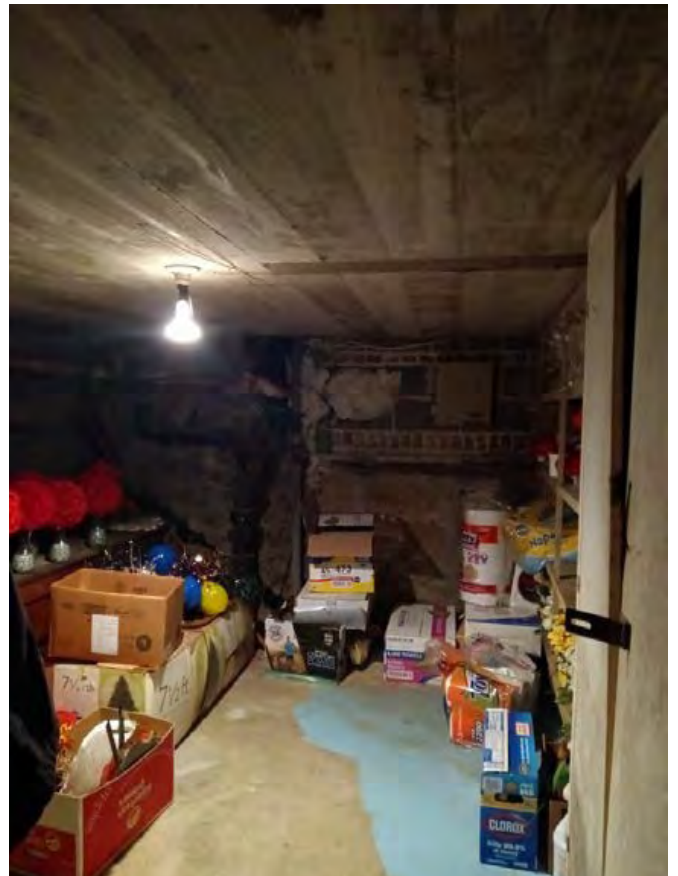
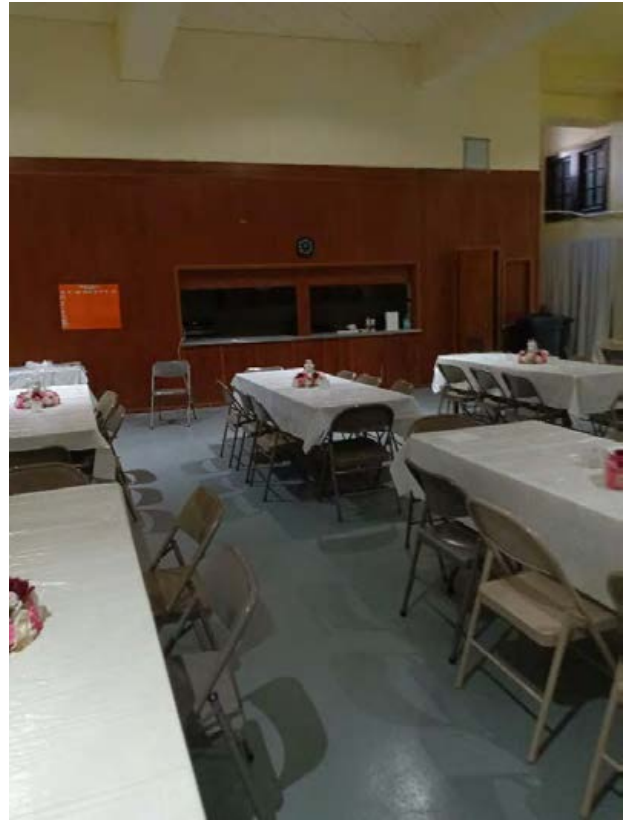
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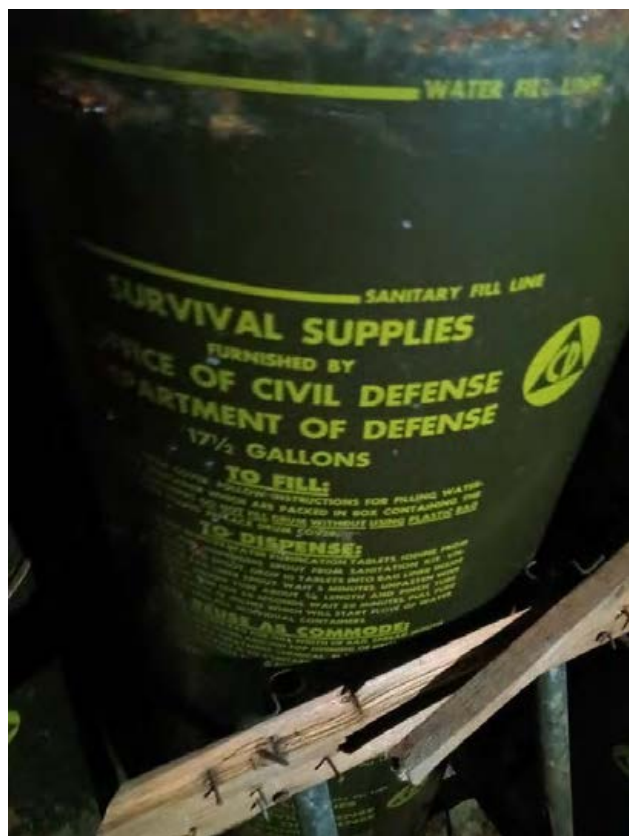
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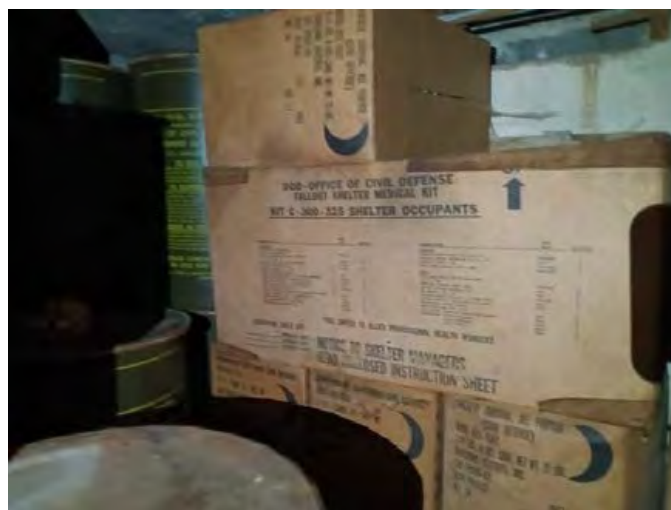
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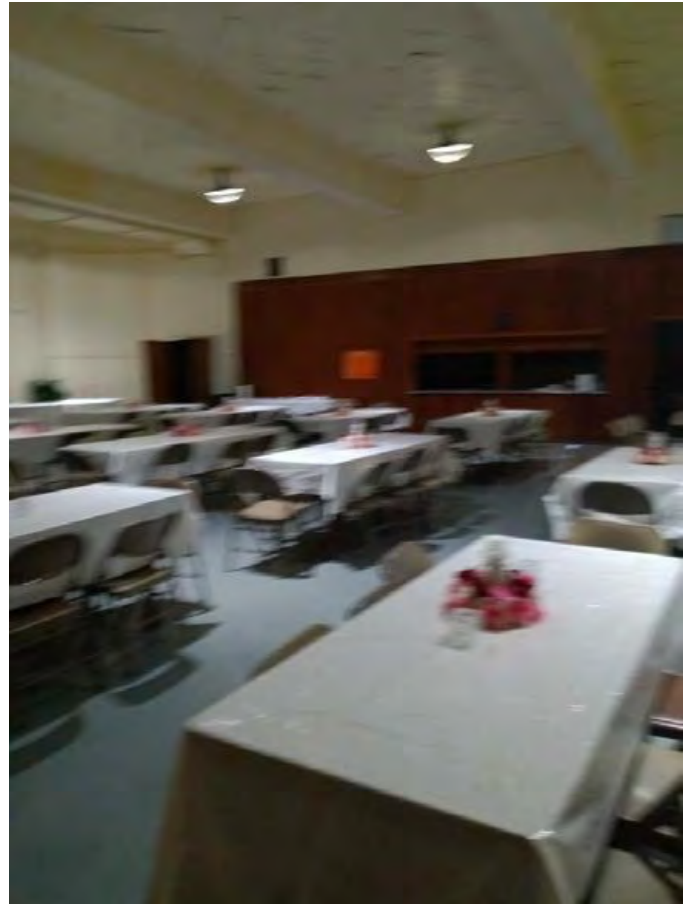
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Site Photos Provided by Applicant, cont.



Site Photos Provided by Applicant, cont.



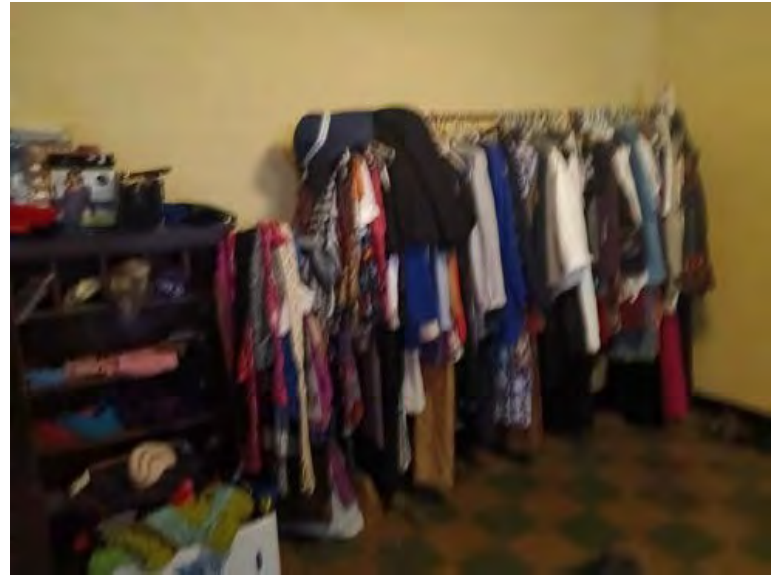
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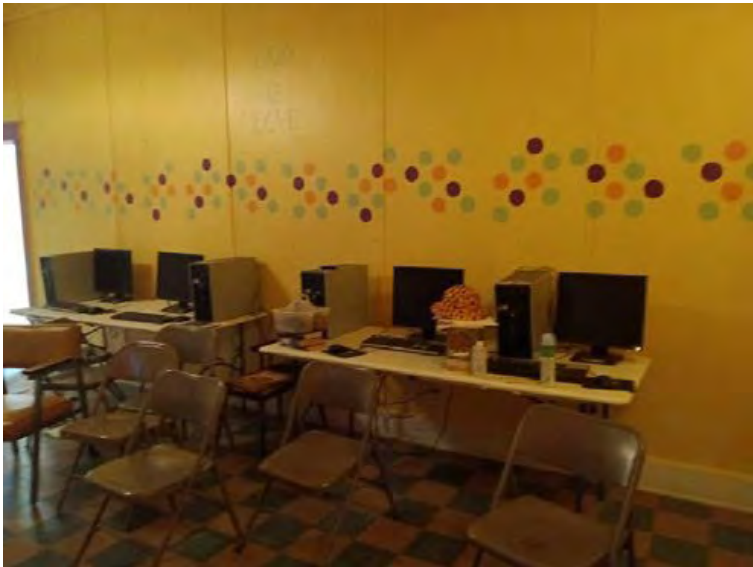
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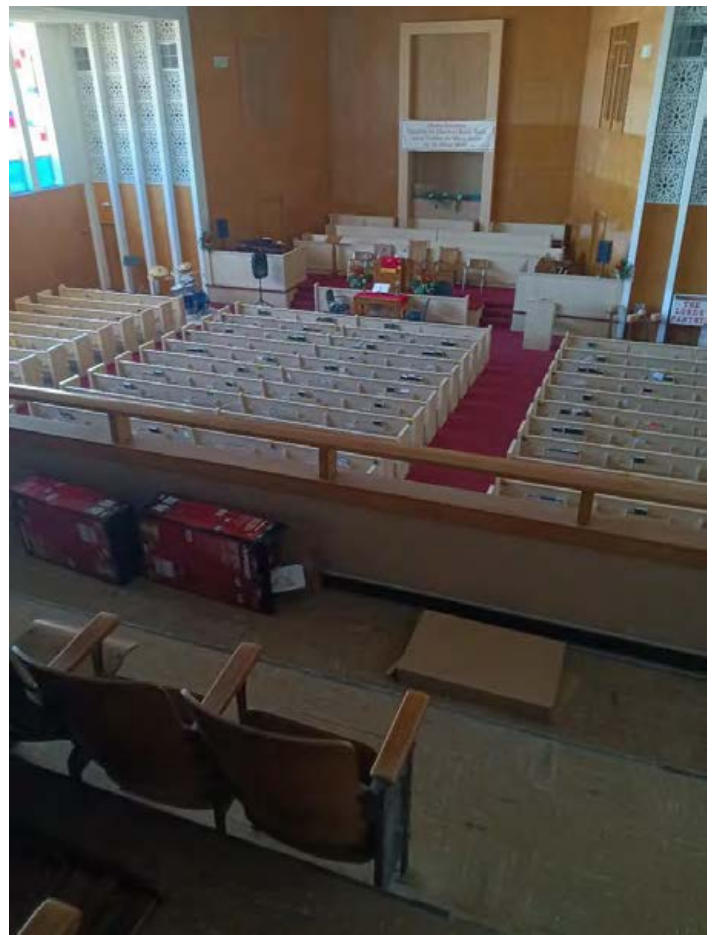
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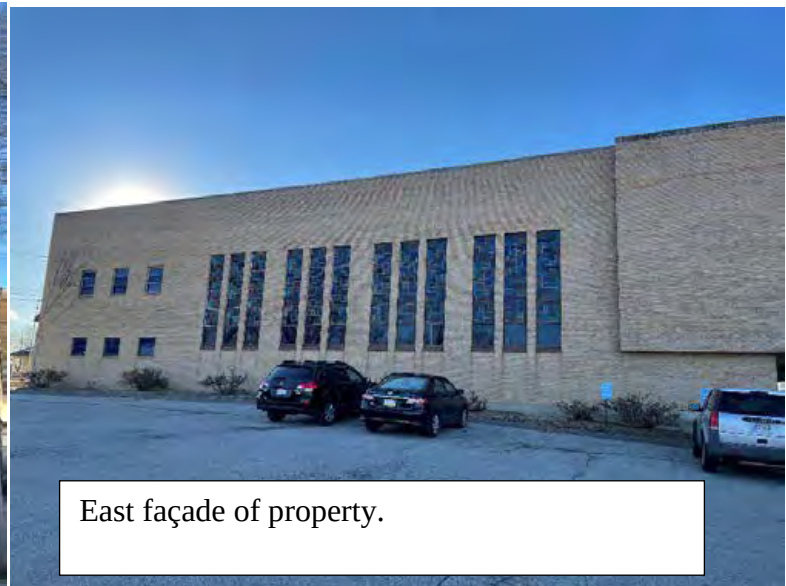
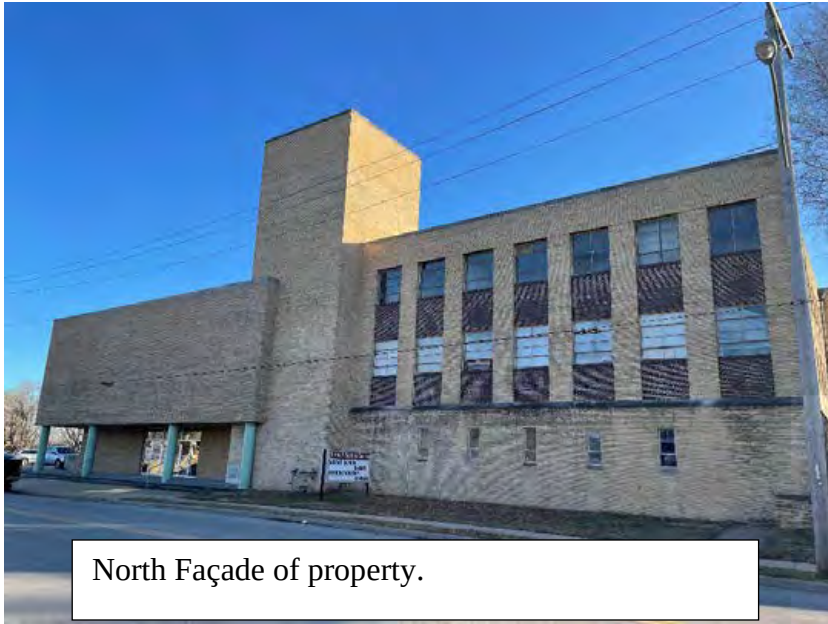
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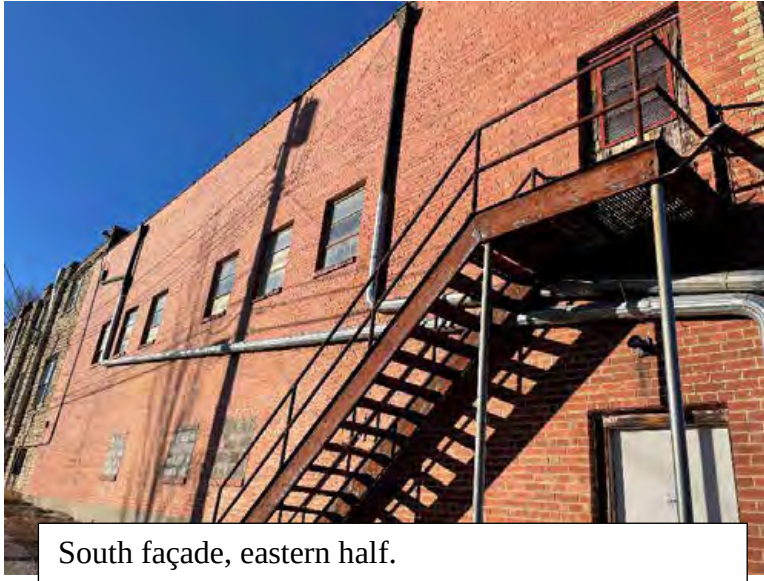


Site Photos Provided by Applicant, cont.



Site Photos Provided by Staff, Dated February 11, 2022





South façade, eastern half.

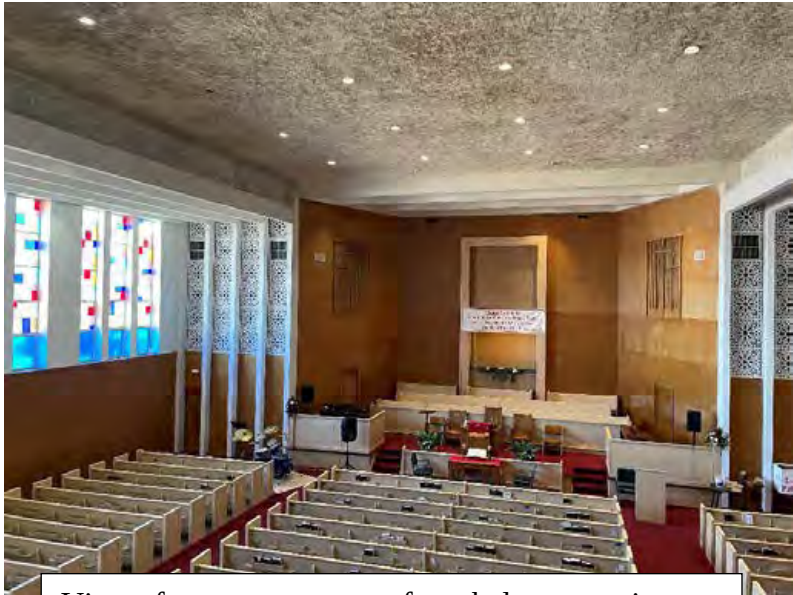


South façade, western half. Original stained glass.

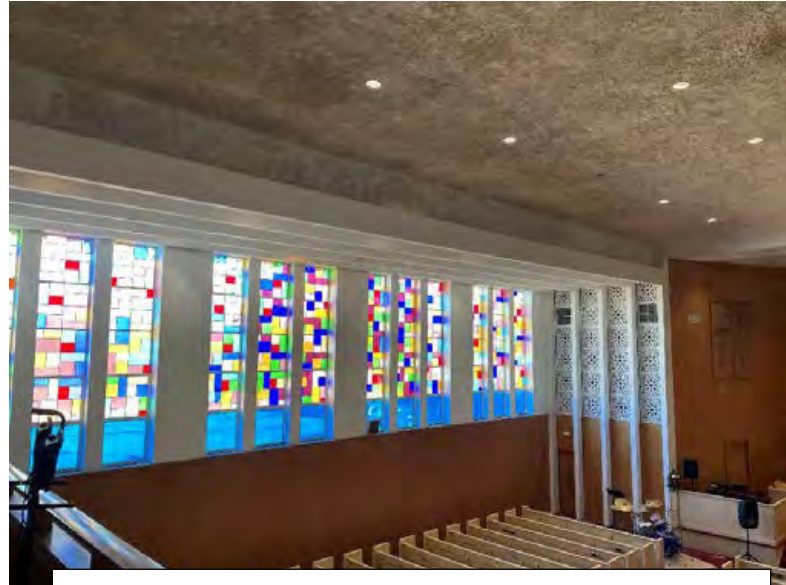


South façade, western half.

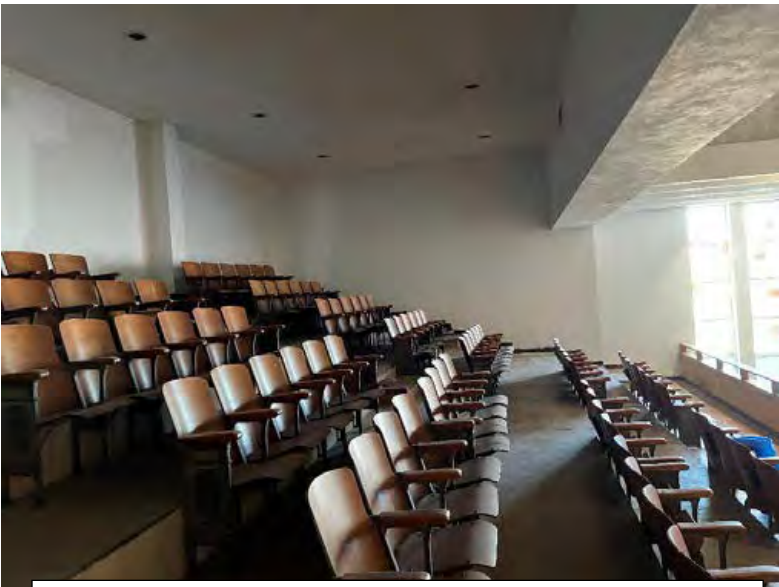
Site Photos Provided by Staff, Dated February 11, 2022, cont.



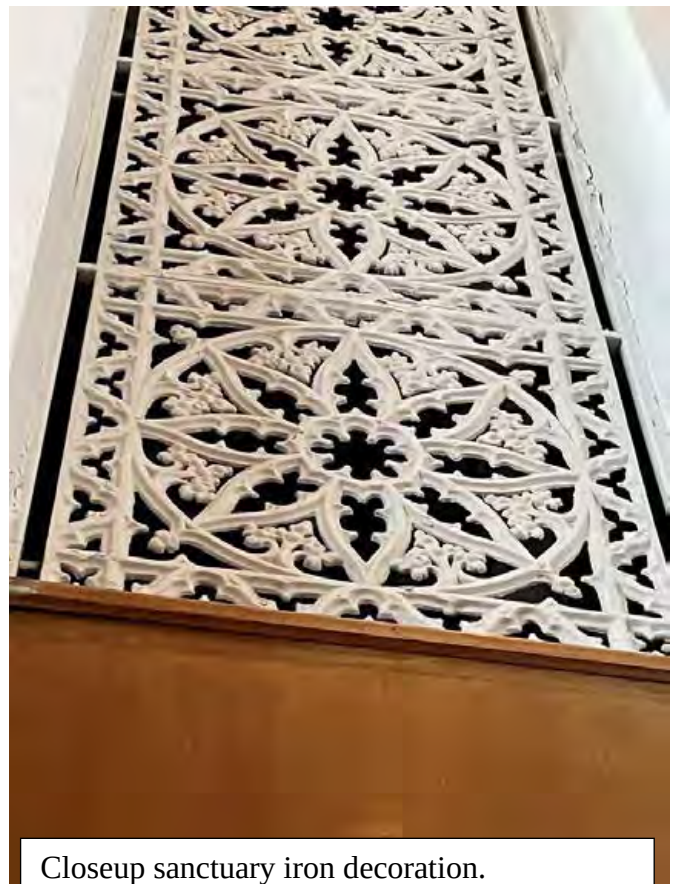
View of current sanctuary from balcony seating.



Current sanctuary stained glass.



Sanctuary balcony seating.

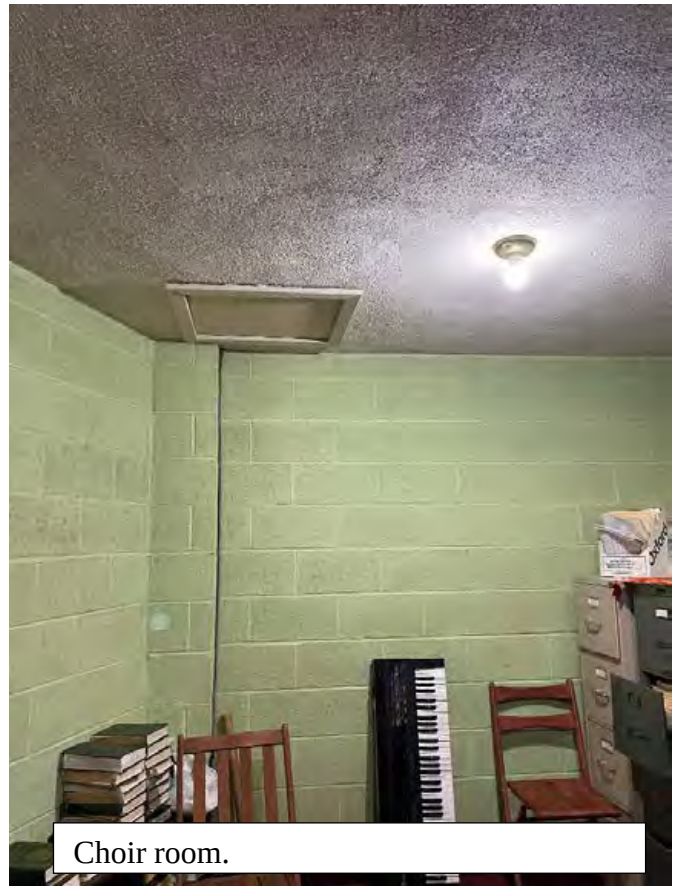


Closeup sanctuary iron decoration.

Site Photos Provided by Staff, Dated February 11, 2022, cont.



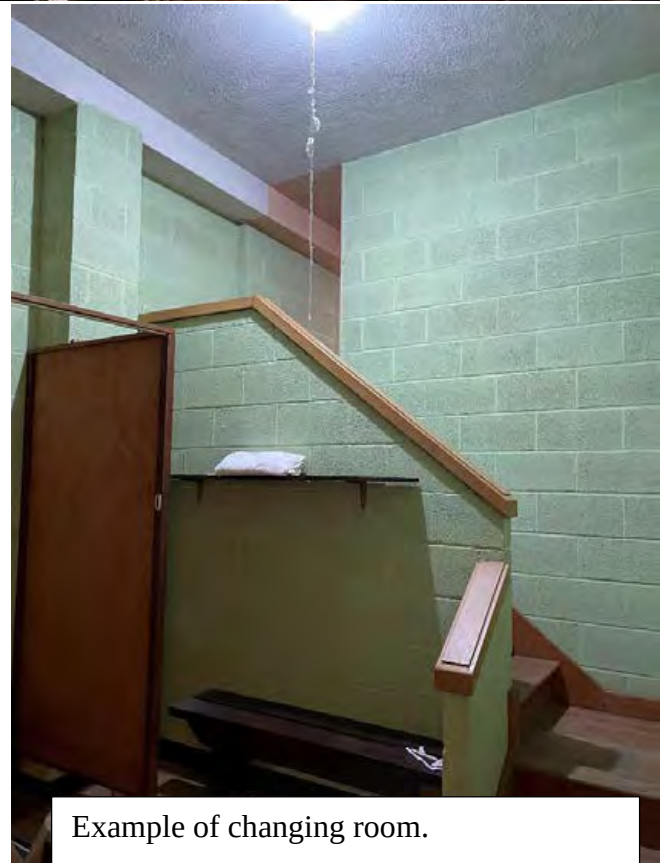
Baptismal area behind pulpit.



Choir room.



Hallway behind pulpit area with deacon and deaconess room and changing rooms.



Example of changing room.

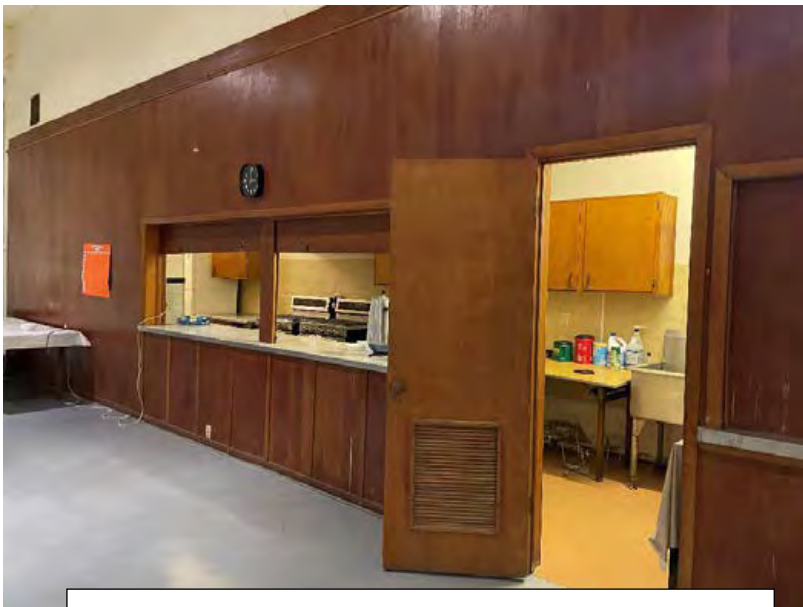
Site Photos Provided by Staff, Dated February 11, 2022, cont.



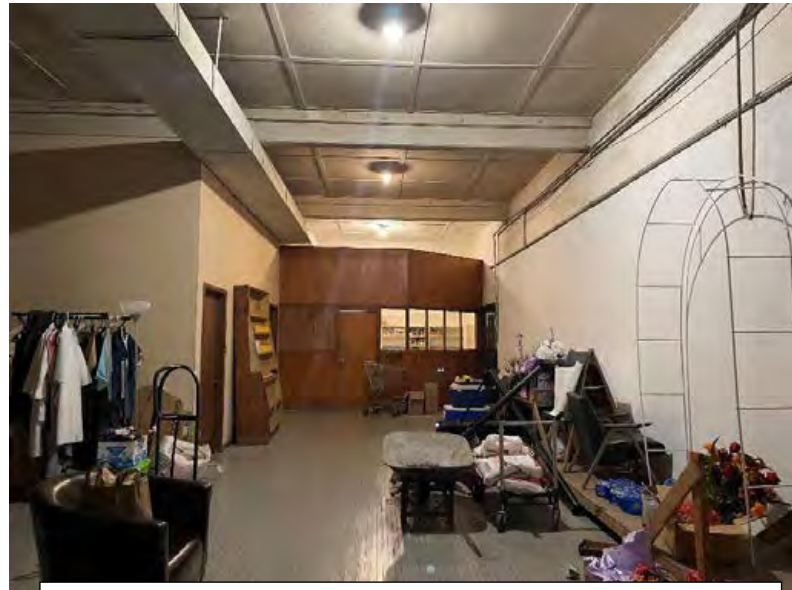
Original 1921 sanctuary. Currently used as community area.



Original 1921 sanctuary.



Kitchen area in community room.



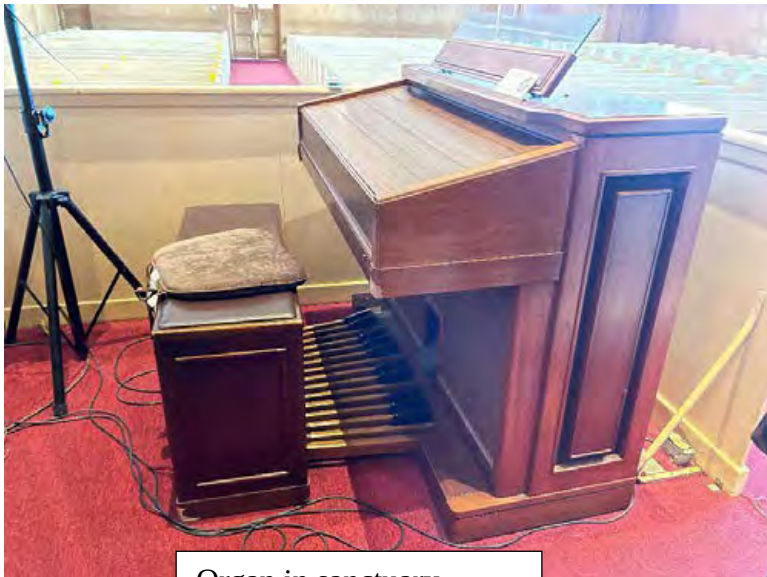
Storage area behind original sanctuary.



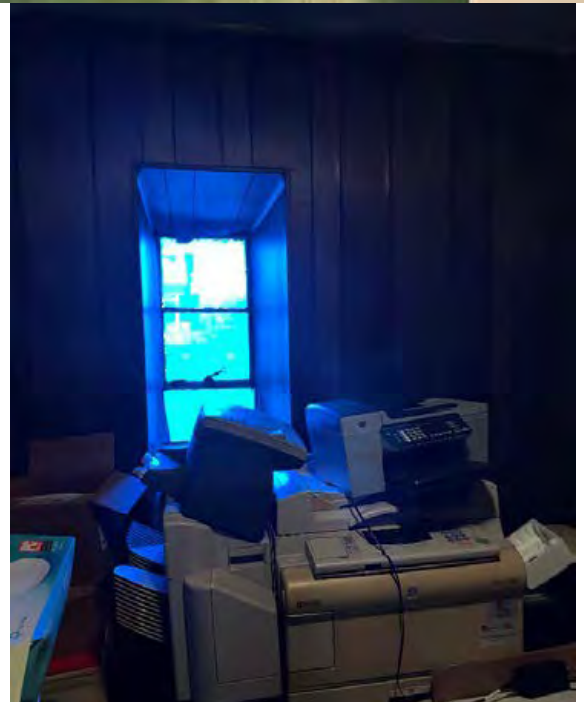
Second room of sacristy.



Door to sacristy.

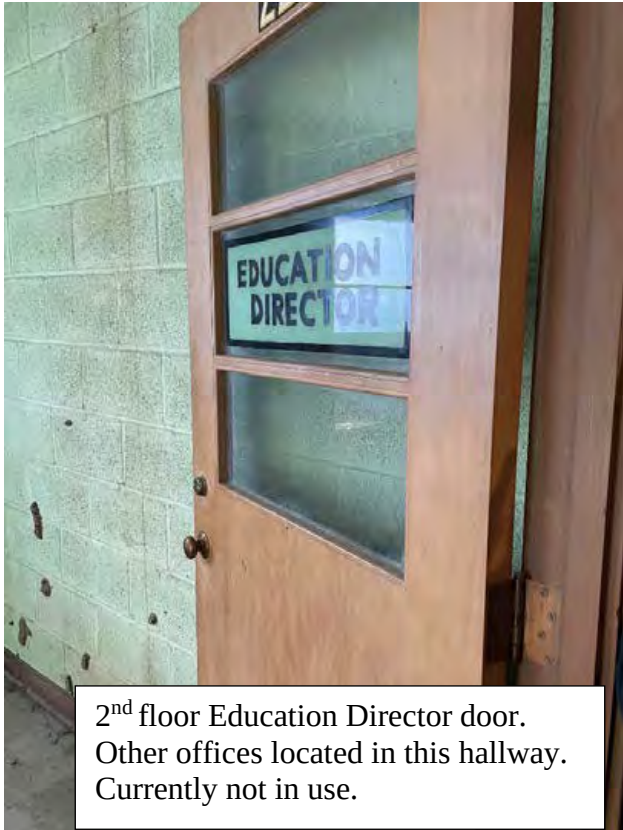


Organ in sanctuary.



Another room in sacristy showing light divisions of window.

Site Photos Provided by Staff, Dated February 11, 2022, cont.



2nd floor Education Director door.
Other offices located in this hallway.
Currently not in use.



Education Director room. An example of
the offices on 2nd floor.



2nd floor nursery. Currently not in use.



Example of a 2nd floor classroom.



Community/Sunday School room on 2nd floor.
Currently used as for the clothing drive.



Doors to more classrooms off Community/Sunday
School room on 2nd floor.



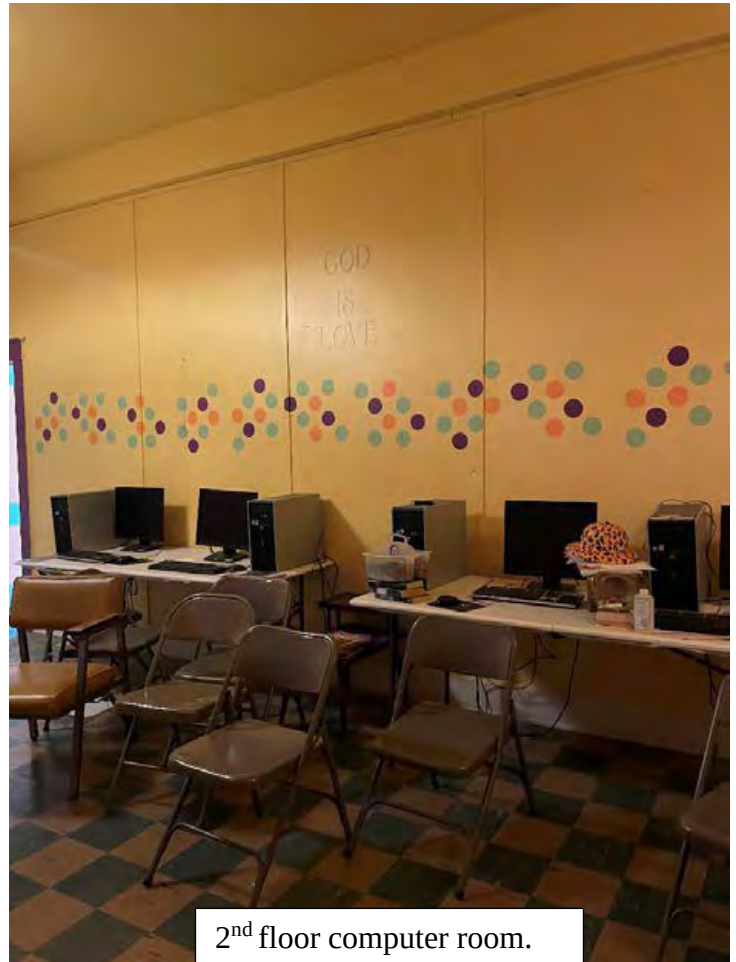
Hallway on 2nd floor—note the covered windows.



2nd floor hallway of more classrooms.



2nd floor computer room.



2nd floor computer room.



3rd floor classrooms. The rooms were also used as lodging spaces during church conferences.



More classrooms on 3rd floor.



Example of 3rd floor classroom.



3rd floor classroom space.



Original 1921 stained glass.

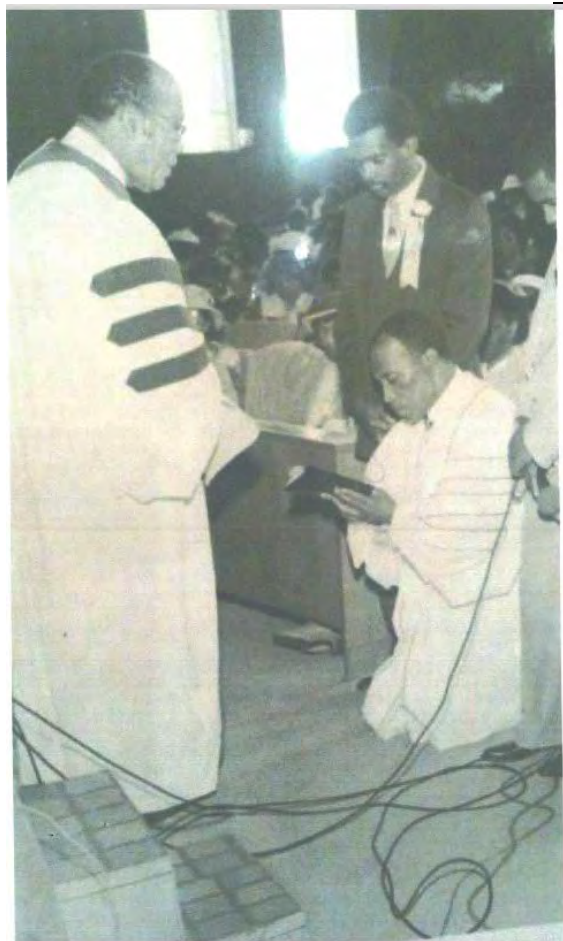


Window covered with 1950s addition.



3rd floor classrooms on old side of building.
Note rolling door divisions.

Historic Photos Provided by Applicant



Historic Photos Provided by Applicant



Historic Photos Provided by Staff

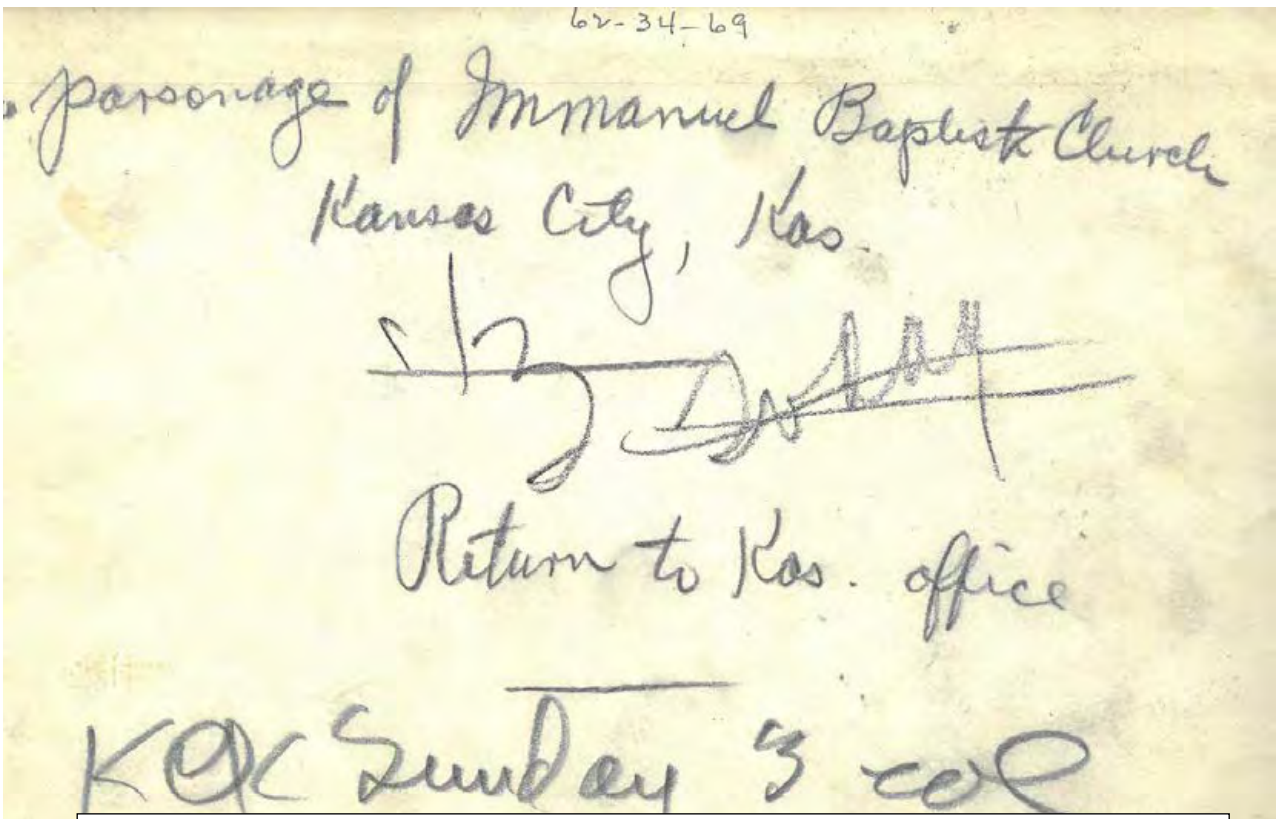


Immanuel Baptist Church 1956. Photo courtesy of Wyandotte County Historical Museum.

Historic Photos Provided by Staff



Immanuel Baptist Church Parsonage in foreground and Immanuel Baptist Church in background. There is no date for the image—ca.pre-1950s. Photo courtesy of Wyandotte County Historical Museum.



Back of above photo. Photo courtesy of Wyandotte County Historical Museum.

Narrative, Provided by Applicant

Antioch Baptist Church

Original building was opened in March 1921 under the name of Immanuel Baptist Church under the leadership of Rev JW MacDaniels. Only the first unit of the church was occupied at this time, however additions were made. It was later sold to Evangelist Temple House of Refuge for All Nations, the Church of God in Christ on July 13, 1978. Antioch bought the building under the leadership of Rev Ben Stephens. The building has just been maintained and alterations have been made,

In addition to religious activities, Antioch has reached out to the community with The Lord's Pantry, education tutoring programs, service aide for boys, Upward climb for girls, Project 66 for children, the Clothes Closet, which provides emergency food and clothing for persons in need within the community, and community festivals combining fellowship with food, games, prizes and lots for the Church and the community.

Several Unified Government elected officials have visited and spoken at Antioch including District Attorney of Wyandotte County Rev. Mark Dupree Sr, Unified Government Board of Commissioners Gayle E Townsend and Nathan Barnes and former candidate for Mayor. Antioch has also held conventions on the Kansas State and National Baptist Convention levels with some of the speakers being Rev. Jimmy Lee Banks, past member, Pastor of Strangers Rest Baptist Church, former candidate for Mayor, and former Kansas State Convention President. Rev Dr Robert Baynham, Pastor of Metropolitan Baptist Church and former Kansas State Convention President, Rev Desmond Lamb, Pastor of Forest Grove Baptist Church and current Kaw Valley District Moderator, Rev Dr TJ Jemison, National Baptist Convention USA President, Rev Dr William J Shaw, National Baptist Convention USA President and Harold Simmons, retired Kansas City Kansas police officer, Black History Historian, Underground Railroad Committee, Kaw Valley Youth Laymen's Instructor for Kaw Valley Christian education program and taught at the National Baptist Convention. Western Baptist Bible College has also held their Graduation Ceremonies at Antioch.

Narrative, Provided by Applicant, cont.

ANTIOCH BAPTIST CHURCH CON'T

EARL COLE: CEO Smart Tire Co, born, raised, and baptized at Antioch. Past winner of the hit television show " Survivor ", also appeared on the television show " Shark Tank " on January 7, 2022 with cast star Kevin Hart.

Warranty Deed, Provided by Applicant

(43) EG7460
 THE GUARANTEE TRUST CO. INC. Title Building, 725 Arch Ave. - Kansas City, Missouri
 STATE OF KANSAS
 WYANDOTTE COUNTY
 RECEIVED FOR RECORD
 1978 JUL 18 A D SO 9
 THOMAS W. GROMENAN
 REGISTER OF DEEDS
 BY

THIS INDENTURE, Made this 13th day of July 1978, between Trustees of The Evangelist Temple House of Refuge for All Nations The Church of God in Christ. of Wyandotte County, in the State of Kansas of the first part, and Trustees of Antioch Baptist Church of Kansas City, Kansas. of Wyandotte County, in the State of Kansas of the second part,

WITNESSETH, That part 100 of the first part, in consideration of the sum of One Dollar And Other Valuable Consideration (\$1.00), the receipt whereof is hereby acknowledged, do hereby present convey and warrant unto part 100 of the second part, their SUCCESSORS heirs and assigns, all the following-described real estate situated in the County of Wyandotte and State of Kansas, to-wit:

Lots 8, 9, 10, 11 and the East 50 Feet of Lot 12, Block 1, BROWNIE'S PARK, an addition in Kansas City, Wyandotte County, Kansas.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto in anywise appertaining, forever. And any of the first part, for themselves, their SUCCESSORS heirs, executors and administrators, do hereby covenant, promise and agree to and with part 100 of the second part that at the delivery of these presents that they are lawfully seized in their own right, of an absolute and feeble estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, assessments and incumbrances of what nature or kind soever, except easements and restrictions now of record,

and that they will warrant and forever defend the same unto part 100 of second part, their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, part 100 of the first part have hereunto set their hands, the day and year first above written.

Trustees of the Evangelist Temple House of Refuge for All Nations
 Chairman - S. R. Chambers
 Trustee - S. R. Chambers
 Trustee - Verlee Saunders
 Trustee - S. R. Chambers
 Trustee - Verlee Saunders
 Trustee - Verlee Saunders
 Trustee - Verlee Saunders

STATE OF KANSAS, COUNTY OF Wyandotte
 BE IT REMEMBERED, That on this day of July 1978, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came S. R. Chambers, Verlee Saunders, and Verlee Saunders, Trustees of the Evangelist Temple House of Refuge for All Nations The Church of God in Christ, who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires 10

Verlee Saunders
 Notary Public

REAL ESTATE MORTGAGE (TO CORPORATION)

THIS INDENTURE, made this 17th day of July, 1978, between Otis Haggie, Finis Blunk, John Bass, Willie Lattimore, and A. C. Huskey, Trustees of Antioch Baptist Church of Kansas City, Kansas, and Rev. Benjamin R. Stephens, Pastor of Antioch Baptist Church of Kansas City, Kansas, of the County of Wyandotte and State of Kansas, heretofore related in an Indenture and the Sheriff of Wyandotte County, Kansas, heretofore related in an Indenture, and the Sheriff of Wyandotte County, Kansas, heretofore related in an Indenture.

WITNESSETH, That said mortgage, in consideration of the sum of

ONE HUNDRED THOUSAND AND NO/100 DOLLARS is there duly paid, the receipt of which is hereby acknowledged, hereby mortgage and warrant to said mortgagee, its successors and assigns, all of the following described property situated in the County of Wyandotte and State of Kansas, to-wit:

Lot 2, except the North 5 feet thereof, and the North 1/2 of Lot 3, Block 1, LONG BROTHERS ADDITION TO EDGERTON PLACE, a subdivision of land in and a part of Kansas City, Wyandotte County, Kansas.
Lots 16 and 19, Block 4, MOUNT PLEASANT, an addition in and now a part of Kansas City, Wyandotte County, Kansas.
Lots 8, 9, 10, 11 and the East 50 feet of Lot 12, Block 1 BROWNE'S PARK, an addition in Kansas City, Wyandotte County, Kansas.

THIS IS A PURCHASE MONEY MORTGAGE.

Together with the appurtenances and all of the estate, title and interest of the mortgagee herein. To have and to hold the above described property unto the mortgagee hereof.

This mortgage is given to secure payment of the sum of

ONE HUNDRED THOUSAND AND NO/100 DOLLARS Amounting in the form of ONE certain promissory note this day executed by said mortgagee to the mortgagee for that amount which is due and payable on September 1, 1978 with interest at 10.00 % per annum from the date thereof until paid, all according to the terms of said note, secured hereby, is by this reference made a part hereof.

As additional and collateral security for the payment of said debt with interest, and the taxes on said land, the mortgagee hereby transfers, assigns, sets over and conveys to the mortgagee all rents, royalties, bonuses, delay proceeds or other income that may from time to time become due and payable under any oil, gas, mineral or other lease or any kind now existing or hereafter to come into existence covering said property, or any portion thereof, with authority to collect the same; and the mortgagee hereby agrees to assign, acknowledge and deliver to the mortgagee such checks or other instruments as the mortgagee may now or hereafter require in order to facilitate the payment of it of said rents, royalties, bonuses, delay proceeds or other income, which rights are to be assigned by said mortgagee only in the event of delinquency or default in compliance with the terms of said mortgage and the field record. Said assignment shall terminate and become void upon the payment and release of this mortgage, should expiration under any oil, gas, mineral or other lease actually depreciate the value of said property, then all other interest in this mortgage shall terminate and become void at the delivery hereof. The mortgagee hereby covenants and agrees that at the delivery hereof they are the lawful owners of the above described property, and are seized of a good and lawful title of inheritance therein, free and clear of all liens and encumbrances except those

and that they will warrant and defend the same against any and all claims whatsoever.

This mortgage shall be void if all payments are made as in said note, and as herein specified. Time is expressly made of the essence hereof.

Said mortgagee hereby agrees to pay all taxes assessed on said property before any penalties or costs accruing thereon, and also agree to keep said property insured in favor of said mortgagee in the sum of

ONE HUNDRED THOUSAND AND NO/100 DOLLARS in an insurance company satisfactory to said mortgagee to defend against the mortgagee may pay the taxes and security provided, interest and costs, and may insure the same at the expense of the mortgagee, and the expense of such taxes and security, interest and costs, and shall bear interest at the rate of 10% per annum until paid to the mortgagee.

It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advances made by said mortgagee, by said mortgagee, and any and all indebtedness in addition to the amount above stated which said mortgagee, or any of them, may owe to said mortgagee, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect unless the parties hereto and their heirs, personal representatives, executors and assigns, until all amounts secured hereunder, including future advances, are paid in full with interest.

The mortgagee, hereby assigns, in said mortgage all rents and income arising at any and all times from said property and hereby authorizes said mortgagee or its agents, at the option, upon default, to take charge of said property and collect all rents and income therefrom and apply the same to the payment of interest, principal, taxes, assessments, levies, assessments, repairs or improvements necessary to keep said property in suitable condition, or to other charges or payments provided for herein or in the note hereby assigned. This real assignment shall continue in force until the unpaid balance of said note is paid in full. The taking of possession hereunder shall in no manner prevent or release said mortgagee in the possession of said note by foreclosure or otherwise.

Mortgagee shall not be deemed to permit waste on said property.

If default is made in such payments, or any part thereof, or interest thereon, or in the taxes assessed on said premises, or if the mortgagee is not kept up current, or if any other terms of said note or this mortgage are breached by the mortgagee, then the whole principal of said debt with interest, and all taxes and security provided and interest and costs remaining unpaid or which may hereafter be paid by the mortgagee, shall be due and payable to the mortgagee for insurance, shall become immediately due and payable, at the option of the mortgagee, and it shall be the duty of the mortgagee to take possession of said property and collect the same, or any part thereof, at the option of the mortgagee, and to apply the same to the payment of interest, principal, taxes, assessments, levies, assessments, repairs or improvements necessary to keep said property in suitable condition, or to other charges or payments provided for herein or in the note hereby assigned. This real assignment shall continue in force until the unpaid balance of said note is paid in full. The taking of possession hereunder shall in no manner prevent or release said mortgagee in the possession of said note by foreclosure or otherwise.

IN TESTIMONY WHEREOF, the said mortgagee have hereunto subscribed their names on the day and year first above written.

B. & C. INC., Kansas City, Mo.

Otis Haggie
Finis Blunk
John Bass
Willie Lattimore
A. C. Huskey

ANTIOCH BAPTIST CHURCH OF K.C., K.
A. C. Huskey
Benjamin R. Stephens
William Lattimore

Warranty Deed, Provided by Applicant, Cont.

BOOK 2639 PAGE 38

116 JUL 20 1981

STATE OF KANSAS, COUNTY OF Wyandotte

BE IT REMEMBERED, that on this 17th day of July, 1981, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Otis Higgins, Finis Block, John Bane, Willis Lattimore, and A.C. Huskey, Trustees and Roy Stephens, Pastor of Antioch Baptist Church, Kansas City, Kansas, and they personally known to me, the same persons who executed the within instrument of writing, and each personally duly acknowledged the same.

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

Ruthie Burton
Ruthie Burton
Notary Public
(My commission expires April 4, 1981)

STATE OF KANSAS, COUNTY OF _____

This instrument was filed for record on the _____ day of _____, A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of page _____, Fee \$_____, _____, Register of Deeds.

Satisfaction

RECEIVED OF _____

the within named mortgage, the sum of _____ Dollars, in full satisfaction of the within Mortgage.

(Seal) _____

By _____

STATE OF KANSAS, COUNTY OF _____

This instrument was filed for record on the _____ day of _____, A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of page _____, Fee \$_____, _____, Register of Deeds.

867461

REAL ESTATE MORTGAGE TO CORPORATION

FROM _____

6.00

THOMAS W. GRONEMAN, JR.
REGISTER OF DEEDS
WYANDOTTE COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF _____

This instrument was filed for record on the _____ day of _____, A.D. 19____, at _____ o'clock _____ M., and duly recorded in Book _____ of page _____, Fee \$_____, _____, Register of Deeds.

REGISTRATION FEE \$1.00

IF OF INDEBTEDNESS \$1.00

THOMAS W. GRONEMAN, JR.
REGISTER OF DEEDS, WYANDOTTE COUNTY, KANSAS

Jane

Determination of Eligibility, Provided by the Kansas State Historic Preservation Office

Cultural Resources Division
State Historic Preservation Office
6425 SW 6th Avenue
Topeka KS 66615-1099

Jennie Chiles, Executive Director



785.272.8681, ext. 240
kshs.shpo@ks.gov
kshs.org

Laura Kelly, Governor

March 18, 2022

Shelly Cutchlow
2109 N 74th Street
Kansas City, Kansas 66109
smcutchlow@gmail.com

Re: Eligibility of the Immanuel Baptist Church [Antioch Baptist Church], (PO Box 2600, Kansas City, KS)

Dear Shelly,

Thank you for submitting the preliminary form for the *Immanuel Baptist Church* in Kansas City. The National Register of Historic Places (NRHP) is the country's official list of historically significant properties. The Register of Historic Kansas Places is Kansas' list of significant properties to our state. Our staff has determined the *Immanuel Baptist Church* as being potentially eligible for inclusion in the NRHP under Criterion C for its architecture.

Potential eligibility is determined in part for architecture as buildings appear today. That said our staff commented on the PSIQ indicating the possibility of a new roof being put on the church. Our staff recommends that a new roof should remain unseen behind the parapet; otherwise the church's eligibility for listing will be affected. Per our phone conversation this morning please contact Katrina Ringler: katrina.ringler@ks.gov whom you have visited with recently about the church. Katrina will be able to assist you with understanding the Secretary of the Interior Standards for the Treatment of Historic Properties which we discussed this morning.

Nomination Process

The next step in the nomination process is to complete a draft nomination form. Please note that our staff is not available to write the nomination. The following information is meant to assist you in the preparation of the nomination form.

Because this property is potentially eligible for both the state and national registers, only a National Register nomination form needs to be completed. In this form, the physical characteristics of the property and its history must be documented. Examples of successful nominations of similar properties are available on our website: www.kshs.org/14638.

Three examples of successfully listed, similar nominations in particular to review are:

- [Shiloh Baptist Church](#) (Topeka, Shawnee County)
- [St. Mark's African Methodist Episcopal Church](#) (Topeka, Shawnee County)
- [First Christian Church](#) (Neosho; Neosho County)

Following the general outlines of these nominations will assist you in writing your nomination. Please call or email us if you have any questions.

We heavily rely on property owners, sponsors, and hired consultants to research and prepare nominations. In filling out the nomination form, you must document the property's physical characteristics and history. The following items are available on our website to aid you in preparing the nomination (www.kshs.org/14654):

- *National Register nomination form (a form is also attached to this accompanying email.)*

Determination of Eligibility,
Provided by the Kansas State Historic Preservation Office, cont.

- *National Register Bulletin 16A: How to Complete the National Register Registration Form*
[Bulletin 16A: How to Complete the National Register Registration Form](#)
- *National Register Bulletin 39: Researching a Historic Property*
[Bulletin 39: Researching a Historic Property](#)

The nomination form can appear daunting. It is best to approach this like a history paper with two narratives; a detailed physical description and the building's history, including that of the associated town or community. Please note, there are historic preservation consultants for hire to prepare the nomination. We can provide a list of consultants if desired.

Once the nomination draft is received, our staff will review the document and suggest revisions. All register nominations are on a continuous rolling deadline. Once our office, the State Historic Preservation Office (SHPO), has determined the nomination is ready and meets all requirements, we will notify the preparer of which Kansas Historic Sites Board of Review (HSBR) meeting to anticipate. This board is a governor-appointed group of 11 professionals from various fields that must consider all nominations. Once scheduled for the HSBR meeting, the official public noticing and comment process will begin. At the time the nomination is approved by the board, the property is listed in the state register. The HSBR approved state register nomination will be forwarded to the keeper at the National Park Service for consideration/approval. The nomination process can take up to eight to 18 months to complete.

When you are ready to send us a draft nomination please email it to my coworker, Jamee Fiore, National Register Coordinator at jamee.fiore@ks.gov and also please cc me at rick.anderson@ks.gov

Rehabilitation Incentives

Our office administers incentive programs for rehabilitating and maintaining properties that are listed in the National and/or state registers. The Heritage Trust Fund (HTF) provides matching grants through a competitive application process for the preservation of register-listed properties. A 25% state income tax credit on certified rehabilitations is available for register-listed buildings (30% for register-listed buildings that are owned by 501(c)(3) non-profit organizations). For more information on preservation funding programs, visit our website at www.ksdhs.org/15605.

The outline for preparing a National Register nomination begins on the next page.

If you have any questions regarding the nomination process please don't hesitate to contact: Jamee Fiore; jamee.fiore@ks.gov (785) 272-8681 ext. 216 or Rick Anderson at rick.anderson@ks.gov (785) 272-8681 ext. 227.

Sincerely,

Rick Anderson
National Register Historian
Kansas Historical Society

Enclosures: General Outline, Nomination Form, Responsibilities, Submittal Requirements
Cc: [Emma Dambek](#), [Antioch "Missionary" Baptist Church](#), [Jamee Fiore](#)

[Please see also the outline for preparing a National Register nomination on the following pages.]

12C TIMES
3/26/1921

BAPTIST CHURCH IS READY

NEW HANDEL CITY, W. VA. BAPTIST CHURCH WILL BE DEDICATED TOMORROW.

Services at General Conference, held at the new building at 10:00 a. m. on Sunday.

A Kansas City, Mo., pastor, as "The Baptist" reports, for the congregation, has completed a \$10,000 building at a cost of \$10,000. He will hold his first service in the new building.

The minister is the Rev. Joseph W. Hamilton. The church is the largest and best equipped in the city. It is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

Services will be held at 10:00 a. m. on Sunday. The church is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

Several contractors who did not know the cost of the church have estimated the cost to be between \$10,000 and \$12,000.

Decorative services will commence with Sunday school services at 9:30 a. m. in the new building. The church is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

At 10:00 a. m. the church will hold its first service. The church is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

The regular service will be held at 10:00 a. m. on Sunday.



REV. JOSEPH W. HAMILTON, PASTOR OF THE NEW BAPTIST CHURCH, NEW HANDEL CITY, W. VA.

First Baptist church, Kansas City, Mo., at 10:00 a. m. on Sunday. The church is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

The new building is the largest and best equipped in the city. It is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

At 10:00 a. m. the church will hold its first service. The church is a modern building, and a handsome structure of native stone, finished with white oak trim, is in its most beautiful condition for the time.

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HOLD DEDICATORY SERVICE

Immanuel Baptist Church Formally Opened Yesterday.

Immanuel Baptist church, Fifteenth street and Quindaro boulevard, held its dedicatory services at 2:30 o'clock yesterday afternoon. The Rev. J. W. MacDoniels, who supervised the construction of the church, delivered the sermon. A popular subscription fund, conducted by the Rev. J. C. Crawford of Topeka, totaled pledges of \$3,050.

The Rev. W. J. Harms, first pastor of the church, and the Rev. Elmar E. Hollar, pastor of the Grace Methodist church, assisted in the services.

WORK AT 11 CHURCHES

NEW CONSTRUCTION AND RE-MODELING NEAR 1-2 MILLION.

The Immanuel Baptist Project, Costing \$128,000, Largest of Those Granted Permits During the Year.

Eleven Kansas City, Kansas, churches obtained building permits during the last year for remodeling and new construction estimated to cost \$463,777.

John McDermott, city building inspector, said last night that the biggest church project in the year was undertaken by the Immanuel Baptist church, 1335 Quindaro boulevard, where \$128,000 was appropriated for an addition to the present building.

The next largest project under way in a \$115,000 addition to the Full Gospel Tabernacle, 201 North Seventh street.

Three Negro churches are spending \$113,000 for new construction. The cost of an addition to the Eighth Street Baptist church, Eighth street and Oakland avenue, is \$89,000. A new building for the Rising Star Baptist church is being erected at 1034 Walker avenue at a cost of \$17,000. Estimated cost of an addition to the Bethel Seventh Day Adventist church, 713 Freeman avenue, was \$7,000.

The Rosedale Baptist church, 901 Southwest boulevard, which was damaged by fire, is being repaired at a cost estimated to be \$25,000. A similar amount is being spent for an addition to the Messiah Lutheran chapel, Twelfth street and Grandview boulevard.

An addition to the Rosedale Christian church, Ninth street and Stinson avenue, is costing \$20,000.

The other church projects are: Washington Avenue Methodist, Seventh street and Washington boulevard, remodeling, \$15,777; Faith Baptist, 3035 North Twenty-seventh street, new building, \$15,000; Quayle Memorial Methodist church, 2830 North Seventeenth street, an addition, \$12,000.

CHURCH PLANS IN SWAY

KANSAS CITY, KANSAS, EDIFICES
MAKE HEADWAY.

Projects totaling \$484,000 Under Construction, While Those Contemplated Will Cost \$835,000.

By BERRY D. BUTLER.

(A Member of The Star's Staff.)

Churches either under construction or completed during the first half of 1937 in Kansas City, Kansas, and Wyandotte county had a total valuation of \$484,000, with an additional \$835,000 worth still in the planning stage.

Two of the most ambitious projects are in the latter category, with only sites acquired and plans drawn.

Two Big Projects.

These are the new church to be built by the combined First and State Avenue Baptist churches on a site at Twenty-ninth street and Minnesota avenue, and the new building planned by members of First Presbyterian at Woodcrest drive and Wood avenue. Each is expected to cost approximately \$400,000.

Among the buildings now under construction the largest is that of the Immanuel Baptist church, which is spending \$140,000 to add two floors of Sunday school classrooms above the present church auditorium. The east wall of this addition will eventually be the west wall of a new auditorium to be built at street level immediately east of the present building.

Members of the Ruby Avenue Congregational church are in the midst of an \$85,000 moving and remodeling program, which was necessitated when the old church building was moved from its site at Twenty-second street and Ruby avenue to make room for expansion of the Argentine high school. The building is being remodeled and enlarged on a new site at Seventeenth street and Ruby avenue.

List Other Church Plans.

Other buildings on which work is being done at present include the addition of an assembly hall and classrooms to cost \$50,000 at the First Christian church; completion of a \$40,000 sanctuary at the Brenner Heights Baptist church, and a \$30,000 remodeling and re-decorating job at St. Rose of Lima Catholic church, necessitated by a fire there last December 27.

Projects completed so far this year include the city's first air-conditioned church, the functionally designed Full Gospel tabernacle building, which cost

For Installation of

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ON WITH CHURCH EXPANSION.

Immanuel Baptist Receives a New \$70,000 Building Permit.

An additional permit for construction estimated to cost \$70,000 was issued to the Immanuel Baptist church, 1335 Quindaro boulevard, yesterday in the office of John McDermott, building inspector in Kansas City, Kansas.

A permit had been issued covering work estimated at \$80,000. Both permits are for a single project, a 2-story 67x106-foot auditorium adjoining the church.

CITATION (TURABIAN STYLE)

Kansas City Times (Kansas City, Missouri) : March 23, 1956, 33. NewsBank/The Historical Kansas City File. <https://nfb000-ncnewsbank.com.kdp1dfr1u0k.org/fappa/news/document-view?pr=6406-18&docref=img%2F%2A11F2A0E45198B2A74428A81AB-755807777A0F11C40402A35558754500F817504070040C32A8008B17440204040>

An Electric Organ Has Been Installed.

A new electric console organ has been installed at the Immanuel Baptist church at a cost of more than \$2,000, made possible through memorial gifts and contributions from members and friends.

Two lone cabinets, each costing \$585, also have been installed. The organ is of walnut finish matching that of the grand piano.

CITATION (TURABIAN STYLE)

Kansas City Star (Kansas City, Missouri), July 31, 1957: 103. NewsBank: America's News - digitized and scanned.
<https://newsdb.newsbank.com/kdp/dm.atc.org/apps/news/document-view?docid=158BEE01A47778E7940102-158BEE01A47778E7940102&docid=158BEE01A47778E7940102-158BEE01A47778E7940102&docid=158BEE01A47778E7940102-158BEE01A47778E7940102>

OKLAHOMA HIT BY TORNADOES

(Continued From Page 1.)

Kansas City area was minor. Some power failures were reported in suburban areas, but service was restored within several hours.

Immanuel Baptist church at 1335 Quindaro boulevard, Kansas City, Kansas, was damaged extensively by leakage of rain through the roof. Damage was estimated at \$5,000. The morning service continued despite plaster falling near members of the congregation.

Rain Eases Drought.

The rain was temporary relief to what could have been the beginning of a drought situation over the two states.

However, John B. Lower, county extension horticulture agent, discounted any idea that the weekend rains eliminated completely the threat of a drought.

"If the rains stop now," he said, "and we receive spotty rather than general rainfalls for the next two months, August could still be a drought month."

Lower said the rainfall was of partial benefit to growers. Much of this moisture will be lost, he said. The ground soaks up the moisture it can hold and the rest runs off.

Weeds May Increase.

According to the county agent, growers can expect a weed problem.

"For the next few days the soil will be too soft to cultivate," he said. "The weeds will get a good start."

Soft soil at the construction site of the new federal building south of the police station may slow down workers for several days. An observer at the police station reported water nine inches deep over nearly half the site.

Kansas City has received 2.23 inches of rain since Friday, boosting the May total to an excess above normal. Rain in the 24 hours ending at midnight

totaled only .36 of an inch at the Municipal Air Terminal, but much heavier amounts fell elsewhere in the area.

Rain Friday totaled .32 of an inch, Saturday 1.55 inches, and yesterday .36 of an inch.

The rain table:

Rain yesterday	.36
Month to date	4.14
Excess	.49
Year to date	7.88
Deficiency	4.47
Last year to date	11.78
Deficiency	.57

Electrical power failures were reported in Independence, Raytown and Lee's Summit, police said. Most of the failures were reported between 5:30 and 7 o'clock last night.

The department of public works in Kansas City reported that during the same period a tree struck by lightning fell on a motor car parked at 6003 East Eleventh street.

Another car, parked on Ninety-ninth street between Campbell street and Holmes road, was inundated when Indian Creek overflowed. A police tow-truck was unable to move the vehicle, the police dispatcher said.



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Some Teen-Age Mothers Go On With Studies

(Continued from Page 1C)

be injurious to their health.
"Prior to re-enrollment, the girl and one of her parents shall confer with her principal who may thereafter re-enroll her as aforesaid or refer her to the department of pupil services with a recommendation that she be transferred to another school."

MARRIED and single pregnant girls are covered by the ruling, Bliss said. Sometimes young wives continue attending classes.

"The decision of the principal is a factor in allowing pregnant girls to stay in school," he pointed out.

"Girls are not prohibited from attending night school at Van Horn, Central or Westport, but there is a tuition charge."

"Personally, I feel we should have a program for all pregnant girls of school age. At this time we don't have the financial means."

IT'S THE OPINION of Dr. Kellerman and Mrs. Anderson that most of the evening classes at Westport are geared more to adults than the younger teens. Both praised the homebound program as a valuable contribution to the adjustment of unwed mothers.

"We had several smart girls so upset at the prospect of interrupting their education they signed up for our day care program while living at home and also enrolled in night school at Westport," the Florence director said.

SINCE Shawnee Mission public schools provide homebound teaching for any young unwed mother who avails herself of it, several Johnson County girls at both homes have benefited from almost individual instruction.

"A homebound teacher for each course topic comes once a week and assigns a great deal of homework," Mrs. Anderson explained.

FIFTY TEEN-AGE mothers in the Kansas City, Kansas, school district attend a school at the Immanuel Baptist church, 1335 Quindaro boulevard, and there is a waiting list.

In a co-operative effort, major financial support comes from the school district. Special services such as counseling and medical consultation are provided by a number of community agencies, including the University of Kansas Medical Center and Children and Youth project, a federal program operating in the northeast area of Kansas City, Kansas.

Students go to classes at the church building until the end of the semester after their babies are born. Extensive group and individual counseling are features of the program.

IN THE FUTURE, the problems and education of the unwed mother are likely to draw more public attention, Dr. Kellerman believes.

"In 1963, the percentage of illegitimate births was 10.3," she said. "In 1967, despite all the contraceptive devices and easy availability, the percentage had risen to 15.8. This is a 50 per cent increase but statistics cannot convey the depth and number of problems each girl faces," she emphasized.

"Our homes are attempting to help girls meet all of their needs—medical, social, relationships with family and peers—as well as educational."

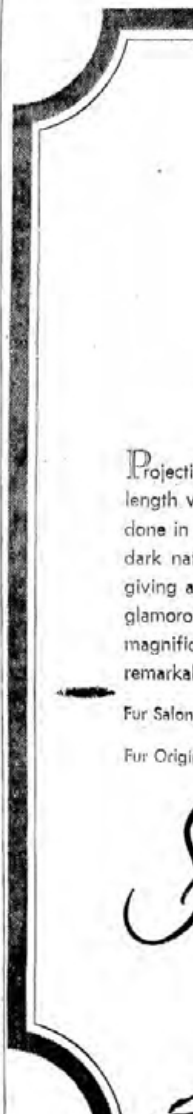
ANOTHER TYPE of program to help unwed mothers

Louise Pemberton, executive director of the Urban League of Kansas City, reported an idea discussed by leaders here:

"The Urban League in co-operation with 16 other agencies has made a proposal to the Model Cities board for underwriting a comprehensive care plan for unwed mothers. It would include completion of their education, medical care and supportive services such as employment counseling, psychiatric case work, social work and a day care program for the babies."

"The services should prevent young unwed mothers from repenting a pregnancy and they should help in proper adjustment to sound living," Pemberton said.

"Claude R. Bowley, associate director of the league, and his health and welfare committee have worked on this project since December, 1967, with the hope of financing it through a foundation or grant. The plan would utilize medical and other facilities already available to the people," he added.



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Immanuel Church Is Sold

The Immanuel Baptist church, at 1336 Quindaro boulevard, Kansas City, Kansas, has been sold to the Evangelist Temple Church of God in Christ diocese.

The sale was announced by Bishop S. R. Chambers, who founded the Evangelist Temple church at 2315 Berton boulevard, and heads the diocese which includes approximately 20 churches in Illinois, Kansas, Missouri, Mississippi and Arkansas.

The initial opening service for the new owners will be at 3 o'clock tomorrow afternoon at the church. This will be the first of three Sunday of special events, leading to the grand opening Sunday, November 1. A new congregation then will be organized.

Members of the Immanuel congregation will hold their final service in the building October 18. October 25 they will be in their new semi-contemporary building at 822 Parallel avenue.

Bishop Chambers said the service tomorrow afternoon will be primarily songs and prayers.

A regular Sunday night worship service will be held at 8 o'clock tomorrow night. Members of the Kansas City church will be present and Bishop Chambers will speak.

The bishop has served as pastor of the Kansas City church the last 23 years. Another church of the denomination in Kansas City Kansas, is at 326 South Mill street.

The Immanuel church grew out of an evangelistic tent meeting and mission Sunday school at 1334 Yecker avenue, which began in June, 1904. It was sponsored by the former Edgerton Park Baptist church.

As the Yecker Avenue Baptist church, the Immanuel church was organized with 44 charter members, on July 9, 1906. It was renamed in June, 1920, after a 100-foot lot fronting on Quindaro boulevard was purchased in 1918. The present building was dedicated in 1921.

Construction on a new sanctuary was begun in 1956, to provide a place of worship for 1,000 persons. Six new classrooms also were built on the second floor and the completed building was dedicated in April, 1957.

With the changing neighborhood, the church found the major number of its members had moved west, and selected the Parallel avenue site.

(Published _____)

SP2022-032

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 SP2022-032, commonly known as 428 North 5th Street, Kansas City, Kansas, legally described as:

Lot 2, Early's Addition, an addition now in and a part of Kansas City, Wyandotte County, Kansas according to the recorded plat thereof, Located at approximately, 428 North 5th Street Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to allow for continuation of a security business office.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Hours of Operation shall remain Monday thru Friday 8:00 am to 5:00 pm.**
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 as both the property owner and the business owner that they 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. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,
4. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-005

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 SP2022-005, commonly known as 8130 Kaw Drive, Kansas City, Kansas, legally described as:

A tract of land in the West half of the Northeast Quarter of Section 29, Township 11 South, Range 24 East of the 6th Principal Meridian, Kansas City, Wyandotte County, Kansas, being described as follows: Note: The basis of bearings in this description is South 02° 58' 16" East along the West line of the Northeast Quarter of Section 29, Township 11 South, Range 24 East of the Sixth Principal Meridian, as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83). Commencing at the Northwest corner of the Northeast Quarter of said Section 29, Township 11 South, Range 24 East, said corner being a Stone 3" x 6" x 8" found; Thence South 02 degrees 58 minutes 16 seconds East 955.02 feet, along the West line of said Northeast Quarter to the Point of Beginning; Thence North 88 degrees 54 minutes 35 seconds East 471.96 feet; Thence South 13 degrees 05 minutes 59 seconds East 373.91 feet to a point on the Northerly Right of Way line of Kansas Highway 32 (K-32), also known as Kaw Drive; Thence South 61 degrees 40 minutes 22 seconds West 594.76 feet, along said Northerly Right of Way line to a point on the West line of the Northeast Quarter of said Section 29; Thence North 02 degrees 58 minutes 16 seconds West 638.28 feet, along said West line to the Point of Beginning, containing 257,830 square feet or 5.9191 acres Subject to all Easements and Restrictions of Record, located at approximately 8130 Kaw Drive, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to allow for continuation of a security office trailer.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1) **The trash receptacle and porta-potty must be moved to the north side of the trailer out of the public view. The new placement however should not replace any existing parking spaces;**
- 2) **The owner shall plant new landscaping along the south edge of the property to replace the currently dying landscaping;**
- 3) **The owner shall extend the new landscaping to fill in a hole in the landscape on the southwestern corner of the property where there is no landscaping currently;**
- 4) **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
- 5) **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;**
- 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) **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**

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

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(First published _____)

COZ2022-011

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 428 North 5th Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family 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 January 20, 2022, by the owners of property to have the zoning of said property changed from its present zoning of R-1(B) Single Family 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:

Lot 2, Early's Addition, an addition now in and a part of Kansas City,
Wyandotte County, Kansas according to the recorded plat thereof,
Located at approximately, 428 North 5th Street Kansas City, Kansas,

be changed from its present zoning of R-1(B) Single Family District to R-2(B) Two Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-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 _____, 2022.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-013

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 SP2022-013, commonly known as 1215 Merriam Lane, Kansas City, Kansas, legally described as:

BEG NE COR SE1/4 NW1/4; S 400FT, S65W-339.29FT, N35W-133FT, N55E-225FT, N35W-150FT, N55E-321.97FT, E 20.4FT TO POB CONT, located at approximately 1215 Merriam Lane, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to allow for continuation of a dirt fill.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1) **A landscaping plan compliant with Section 27-464(g) must be submitted to Staff;**
- 2) **The landscaping demonstrated on the submitted landscaping plan, including all trees and seeding, must be properly installed within 60 days of the completion of final grading;**

- 3) The hours of operation shall be 7:00 AM to 5:30 PM, Monday through Friday. Contact the neighborhood group and the surrounding residences at least 24 hours in advance of performing work on the weekend;
- 4) There shall be full compliance with the comments from the Wyandotte County Conservation District contained herein;
- 5) Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;
- 6) Rumble strips and/or other mitigation measures must be installed on the subject property in order to prevent dirt, rubble, and other fill material from being tracked by work trucks onto and damaging the public right-of-way;
- 7) Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
- 8) The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
- 9) Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
- 10) 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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-004

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 SP2022-004, commonly known as 8535 Riverview Avenue, Kansas City, Kansas, legally described as:

Section 17, Township 11, Range 24, the North 146.67 feet of the West 297 feet; Northwesternly $\frac{1}{4}$, less the North 30 feet and West 30 feet containing 0.72 acre, more or less, located at approximately 8535 Riverview Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to allow the continuation of two (2) concrete pits/sampling of a variety of pipes for training at 8535 Riverview Avenue.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The applicant proposes operating from 9:00 AM to 1:00 PM. Hours of operation shall begin no earlier than 8:00 AM and no later than 3:00 PM;**
2. **The culvert that runs west of the property must be cleaned regularly and**

- kept clean;
3. **Section 27-675(a) states that “all parking, loading and maneuvering areas except those serving single-family dwellings or agricultural uses shall be graded and surfaced with a permanent bituminous or concrete pavement”. The applicant shall pave the parking lot and mark four (4) parking spaces, including one (1) ADA parking spaces;**
 4. **The applicant shall install new landscape screening along the northwest corner of the lot, matching the current screening. Additionally, existing screening that has died shall be replaced;**
 5. **All existing and future driveways must feature curb cuts that are constructed to UG standards. The applicant shall install a new driveway curb cut to match the new paved parking;**
 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; and,**
 7. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
 8. **Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;**
 9. **Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource**

- Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
 11. 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;
 12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL

(Published _____)

SP2022-012

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 SP2022-012, commonly known as 527 Tenny Avenue, Kansas City, Kansas, legally described as:

Lot 27, Bolles Addition to Riverview, Wyandotte County, Kansas, located at approximately 527 Tenny Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit to allow for a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Applicant shall obtain and/or maintain a business license from the Wyandotte County Business License office.**
2. **Applicant shall post a Lead-Based Paint Notice and Asbestos Notice (if necessary) in the guest book or tenant guide.**
3. **Applicant shall ensure that the contact information for the Management/Operator is included in the guest book or tenant guide.**

4. Applicant shall provide evidence or receipt of repairs for the following inspection items:
 - a. Confirm the handrail up to the front of the property is stable.
 - b. Repair or replace the inoperable window – Inspection Item 7.4.1
 - c. Adjust the toilet – Inspection Item 9.8.1
 - d. Add expansion tank to water heater – Inspection Item 9.4.1
 - e. Repair the ductwork as shown – Inspection Item 11.6.1
 - f. Repair electrical conduit – Inspection Item 12.1.1
 - g. Repair reverse polarity outlets – Inspection Item 12.3.1
 - h. Add in CO2 and Smoke Detectors where missing – Inspection Item 12.7.1
5. The gravel lot in the rear must be replaced with a driveway consisting of two (2) concrete strips, allowing for adequate green space while continuing to provide two (2) off-street parking spaces.
6. Maximum number of guests, which has been deemed appropriate for the available accommodations shall be eight (8) adults
7. Guest parking must be provided off-street. Maximum number of guest vehicles shall be two (2).
8. Parking must take place off-street.
9. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
10. Applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
11. 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;
12. 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. Include the contact information for Host Compliance: 913-246-5133 www.hostcompliance.com/tips;
13. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the

Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit 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.

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

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 _____, 2022.

TYRONE GARNER
MAYOR/CEO

Attest:

Unified Government Clerk

APPROVED AS TO FORM:

CHIEF COUNSEL



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: April 28, 2022

Re: **Change of Zone Petition COZ2021-051 and Master Plan Amendment MP2021-028**

GENERAL INFORMATION

Applicant:
Mark Moberly

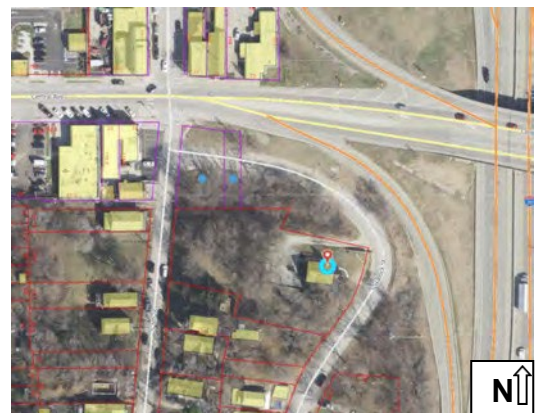
Status of Applicant:
Representative
Tom Proebstle with Generator Studio
1615 Baltimore Avenue
Kansas City, MO 64108

Requested Actions:
To approve a Master Plan Amendment from Urban Density to High-Rise Residential (Central Area Master Plan).

Change of Zone from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District.

Date of Application:
October 29, 2021

Purpose:
To rezone to build a six (6) story 142-unit apartment building.



Property Location:	10 South Hallock, 525 Central Avenue, and 529 Central Avenue
Commission District:	Commissioner At Large, District #2: Tom Burroughs District #2 Commissioner: Brian McKiernan
Existing Zoning:	R-1(B) Single Family and CP-0 Planned Nonretail Business Districts
Adjacent Zoning:	North: C-3 Commercial District South: R-1(B) Single Family District East: None (Right-of-Way) West: C-3 Commercial District
Adjacent Uses:	North: A drinking establishment, single family home and vacant commercial building South: Single family home East: Eastbound Central Avenue to Westbound I-70 Ramp West: Small office building and single-family home
Total Tract Size:	1.09 Acres
Master Plan Area:	Central Area Master Plan
Master Plan Designation:	The Central Area Master Plan designates this property as Urban Density, which allows single-family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, etc., institutional uses such as schools, churches, and libraries. A Master Plan Amendment has been submitted to High-Density Residential, which allows mid-rise and high-rise apartment buildings, condominiums, and institutional uses such as schools, churches, and libraries.
Major Street Plan:	The Major Street Plan classifies Central Avenue as a Class A Thoroughfare and South 6 th Street and Hallock Avenue as Local Streets.
Required Parking:	Sec. 27-461(d) One (1) parking space shall be provided for each dwelling unit that has one (1) bedroom or less; however, that buildings designed solely for senior and retired persons need provide no more than one (1) parking space for each three (3) dwelling units. One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more; provided, however, that buildings designed solely for senior and

retired persons shall provide parking as required by the planning commission. 151 parking spaces are required. 136 parking spaces are provided. A variance (BOZA2022-016) has been filed for a parking reduction – scheduled to be heard by the Board of Zoning Appeals on April 11, 2022.

Advertisement:	<u>The Wyandotte Echo</u> – Change of Zone – November 18, 2021; Master Plan Amendment – November 18, 2021 Letters to Property Owners – Change of Zone – November 19, 2021, December 6, 2021, January 4, 2022, and February 16, 2022; Master Plan Amendment – November 19, 2021 and December 6, 2021, January 4, 2022, February 16, 2022 and March 24, 2022
Public Hearings:	March 14, 2022 and March 31, 2022
Public Support:	Staff has received letters of support for this development from various individuals. There were eight (8) persons present at the March 14, 2022 meeting.
Public Opposition:	Staff has received letters of opposition for this development from various individuals. There were ten (10) persons present at the March 14, 2022 meeting. A valid protest petition (21.65%) has been submitted.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mark Moberly, with Sunflower Development Group, wants to rezone 525 Central Avenue, 529 Central Avenue and 10 South Hallock Street from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. None

Outstanding or Related Permits and Cases:

1. None

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The character of the neighborhood is comprised of a mixture of single-family homes and neighborhood to the south known as Russian Hill due to the church at the top of Lowell Avenue, as the defining landmark of the neighborhood and commercial businesses and commercially zoned parcels along Central Avenue. This site is at the beginning of the Central Avenue corridor, as you exit off Interstate 70 to the east, the gateway into the Central 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 proposed use is not necessarily compatible with the surrounding properties to the south as Russian Hill is an established single-family neighborhood. High density development should occur at major intersections along transit corridors.

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 could detrimentally affect nearby property because while the balance of the development will be sited towards Central Avenue and Hallock Street, the single-family homes south and west of this site may be obscured by the apartment high-rise. The quality of this development may enhance the commercial redevelopment along the Central Avenue corridor and commercial development further north on South 6th Street.

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

The property has been vacant for an undetermined amount of time, as licensure for the law office at 10 South Hallock Street cannot be found.

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 or condo. The proposed use could permanently injure the visual quality of nearby property because the existing viewsheds of the single-family homes on Russian Hill (south on Lowell Avenue

and Hallock Street and west of 6th Street) may be blocked due the height of the apartment complex.

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 142 units will increase traffic along Central Avenue, 6th Street and Hallock Avenue. The Traffic Impact Study will be analyzed by Planning Engineering and Public Works regarding road capacity, specifically looking at improvements to 6th Street and Central Avenue intersection, the garage entries and exits, and also reducing the one-way 6th Street, south of Hallock Street to a two-way street. Further comments may be forthcoming from Planning Engineering and Public Works Department. With funding secured for the 6th Street Bike Boulevard and the increased intensity of use at the site, the 6th and Central gateway should be redesigned accordingly.

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

The proposed use does not conform to the Central Area Master Plan; therefore, a Master Plan Amendment is sought from Urban Density to High-Rise Residential, which allows mid-rise and high-rise apartment buildings, condominiums, and institutional uses such as schools, churches, and libraries.

The recently adopted Master Plan encourages a mixed-income neighborhood and attainable housing developments that prevent gentrification. A mix of unit types and price ranges, including affordable units should be pursued.

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 the proposed development will capture the storm water runoff instead of sheet flowing off the property onto 6th Street and Hallock Avenue into the storm sewer.

An existing tree stand is to be preserved on a steep hillside, so special attention should be given to preserving mature trees if possible, landscaping and erosion control.

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

a. *Water service*

BPU provides water service.

b. *Sanitary sewer service*

UG provides sanitary sewer service.

c. Storm water control

To be designed to meet City Code.

d. Police

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

e. Fire

Fire service is provided by Fire Station #1 located off 5th Street and Armstrong Avenue.

f. Transit

Kansas City ATA provides transit service along Central Avenue, at 6th Street and Central Avenue intersection, Route #102.

g. Schools

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

h. Streets

Central Avenue is a Class C Thoroughfare, and the traffic study will determine if the proposed development can be support by the existing street network.

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 studio, one, and two bedrooms) within the complex will promote a diverse population to make use of the nearby employment, entertainment and transit.

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

The proposed use will need revisions to comply with applicable ordinance requirements. A variance for a reduction in parking would be supported by staff to reduce on-street parking.

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 sought to redevelop it as.

PREVIOUS ACTIONS

In 2002, a portion of 11 South Hallock Street was rezoned from R-2(B) Two Family District to CP-0 Planned Nonretail Business District to build a law office.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting via Zoom on November 29, 2021. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Traffic
Parking
Transit Access
Massing
Neighborhood Character
Affordable Housing
Multi-Family Design Guidelines
Lighting
Pedestrian Connectivity
Platting
Fire Access
Landscaping

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of Master Plan Amendment **MPL2021-028** and Change of Zone Application **COZ2021-051**, subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2022-016. Approval of these petitions (Change of Zone and Master Plan Amendment) are contingent upon the decision of the Board of Zoning Appeals for variance BOZA2022-016;**
2. **As a part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking, and a revitalized neighborhood gateway for the 6th and Central/6th and Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan;**
3. **As a part of the development agreement, the applicant will support the work of UG staff create a mixed-income community as a proposed neighborhood benefit per the Central Area Master Plan;**
4. **A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels;**

5. Sec. 27-461(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;
6. Sec. 27-461(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;
7. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door;
8. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street;
9. Add a pedestrian door at all garage entries;
10. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street;
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;
12. Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building;
13. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants;
14. Lighting cannot exceed one (1) footcandle at the property line. Uplighting is discouraged;
15. Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood;
16. Sec. 27-461(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.

Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required.

The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district;

17. 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;
18. All landscaping shall be irrigated;
19. All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or

- adjacent land uses. All screening materials must be well maintained at all times;
20. Additional landscaping is necessary to screen the surface parking lot from South 6th Street;
 21. The bulb-out on South 6th Street should incorporate a bioswale;
 22. 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;
 23. All electrical meter banks, typically on the side of the building shall be screened from public view;
 24. 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;
 25. 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;
 26. 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;
 27. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 28. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
 29. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the

ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

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 Petitions **COZ2021-051** and **MP2021-028**, subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 14, 2022 City Planning Commission Minutes
Aerial Map
Land Use Map
Zoning Map
Wyandotte County Conservation District Comment Letter
Applicant Response Letter
Neighborhood Meeting Minutes
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Floor Plan
Lighting Plan
Building Elevations
Sight Line View Study
Site Photographs taken by Staff on November 16, 2021.
Letters of Support
Letters of Opposition
Protest Petition

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Unified Government Board of Commissioners</u>
Public Hearing	March 14, 2022	March 31, 2022
Rezoning	Approval	

Public Hearing		
Master Plan	March 14, 2022	March 31, 2022
	Approval	

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2021-028** 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 **MPL2021-028** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2021-051** 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 **COZ2021-051** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 14, 2022 City Planning Commission Minutes:

Hearing starts at 2:28:50:

MASTER PLAN AMENDMENT MPL2021-028 – MARK MOBERLY WITH SUFLOWER DEVELOPMENT GROUP – SYNOPSIS: Master Plan Amendment from Urban Density to High Density Residential (Central Area Master Plan at 10 South Hallock Street, 525 and 529 Central Avenue.

CHANGE OF ZONE APPLICATION COZ2021-051 – MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP – SYNOPSIS: Change of Zone from R-1(B) Single Family District and C-O Non-retail Business Districts to RP-6 Planned High-rise Apartment District for a 148-unit apartment complex at 10 South Hallock Street, 525 and 529 Central Avenue.

VACATION APPLICATION VAC2022-001 – MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP – SYNOPSIS: Vacation of right-of-way at 10 South Hallock Street and 525 Central Avenue.

Detailed Outline of Requested Action: The applicant, Mark Moberly, with Sunflower Development Group, wants to rezone 525 Central Avenue, 529 Central Avenue and 10 South Hallock Street from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

Detailed Outline of Requested Action: The applicant, Mark Moberly with Sunflower Development Group, wants to vacate a portion of right-of-way along the south and west side of Hallock Street in order to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 14, 2022;
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 Notices 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:

- Mark Moberly, applicant, Sunflower Development Group
- Tom Proebstle, Generator Studio, 1615 Baltimore, Kansas City, Missouri 64108
- Mike Pearce, Slap's BBQ, 453 Central Avenue, Kansas City, Kansas
- Greg Kindle, President of Wyandotte County Economic Development Council
- Keeley Hanson, 400 North 17th Street, Kansas City, Kansas, 66102
- Wesley and Laura Summa, owners of Chicago's, 534, 530, 526 Central Avenue, Kansas City, Kansas 66101
- Steve Sessions, 541 Central Avenue, Kansas City, Kansas 66101
- Connie Cervantes, 605 Central Avenue, Kansas City, Kansas 66101
- Adam Wittmer, 541, 548, 553 and 556 Central Avenue and 12 South 6th Street, Kansas City, Kansas 66101

Present in Opposition:

- Rose Eilts, 506 North 4th Street, Kansas City, Kansas 66101
- Steve Kucharo, 48 South Pyle Street, Kansas City, Kansas 66101
- Karrin and Brad Huhmann, 23 South 6th Street, Kansas City, Kansas 66101
- Pat Lawson, 207 South Tremont, Kansas City, Kansas 66101, President of St. Joseph Watchdogs
- Edgar Galicia, Director of Central Area Betterment Association
- Buck and Geri Moulder, 31 South Hallock, Kansas City, Kansas 66101
- Marge Gasnick, 3322 North 54th Street, Kansas City, Kansas 66104
- Anna Cole, 245 Orchard Street, Kansas City, Kansas 66101

Staff Recommendation starts at 3:48:10: Planning Director Hand stated that the applicant is requesting a Change of Zone, Master Plan Amendment and Vacation. The property is on Russian Hill in the Central Area Master Plan. He further stated that the vacation application is for leftover right-of-way from the freeway acquisition. Additionally, there are two (2) parcels on Hallock that crossover the right-of-way and the location effectively results in a mapping error. In the Central Area Master Plan, 7th and Central Avenue was designated for a catalytical project, which has been a vacant lot for many years. This project is one block away and will be a catalytical project albeit it is a different project than was envisioned when working on the Central Area Master Plan. The sight lines was an issue for Staff as the view up to the Russian Church was to be protected. Staff requested that the applicant look at different scenarios and those sight lines have been addressed. The neighbors on 6th Street mentioned the sight lines and staff did its own analysis. There are different sight lines such as of the overgrown vacant lot or the Kansas City, Missouri skyline. Staff believes that the only property owner where view of Kansas City, Missouri will be affected by the sight lines of this project are the Mr. and Mrs. Huhmann. All of the other neighbors (three or four) that currently has views of the wooded hill will now look at the apartments if this project moves forward. Director Hand stated that a third party analysis was done as it relates to traffic. He stated that 6th and Central will require a redesign. Staff has a condition of approval that these public improvements will be part of the development agreement with the Unified Government. One of the other primary issues regarding the Central Area Master Plan is that this area is a primary gateway to the city. There are two (2)

flagpoles and staff believes that the redesign of this intersection should allow for the redesign of said gateway as per the Master Plan. Regarding affordable housing, he stated that it is how you advance a mixed-use community as it has many opinions and potential approaches. Some people believe that a mixed income community is developed one (1) project at a time and others believe that it is an aggregate set of developments. Director Hand stated that there is a need for market rate housing Staff has added another condition of approval to address affordable housing as a part of any future development agreement and community benefit package during negotiations with the Unified Government's Economic Development Department. He further stated that the applicant has been responsive to staff's questions, comments and suggestions. They did change their unit mix and that is one way to address affordability. Staff has worked through several designs with the applicant regarding the Multi-Family Design Guidelines for parking and walkability. The massing and step back of the building on 6th Street could be increased as one potential solution. The applicant will be required to come back before the Commission with a final development plan at which time any remaining urban design issues could be addressed. Staff received letters in support and letters/petition in opposition. The support mostly came from the businesses and the opposition from the neighbors and the Central Avenue Betterment Association. There are no Notices of Violation on this property. Staff recommends approval subject to the conditions in the staff report.

The Planning Commission addressed comments and questions to staff.

Motion and Vote starts at 4:02:18:

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2021-028:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

- 1. This City Planning Commission case is being heard in conjunction with BOZA2022-016. Approval of these petitions (Change of Zone and Master Plan Amendment) are contingent upon the decision of the Board of Zoning Appeals for variance BOZA2022-016;**
- 2. As a part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking, and a revitalized neighborhood gateway for the 6th and Central/6th and Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan;**

3. As a part of the development agreement, the applicant will support the work of UG staff create a mixed-income community as a proposed neighborhood benefit per the Central Area Master Plan;
4. A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels;
5. Sec. 27-461(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;
6. Sec. 27-461(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;
7. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door;
8. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street;
9. Add a pedestrian door at all garage entries;
10. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street;
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;
12. Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building;
13. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants;
14. Lighting cannot exceed one (1) footcandle at the property line. Uplighting is discouraged;
15. Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood;
16. Sec. 27-461(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.

Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required.

The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district;

17. 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;

18. All landscaping shall be irrigated;
19. All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times;
20. Additional landscaping is necessary to screen the surface parking lot from South 6th Street;
21. The bulb-out on South 6th Street should incorporate a bioswale;
22. 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;
23. All electrical meter banks, typically on the side of the building shall be screened from public view;
24. 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;
25. 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;
26. 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;
27. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
28. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

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

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2021-051:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to the above conditions

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Vacation Application VAC2022-001:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

- 1. A replat of this property is required to vacate existing utility easements, dedicate new easements, and consolidate parcels;**
- 2. As part of Planning staff's ongoing discussion with Planning Engineering and Public Works Department regarding the traffic study, improvements to the 6th Street and Central Avenue will be reviewed by a third party. Installation of a roundabout will be topic of discussion, as this area is the southern terminus of the bike boulevard along 6th Street – earmarked from Central Avenue to Ann Avenue along North 6th Street;**
- 3. 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;
4. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.



Figure 1. Aerial Photograph of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the yellow outline (provided by UG Maps).

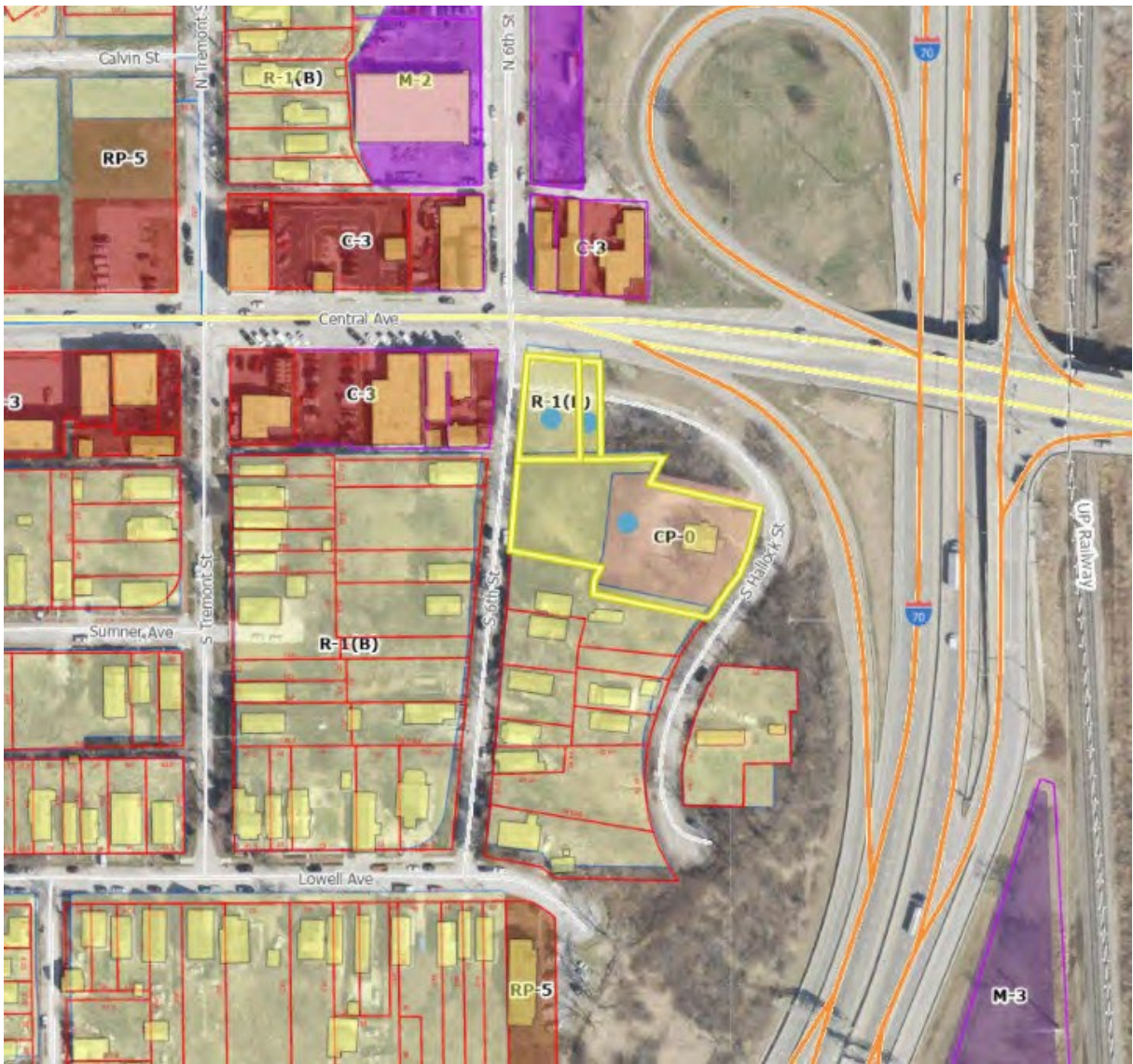


Figure 2. Zoning Map of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the yellow outline (provided by UG Maps).

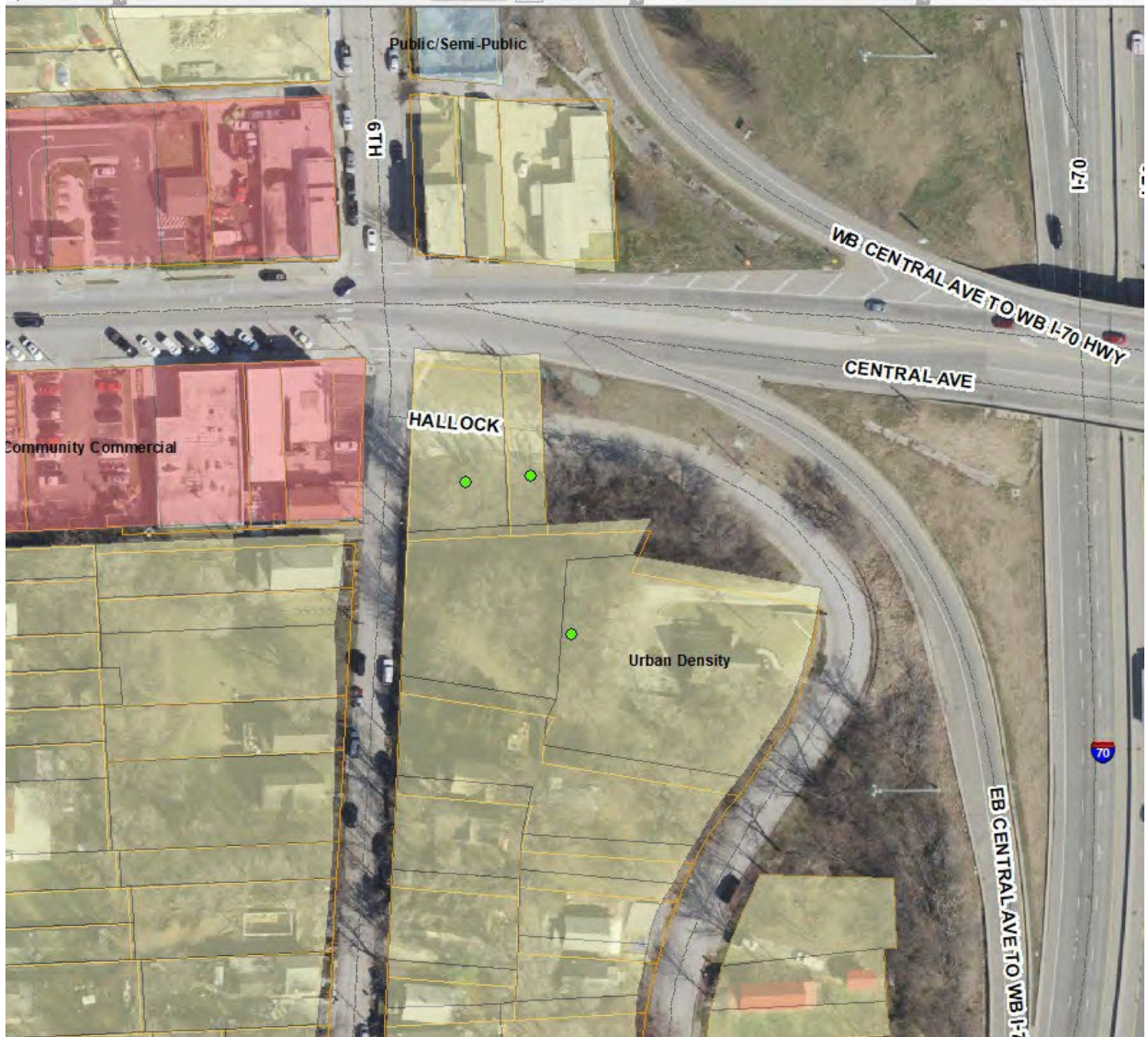


Figure 3. Central Area Master Plan Land Use Designation Map of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the green circles (provided by ArcMap).



Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservations@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

November 16, 2021

RE: COZ2021-051 and MPL2021-28 Mark Moberly R-1 and C-O to RP-6 for high-rise apartments at 10 South Hallock, 525 and 529 Central Avenue

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of the: COZ2021-051 and MPL2021-28 Mark Moberly R-1 and C-O to RP-6 for high-rise apartments at 10 South Hallock, 525 and 529 Central 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)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Knox silt loam, 12 to 18 percent slopes and Made land. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- There is no Erosion Control Plan (ECP) for this development. There will need to be an ECP developed before any grading is done..
- The Best Management Practices in this report can be used to develop an Erosion Control Plan for this site.

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

25 FEBRUARY 2022



CITY COMMENTS RESPONSES

PROJECT: 505 CENTRAL
529 Central Avenue
Kansas City, KS 66101

PROJECT NUMBER: COZ2021-051 and MP2021-028

FROM ARCHITECT: GENERATOR STUDIO
1615 Baltimore Avenue
Kansas City, MO 64108

TO: Planning & Urban Design Department of Kansas City
701 North 7th Street, Room 423
Kansas City, KS 66101

SUBJECT: *Change of Zone Petition COZ2021-051 and Master Plan Amendment MP2021-028 Response*

To whom it may concern:

We are in receipt of plan review comments issued by the City of Kansas City for the above referenced project, drawings dated 29 October 2021. We are hereby submitting clarifications and revisions for this project for further review by the City.

URBAN PLANNING AND LAND USE COMMENTS:

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.*
Comment noted.
2. *A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels.*
Comment noted.
3. *Sec. 27-461(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. The amount of open space available is 17,399 square feet, which accounts for 36.5% of the site. As stated above, a minimum of 40% is required, therefore, a variance from the Board of Zoning Appeals is necessary.*
Open space increased on project to 19,042 SF, which accounts for 40% site open space.
RE: AS101
4. *As part of Planning staff's ongoing discussion with Planning Engineering and Public Works Department regarding the traffic study, improvements to the 6th Street and Central Avenue will be reviewed. Installation of a roundabout will be topic of discussion, as this area is the southern terminus of the bike boulevard along 6th*

Generator Studio, LLC

generatorstudio.com

1615 Baltimore Avenue – Kansas City, MO 64108

816-333-6527

Street – earmarked from Central Avenue to Ann Avenue along North 6th Street. Another topic of discussion is the proposed two-way direction of travel on South 6th Street.

Due to the existing highway ramp, existing buildings at the northeast, northwest and southwest corners, and the steep grade on the south side of the intersection, it is our understanding that a roundabout is not feasible due to the existing site constraints. Per the traffic impact study, we recommend converting 6th and Central to a four-way stop and rerouting trucks from the southbound I-70 exit ramp onto 6th Street to a different location away from this intersection. As part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking and a revitalized neighborhood gateway for the 6th & Central / 6th & Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan.

5. *Because this project is on a transit corridor, a transit stop needs to be incorporated into the street improvements.*

Existing transit stops are located at the northeast corner of 6th & Central (outside Chicago's) and at Tremont & Central (outside Slap's BBQ). No transit routes currently travel on 6th street south of Central, thus adding transit stop adjacent to the street improvements would be difficult. Applicant will work with UG staff and RideKC on any planned route extensions or modification that extends past the project site, including the study of a transit stop. Applicant supports public transit and believes the project would benefit from potential transit improvements.

6. *Install a multi-lingual gateway element at the intersection of 6th Street and Central Avenue.*

Any gateway element shown on project plans or renderings is for inspiration purposes only. Applicant looks forward to working with neighbors, community stakeholders and UG staff on a revitalized neighborhood gateway, which could include many things such as a multi-lingual gateway element. The development team anticipates providing community benefit funds as part of the project that could be utilized for these enhancements. Pending direction from the Unified Government, development team may be able assist in design of these enhancements.

7. *Sec. 27-461(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.*

The parking lot meets the minimum setbacks per Sec. 27-461©2.e.
RE: C02

8. *Is it possible to minimize access onto 6th Street given the fact that existing traffic pattern is north on South 6th Street and shift garage access to Hallock Street?*

Two-way access on 6th street is integral to project circulation. Removal of that access would not allow for the surface parking lot access on the south side of the project and would limit access to the upper level of the parking garage.
RE: AS101

9. *Consolidate entry and exit for each level of parking to one access point each. What is the purpose of the on-street parking along Hallock Street? Staff had conversations with the applicant and development team about needing parking based on the use versus meeting the parking requirements in the ordinance. Are the 161 parking spaces necessary to meet the parking code or for the function of the development? A variance for a reduction would be supported in order to not have on-street parking along Hallock Street.*

Parking stalls count is currently at 136 for the development. The number of spaces is necessary function for the development. Development team experiences indicates that it is the appropriate amount to accommodate both residents and short-term guests.
RE: AS101

10. What is the purpose of the surface parking lot? Is the parking necessary for the function of the apartment or to meet the parking code?

a. Remove the row of parking along the northern edge of the surface lot and buffer the ground floor units by installing more green space, extending the distance from drive aisle to the patios and planters.

Surface parking lot modified to allow for sidewalk connection and additional landscape buffer to units. North parking stalls remain.

i. Explore turning the ground floor units into walk-ins.

Steep grade on site does not allow for level entry to multiple units, nor do walk-in units at the ground floor fit the applicant's development plan. There is also a concern about access and safety with walk-in units. Applicant strongly prefers all residents enter the building through common area entrances that are accessed controlled and covered by a security camera.

b. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door.

South surface parking lot has been adjusted to allow for additional landscape buffer between units and parking. Sidewalk for building access, connected to 6th street also added along north edge of parking lot. Accessible parking stalls located on northeast corner of lot, near entry to building.

RE: AS101

11. Extend the neighborhood parklet further to the east along Hallock Avenue, as opposed to the abrupt stop before the site cast concrete and wood look screen wall.

Neighborhood parklet area occupies area where greatest depth is available. As landscape area narrows to the east along Hallock the site transitions to landscaping to soften edge of building and accommodate steeper grades.

RE: CIVIL DWG; A201

12. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street.

Development team studied various options and proposed bike parking is relocated to the common patio near the primary entrance to the building.

RE: AS101

13. Add a pedestrian door at all garage entries.

Pedestrian door added on east of building at Hallock accessing garage level 1. Second pedestrian door added at northwest corner of building accessing garage level 2. Pedestrian connection from sidewalk at 6th street connects to main building entry at level 3.

RE: AS101, A101, A102, A103

14. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street.

Two pedestrian entrances added, one at northwest corner of building and one at the east along Hallock.
RE: AS101, A101, A102

15. *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.*

Crosswalk striping added to all street crossings & drive aisles.
RE: C02

16. *Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building.*

Crosswalk location adjusted to be on north side of Hallock intersection.
RE: CIVIL, AS101

17. *Where are on-site deliveries going to be dropped off? Provide a turning template.*

On-site deliveries will be dropped off at the upper parking lot south of the building.
RE: Autotum exhibit.

18. *What on-site amenities will be provided as part of this development?*

All on-site amenities are not fully developed at this point. Development team will continue to review best fit for this project. Design includes plan for rooftop swimming pool, rooftop pool deck, rooftop indoor community room, fitness center, and other resident community spaces. Development will also integrate smart apartment technology such as smart locks, smart thermostats, and a managed wireless internet system.
RE: A102, A108

19. *All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants.*

FEMA standard safe room provided on Level 1 at east side of building.
RE: A101

20. *Lighting cannot exceed one (1) footcandle at the property line. Revise the lighting plan.*

Proposed additional parking at north and east sides of building require supplemental street lighting for safety. This area is public and lights do not impact other properties due to location near Central and KDOT on-ramp.
RE: EL100

21. *Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood.*

The average footcandle level in the south parking lot is 2.03FC, this is within the IES recommendation of 2 – 2.5FC for residential parking lots. Design ensures that any adjacent residential properties across 6th street are not impacted and footcandle level is within requirements of 0.0 – 0.1. The photometric diagram for the selected light fixture is front throw with no back spill from the light.
RE: EL100

22. Provide floor plans of the building, including the garage.

Floor plans are provided with resubmittal. Please note that the proposed unit mix has been modified from the initial submission and now shows 142 total units.

RE: AS101, A101, A102, A103, A104, A108.

23. Due to lack of non-vehicular open space, consider incorporating the use of permeable pavers for all driveways.

Open space increased in design to meet the 40% requirement. Design team does not recommend use of permeable pavers as they have found them to be problematic and a maintenance challenge in our climate. Design team has discussed the challenges of permeable pavers with UG staff, particularly the long-term viability and related maintenance costs.

RE: AS101

BUILDING ARCHITECTURE:

1. Provide a table citing the percentage breakdown for each façade for each building type and revise accordingly.

Material percentage table added to elevation drawings.

RE: A201, A202

2. What is the purpose of the steel pivot doors on the north façade? To open views towards the northeast? Is this an entrance to the building?

Design team is investigating this as a possible tenant amenity in addition to the FEMA shelter. It is not an entrance to the building.

RE: A101, A201

3. The proposed garage doors shall match the adjacent exterior building façade color.

Comment noted and garage door appearance revised. As final doors are selected, finish color and material to match adjacent color as feasible.

RE: A201, A202

4. Downspouts shall be internalized.

All downspouts will be internal. None indicated on exterior elevations.

RE: A201, A202

5. Greater emphasis needs to be put upon the ground floor uses and its proximity to Central Avenue and Hallock Street. Need to activate all ground floor lobby, reading lounge and parking areas.

Community parklet provided along north portion of property and at grade patio provided at northwest with pedestrian entrance to building. The possibility to integrate public art is also being considered.

RE: AS101

LANDSCAPING AND SCREENING:

1. Provide a sight line study from North 6th Street, north of Central Avenue (Strawberry Hill), Interstate 70, Central Avenue, Lowell Avenue and Hallock Street at the top of the hill towards the apartment building? The viewshed of the Russian Hill church steeple needs to be preserved and enhanced, not blocked as this is intrinsic to the neighborhood character.

Site study perspectives added for 4 locations near project site. Church steeple view is maintained in locations where it is currently visible. Other locations are currently obscured via existing topography and/or landscape. Proposed project does not impact the viewshed.

Staff requested additional site studies from 20 S 6th Street, the intersection of Central Avenue and Tremont Street, and the intersection of 6th Street and Riverview Avenue. These have also been added to the application and provide no obstruction or impact on viewshed.

RE: Site line supplement images.

2. *Provide night elevation rendering of the lighting plan. Up-lighting is discouraged.*

Exterior lighting design has not yet been resolved. Development team is happy to have a dialogue regarding lighting as the project moves forward.

3. *Extend the landscape green wall further east along the north elevation to the steel pivot doors – the length of Hallock Street.*

Green wall is less feasible along the extension of Hallock and becomes cost prohibitive. Lower portion of building wall will be landscaped with trees and shrubs. 50% opening requirement for the parking garage must also be factored into the design solution.

RE: AS102

4. *Sec. 27-461(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. Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required. The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district.*

Required tree calculations and proposed plantings have been revised per requirements.

RE: AS102

5. *Remove and relandscape the seventeen (17) parking space along Hallock Street.*

Parking stalls count is currently at 136 for the development.

The parking spaces off Hallock and street spaces on Hallock are proposed to support a variety of public uses throughout the day/night. This could include use by coffee shop patrons in the morning, restaurant visitors during the daytime, evening visitors to bars, and night parking for residents, if needed. Applicant is willing to work with UG Public Works Department on an area parking plan, or a Parking District, that would encompass these spaces. Applicant understands these spaces are not part of consideration of this application nor will they count towards the parking ratio of the project.

RE: AS101

6. *Remove the five (5) parallel parking spaces from Hallock Street.*

The parking spaces off Hallock and street spaces on Hallock are proposed to support a variety of public uses throughout the day/night. This could include use by coffee shop patrons in the morning, restaurant

visitors during the daytime, evening visitors to bars, and night parking for residents, if needed. Applicant is willing to work with UG Public Works Department on an area parking plan, or a Parking District, that would encompass these spaces. Applicant understands these spaces are not part of consideration of this application nor will they count towards the parking ratio of the project.

RE: AS101

7. *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.*

Comment noted & landscape plan revised accordingly.

RE: AS102

8. *Add more landscaping along the west façade of the building.*

Comment noted & landscape plan revised accordingly.

RE: AS102

9. *All landscaping shall be irrigated.*

Comment noted & landscape plan revised accordingly.

RE: AS102

10. *All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times. The trash enclosure should be moved inside the garage.*

6' tall masonry walls will surround trash enclosure with gate facing interior of surface parking lot.

Clearance limitations inside garage do not allow for trash truck access, enclosure remains on southwest corner of surface parking lot. Enclosure also shielded from 6th street via retaining wall to the south.

RE: AS101

11. *Additional landscaping is necessary to screen the surface parking lot from South 6th Street.*

Landscape & trees provided directly adjacent to parking lot entrance and along south edge of property. Parking lot view is further shielded from view at 6th street due to retaining wall located along south edge.

RE: AS102

12. *The bulb-out on South 6th Street should incorporate a bioswale.*

Bioswale added to bulb-out.

RE: C02

13. *All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. 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.*

All utilities will be screened with evergreens and painted accordingly. Rooftop screens will be provided to conceal any mechanical equipment.

RE: AS102, A201, A202

14. *All electrical meter banks, typically on the side of the building shall be screened from public view.*

Electrical meter banks & wall mounted utilities will be screened with evergreens.

RE: AS102

15. *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.*

BPU transformer pad located on northeast side of building. Screening added per requirements.

RE: AS102

16. *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.*

Any additional mechanical equipment or other utilities not currently indicated on plans will be appropriately screened once systems are designed.

17. *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.*

Satellite dish installation will not be allowed by building management.

SIGNAGE:

1. *Shall comply with the sign ordinance.*

Comment noted. Signage design has not yet been resolved.

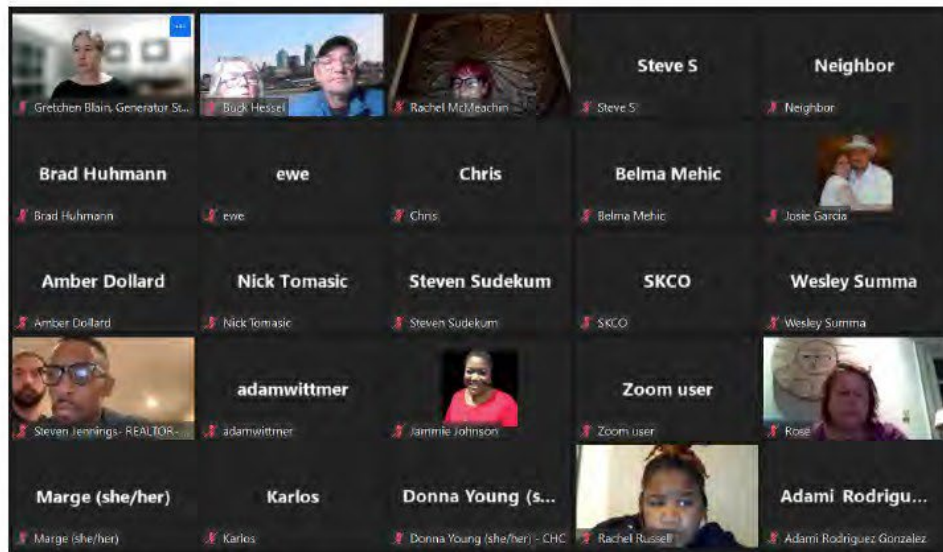
GENERAL ENGINEERING COMMENTS: (Comments noted. Will be addressed in future submittal.)

1. *Complete final site engineering and construction level drawings and plans for review and approval before building permit acquisition.*
2. *The final plan shall include a cover page with relevant information i.e., Kansas One-Call information, site data to include increase in impervious areas, utility contact information, vicinity map, project benchmarks, land disturbance area in accordance with UG standards and criteria.*
3. *Final plans shall include all applicable construction notes, details, and final engineering design to show all dimensions, proposed work, existing and proposed utilities including node numbers, right of way widths, driveway widths, contact information in accordance with UG standards and criteria.*
4. *See Erosion Control review for additional comments.*

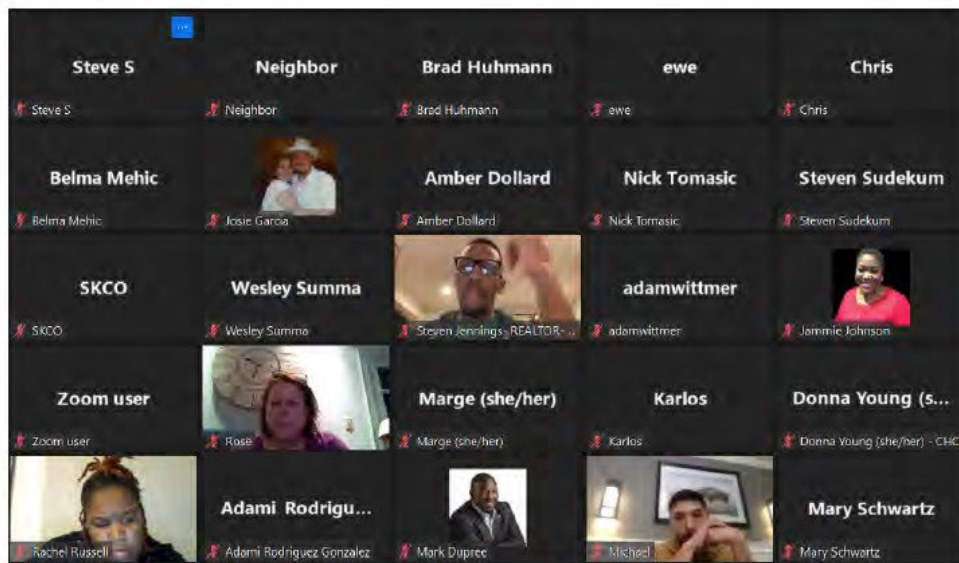
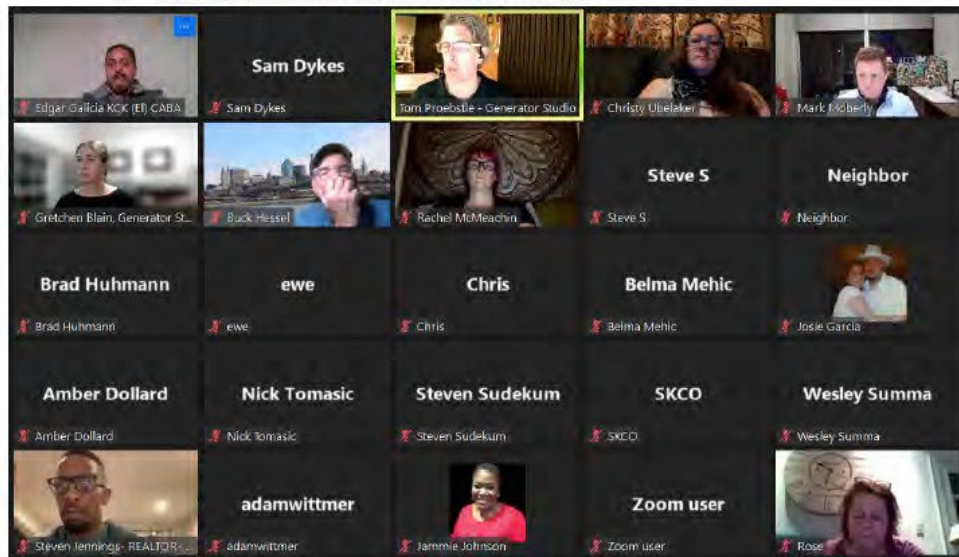
Notes 11/29

Edgar Garcia
Christy Ubelaker
Buck Hassel
Rachel McMeachin
Brad Huhmann
Ewe
Chris
Josie Garcia
Amber Dollard
Nick Tomasic
Wesley Summa
Steven Sudekum

Enhance entryway to city
Help area
Viewpoint both ways
History on site and other large building / development of central
Zoning became difficult because of zoning issues with developing city b/c of central and site restrictions



Lower rents and low medium housing value
 So low it barely registers - what we want is to start balance in the neighborhood
 - Note comments in zoom comments section



33

 wbg

 Stephanie's iPhone



 Mary Schwartz



 Megan Hemphill



 Melissa Bynum



Onto Site Plan -

Help pedestrians get to central ave

Develop the area and create safety

Regulate traffic

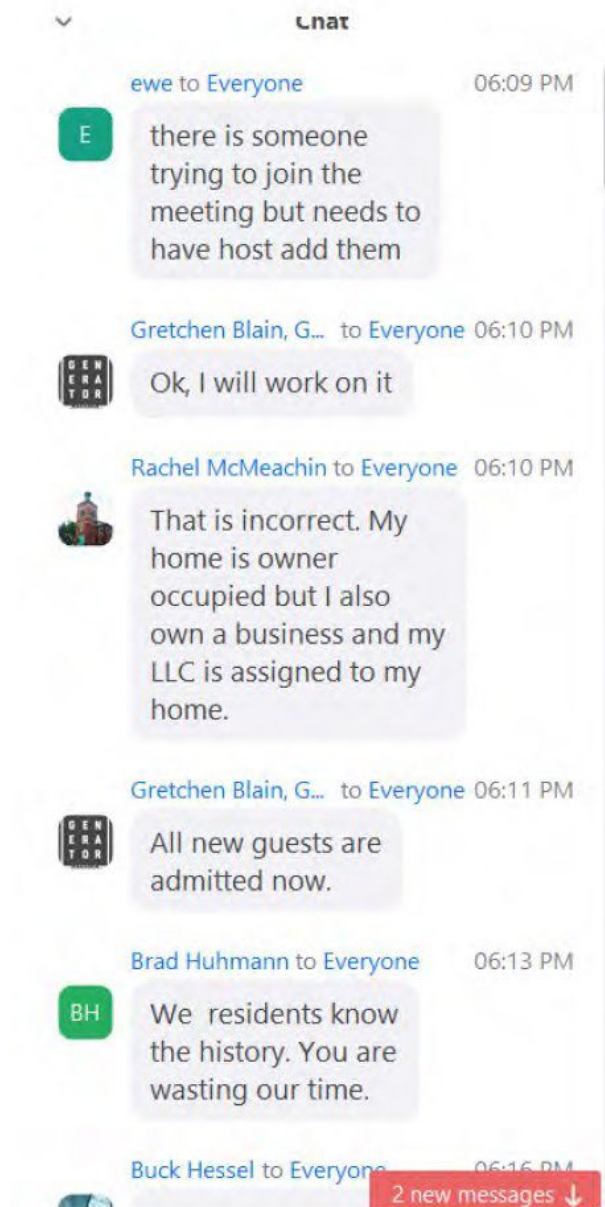
Parking is over code as of in the drawing

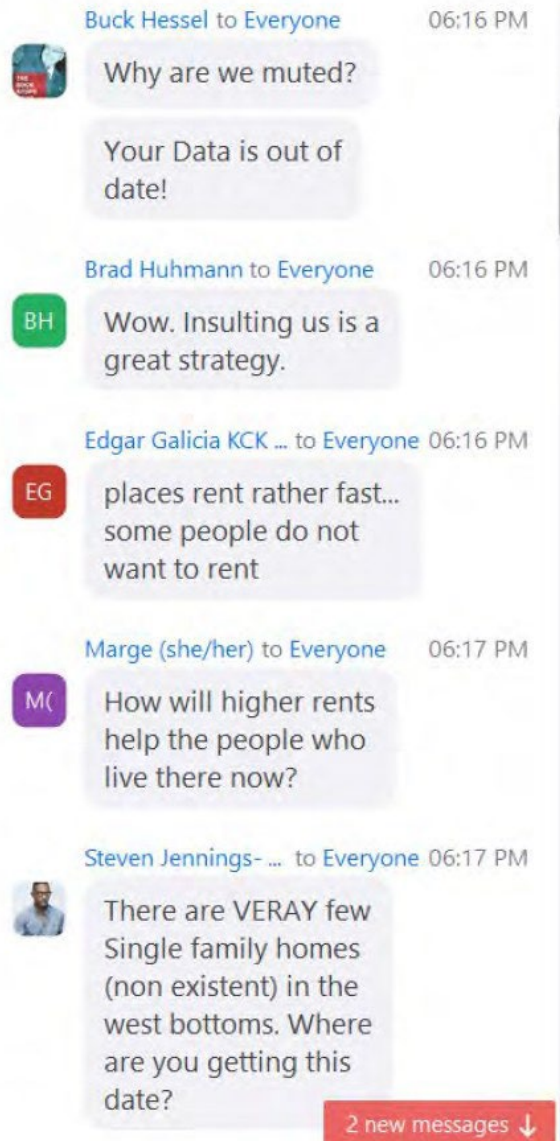
Traffic study - contributes minimally to traffic

Truck traffic is what backs up area southbound - lots of comments in section on this

Provide community amenities on the site - parklet bikeshare public art local artists outdoor safety / greenery

More amenities - sidewalks on the site - providing safety





Gretchen Blain, G... to Everyone 06:17 PM



We will open for questions and comments at the end of the presentation.

Steven Jennings- ... to Everyone 06:17 PM



Data?

Rachel McMeachin to Everyone 06:17 PM



I also have space in the west bottoms and it's over inflated and drove out what was innovative and charming with folks stepped in to develop.
\\

Brad Huhmann to Everyone 06:18 PM



You are wasting our time. Tell us about the actual plans.

Zoom user to Everyone 06:18 PM



There are no houses in the west bottoms. Let it on the Board

4 new messages ↓

Nick Tomasic to Everyone 06:19 PM
 Will Zoning be changed ONLY for this project site? Or will any other areas have their Zoning changed?

Zoom user to Everyone 06:20 PM
 Very good question, Nick

Rachel Russell to Everyone 06:20 PM
 What is your estimated impact on local businesses in that area based on construction?

Rachel McMeachin to Everyone 06:20 PM
 couples share a bed and usually both people will have a car. You need to double those numbers for parking.

Gretchen Blain, Generator Studio to Everyone 06:21 PM
 We are only requesting to change the zoning for this project site.

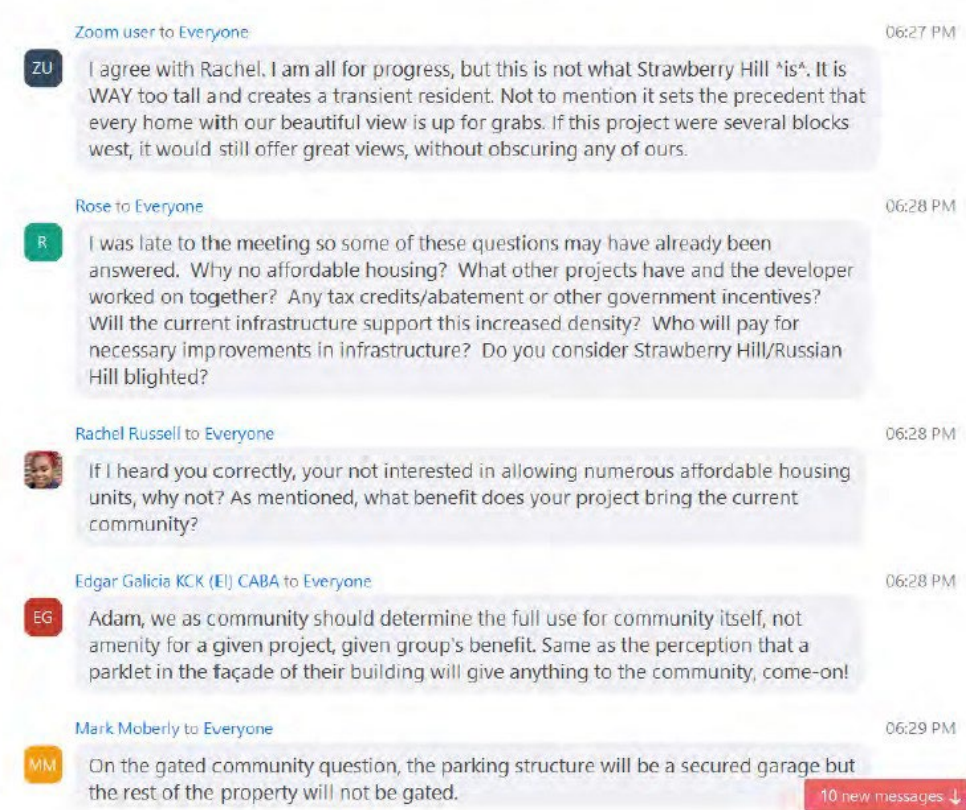
Marge (she/her) to Everyone 06:22 PM
 A gated community?

Edgar Galida KCK (El) CABA to Everyone 06:22 PM
 As you take our Flag park away, and use it for your parking, what are you offering the community in exchange?

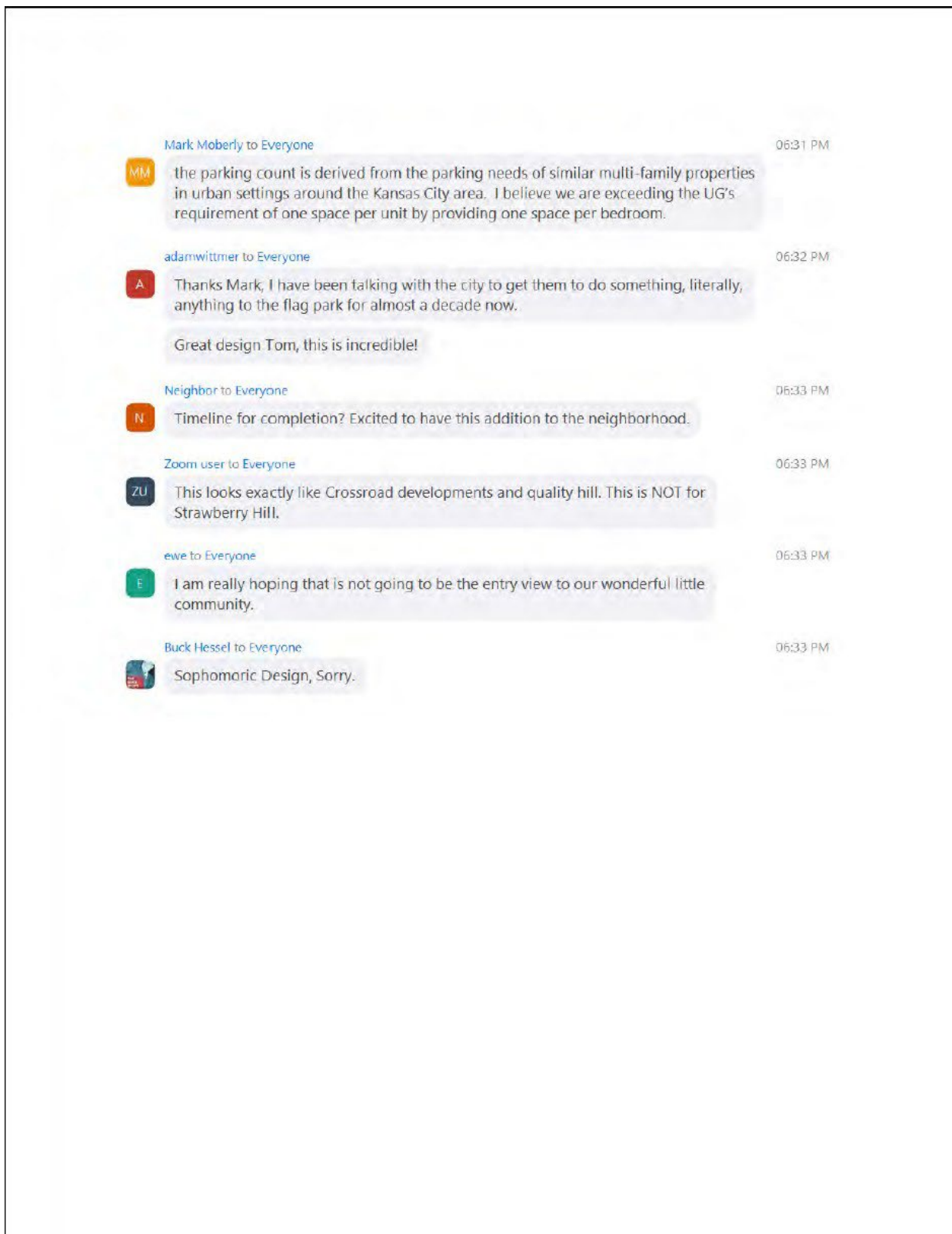
Buck Hessel to Everyone 06:23 PM

- Buck Hessel to Everyone 06:23 PM
 That intersection can not handle the traffic flow now!
- Wesley Summa to Everyone 06:23 PM
 I believe he is just using the word Gateway to the community. This is not a gated community.
- Rachel Russell to Everyone 06:24 PM
 Your projected residents don't meet the community's ideal of whom we want represented in our community. Sounds like your ideal candidate is temporary. Currently WyCo has a need for more multifamily housing for FAMILIES and as a family I would not be located off a busy street or highway.
 **your ideal candidates are temporary (residents)
- Buck Hessel to Everyone 06:25 PM
 Why is this being done over Zoom and not in person at City Hall?
- adamwittmer to Everyone 06:26 PM
 Edgar, what is the flag park currently used for??
- Nick Tomasic to Everyone 06:26 PM
 Are any tax money: TIF, Tax deferments, etc, being used for this project?
- Rachel Russell to Everyone 06:26 PM
 What other projects is your development working on currently?

10 new messages ↓







-  Rachel McMeachin to Everyone 06:34 PM
Strawberry hill isn't an urban setting per se. It's multi family. There aren't any real public transit options. A few bus stops but no one in your demographic will ever take the busses here.
-  Edgar Galicia KCK (El) CABA to Everyone 06:34 PM
How does this "wonderful" design destroys the fiber of our community?
-  Buck Hessel to Everyone 06:34 PM
What is the timeline?
-  Amber Dollard to Everyone 06:35 PM
Why buy the cow, when you get the milk for free? The view from Russian Hill and Strawberry Hill comes with the price of home ownership. I don't believe our community is wanting "affordable housing" for renters. Our ancestors and home owners have worked very hard to pay for this view. We shouldn't hand it out to people who aren't wanting to be vested tax payers within our community. Condos would be a option that more people could get behind. - Amber Dollard, Iconic Hills Real Estate Broker

Christy Ubelaker to Everyone



exactly, Amber!

Wesley Summa to Everyone



In my eyes this building blows any other apartment building, high rise, etc... in our community out of the water.

Zoom user to Everyone



Could you please define what your "market rate" will be? What is the projected rent rate per square foot?

adamwittmer to Everyone



Agreed, Wes.

Brad Huhmann to Everyone



Does Wes Summa live next door to this thing?

Rose to Everyone

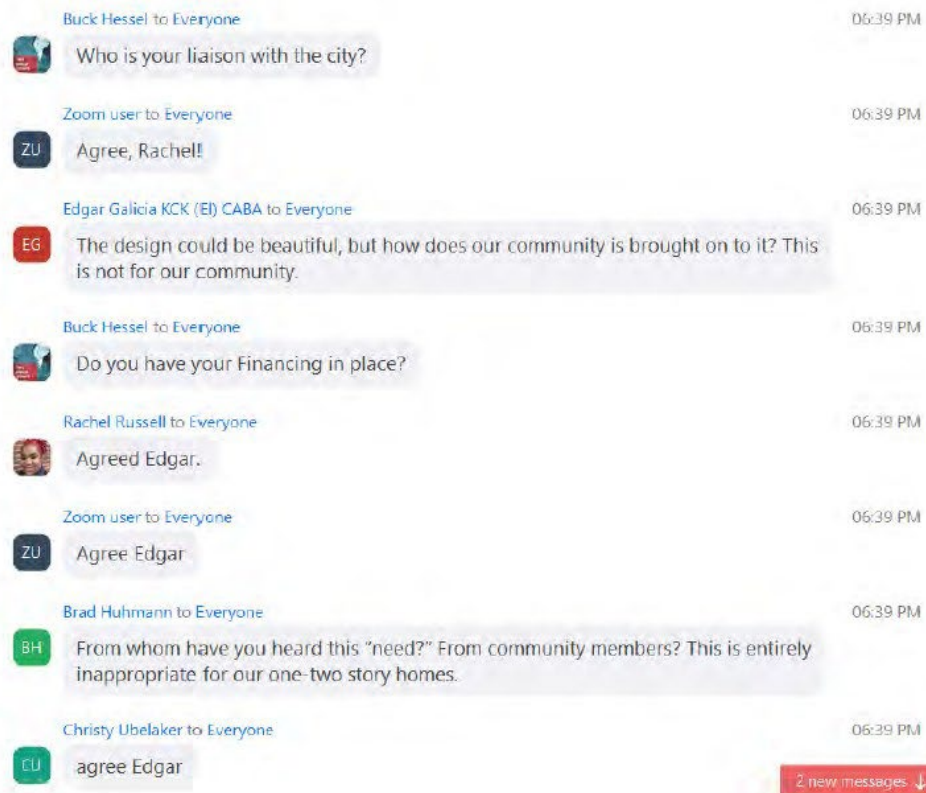


Owner occupied is always preferred

Rachel Russell to Everyone



You all heard it folks - you need to hold your commissioners accountable!! We need developers in our community that are for the community and THIS isn't it.



Marge (she/her) to Everyone

06:40 PM

MC

Do any of the people you've talked to about wanting to live in this area already live in KCK? Or are you expecting this to be all people from outside KCK moving in?

Amber Dollard to Everyone

06:40 PM

AD

What will monthly rent look like for a 1, 2 and 3 bedroom units?

Neighbor to Everyone

06:40 PM

N

Agreed. This is a vacant lot that can be used to help the community, bringing money to support our local businesses. It's nice to see people bringing their money to help improve. I'm happy this apartment is coming in

adamwittmer to Everyone

06:40 PM

A

Rachel and Edgar, what do you mean 'for this community'? How is this not 'for' Strawberry Hill?

Brad Huhmann to Everyone

06:40 PM

BH

There is no massing here. Other than a monolith.

Wesley Summa to Everyone

06:40 PM

WS

i've also talked to multiple people who work for the UG, BPU, Fire Department, KCPD etc..... who need to live in this county who would move into a place like this immediately.

-  Rachel Russell to Everyone 06:41 PM
If you support this project, talk to local residents. We Love our community and encourage development but projects like this begin the process of gentrification and displace families over years.
-  Buck Hessel to Everyone 06:41 PM
Are your investors local?
-  Edgar Galicia KCK (El) CABA to Everyone 06:41 PM
Adam, what part of Mix-Use / Mix-Income do you not understand? What part of High Risk Gentrification and Displacement don't you care about?
-  Brad Huhmann to Everyone 06:42 PM
When are you sending out the certified letters to neighbors?
-  Amber Dollard to Everyone 06:42 PM
Thats KEY!!!! Dropping rents means section 8. We do not need anymore section 8 housing in WYCO. There is adequate space for section 8 within downtown.
-  Edgar Galicia KCK (El) CABA to Everyone 06:43 PM
Market rate means... what ever the market they advertise for can bare!
-  Rachel Russell to Everyone 06:43 PM
@Amber that is incorrect, the UG currently sends 400 vouchers back because we don't have quality and equitable section 8 housing in WyCo.
-  Buck Hessel to Everyone 06:43 PM
Did you do a density study?
-  adamwittmer to Everyone 06:43 PM
Has anyone driven down 5th St. lately? The city did a great job on the street beautification almost a decade ago, yet it is still not a thriving street. The biggest need for Strawberry Hill has been adding residential density...so many single family homes only go so far in the ability to drive commerce.
-  Josie Garcia to Everyone 06:43 PM
the area is not designed for any extra traffic. I don't see any plans for improving the traffic. we see so many accidents in the central ave area. several homes in the area that could be bought and renovated.

Neighbor to Everyone

06:44 PM



Yes we don't need section 8 in our neighborhood. I'll take luxury anyday of the week, the neighborhood is growing, it's time to adapt to it and take advantage of this opportunity

Brad Huhmann to Everyone

06:44 PM



Adam, commerce is not the ONLY value we hold.

Amber Dollard to Everyone

06:44 PM



Rachel, that is because they do not meet criteria or want to move to Bonner Springs. We just paid for a 6 building complex in Bonner Springs and many downtown residents didn't want to relocate.

Zoom user to Everyone

06:44 PM



Did anyone receive a letter? I did not.

Rachel McMeachin to Everyone

06:44 PM



I live 1/2 a block away and never got my invitation. I found out through others.

Brad Huhmann to Everyone

06:44 PM



Letters were NOT certified.

adamwittmer to Everyone



Brad, agreed, but have you tried to conduct a business here?

Zoom user to Everyone



I live two blocks away and never got a letter either, neither did any of my neighbors.

Rachel McMeachin to Everyone



You aren't reaching out to the actual neighbors. This feels shady.

Brad Huhmann to Everyone



We LIVE here.

Christy Ubelaker to Everyone



Did anyone here receive a letter?

Buck Hessel to Everyone



Do you realize the Central Ave. bridge is condemned and will not re open.

Rachel McMeachin to Everyone



Nope

Josie Garcia to Everyone



no traffic circles

ewe to Everyone



Will that traffic study be public? You are planning to add MANY new people to that area. That specific intersection has increasingly become congested. More traffic there is problematic.

Gretchen Blain, Generator Studio to Everyone



Letters were sent to the adjacent property addresses provided by the UG.

Brad Huhmann to Everyone



This is being pushed on the immediate neighbors with NO consultation. The traffic study is not valid. Driving over a counter is not capturing the reality of getting in and out of here on a daily basis.

Zoom user to Everyone



Adam, I have tried to conduct a business here. I have also lived here for twelve years. This is NOT for the entrance of The Hill. You have done a great job with your businesses...but this is NOT the only solution.

Rachel Russell to Everyone



Is it the same process of your delayed 15 minute entry time for the meeting....

Buck Hessel to Everyone



There is a bottleneck now going West on Central. You are doing a disservice to us and future tenants.

Edgar Galicia KCK (El) CABA to Everyone



Business could improve, it has gotten better on the daily... We could do better but if we want to rush growth with our lifting the community together, half of our people will be displaced

Zoom user to Everyone



Letters were sent to adjacent properties only? That is ridiculous.

SKCO to Everyone



I have a few properties and NEVER got any letter

Edgar Galicia KCK (El) CABA to Everyone

 with out* lifting everyone

Brad Huhmann to Everyone

 It was NOT certified. You violated the process. Also put things in our mailboxes illegally for the first meeting. If you can't abide by federal mail laws, how can we trust you'll be trustworthy in any other way?

adamwittmer to Everyone

 Edgar, rush growth? What other apartment complex has broken ground in the past 50 years in Strawberry Hill?

Buck Hessel to Everyone

 Why is this a Zoom Meeting?

Zoom user to Everyone

 Why does this need to be right at the entrance? There is land a block away that would make more sense.

Josie Garcia to Everyone

 maybe I missed this. how does the "LUXURY" complex affect the property taxes of our community members that may already be struggling.

-  Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:49 PM
- We recently bought into the neighborhood and are excited to see potential development. The extra traffic is our biggest concern as that intersection is already congested without adding hundreds of extra residents in that area. The development could be great for the neighborhood growth, but I would like to see a commercial element to a development in this area as well to help add value more than just adding people.
-  Nick Tomasic to Everyone 06:49 PM
- I've lived on S.H. my entire life...change is hard...I wish it was like 1970 again...but its not. We need development, we need more tax dollars, more businesses and jobs for our youth. If this project passes, I hope it helps all of us.
-  Zoom user to Everyone 06:49 PM
- They will probably rebuild Central Ave with the Fed infrastructure bill. Maybe.
-  Brad Huhmann to Everyone 06:49 PM
- Well, Nick, you don't have 8 stories looming over YOUR yard, do you?
-  adamwittmer to Everyone 06:49 PM
- Well said, Nick.

Neighbor to Everyone 06:49 PM
 Can't break ground soon enough. Excited for the future of the neighborhood

Zoom user to Everyone 06:49 PM
 Yet, Brad.

Edgar Galicia KCK (El) CABA to Everyone 06:49 PM
 jumping into Luxury living is rushing growth.

Neighbor to Everyone 06:50 PM
 Well said nick. Time to adapt to the changing times

Zoom user to Everyone 06:50 PM
 I agree Edgar.

Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:50 PM
 Agreed, Nick

Buck Hessel to Everyone 06:50 PM
 We talked to Brian Mckeirnnan, Commisioner, There is no money to rebuild

Zoom user to Everyone



Neighbor, stop being anonymous.

Rachel Russell to Everyone



planninginfo@wycokck.org

Brad Huhmann to Everyone



You weren't worried about safety protocols last time

Zoom user to Everyone



Thank you, Rachel.

Wesley Summa to Everyone



Brad sorry I just saw your question about me. I am one of the owners at Chicago's for the last 8 years now. I have been in and around Strawberry Hill for the last 17 years now. We need growth or the old building that sits vacant will remain vacant. The businesses like mine will remain on the line of staying open or closing. We love the neighborhood but Chicago's is a labor of love. My thought is if we fight this then when do we get the development we need. I've looked at a hill full of trees for 17 years wondering when someone would do something here.

Edgar Galicia KCK (E) CABA to Everyone



Show us your planned amenities, that is where I call it Luxury

Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:52 PM
 heard Wesley

ewe to Everyone 06:52 PM
 I am concerned with the potential negative financial impact to current home owners. Since I purchased my home 20 years ago, taxes have already increased four fold. I do not want to pay higher taxes to help make something I do not approve of coming into the neighborhood.

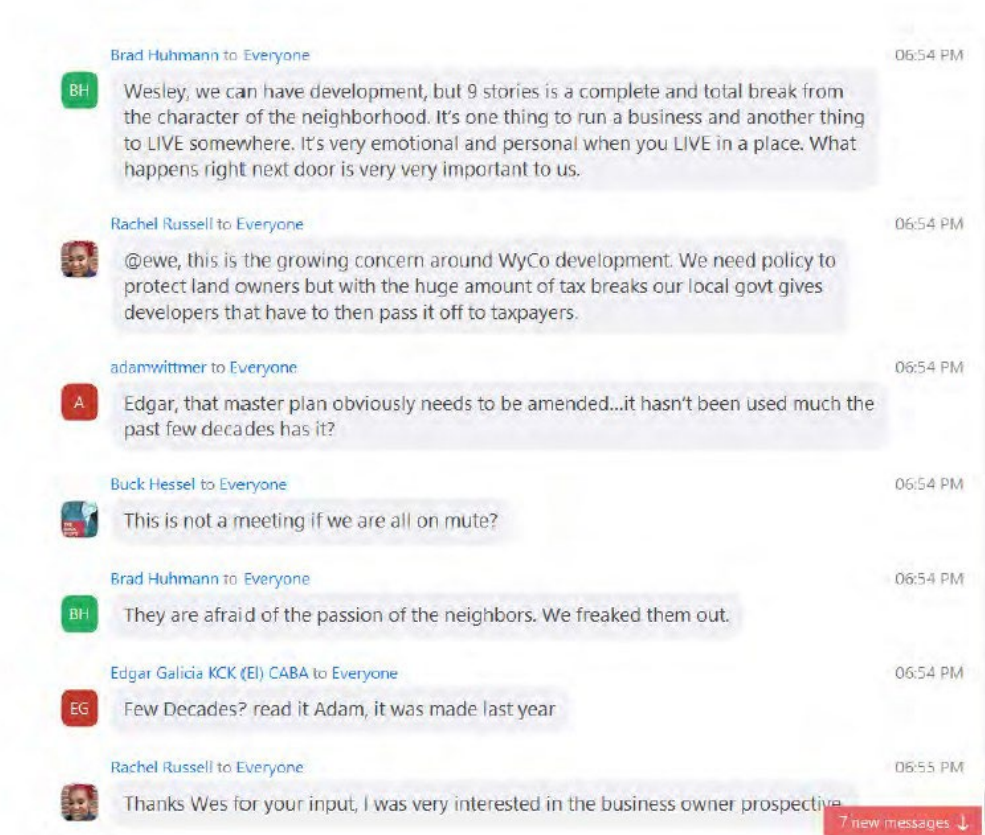
Zoom user to Everyone 06:52 PM
 So, all of this new traffic would not go over Central Ave...but through Strawberry Hill.

Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:52 PM
 Is there any plan for commercial space in the development?

Edgar Galicia KCK (El) CABA to Everyone 06:53 PM
 Our Master Plan calls for Mix-Use / Mix-Income... and by no mean i t calls for changing the fiber of the neighborhoods

Mary Schwartz to Everyone 06:53 PM
 Can you repeat again- how much per sq ft were you thinking on rents?

Amber Dollard to Everyone 06:54 PM
 Is this slide show available to us in PDF?



Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:55 PM
 Either way, good luck! The thought of something being on the table is exciting!

Christy Ubelaker to Everyone 06:55 PM
 Will there be another in person meeting?

Brad Huhmann to Everyone 06:55 PM
 Also, please send link to recording.

Rachel Russell to Everyone 06:55 PM
 Especially since the business district in that area has grown.

Mary Schwartz to Everyone 06:55 PM
 Have you established the breakdown of how many studio, 1 beds, and 2 beds there will be? Not sure if I missed that or if it's been figured out at this point.

Buck Hessel to Everyone 06:55 PM
 What are the provisions for access to Hallock during construction?

Rachel Russell to Everyone 06:56 PM
 What are your next steps?
 If you want more information about the traffic study, etc... please contact Gunnar Hand at the UG. He is a receptive guy and would welcome your feedback, seriously.

Brad Huhmann to Everyone 06:56 PM
 Anyone who thinks this is awesome can offer to buy our house from us.

Rachel McMeachin to Everyone 06:56 PM
 I live and work at the top of 6th st. a 1/2 block uphill from you. What is the plan for we the residents to have access to get our homes during your construction

ewe to Everyone 06:56 PM
 @Brad agreed this is NOT the view of Strawberry Hill that is wanted for this community in which I have invested

 Who can see your messages? Recording On

Rose to Everyone



I know that the Converge project has a change that wasn't discussed with or revealed to the neighbors. Rent does not include a parking space and is an additional \$100 per month

Edgar Galicia KCK (El) CABA to Everyone



everyone for and against, you need to personally talk to your elected officials

Wesley Summa to Everyone



Completely understand Brad and trust me I sympathize with that. I think it's just become and if not now then when scenario. We care very deeply about the neighborhood and my in-laws live at 5th and Ohio. I am on the Hill every day.

Rose to Everyone



Please respond

Rachel Russell to Everyone



Generator Studio, I'm concerned that you did not meet the community because numerous neighbors are expressing they DID NOT receive communication from you all.

R I know that the Converge project has a change that wasn't discussed with or revealed to the neighbors. Rent does not include a parking space and is an additional \$100 per month

Edgar Galicia KCK (E) CABA to Everyone

06:57 PM

EG everyone for and against, you need to personally talk to your elected officials

Wesley Summa to Everyone

06:57 PM

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Rose to Everyone

06:57 PM

R Please respond

Rachel Russell to Everyone

06:57 PM

Generator Studio, I'm concerned that you did not meet the community because numerous neighbors are expressing they DID NOT receive communication from you all.

Edgar Galicia KCK (E) CABA to Everyone

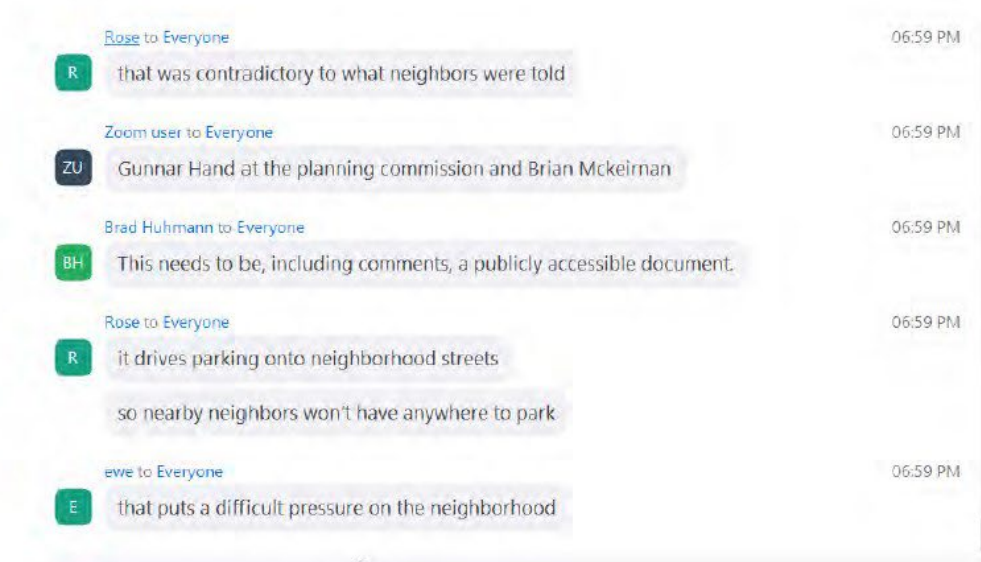
06:58 PM

EG Everyone for or against needs to talk to your elected officials

Rachel Russell to Everyone

06:58 PM

read further up...





OWNERSHIP

GRAND PROPERTY DEVELOPMENT
10000 N. CENTRAL AVE. SUITE 100
KANSAS CITY, MO 64116

ARCHITECT

BRANDTSON ARCHITECTS
10000 N. CENTRAL AVE. SUITE 100
KANSAS CITY, MO 64116

CIVIL ENGINEER

BRANDTSON ENGINEERING
10000 N. CENTRAL AVE. SUITE 100
KANSAS CITY, MO 64116

MEP ENGINEER

BRANDTSON ENGINEERING
10000 N. CENTRAL AVE. SUITE 100
KANSAS CITY, MO 64116

MEP ENGINEER

BRANDTSON ENGINEERING
10000 N. CENTRAL AVE. SUITE 100
KANSAS CITY, MO 64116

DATE: 11/11/2021
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS



PRELIM - NOT FOR
CONSTRUCTION
505 CENTRAL

523 CENTRAL AVENUE
KANSAS CITY, KS 64101

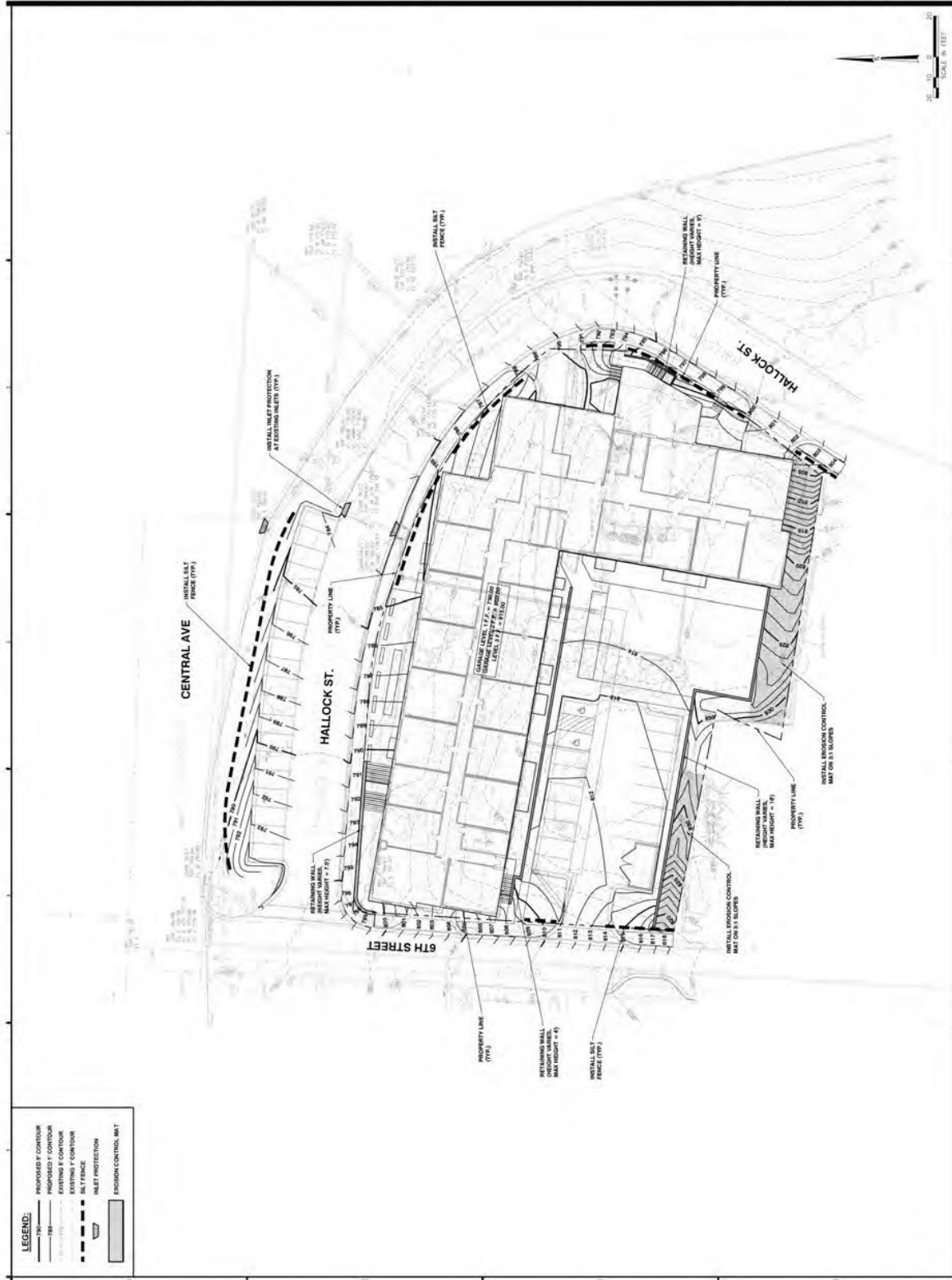
PRELIM DEVELOPMENT PLAN

DATE: 11/11/2021
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

PROJECT NO.: 2021-028
SHEET NO.: 003
SHEET TITLE: GRADING PLAN

GRADING PLAN

C03





CO-OWNERSHIP

ARCHITECT

CIVIL ENGINEER

MEP ENGINEER

PROJECT NO.

DATE

SHEET NO.

PROJECT NO.

DATE

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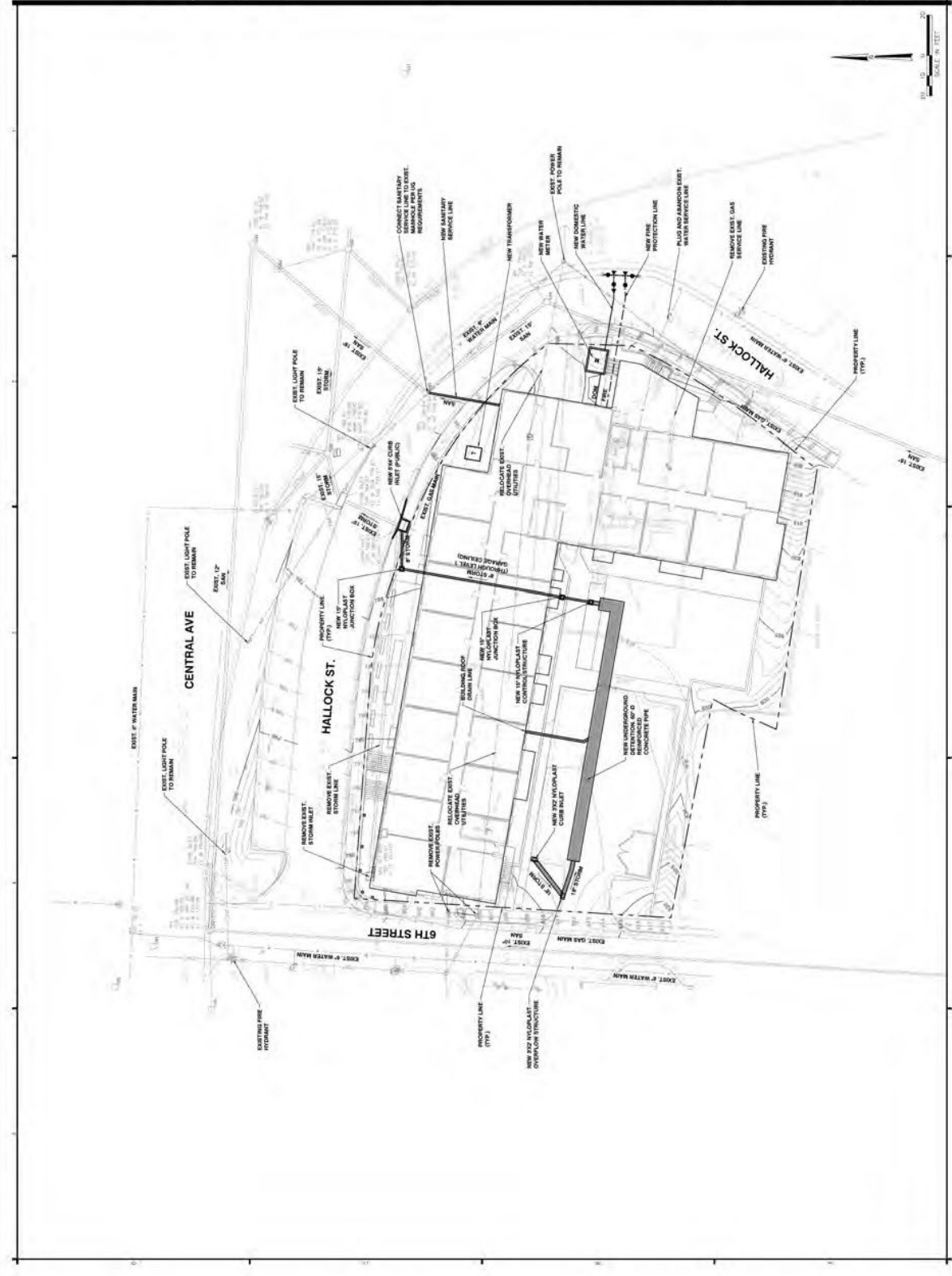
DATE

SHEET NO.

PROJECT NO.

DATE

SHEET NO.



PRELIM - NOT FOR CONSTRUCTION

505 CENTRAL

505 CENTRAL AVENUE

KANSAS CITY, MO 64101

PRELIM DEVELOPMENT PLAN

DATE

PROJECT NO.

DATE

SHEET NO.

PROJECT NO.

DATE

SHEET NO.

PROJECT NO.

DATE

SHEET NO.

PROJECT NO.

DATE

SHEET NO.



OWNERSHIP
SPRING HAVEN DEVELOPMENT
1000 CHERRY BLVD, SUITE 200
KANSAS CITY, MO 64108

ARCHITECT
STUDIO
1000 CHERRY BLVD, SUITE 200
KANSAS CITY, MO 64108
TEL: 816.234.1234
WWW.STUDIOARCHITECT.COM

CIVIL ENGINEER
DR. GEORGE A. HARRIS, P.E.
1000 CHERRY BLVD, SUITE 200
KANSAS CITY, MO 64108
TEL: 816.234.1234
WWW.STUDIOARCHITECT.COM

MECHANICAL ENGINEER
DR. GEORGE A. HARRIS, P.E.
1000 CHERRY BLVD, SUITE 200
KANSAS CITY, MO 64108
TEL: 816.234.1234
WWW.STUDIOARCHITECT.COM

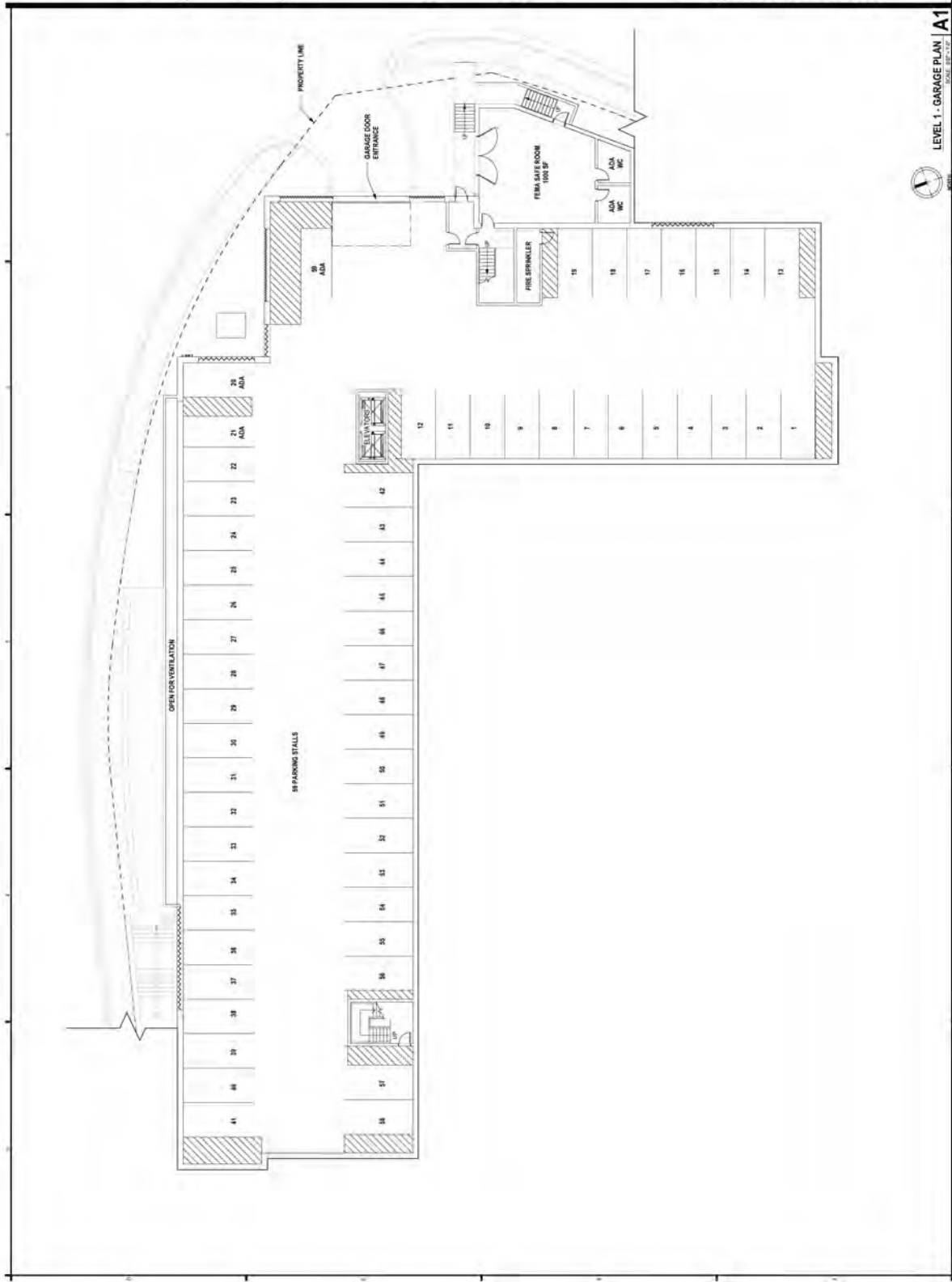


505 CENTRAL
529 CENTRAL AVENUE
KANSAS CITY, KS 66101

PERMITS DEVELOPMENT PLAN

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LEVEL 1 - GARAGE FLOOR
A101



LEVEL 1 - GARAGE PLAN | A1
SCALE: 1/8" = 1'-0"



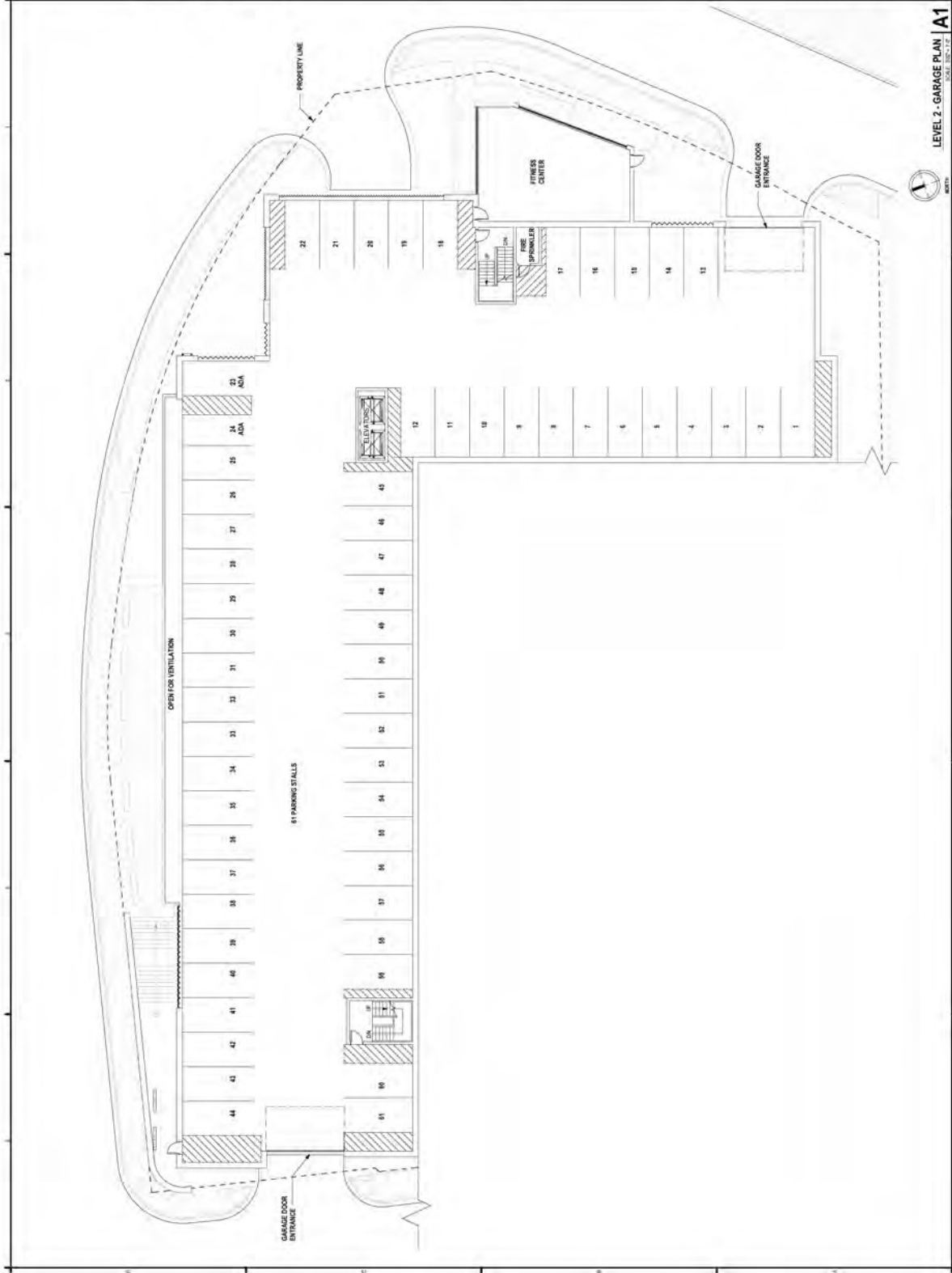
CO-OWNERSHIP
 SPECIAL PROPERTY DEVELOPMENT
 1222 JENNIFER, SUITE 100
 KANSAS CITY, MO 64116
 (816) 441-1111
ARCHITECT (2015) (2016)
 1000 BROADWAY, SUITE 100
 KANSAS CITY, MO 64105
 (816) 441-1111
CIVIL ENGINEER
 1000 BROADWAY, SUITE 100
 KANSAS CITY, MO 64105
 (816) 441-1111
MEP ENGINEER
 1000 BROADWAY, SUITE 100
 KANSAS CITY, MO 64105
 (816) 441-1111



505 CENTRAL
529 CENTRAL AVENUE
KANSAS CITY, KS 66101

PRELIM DEVELOPMENT PLAN
 SHEET NO. 100-000175
 SHEET TITLE
 PROJECT NO.
 PROJECT NAME
 PROJECT LOCATION
 PROJECT DATE
 PROJECT SCALE
 PROJECT STATUS

LEVEL 2 - GARAGE FLOOR
A102



LEVEL 2 - GARAGE PLAN | A1
 SCALE: 1/8" = 1'-0"



CO-OWNERSHIP

3000 E. BROADWAY, SUITE 100
KANSAS CITY, MO 64112
TEL: 816.461.1111
WWW.GENERATORSTUDIO.COM

ARCHITECT

ARCHITECTURAL
KANSAS CITY, MO 64112
TEL: 816.461.1111
WWW.Architectural.com

CIVIL ENGINEER

ARCHITECTURAL
KANSAS CITY, MO 64112
TEL: 816.461.1111
WWW.Architectural.com

MECHANICAL ENGINEER

ARCHITECTURAL
KANSAS CITY, MO 64112
TEL: 816.461.1111
WWW.Architectural.com

ELECTRICAL ENGINEER

ARCHITECTURAL
KANSAS CITY, MO 64112
TEL: 816.461.1111
WWW.Architectural.com

PLUMBING ENGINEER

ARCHITECTURAL
KANSAS CITY, MO 64112
TEL: 816.461.1111
WWW.Architectural.com

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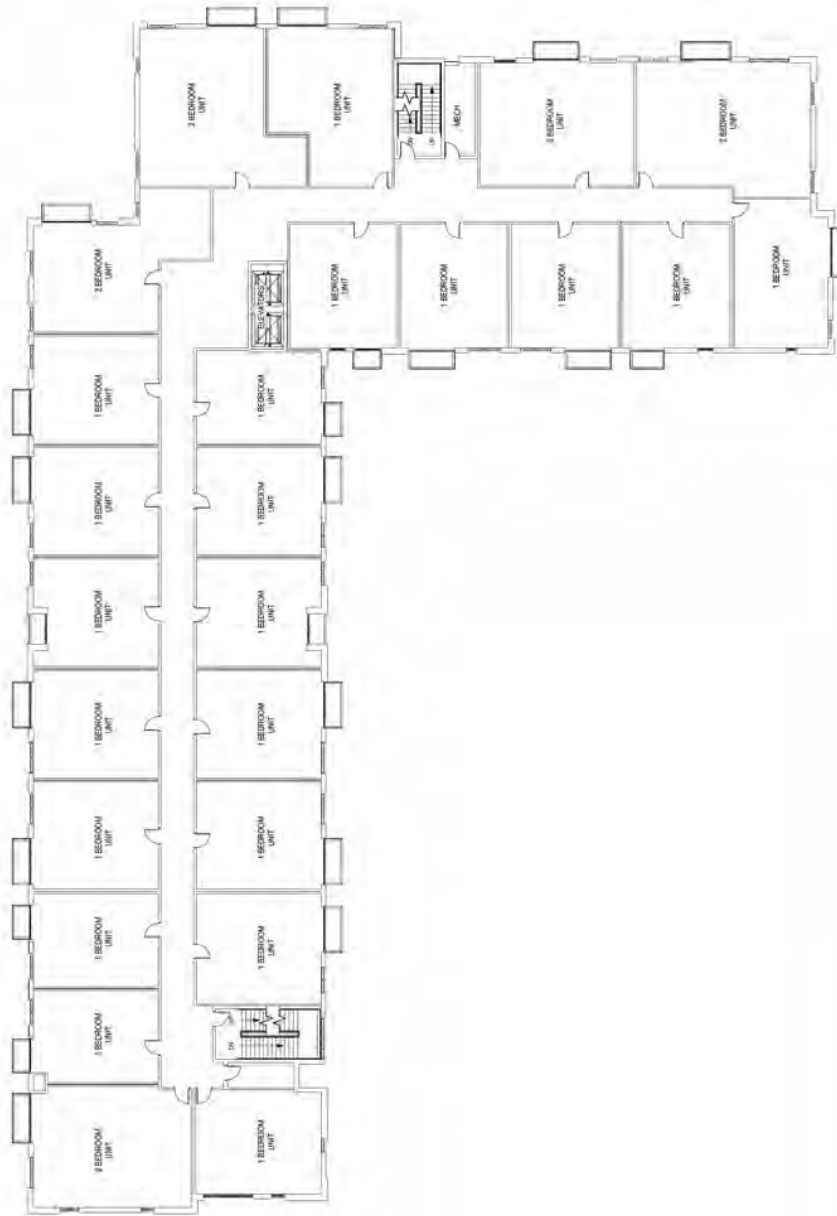
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LEVEL 4 - 7 - TYPICAL PLAN | A1

505 CENTRAL
529 CENTRAL AVENUE
KANSAS CITY, KS 64101

PRELIM DEVELOPMENT PLAN

DATE: 10/10/2021

BY: [Signature]

10/10/2021

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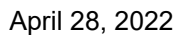
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[illegible]



EXISTING CONDITIONS
 (LOOKING SOUTH ON 6TH)



PRELIMINARY MASSING
 (LOOKING SOUTH ON 6TH)



KEY PLAN MAP



EXISTING CONDITIONS
(LOOKING NORTH FROM LOWELL AVE)



PRELIMINARY MASSING
(LOOKING NORTH FROM LOWELL AVE)



KEY PLAN MAP



EXISTING CONDITIONS
(LOOKING WEST ON CENTRAL AVE)



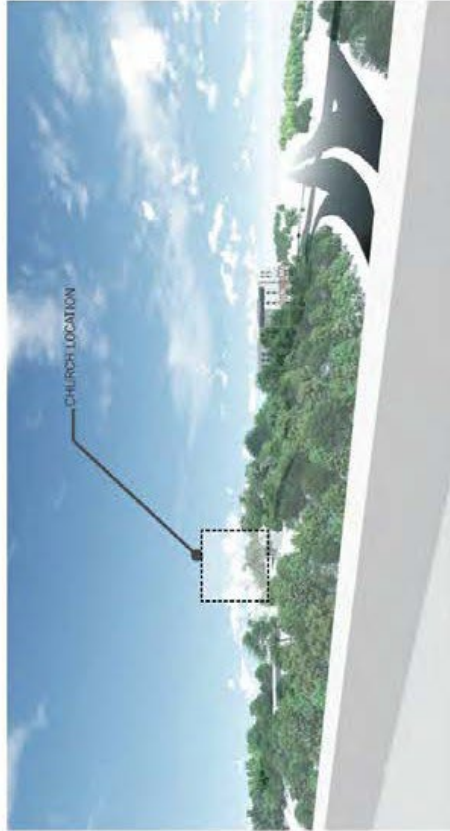
PRELIMINARY MASSING
(LOOKING WEST ON CENTRAL AVE)



KEY PLAN MAP



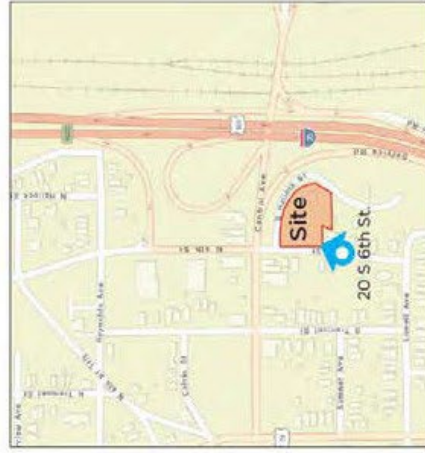
EXISTING CONDITIONS
 (LOOKING WEST ON CENTRAL AVE)



PRELIMINARY MASSING
 (LOOKING WEST ON CENTRAL AVE)

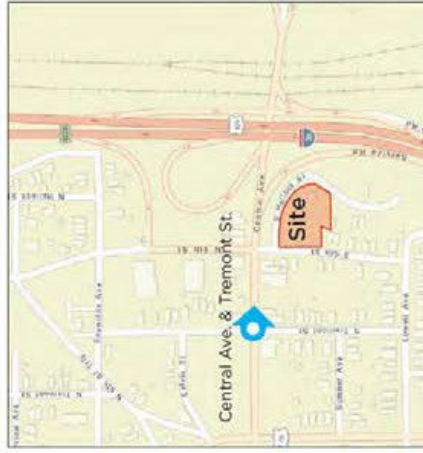


KEY PLAN MAP



505 CENTRAL VIEW STUDY
LOOKING NORTH FROM 20 S 6TH ST.





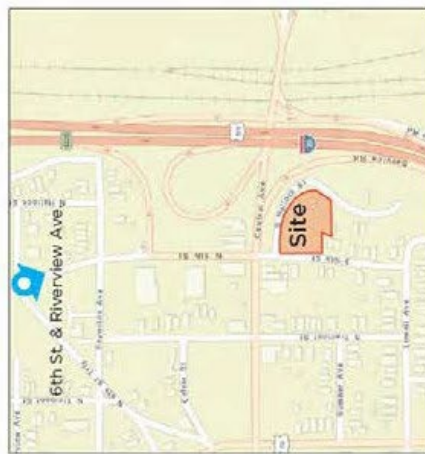




Figure 4. Site Photograph of 10 South Hallock Street looking southwest from Central Avenue (provided by Planning Staff).

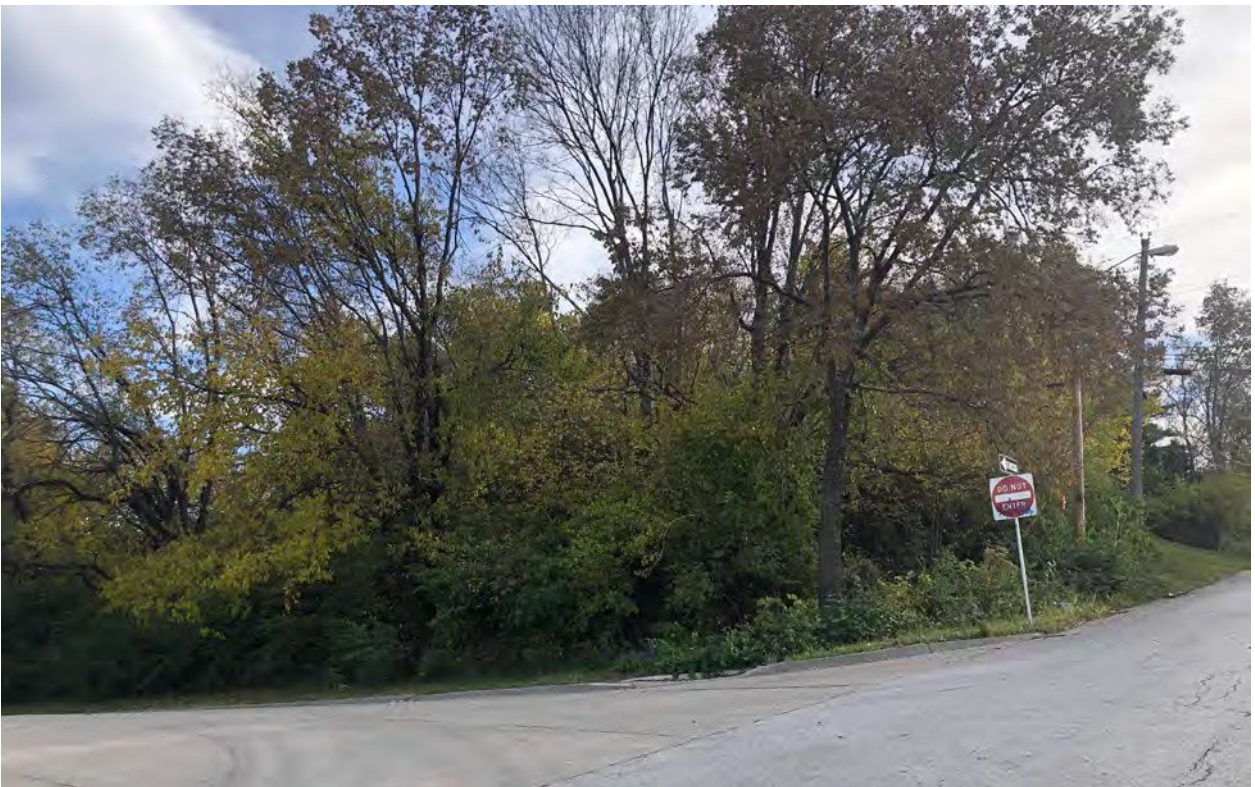


Figure 5. Site Photograph of 10 South Hallock Street looking southeast from South 6th Street (provided by Planning Staff).



Figure 6. Site Photograph of 10 South Hallock Street looking northeast from South 6th Street (provided by Planning Staff).



Figure 7. Site Photograph of 10 South Hallock Street looking northeast from South 6th Street (provided by Planning Staff).



Figure 8. Site Photograph of 10 South Hallock Street looking northwest from Hallock Street (provided by Planning Staff).



Figure 9. Site Photograph of 10 South Hallock Street looking west (provided by Planning Staff).

Letters of Support:

January 27, 2022

The Unified Government of Wyandotte County and Kansas City
Attn: Board of Commissioners
701 N. 7th Street
Kansas City, KS 66101

**RE: Letter of Support for Proposed Multifamily Project at 505 Central Avenue,
Kansas City, KS**

I am writing this letter to express my support for the 148-unit multifamily project being proposed at 505 Central Avenue in downtown Kansas City, Kansas. I have had the opportunity to speak with members of the team who are developing the project to hear the facts as they stand today and ask direct questions.

I understand this is a \$40 million + investment in our community that will be co-developed by Sunflower Development Group, LLC in partnership with the current owners of the land, Skyline Property Development, LLC.

I understand the building will be six levels of apartment units on top of two levels of parking garage, making it an eight-story building. Hearing it's eight stories is certainly striking at first, but I now understand the sloped nature of the property will result in the parking garage being built into the steep hill. I have also reviewed the Site Line Study the City Staff required and understand the impact of the sight lines on views to both downtown KCMO and also uphill to the onion dome of the Russian orthodox church are minimal when compared to existing conditions. I appreciate that, when compared to the current site conditions, no views from any existing owner-occupied homes will be compromised.

I understand the project will include 148 market-rate apartment units with a mix of studios, one and two-bedroom units that will all be leased based on market-rate rents. Because of the number of different unit type and sizes, it's great that this project will have a range of rents that appeal to a wide demographic of current KCK residents as well as those who desire to move to, or move back to, our community – an opportunity that has been hamstrung by limited options in housing development on the east side.

While I am a supporter of providing housing opportunities for all income levels and demographics, including workforce and affordable housing, I understand this proposed project will not include any rent-restricted units or the use of low-income housing tax credits. I believe a market-rate rent project with a significant density of units is needed in our community to support and increase the great retail growth our downtown has experienced over the last decade.

I have heard the concerns from my neighbors and others regarding the current traffic situation at the 6th Street and Central Avenue intersection. I understand that as a requirement of their application to our Planning Commission, the developer engaged a third-party firm to perform a traffic study to look at the impact of traffic created by the

apartment project, and that study found the impact to be minimal. However, that does not solve the issues that exist today, and I am confident the developer will work with our community and City Staff to come up with solutions to creating a safe intersection for both vehicles and pedestrians.

I have heard the concerns from my neighbors and others regarding the parking provided in the project. The developer has educated me on how they arrived at their number of parking spaces, which is based off historical data from multifamily projects they have in the area.

I have heard the concerns from my neighbors and others regarding the impact of the proposed project to the water and sewer infrastructure of our community. In speaking with the developer, I now understand the scope of their sitework includes significant upgrades to these systems. I am confident our City Staff will ensure the developer's plans meet or exceed the required upgrades to our water, sewer and stormwater detention infrastructure.

I support this project because my friends, my neighbors and our local business owners regularly discuss the need for quality, market-rate apartment options that will attract a new demographic to our downtown KCK community. With the growing food and beverage options, new grocery store, and strong employment opportunities, I feel one of our biggest challenges is a growing resident base. While I understand there are a number of rental homes or small apartment community choices, unlike downtown KCMO, the Crossroads, the growing West Bottoms and even Western Wyandotte County, downtown KCK has very few, if any, options that are similar to what is being proposed. This type of project will bring significant economic activity to our retail businesses and let the entire Kansas City Metro area know we are open for business in downtown KCK.

Having made a substantial investment in the area, I am excited for the economic boost a great multifamily project such as is being proposed will provide to our surrounding community. I am pleased to provide my support of this project.

Sincerely,

Your active business owners, property owners and neighbors
(see attached)

CC: Office of Mayor Tyrone Garner
Board of Zoning Appeals/City Planning Commission
Department of Planning & Urban Design
Department of Economic Development
Skyline Property Development, LLC
Sunflower Development Group, LLC

Supporter's of the 505 Central, KCK Project

	Name	Email	Phone Number	Affiliation	Address
1	Laura Summa	lwestfall72@aol.com	913-220-4134	Chicago's Bar owner	534 Central Avenue
2	Wes Summa	Chicagosonthehill@gmail.com	816-830-3352	Chicago's Bar owner	534 Central Avenue
3	Connie Cervantes	davinadesignskc@yahoo.com	816-651-8085	Davina Designs Boutique	607 Central Avenue
4	Rachel Valle	vallemultiservice@outlook.com	913-701-8334	Valle Multi Services and Insurance	611 Central Avenue
5	Adam Wittmer	adamwittmer7@hotmail.com	913-486-2742	Splitlog Coffee	548 Central Avenue
6	Mike Pearce	mike@slapshbk.com	816-719-1026	Slap's BBQ	533 Central Avenue
7	Dan Parker	parkerlaw94@yahoo.com	913-620-2021	Abogados Parker & Parker	535 Central Avenue
8	Amber Dollard	amber@iconichills.com	816-605-5747	Iconic Hills Realty	541 Central Avenue
9	Steve Sessions	steve@iconichills.com	913-220-5546	Iconic Hills Realty	541 Central Avenue
10	Matt Tomasic	tomasic.kck@gmail.com	913-406-7696	Police Athletic League (PAL)	800 North 5th Street
11	Rick Rehorn	rick@tomasicrehorn.com	913-371-5750	Tomasic Rehorn Law	419 North 6th Street
12	John Pauley	JP@blackfinllc.com	816-985-4850	Owner of 537 Central building	
13	Perla Garcia	Perla.garcia72824@gmail.com	913-370-6605	Tarahumaras Mexican Restaurant	503 North 6th Street
14	Greg Dean	greg.dean@millerstauch.com	913-307-1708	Miller Stauch Construction	32 North 6th Street
15	Chris O'Connor				
16	Casey Bond	caseynoellebond@gmail.com	913-579-3942	Business owner	513 North 5th Street
17	Diana Whiles	whilediana@gmail.com	913-626-5603		
18	Chuck Whiles	woodrotrepair@shcelobal.net	913-927-5703		
19	Patty Westfall	jetmore9@aol.com	913-626-0993		
20	Tom Westfall	jetmore9@aol.com	913-626-0994		
21	Colleen Roberts	colleenroberts@reecenichols.com	913-244-8571		
22	Keeley Hanson	keemarie52986@yahoo.com	913-481-1354	KCK firefighter	
23	Kaleigh Hanson	kbrynn_ka@gmail.com	913-280-0821		
24	Kyle Ratcliff	kyleratliff75@gmail.com	913-980-3512		
25	Phil Shoemaker	phil_045@yahoo.com	913-9525730		
26	Nick Lysaught	nlysaught@yahoo.com	913-620-1920		
27	Michelle Lysaught	gabvgirl71@gmail.com	913-908-5166		
28	Adam Browne		913-709-5734		
29	Nancy Burns	nburns@wvcokck.org	913-244-0028		
30	Bill Burns		913-271-7782		
31	Peter Schmidt	peter.i.schmidt92@gmail.com	785-230-6824		
32	Rick Muslet	rickmuslet@yahoo.com	602-541-6630	Owner of each corner at 7th and Central	

Toy, Byron

From: Steve Simpson <steven.simpson00@gmail.com>
Sent: Tuesday, February 22, 2022 3:08 PM
To: Carttar, Katherine; Segui, Diana L; Rangel, Lisa; Murray, LaVert; Toy, Byron; Hand, Gunnar; Parker, Janet
Cc: Mark Moberly; Tom Proebstle; Jason Swords
Subject: Slap's BBQ letter of support

All,

I received this letter from Mike, the owner of Slap's today. He sent this letter to Commissioner's McKiernan and Burroughs today and said for me to forward it to the UG staff or others as needed. I thought you all would appreciate seeing his letter.

Steve Simpson
Skyline Property Development

Good afternoon Steve,

Just wanted to keep you in the loop with the messages we sent Commissioner McKiernan and Commissioner Burroughs. We will be on the 03/14 call, but let us know if we can do anything in the meantime!

Take care. MIKE

----- Forwarded message -----

From: Mike Pearce <mike@slapsbbqkc.com>
Date: Tue, Feb 22, 2022 at 12:44 PM
Subject: Quick note from Slap's regarding the 505 Central Ave Project
To: <tburroughs@wycokck.org>
Cc: Joseph Pearce <joe@slapsbbqkc.com>

Good afternoon, Commissioner Burroughs!

It's Mike over at Slap's BBQ. Hope all is well, sir.

Joe and I wanted to take a minute to convey our support of the proposed development at 505 Central. We know there is some opposition to the project, and we respect that, however, we really believe it is a huge step in the right direction for Slap's, our employees, and our little slice of KCK.

We would be glad to speak with you in person sometime, and are also planning to attend the March 14th Planning and Zoning meeting... but here are a few of our key points:

Our belief has always been this: Our job (Mike and Joe) is to create opportunities through growth so that when our employees have earned that next role, title, etc., that we have it to offer them. In doing this, we end up with a team of amazing operators that run the business in a way that allows us to expand and create more opportunities... and the cycle continues. So, the one ingredient we must have for this to work is growth!!

We want to grow in KCK, or at least have that opportunity! Our lunch business is good, but dinners have always been lacking (substantially). We believe this is due to the area's demographic, a lack of other "attractants" in the area, and also some stigma that we/KCK have been working to change. We also cannot compete with special events in other areas of the city, e.g., First Fridays in KCMO result in a 25-50% reduction in revenue at Slap's on those days/weekends. In other words, we don't have the residents and we don't have the draw.

We feel this development is the logical next step to bring more attention, visitors, and residents to the area. We have all already seen the impact that developments have had (road resurfacing, lane updates, parking updates, sidewalks, etc.) in the form of more visitors and traffic, more business, and an overall better "experience" when coming to KCK.

We love KCK and our little slice of Central Ave and we want to be here for the long haul. We want to offer our employees continued opportunities so they can improve their lives both inside and outside of Slap's. The proposed development is the perfect way to continue the momentum and bring more folks that want to live, work, eat, and play to our amazing community. We need it, we want it, it's the perfect project, and the timing is right!

Appreciate you and your time, as always.

Mike and Joe

--

Mike Pearce
Slap's BBQ
553 Central Ave
Kansas City, KS, 66101
Cell (816) 719-1026
Main (913) 213-3736

Letters of Opposition:

Neighborhoods Fabric PRESERVATION PETITION

12/01/2021

To:
Mayor David Alvey,
Mayor Elect Tyron Garner,
Commissioner District 2 Brian McKiernan,
Wyandotte County Board of Commissioners
County Administrator Doug Bach.
Elected and Appointed Wyandotte County Officers.

We, the undersigned, are concerned citizens who urge our leaders to act now to prevent the increase of the heights of buildings in the Strawberry Hill and Russian Hill neighborhoods. We urge you to preserve the fabric of the community which makes us special. Our architectural history is a non-renewable resource.

New development in our community MUST integrate into the neighborhood structures and not overshadow them, like the photo above. We, the undersigned, support a vibrant, mixed used / Mixed Income neighborhood in the Central Area and promote policies that will ensure the availability of more affordable housing in Kansas City, Kansas. We value diversity, we value community, and we want a livable city. To that end, we insist on establishing height limits to keep development projects in scale with existing housing structures.

The pending 505 Central proposal by the Sunflower Development Group that overshadows the properties to the west of the proposed location, does not allow for smooth transition between the urban village on Russian Hill and the neighboring houses. Introducing such dominating scale on this block is not consistent with the vision and desires of the neighborhood.

We accept and support the increase in density and scale of larger buildings in locations that can be supported by the energy of the existing community and are Mixed Use / Mixed Income. However, we believe that such a huge building in the very front of Russian Hill would destroy the quirky, mellow feel of the hill from all angles due to the intensity of their mass and scale. The Floor Area Ratio (FAR) limitation and setback requirements will not compensate for the fact that buildings could be built drastically out of scale with the surrounding neighborhood.

Instead, we propose up zoning the current designation of the two neighborhoods to allow for increased density and development, while still maintaining the "urban village" feel of the single-family, two-story homes that are the very fabric of these historic neighborhoods.

In addition, no one has been able to support the assertion that "market rate" apartments buildings coupled with luxury amenities and no height limits are necessary to coax developers looking to invest. We would like to see a more integrated search for investors that would be willing to respect and follow the Central Area Master Plan and help the community.

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

Neighborhoods Fabric PRESERVATION PETITION

Therefore, the undersigned request that the City REJECT this project/case and support our community's goal for new development that integrates and does not overwhelm. Show us that the city cares about community more than it cares about development profit by rejecting the proposed 8 story structure for the following reasons:

- Building tall structures right next to single-family homes is incongruous with the neighborhood's residential units that will continue to exist directly adjacent to such structures, which will block light and tower over homes to an unreasonable extent destroying the neighborhoods historical fabric and feel we have been investing into for the longest time.

- The land slopes up between the front of the proposed property and the back of the same, making the proposed height of an 8-story building even more imposing.

- While it may feel appropriate to have very tall buildings to increase the population's density in the city, the two neighborhoods do not want 5 or more story buildings along the I-70 corridor overshadowing the rest of the community. This project would set a very dangerous precedent that could not be reversed.

For your attention to our petition, the undersigned thank you.

Supporters: SIGN THIS PETITION, SHARE it throughout your social networks, & call your city elected officials!

Name:

Address:

- 1 - Veronica Foltz #34 S Hallock KCK 66101
- 2 - Anthony Duvern 522 Riverview KCK 66101
- 3 - Joni Wadgach 255 ORCHARD KCK 66601
- 4 - Pam & William Shablon 512 Tennyson Ave KCK 66101
- 5 - X James & Zojana 611 Northrup Ave KCK 66101
- 6 - Regene McBee 511 Northrup Ave KCK 66101
- 7 - Jim Cornish 513 Northrup Ave KCK 66101
- 8 - Cheryl H. Lusk 513 Northrup Ave KCK 66101
- 9 - Julie Sacen 517 Northrup Ave KCK 66101
- 10 - Joa Gahn 512 Northrup Ave KCK 66101
- 11 - Gary & Beverly 514 Northrup Ave KCK 66101
- 12 - Gerald Edson 309 Orchard KCK 66101
- 13 - Carol Edson 309 Orchard KCK 66101

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

Neighborhoods Fabric PRESERVATION PETITION

Name:

Address:

- 14 - Nancy Zamora 2601 Splitlog ave Kansas City 66101
- 15 - A. Davis 2254th St KC KS 66101
- 16 - Ezequiel Perez 548 Lowell Ave K.C. KS
- 17 - Jessie Recendez 39 South 6th St KCKS 66101
- 18 - Carmen Salinas 355 6th St Kc. KS 66101
- 19 - Maria L. Herrera 275 6th St K.C. KS 66101
- 20 - Sophia Satodosh 12 S 6th St KCK 66101
- 21 - ~~Paula~~ ~~Paula~~ 19 S. Tremont St
- 22 - ~~He M. Kuchaw~~ 48 S. Pyle KC KS 66101
- 23 - Olga Flores. 23. S Tremont St. 66101
- 24 - ~~Jesse Emmanuel~~ ~~Montgomery~~ ~~628 Sumner Ave~~ ~~South TREMONT~~
- 25 - Jacob Brockwell 604 Lowell Ave 66101
- 26 - Steven M List 610 Sumner Keks 66101
- 27 - Ed Lesyk 558 Lowell Ave KCKS 66101
- 28 - Louis Bermudez 562 Lowell Ave K.C. Kas. 66101
- 29 - Celentino Cortez 570 Lowell Ave Kc. KS 66101
- 30 - Alicia Cortez
600 Lowell Ave
KCKS 66101
Sarah Buckwell 609 Lowell Ave Kansas City KS 66101

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

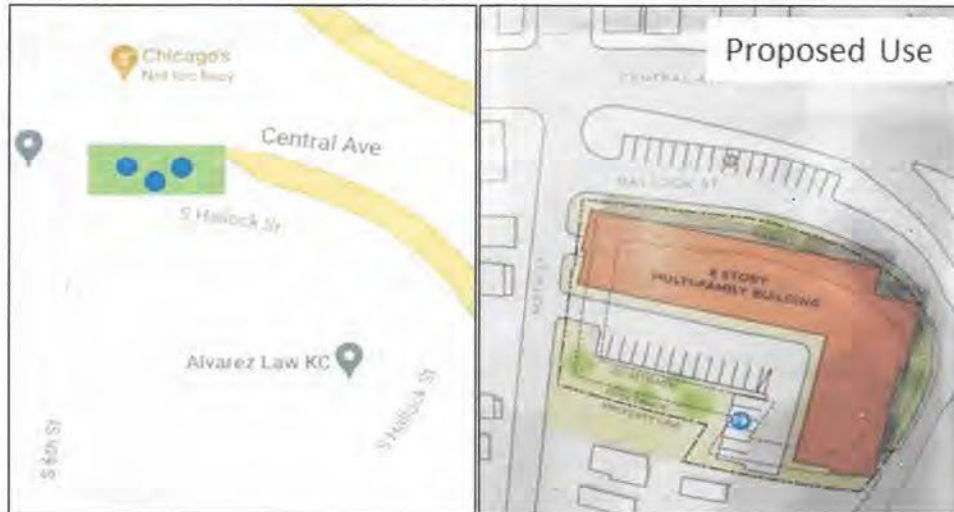
Neighborhoods Fabric PRESERVATION PETITION

- Name: Address:
- 31) ~~Robert E. Jenkins~~ 620 Lowell Ave
 - 32) Robert E. Jenkins 528 Lowell KCK 66101
 - 33) CHRISTIAN KENNEDY 547 Lowell Ave KCK 66101
 - 34) Tony Duggs 5 Tremont St. KCK 66101
 - 35) Andrew Morris 53 Tremont St KCK 66101
 - 36) Muna Bashir 60 S Tremont St. 66101
 - Devin Schneider 408 Sandusky Ave 66101
 - JUSTIN STURGIS 411 SANDUSKY AVE 66101
 - Patrick Deberry 417 Sandusky Ave 66101
 - Jackie Lima 501 N. Thompson St 66101
 - Savannah Moralez 429 N Thompson St KCK 66101
 - Don Eigner 409 N. Thompson St KCK 66101
 - May Lin Szek 405 Thompson
 - Emily Nusz 421 ANN AVE.
 - Juan Rivas 416 N. Thompson ST. K.C.K.S. 66101
 - Jeffery Buchheit 432 N Thompson KCK 66101
 - Tyler Coey 403 Burnett Ave. KCK 66101
 - Rose Kocour EILTS 506 N. 4th St. KCK 66101
 - Leo Eilts 506 N. 4th St. KCK 66101
 - Edwin Ryan 3636 OHIO AVE KCK 66102
 - Cecilia Viveros 645 Northrup 66101
 - GUILHERMO DASOL 639 NORTHUP 66101
 - Fritz Hutchison 625 Northrup 66101
 - MARTHA ALDA CO 621 Northrup 66101
 - Adán Machado 610 Northrup Ave 66101
 - Chelcee Bryant 622 Northrup Ave 66101
 - Francis CO 634 Northrup AV 66101
 - Rene Monecemi 556 Lowell AVE 66101
 - Kauffman 236th Street

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

12/01/2021



To:
Mayor David Alvey,
Mayor Elect Tyron Garner,
Commissioner District 2 Brian McKiernan,
Wyandotte County Board of Commissioners
County Administrator Doug Bach.
Elected and Appointed Wyandotte County Officers.

We respectfully urge you to SUPPORT the protection and preservation of what is known as "The Flagpole" Parklet with an ACT of PROTECTION that will once and for all preserve this priceless public parklet FOR ALL PEOPLE to enjoy without privatization, and/or change or modification of use, other than as the public "marker" to the East Entrance of The Central Avenue Commercial Corridor as well as the Strawberry Hill, and the Russian Hill Neighborhoods.

The aforementioned parklet is currently being threatened by the proposed 505 Central project. This proposed development, which is being promoted by the Sunflower Development Group and Skyline Property Development LLC, is asking to turn our parklet into parking spaces for the 505 Central development. This would be of no benefit to our residents and detrimental to our community as a whole.

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Friends and supporters of the preservation and enhancement of the parklet as a grand Gateway to our Community and who are in opposition of privatization plans, want to remind everyone that "The Flagpole" Parklet is a truly one-of-a-kind public space marker for the constituents— people of all ethnicities, religions, and cultural backgrounds— to be proud of, and referred to when conversing about our community. It is the "Front Door" to hundreds of residents and visitors alike and should become a recognizable Landmark as our community and historic neighborhoods become more of a travel destination.

Your support is critical to ensure that the long-overdue recognition of this parklet as the Gateway to our community will be handled with transparency, public input, and as a long-term legacy for a Free AND Proud diverse urban community, visitors from around the world, and future generations alike.

The Parklet and our community are not up for sale. Be on the right side of Kansas City, Kansas history in the making. The friends and supporters of "The Flagpole" Parklet, thank you for your consideration and support!

Supporters: SIGN THIS PETITION, SHARE it throughout your social networks, & call your city elected officials!

- | Name: | Address: |
|---------------------------|-------------------------------|
| 1 - Veronica Fdez | #34 S Hallock ST KCKS 66101 |
| 2 - Christine Dumm | #522 Riverview KCK 66101 |
| 3 - Jane Walczak | #255 Orchard KCK. |
| 4 - Sam & Lillian Shablon | 512 Penny Ave KCKS 66101 |
| 5 - X James E Ziegler | 611 Northrup Ave KCK 66101 |
| 6 - Regina M. McBe | 511 Northrup KCK 66101 |
| 7 - Chuck Skidde | 513 Northrup KCK 66101 |
| 8 - Jim Cornish | - 513 NORTHROP KCK 66101 |
| 9 - Julie Sachern | - 517 Northrup Ave KCKS 66101 |
| 10 - Patrick Ciupist | - 516 Northrup Ave KCKS 66101 |
| 11 - Joan Johnson | 512 Northrup Ave. KCK 66101 |
| 12 - Wynetia Brown | 514 Northrup Ave KCK 66101 |
| 13 - Gerald Edson | 309 Orchard KCKS 66101 |
| 14 - Carol Edson | 309 Orchard K.C.K 66101 |
| 15 - Nancy Zamora | 601 Splitlog. ave KCK 66101 |
| 16 - D. Davis | 22 S 4th St KCKS |
| 17 - Ezequiel Perez | 548 Lowell Ave K.C.Ks |

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Name:

Address:

- 18 - Jessie Pecunia 39 South 6th KCK 66101
19 - Carmen Salinas 355 6th St Ks. Kc. 66101
20 - Maria L Herrera 27 S 6th St Kc. Ks 66101
21 - SOPHIA SETODDCH 12 S 6th ST KCK 66101
22 - Hale Cruise 19 S Tremont St 66101
23 - M. K. L. 48 S. Rylo KC KS 66101
24 - Olga Flores. 23-S Tremont St. 66101
25 - JESSE ENRIQUEZ 16 South Tremont
26 - Manuel Flores 627 Summer Ave 66101
27 - Jacob Brockwell 604 Venable Ave 66106
28 - Steven Smith 610 Summer Ave 66101
29 - Ed Lesyk 550 Lowell Ave KCKS 66101
30 - Louis Bermudez 562 Lowell Ave K.C. Ks. 66101
31 - Celerino Cortez Jr.
570 Lowell Ave
Kansas City KS 66101
32 - Alicia Cortez
600 Lowell Ave
Kc Ks 66101

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Name:

Address:

- 33 - Stephen Brockwell 604 Lowell Ave
- 34 - Grandpa Jim Montana
- 35 - Robert E. Senkew 569 Lowell Rck 66787
- 36 - CHRISTIAN KENNEDY 547 Lowell Ave KCK 66101
- 37 - Tony Buss 56 S. Tremont St 66101
- 38 - Andrew Morris 53 S Tremont St 66101
- 39 - Muna Bashir 60 S Tremont St. 66101
- 40 - Jayna Krystal 57 South Tremont St 66101
- 41 - Aranya Sayles 57 South Tremont
- 42 - Kaylee Thomas 57 S Tremont
- Devin Schneider 408 Sandusky Ave 66101
- JUSTIN STURGIS 411 SANDUSKY AVE 66101
- Patrick Doherty 417 Sandusky Ave 66101
- Jackie Lima 501 N Thompson St 66101
- Savannah Morales 429 N Thompson St KCK 66101
- Ram Cigich 409 N. Thompson St KCK 66101
- Mary Ann Enzak 405 Thompson St 66101
- Emily Nusz 421 Ann Ave
- Jeneva Kovac 416 N. THOMPSON ST K.C. KS 66101
- Jeff Crockett 432 N Thompson KCK 66101
- Rose Kocour Eilts 506 N. 4th St, KCK 66101
- Tyler Coen 403 Barnett Ave, KCK 66101
- Edwin Ryan 3636 Ohio Ave KCK 66102
- Cecilia Viveros 645 Northrop 66101
- Con VanHart 641 Northrup Ave 66101
- GUILLERMO PASUL 639 NORTHROP 66101
- 39 - Ryan Johnston 625 Northrup 66101

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Name:

Address:

- MARTHA ALDAGO 621 Northrup Kansas City
- Tamara Beem 608 Northrup K.C. KS
- Adán Macchato 610 Northrup Ave 66101
- Chelsea Bryant 622 Northrup Ave 66101
- Diego Gomez 632 Northrup
- Francis S Co 634 Northrup Ave
- Rachel McMeekin 556 Lowell Ave.
- Rachel McMeekin 23 S. 6th Street
- Brad Huhmann 23 S. 6th St.
- Jason Rivers 28 S. 6th St.
- Erik (Erik) 31 S. 1st St. K.C. 66101

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

Dear City Planning Commission,

I'm writing to voice my opposition to the development plan that has been proposed at 5th & Central Avenue. Was anybody even asking for this? Because it seems like this is a pipe dream of the development firm, and they're just hoping our community will fall in line. Russian Hill and Strawberry Hill have rich histories and strong social fabrics, and luxury condos do not fit with the spirit of these communities.

As someone whose job involves finding housing for people in Wyandotte County, I'll be the first person to tell you that KCK desperately needs more housing at all income levels, as well as increased housing density. Every day I have to tell unhoused people that I have no solutions for them. However, this particular project at this particular location is not going to solve any of our current problems, but it will create new ones.

Gentrification and displacement are already happening at alarming rates. A coalition that I'm part of saved 10 families from losing their homes in last year's tax sale because they were no longer able to keep up with their property taxes. All of the families had owned their homes for years or decades and were an integral part of their neighborhood. If not for intervention, they would have lost their homes. Given that there is no affordable housing available in KCK, they would have likely become homeless.

A friend of mine who works for the UG had to move recently. They had been renting the same house for several years, and then the rent suddenly increased by \$300/month. They had to move to a different part of town and into a small apartment.

These are the realities for folks living in KCK. Housing is becoming less affordable every year, while the need for affordable housing continues to increase. If luxury apartments are built at 5th & Central and the surrounding area becomes a playground for upper-middle class, young professionals, rents and property taxes will balloon in the nearby neighborhoods, driving out folks who have been there decades, and exacerbating the affordable housing crisis.

The Sunflower Development Group probably know that they're not going to get their 148 unit luxury condo project as proposed, but if they begin negotiating from a point of absurdity, then a scaled back version is still going to be pretty good for them. If this is allowed to go forward in some form, truly affordable units must be part of the plan. It also should be broken into multiple smaller projects, because the infrastructure at 5th & Central cannot handle this volume. As someone who lived two blocks away at 6th & Riverview, I can attest to what a nightmare it already is to get onto Central from 6th Street.

Kudos to them for making such a bold proposal, however absurd it may be. We should have the same boldness in proposing low-income housing. Let's bring a huge, multi-million dollar plan for creating more housing with rents of less than \$400 per month, and then settle for half as much as we're asking for. These profit-driven developers can be bold in their plans to get richer; let's be bold in our plans to house people who are struggling in our county.

Sincerely,

Dustin Hare

Co-Founder of Wyco Mutual Aid

Toy, Byron

From: Parker, Janet
Sent: Tuesday, January 11, 2022 9:53 AM
To: Toy, Byron
Subject: FW: 6th and Central / 525 Central project

Janet L. Parker, CSC/APC 913.573.5756
Executive Assistant to Gunnar Hand, AICP jparker@wycokck.org



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

From: Jerri Moulder <jerrimoulder@gmail.com>
Sent: Wednesday, January 5, 2022 9:25 PM
To: Parker, Janet <jparker@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>; McKiernan, Brian <bmmckiernan@wycokck.org>
Subject: 6th and Central / 525 Central project

To the UNIFIED GOVERNMENT,

Brian McKiernan (Commissioner, District 2)

Unified Government Director of Planning & Urban Design Gunnar Hand, AICP

Developer
<https://sunflowerkc.com/>
EMAIL mmoberly@sunflowerkc.com
816-581-3997

Architect
Tom Proebstle, AIA
<http://www.generatorstudio.com/about-us/>
tom@generatorstudio.com
816-333-6527 x 101

Change of Zone (case# COZ2021-051)
Master Plan Amendment (case# MPL2021-028)

Buck Hessel and I live at 31 S Hallock St, Kansas City, KS 66101, Russian Hill, just up the street from the planned development. We would

literally have to transgress across S Hallock St where the planned development front entry is located and the tenant and guest parking lot is situated to get to our home. This is just one of the many reasons we do not support this development.

Below is a list, based on our attending three developer presentations, stating why we do not support this development.

Scope of the development is too large for the area, 148 units and 8 stories high.

PARKING and TRAFFIC ISSUES:

Parking for the development is 160 spaces, for 148 units with 1 and two bedrooms. Let's do the math, 148 cars plus 75 cars for spouses, roommates, significant others, total 223. This demographic does not use public transportation so the parking structure is underdeveloped.

223 cars leave the building twice a day, 223x4 (coming/going) means close to 900 additional cars passing through 6th and Central daily. Infrastructure to support traffic safety not present and funding by UG or Developer seems not to be available.

Location at on and off ramps of I-70 and Central Ave is too congested.

Central Avenue bridge is condemned, UG not able to fund the reconstruction; this causes further over use of I-70 on and off ramps.

PARKING ISSUES:

The main entrance to the parking area of the development is located off 6th ST. The hazards of 6th ST are many, no curbs, no sidewalks and is a

toboggan slide in the winter. It is a bumper car alley when snow or ice is involved. There are videos for you to view on the Next Door website.

6th ST homeowners have no off street parking or garages or alley, any tenants or guests looking to park will rob homeowners of their only parking option.

Developer states each unit to get one secured underground parking space as part of tenant rent. Future owners/investors could decide secure underground parking is an additional cost to the tenant. Many tenants to save money will forego the cost and street park, leading to additional parking issues in the area.

WASTE MANAGEMENT:

Waste management in the area is ancient and sewer lines would need to be upgraded and it appears the UG and Developer can not assure capacity for 148+ additional toilets. Developers or UG need to provide reports from engineers stating current capacity of sewer lines and estimated cost to any upgrades needed and proof of funding from either the Developers or UG to upgrade capacity and maintain public safety for waste management.

GATEWAY to CENTRAL AVE:

This mammoth structure acts as a barrier to our community, not a warm welcome and invitation.

The architecture is not in keeping with the character of the neighborhood.

The height of the structure impedes and robs all properties to the west of the structure of the city view.

Take the Hilton Garden Inn on Minnesota Ave, add two floors and throw on a few balconies and you would have a replica of this planned development. By the way, the Hilton has 147 rooms.

CONCLUSION:

Buck and I have gathered over 85 signatures from the surrounding home owners who do NOT support this developer or this petition to rezone the area at 6th and Central.

In conclusion, we ask the Commission to deny this petition.

Jerri Moulder Hessel and Buck Hessel
31 S Hallock St
Kansas City, KS 66101

816-419-2164 Jerri
816-665-3820 Buck



Jerri Moulder Hessel
Broker Associate at Platinum Realty
JMoulder@MoveWithPlatinum.com
C:816-419-2164

From: Rose Eilts <rosekoco@gmail.com>
Sent: Tuesday, December 21, 2021 4:44 PM
To: McKiernan, Brian <bmckiernan@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>
Subject: Re: 525 Central project concerns

I would like my comments to be included in the "Staff Report"

On Tue, Dec 21, 2021 at 12:51 PM Rose Eilts <rosekoco@gmail.com> wrote:
This message is regarding:

Change of Zone (case# C0Z2021-051)
Master Plan Amendment (case# MPL2021-028)

Contacts:
Brian McKiernan (Commissioner, District 2) bmckiernan@wycokck.org

Unified Government Director of Planning & Urban Design Gunnar Hand, AICP
planninginfo@wycokck.org

Developer
<https://sunflowerkc.com/>
EMAIL mmoberly@sunflowerkc.com
816-581-3997

Architect
Tom Proebstle, AIA
<http://www.generatorstudio.com/about-us/>
tom@generatorstudio.com
816-333-6527 x 101

During a zoom meeting on 11/29/2021, Tom with Generator studio presented information which included drawings of a proposed 8 story apartment building. The proposal is to rezone & amend the master plan to construct an 8-story building comprised of 6 levels of multi-family (market value) apartments over 2 levels of structured parking (partially below grade.) Footprint would include 529 Central, 525 Central & 10 South Hallock. This project will require changing the zoning to RP-6 for 10 S Hallock, 525 Central & 529 Central. The project is to build Luxury Apartments. An application has been filed with the UG, Department of Urban Planning and Land Use for the purpose above-mentioned.

My key takeaways from this meeting:

1. Is part of this development project on a Land Bank parcel? Per the Land Bank website: When considering proposals to the Land Bank, preference will be given to projects that support home ownership, improve neighborhoods and otherwise advance the economic and social interests of Wyandotte County and its residents.

My feeling is that this development doesn't meet these criteria (home ownership specifically) SO I AM AGAINST THIS PROJECT MOVING FORWARD

2. Is the infrastructure (sewers, etc.) able to handle the additional load? If not, who pays for the improvements? How much will it cost? Please explain in detail how necessary improvements will be paid for.

UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

3. Does it fit with the historic architecture/nature of the neighborhood? Based on the presentation shown at the 11/29 zoom meeting, this building does NOT fit with the architecture/nature of the neighborhood. UNTIL SOME CHANGES ARE MADE TO THE PROPOSED CLADDING OF THE STRUCTURE, I AM AGAINST THIS PROJECT MOVING FORWARD

4. This is to be built at the busy intersection of North 6th Street and Central, across the street to the south from Chicago's. Developer says they have completed a traffic study. Will they share the results? Based on my personal experience with that intersection, there will need to be extensive changes made, who will pay for those?

UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

5. Developer is requesting tax abatement and other incentives. This is from Sunflower's website:

The tax credit consultants at Sunflower Development Group seek every available opportunity to procure tax credits that make real estate projects more feasible and profitable for developers

What specific types of abatement are they asking for and the amounts? UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

6. During the meeting they responded "yes" when I asked if they are planning on pursuing **blight** status for the surrounding neighborhood. What does this mean for the surrounding neighborhood? Will eminent domain be used to purchase surrounding properties? Which properties specifically? UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

7. At the end of the meeting, I asked them whether parking is included as part of the apartment rent. Developer rep, Mark Moberly, said no. Additional charges to the tenants for parking will cause tenants to park on the neighborhood streets which are already crowded. UNTIL THIS ISSUE IS RESOLVED, I AM AGAINST THIS PROJECT MOVING FORWARD

8. I spoke to Janet Parker at the UG and she said this will be discussed at a Board of Commissioners meeting on 1/10. Attendance of neighborhood stakeholders should be strongly encouraged. What steps are being taken to inform ALL residents and business within a .5 mile radius of this proposed development?

Resources:

Central Area Master plan was adopted 10/29/2020.

https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/central-area-master-plan_adopted_102920.pdf

Provide housing that is suitable for a range of life stages and economic circumstances, page 98 Master Plan

Conclusion, in my opinion this project is too big for the location. Can it be scaled back and still be viable? Can it be done without all the incentives? (Our taxes are already skyhigh). It is contrary to the Central Area Master Plan adopted on 10/29/20 (less than 18 months ago.)

I AM CURRENTLY AGAINST THE ZONING CHANGE AND THIS DEVELOPMENT AS PROPOSED.

Rose Kocour Eilts
506 N 4th St
Kansas City, KS 66101
rosekoco@gmail.com
913-269-7886

--

Rose Kocour Eilts
913-269-7886
rosekoco@gmail.com



In specific:

1. All large housing projects like the 505 Central proposed project, should include parking in each unit's rental agreement instead of paying for parking as an extra cost. Letting renters opt-out of paying for parking, will promote them to try to lower their rental cost by parking on the streets.
2. The 505 Central proposed project should have and should offer a fully detailed "Community Benefits Agreement" guide lined by the Central Area Master Plan and subject to the community acceptance by majority. This community Benefits Agreement should be an integral part to the project, not an afterthought.
3. The 505 Central proposed project should detail all Tax Abatements requested and such abatements should be reported to the community before permitting.
4. For this and future proposed projects, the UG should engage (at the developers cost) in third parties' studies determining the full impact to aspects of the communities daily live such as traffic, parking, services, market value, and risk of displacement.

The Central Area Betterment Association is in full support of Responsible Development for our Community and feel that these recommendations are key to welcome the kind of projects that will build our community for a better future.

For all your considerations, we thank you!

A handwritten signature in black ink, appearing to read 'Jose Rodriguez', is written over a light blue horizontal line.

Jose Rodriguez

Chair.

Central Area Betterment Association

2/2

1303 Central Avenue, Kansas City, Kansas. 66102 – 913 281 9222 – CABAKCK.org



To: Mayor Tyrone Garner
UG Board of Commissioners
County Administrator
The City Planning Commission
Unified Government of Wyandotte County
Community in General

2/10/2022

Re: 505 Central Proposed Project.

The Central Area Betterment Association recently organized a meeting open to all interested parties to the 505 Central Proposed Project. To the Video Meeting we invited the project developer, the involved neighborhood groups, the involved business owners, and the Involved residents.

This event was made public for anyone willing to listen to the different perspectives expressed by all our registered speakers and the video of the event has been posted in CABA's YouTube Chanel for further inspection.

Shortly after the event, CABA met again bringing up the Board perspective and vision regarding the proposed project. Understanding the synergy of the KC Metro area, we know this proposed project is not the last one we speak of. We hope the UG establishes and promotes further engagement of all community members when projects like this are proposed.

As an organization responsible for the delivery of Betterment to the community, the Central Area Betterment Association extends the following recommendations:

In general:

1. The Central Area Master Plan should be taken as the will of the community and should not be ignored. Understanding we need to be flexible to adapting as necessary, there should be a process to that which includes community input. Any amendments to the plan should show how it aligns with the overall vision of the plan.
2. The Master Plan should be used to promote the continuity of the community's development.
3. Understanding that our community has a housing shortage, all developments should concentrate on fulfilling say need to our community, avoiding displacement of our residents.
4. The Eclectic 150+ years of variety in styles in the Hills should be recognize and protected as dictated by surveys conducted in the area.
5. A task force from the UG should be created to hold all rental property owners in the area accountable, avoiding irresponsible management of properties that damage the residents and businesses valuable quality of life.

1/2

1303 Central Avenue, Kansas City, Kansas. 66102 – 913 281 9222 – CA8AKCK.org

Toy, Byron

From: Hand, Gunnar
Sent: Wednesday, February 23, 2022 5:21 PM
To: Toy, Byron
Cc: Parker, Janet
Subject: FW: action taken in Overland Park City Council (similar to 505C Project)
Attachments: Flagpole Parklet Protection Petition 2021-22.pdf

1 of 3 more for the case file for 505 Central (COZ 2021-051). Please add to the staff report as well,

Gunnar Hand, AICP

Director of Planning + Urban Design

913.573.5750

ghand@wycokck.org



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

NOTE: All Board of Zoning Appeals, City Planning Commission, and Landmarks Commission hearings will be heard virtually with in-person availability in the City Hall lobby (701 North 7th Street, Kansas City, KS 66101). All meetings with Planning and Urban Design staff will continue to prioritize virtual meetings.

Our goal is to serve you with excellence. Please click the following link and take a moment to complete this short customer service survey to help us better help you: [Planning & Urban Design Department Feedback Form \(openforms.com\)](https://openforms.com/Planning%20Urban%20Design/FeedbackForm)

From: Edgar Galicia <egalicia@cabakck.org>
Sent: Wednesday, February 23, 2022 3:54 PM
To: Murray, LaVert <lmurray@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; Edwards, Dr. Mildred <medwards@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Harrison-Lee, Cheryl <charrison-lee@wycokck.org>
Subject: Re: action taken in Overland Park City Council (similar to 505C Project)

3rd attachment

On Wed, Feb 23, 2022 at 3:52 PM Edgar Galicia <egalicia@cabakck.org> wrote:

attachment too large, will divide.

----- Forwarded message -----

From: Edgar Galicia <egalicia@cabakck.org>
Date: Wed, Feb 23, 2022 at 3:45 PM
Subject: Re: action taken in Overland Park City Council (similar to 505C Project)
To: Jerri Moulder <jerrimoulder@gmail.com>
Cc: Murray, LaVert <lmurray@wycokck.org>; McKiernan, Brian <bmckiernan@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Sieben, Melissa <msieben@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Edwards, Dr. Mildred <medwards@wycokck.org>; Harrison-Lee, Cheryl <charrison-lee@wycokck.org>; lawsonatlake@hotmail.com <lawsonatlake@hotmail.com>; Anna Cole <weboevents@gmail.com>; Jose Rodriguez <jose@allianceworkforcekc.com>

All,

I am attaching once again what CABA's stand is regarding the approval or disapproval of projects like the 505 Central. This set of direct recommendations, is the result of an enormous amount of conversations, engagement and work in community and for community. Our recommendations integrate the communities base line created by our Price Winning "Central Area Master Plan". We hope these recommendations are taken into consideration. CABA's recommendations are integral to the ample development of the central area/community, not only one site.

I am also attaching copies of two signed petitions created by "directly affected" neighbors/residents in the area. I understand there are more signatures in the original petition since last time CABA received them from the community.

On a personal note, I am the first to recognize there is a need to increase density, the question is how do we do it without gentrifying and generating displacement of our long-time vested residents. Change the location of the 505C proposed project by one or two blocks west on Central and the possibilities for Mix-Use/Mix-Income would change and my personal view of the project would change as well.

You see, Mix-Use/Mix-Income are not the same as "Low Income Only". The income status of our population bottomed out during the 80's and 90's and even though it has been a slow and painful process, it has surely increased constantly in the Central area. "From the inside of our community, out" as I like to describe it. It is not about 505C or nothing, It is about 505C or the residents around it. We are to protect the residents around it. We do not see the imminent importance of 505C as the only solution or opportunity our community has, on the other hand, we see enormous importance on determining and going after the right type of developers and projects.

The only compelling argument in favor of the 505C project I have heard is the need our real estate market has for a successful project in our area. A project that would facilitate comparables and the promotion of similar projects. If the community wanted to cash in the best asset it has, that would be the way to go. We are in the midtown area after all and the population cinergy of the KC Metro calls for our area to be next in investment and revival. The question again is how do we generate growth without gentrification and displacement. Displacement is generated by the general increase in cost of living, the argument that occupying empty lots does not generate displacement is short-sighted at best.

In this case besides the increment in cost of living, we are talking about an enormous increase of human activity in such a small and complicated corner in our community. Displacement of many of the long-time residents of the area would be imminent. But don't ask me, I was not born in the dotte, ask the residents.

To all my best regards.

E.G.

On Wed, Feb 23, 2022 at 2:00 PM Jerri Moulder <jerrimoulder@gmail.com> wrote:

Mr. LaVert,

Are you reading any of the dissenting opinions of the neighbors living in Russian Hill and Strawberry Hill or seeing the petitions signed by the residents? We are opposed to the high density petition regarding the development of this 148 unit, eight story block of humanity, regardless of the socioeconomic status of the inhabitants.

We live here, we vote here, we will have to live with this poor location choice, uncharastic design choice and lack of infrastructure to support it.

Jerri Moulder Hessel and Buck Hessel
31 S Hallock St, Kansas City, KS 66101



Jerri Moulder Hessel
Broker Associate at Platinum Realty
JMoulder@MoveWithPlatinum.com
C:816-419-2164

On Wed, Feb 23, 2022 at 1:44 PM Murray, LaVert <lmurray@wycokck.org> wrote:

Thank you again Mr. Galicia:

From your response I sense that you have taken my comments as a personal affront when they were not intended to be such. You and I have just met, and I would suggest to you that you don't know me at all even though you make characterizations to the contrary.

I continue to hold firm to my belief that the proposed 505 Central development is a very positive development and would complement the area. You and I discussed the fact that you cannot embrace the development because it represents living for higher income individuals and families, and you would rather see a lower income development such that it embraces the current demographic in the CABA area. My argument to you was that we cannot raise the income status of the CABA area from low income to mixed income if we only embrace low-income developments. I was hoping to avoid this kind of discussion, but it appears to be the impetus driving your actions and argument, so I am compelled. I realize further that you live on the West side in KC, MO., but feel the need to limit what happens in KC, KS. However, I can't believe that you and your neighbors looking out of your windows to the west to Kansas would be offended by such an attractive development. Let the people in Kansas decide what is best for Kansas. Yes, I could live in the proposed 505 development project and would be happy to do so since it is within walking distance here to City Hall where I work! The old Townhouse Hotel built many years ago at 7th and State had a roof-top

swimming pool. I find nothing wrong with that, just as I find nothing wrong with the proposed pool for 505 Central. I am convinced and certain that some of the neighbors surrounding the development will be invited to join some of their new neighbors and swim in and enjoy the pool. I did not have the plans with me for the development when we met. Do we need to meet again so that we can speak about specific details for the development? Please let me know. I do sincerely hope that you can become more open minded about the development. Thanks for indulging me.

Respectfully,

LaVert

From: Edgar Galicia <egalicia@cabakck.org>
Sent: Tuesday, February 22, 2022 6:44 PM
To: Murray, LaVert <lmurray@wycokck.org>
Cc: McKiernan, Brian <bmckiernan@wycokck.org>; Hand, Gunnar <gband@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Sieben, Melissa <msieben@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Edwards, Dr. Mildred <medwards@wycokck.org>; Harrison-Lee, Cheryl <charrison-lee@wycokck.org>; Jerri Moulder <jerrimoulder@gmail.com>; lawsonatlake@hotmail.com; Anna Cole <weboevents@gmail.com>; Jose Rodriguez <jose@allianceworkforcekc.com>
Subject: Re: action taken in Overland Park City Council (similar to 505C Project)

Mr. Murray,

There is relevance for the community in looking at the two projects however, I recon, someone like you with your perspective for business and finances, wouldn't see it.

My dear friend, with all due respect, there is nothing complementing about building a traffic bottleneck for the community, there is nothing complementing about changing the neighborhood fabric that is so well appreciated by people who live in the area. There is nothing complementing about hustling everyday to find a parking spot close to one's home. There is nothing complementing about a said market rate crowned by a rooftop swimming pool driving the rental prices upward and excluding de facto the residents of our community. There is nothing complementing about trying to look attractive for the KCMO Downtown to just stay on the sidelines when the "leaders" from the past never thought about implementing policies to integrate Mix-Use/Mix-Income preparing the community for its future. There is nothing complementing about gentrification nor displacement.

The people who failed enabling the City to host mobile vending back in the day can not come today and tell us what complements the residents, the neighborhoods, the future. The future we, the people who self invested, built. In maintaining the community moving forward and growing, from nothing to something, generating wealth from the inside of our challenging reality, We, the new and old residents of the central area, my Dear Sir, are the experts.

However different the projects are, the two projects are still in the hands of people who vote and are voted, not people who think they know how to make money but did not keep the community from almost going bankrupt.

On Tue, Feb 22, 2022 at 6:06 PM Murray, LaVert <lmurray@wycokck.org> wrote:

Thank you Edgar, however I do not see any similarity between the Deer Creek apartment project and the 505 Central Avenue proposed development. As you know, the 505 development is much more impactful on the Central Avenue business corridor than the residential community. The business corridor land owners and business operators, for the most part, supports the development and believes, much as I do, that the development will present great positive benefits for the corridor and surrounding properties. I cannot find any correlation between and to what the Overland Park City Council did on the Deer Creek apartment project to suggest any similar action for the 505 development. As you compare the two developments you should consider the fact that the Deer Creek Golf Course was built as a buffer for the residential area, designed to shield the residential community from the commercial areas. The Deer Creek developers proposed taking 11 acres of the golf course to build a 220 unit apartment complex and a golf pro shop. This obviously would take away part of the buffer designed to shield and protect the residential community. As stated earlier, the proposed 505 Central development compliments the commercial corridor and, through its design, protects and maintains existing sight lines to downtown KCMO for businesses and homeowners. The 505 Central project is a very attractive 148 unit apartment complex representing a market rate development. In addition, the 505 Central development would not displace any residents or businesses, and represents a significant and sizable investment at a gateway or entrance into our community, at the juncture of Central Avenue and I-70.

From: Edgar Galicia <egalicia@cabakck.org>

Sent: Tuesday, February 22, 2022 3:17 PM

To: McKiernan, Brian <bmckiernan@wycokck.org>; Hand, Gunnar <gband@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Sieben, Melissa <msieben@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Murray, LaVert <lmurray@wycokck.org>

Subject: Fwd: action taken in Overland Park City Council (similar to 505C Project)

All, FYI

----- Forwarded message -----

From: Patricia Lawson <lawsonatlake@gmail.com>

Date: Tue, Feb 22, 2022 at 10:04 AM

Subject: Fwd: action taken in Overland Park City Council (similar to 505C Project)

To: Edgar Galicia <egalicia@cabakck.org> 220 unit apartment complex and a golf pro shop.

I hope I'm successful in copying, pasting, and sending this info to you. Scroll down past the link to see more. The OP City Council just voted down a project that is like the 505 C project--a large development opposed by residents for the same reasons we opposed 505C

The planning commission had approved it. I hope our council will also be as receptive to our views. Pat

(You can google Deer Creek Apartment Park City Council and probably bring it up, if this doesn't come through successfully.)

On Tue, Feb 22, 2022 at 9:56 AM Patricia Lawson <lawsonatlake@gmail.com> wrote:

KANSAS CITY, Mo. — The Overland Park City Council approved a motion to deny the rezoning and special use permit applications [for the Deer Creek apartment proposal](#) during Monday's meeting, meaning the development will not move forward.

The 9-3 vote took place just after 1 a.m. Tuesday.

In January, the city's planning commission voted to recommend approval of the proposal despite strong protests from homeowners in the neighboring single-family neighborhood.

Those homeowners presented arguments Monday night into Tuesday morning against the plan.

Ultimately city council members voted against the proposal, citing the project would increase traffic (despite a staff report listing a minimum traffic impact), was too large scale, did not fit with the existing single-family neighborhood, had no transition to the single-family neighborhood and asked for too many exceptions to city rules — called deviations or variances.

"The trust of the people in government is to keep the quality of life and investment they've made," Councilmember Faris Farassati said.

Officials from EPC Real Estate, who proposed the project, told KSHB 41 News approving the project was the only way to "save the golf course."

"

Toy, Byron

From: Steven Sudekum <sudekums@gmail.com>
Sent: Wednesday, February 23, 2022 6:31 PM
To: McKiernan, Brian
Cc: Toy, Byron; PlanningInfo
Subject: Design Concerns and Considerations for The Proposed Apartment Development at 525 Central -
Attachments: 525 Central - Aesthetics v2.pdf

Commissioner McKiernan,

I hesitate to copy all the commissioners on this email as has been suggested for a couple reasons.

1. I'm curious if you (and Byron) think there is a place for the perspective shared in the attached file in the public discourse regarding the proposed apartment building at 525 Central. Although the focus of the perspective I'm sharing with you in the attached file is primarily centered around the aesthetics of the proposed design, the building height (which relates directly to the number of units, traffic, parking, and infrastructure) is part of what I address and that is probably the single biggest issue out there.

2. The attached file is about 5 MB and if it's shared it should probably go on a UG shared file server ...one copy that everyone can view.

Note that the editorial "we" is used in this presentation. The views included are solely mine and I have not taken a poll to see if my views are shared.

Regards,

Steven S. Sudekum
Property owner within 200' of the proposed development
913-980-2235

**Design concerns
and considerations**
for the
**Proposed Apartment
Development** on
Russian Hill in KCK



Concerns

Aesthetic:

- **Too Big** / Doesn't Fit in this residential neighborhood
- **Too Boxy** - a boring, commercial-looking structure

Logistical:

- **Traffic** handling at 6th & Central, 6th & Hallock
- **On-Street Parking** by Apartment dwellers and visitors
- **Infrastructure** - Are the **sewers** big enough?

Financial:

- **Who Pays** for the Infrastructure Improvements? TIF? / The taxpayers
 - Will the Developer pay their **Property Taxes**? Or get tax a abatement?
-

This slide presentation will

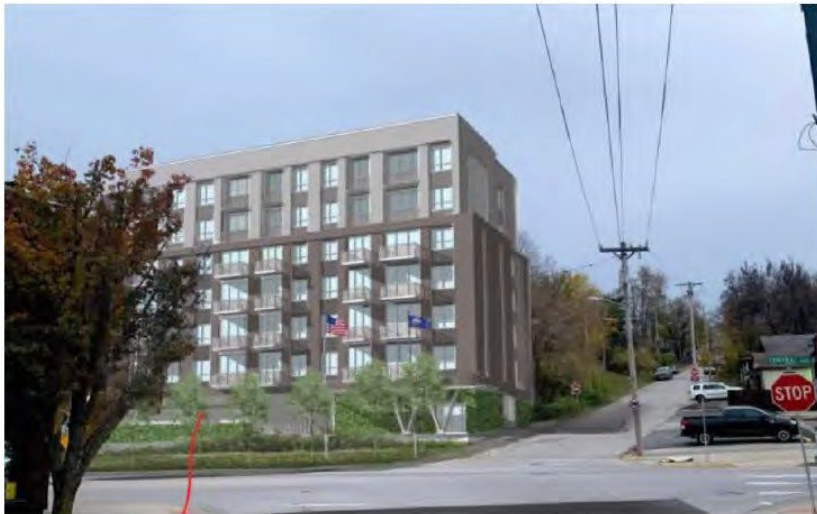
Focus on the **Aesthetic Concerns only** specifically...

- Too Big / Doesn't Fit in this residential neighborhood
- Too Boxy - a boring, commercial-looking structure

Rather than just complain, this slide presentation will

- Offer **Suggestions** that point in the direction of what would work better.
 - Articulate **Specifically Why** the proposed design just doesn't fit.
-

525 Central Avenue - Proposed design



Key Features Observed

- Flat Roof
- Flat Facades
- Primarily two horizontal bands of color / material

Overall Impression:

- Big, Tall, Rectangular
- Take balconies away and looks like Commercial Office building
- Looks like Soviet Bloc style apartments

525 Central Avenue - Proposed design

Key Features Observed; Flat Roof; Flat Facades; Primarily two horizontal bands of color / material.

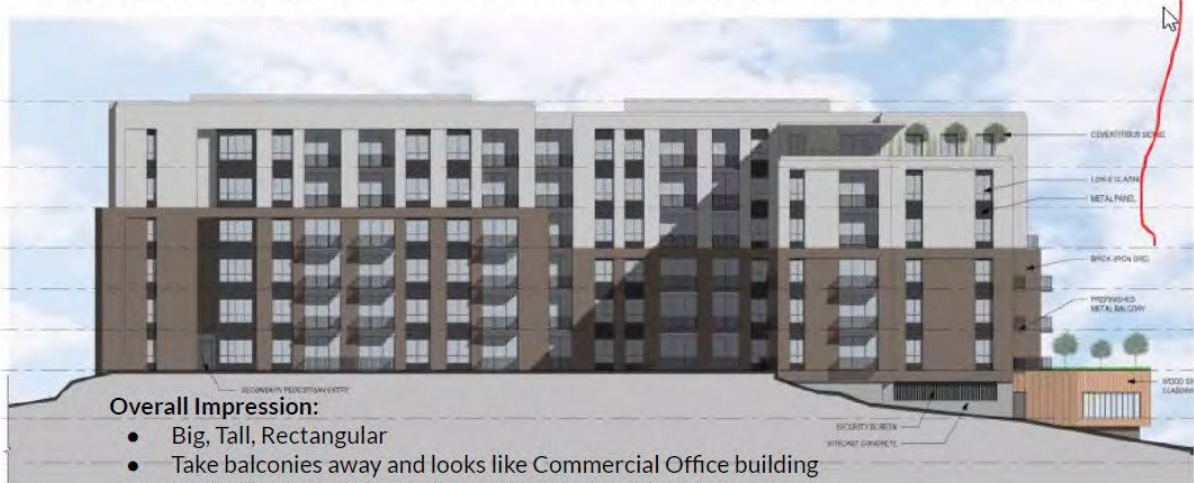


Image of Apartment Buildings found under Wikipedia's page regarding "Urban Planning in Communist Countries"

These apartment buildings are strikingly similar to what has been proposed.

News Headline envisioned: New Mayor and Commissioners usher in Soviet Bloc style apartments on Russian Hill in KCK.

Lead: If their goal was to put Soviet Bloc style apartments on Russian Hill to keep the Russian theme alive then they've hit the nail on the head.

Soviet Bloc Apartments



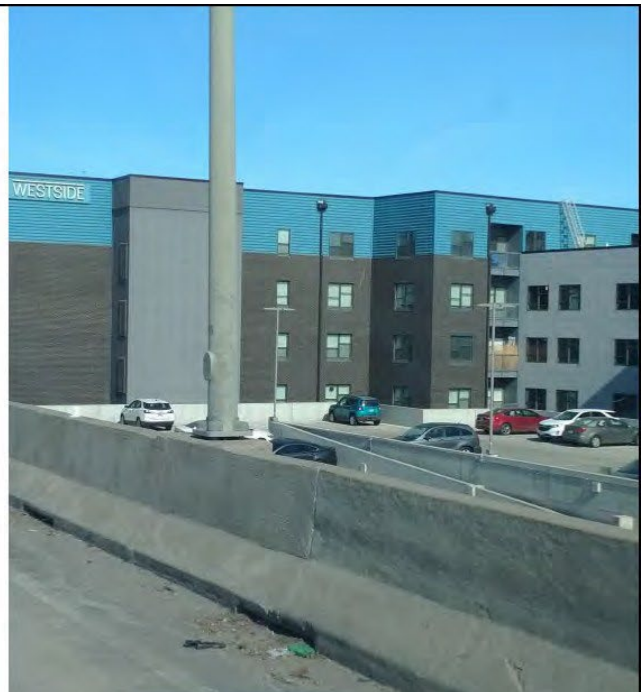
Concern: Height - 8 stories

- We tried to find other 8 story apartment buildings but it wasn't easy. We believe that's because structures don't read as residential at that height. They read as commercial.
- The height is vastly disproportionate to any other structure around 6th & Central.



Concern: The Facade

We found a couple other apartment buildings that were purely rectangular in shape with ext walls that were straight up and down. They probably looked great in the architectural renderings but we found these buildings unappealing.



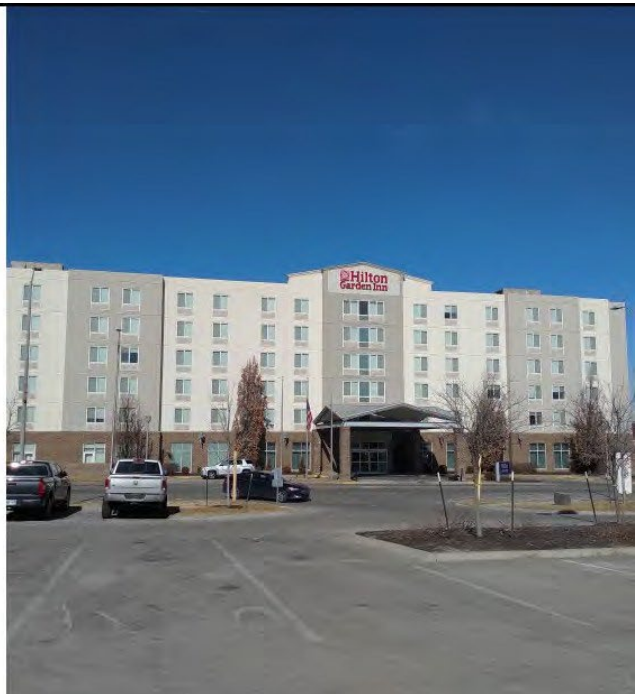
Concern: The Roofline

The (apartment) buildings with flat rooflines that we found locally came across as industrial or commercial, not residential.



Concern: Two Bands of Color / Material

We looked for other buildings where the exterior walls were composed of two bands of color (preferably) horizontal and with a flat roof. They suffered from low visual interest and were unappealing.



Recap: Why the design doesn't fit

- The height (8 levels) is so significantly taller than anything around it.
- The flat roofline reads as commercial. Gables and dormers say, I'm residential.
- The flat facade (straight up and down exterior walls) with no protrusions or articulation give the impression of a commercial building
- The two horizontal bands of color & material make it look like a residential warehouse.
- Overall the proposed structure looks like a design driven primarily by economic factors instead of a nice residential apartment building in an older neighborhood.

Suggestions:

- Change the flat roofline
- Reduce the number of stories
- Include residential design elements
- Give in and out movement to the facade
- Provide more visual interest by increasing the variation of color and materials used

If you're going to change zoning and insert an apartment building into an R-1 residential neighborhood couldn't you please try to at least give it a residential look and feel.



An Example of an apartment building we didn't hate.

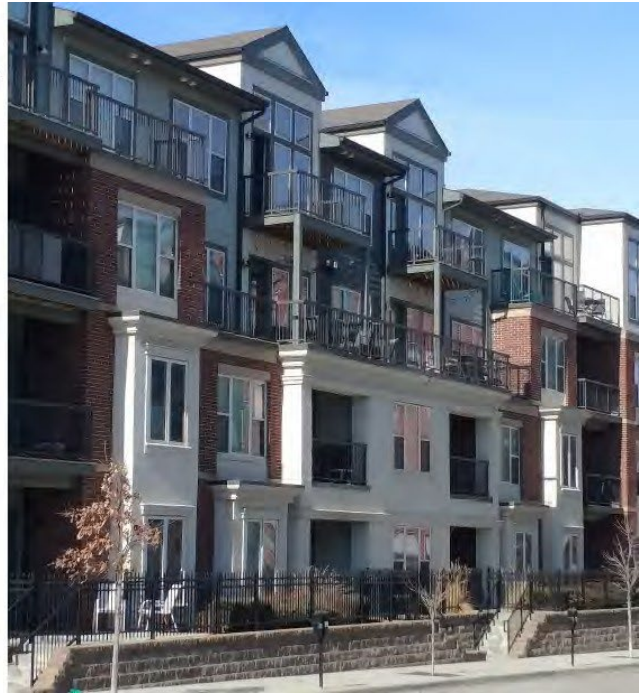
Another Example of an apartment building that includes the characteristics we are suggesting

The recently constructed Summit on Quality Hill Apartments (visible from the proposed apartment building's site) provide an example of a reasonable compromise.

What we like about it:

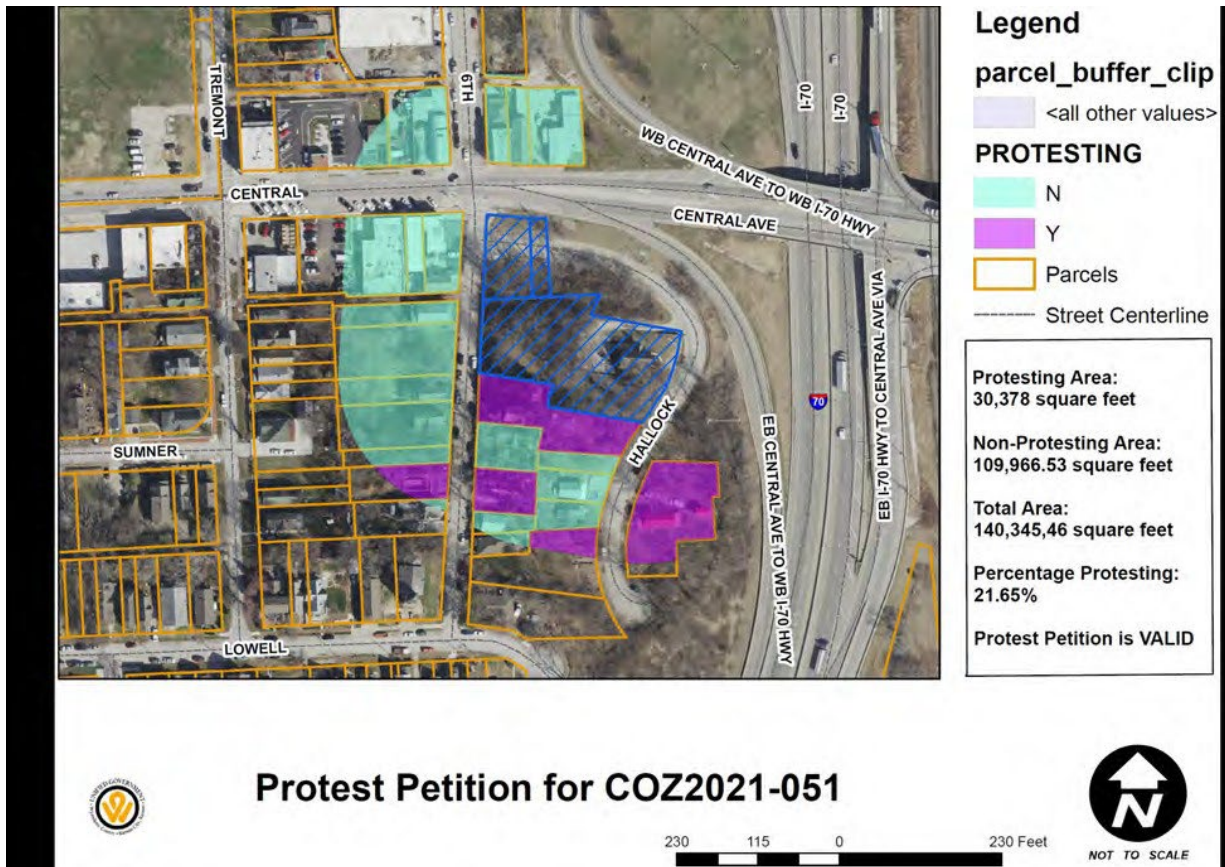
- **4 stories!** (above ground) ...a good compromise height
- The **Roofline** is **NOT** (purely) **Flat**, reads more residential
- Includes other **Residential Design Elements**
- **Facade** is **NOT Flat** (not straight up and down)
- There is **Color and material variation** that make the building more interesting.

All of which makes it more suitable than the proposed design for an apartment building adjacent to property zoned R1 that also borders a commercial thoroughfare.



Conclusion

- **We are not opposed to development**
We recognize it's benefits to the vitality of our neighborhood.
- **We oppose the currently proposed design**
with good reason as conveyed herein.





Unified Government

of Wyandotte County • Kansas City, Kansas

701 N 7th Street,
Kansas City, KS 66101
www.wycokck.org

Protest Petition Guidelines

CLERK'S OFFICE
MAR 17 2022

These guidelines are designed to assist those who wish to exercise their right to file a Protest Petition in opposition to the granting of a rezoning or a special use permit by the Unified Government of Wyandotte County/Kansas City, Kansas. This document is only a guide. There may be other issues which are not addressed herein. You should consult with your attorney in regard to the completion and filing of your specified Protest Petition.

Quick Advice

1

1. Protest petitions properly signed and acknowledged must be filed with the Clerk's Office on the 3rd Floor of City Hall at 701 North 7th Street, no later than 14 days after the Planning Commission has concluded its public hearing. The day following the Planning Commission hearing shall be counted as the first day. (Example: If the Planning Commission met on September 8th, then September 9th is the first day and September 22nd is the last day.)
2. Owners of at least 20% of the land area within 200 feet of the property subject to the rezoning or special use permit (SUP), excluding public streets and rights-of-way, must properly sign and acknowledge the protest petition for it to constitute a valid protest. If a valid protest is filed, at least nine of the eleven members of the Unified Government Board of Commissioners must vote to approve in order for the rezoning application to be approved. Without a valid protest petition, the affirmative votes of just six members of the Governing Body are needed to approve the rezoning application.
3. Only signatures of owners of property within 200 feet of the property subject to the rezoning or SUP will be counted when determining if the 20% minimum requirement has been met. Signatures from owners of property that is located within 200 feet of the property subject to the rezoning or SUP, but is outside of the city limits or across a county line, shall also be considered in this determination. If the area outside the city limits or across a county line is unincorporated, the distance to be counted increases to 1000 feet.
4. Meeting the necessary requirements takes considerable time, so even though there are 14 days after the Planning Commission meeting to file, you should start the process as soon as possible.
5. In the particular case of applications initiated by the Planning Commission or the Governing Body and not the landowner(s), special rules apply. Please contact the Department of Planning + Urban Design at 913-573-5750 for these rules.

2	Requirements of Protest Petition 1. The rezoning or special use permit number and the address or legal description of the property must be clearly identified. 2. Signers of the protest petition must be the owners of the real property for which a rezoning or SUP is sought or be owners of real property within the statutory area of notification for this rezoning or SUP application. Owners of real property that is beyond the City limits but within the statutory area of notification for this rezoning or special use permit application shall be eligible to sign the petition. 3. Signers of the protest petition must sign their full names as they appear on the deed to the property recorded in the Office of the Register of Deeds. If Mary Smith signs as "Mrs. John Smith," her signature will not be counted. If the County records indicate that Mary Smith owns the property but she has remarried and changed her name to Mary Jones, she should sign the petition "Mary Jones/formerly Mary Smith." 4. All owners of a particular parcel of property must sign in order to place the property into protest. If the parcel is owned in joint tenancy or tenancy in common, both joint tenants or all tenants in common must sign in order to place the property into protest. If there has been a death, divorce, or other event, which is not recorded with the Register of Deeds, documentation will need to be supplied. 5. Joint tenants or co-tenants may not sign for each other. For this reason, there should be no signatures such as Mr. & Mrs. Bill Smith or Bill & Mary Smith. 6. If one person signs as attorney-in-fact for another person, a copy of the power-of-attorney must be provided. 7. If a parcel is owned by a partnership, all of the partners must sign in order for the parcel to be placed into protest. Furthermore, the proper name in which the property is held and the address of the property must be shown on the face of the petition. 8. If a parcel is owned by a corporation, only the signature of the President of the corporation can bind the corporation. Any officer, other than the corporate President, given legal authority to bind the corporation may sign the petition provided that he/she furnishes the Unified Government with proper documentation of his/her authority (articles of incorporation, by-laws, or power-of-attorney or other document establishing the authority of that person to act on behalf of the corporation). Furthermore, the proper name in which the property is held and the address of the property must be shown on the face of the petition.
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2

9. A protest petition may consist of one or more sheets entitled "Protest Petition." The signatures on each such sheet must be verified. The individual who verifies each such sheet must have witnessed all of the signatures affixed to that sheet and must have his or her verifying signature notarized. If several such sheets are filed, a separate verification and notarization must be affixed to each sheet. One person may verify one or more such sheets provided that person is one of the signers of one of the sheets constituting the petition, is an owner of property within the statutory area of notification for which a rezoning or special use permit plan is sought, and witnessed all of the signatures on each sheet he/she is verifying. All signatures should be on the "Protest Petition" form provided by the Unified Government. Use of an attached blank sheet for additional signatures is strongly discouraged and may result in the petition being rejected.
10. If there is evidence leading a reviewing Unified Government staff member to believe any signature is not genuine, such signature may be considered improper and insufficient.
11. The protest petition must be filed within 14 days after the date of the conclusion of the Planning Commission public hearing regarding the rezoning or SUP application at issue. Even though the rezoning or SUP application may be returned to the Planning Commission at a later date, the protest petition can only be filed during the 14 days after the date of the conclusion of the Planning Commission's original public hearing.
12. The protest petition must be filed with the Unified Government Clerk of the Unified Government of Wyandotte County/Kansas City, Kansas, on the 3rd Floor of City Hall at 701 North 7th Street, Kansas City, Kansas, 66101, before 5:00 p.m. on or before the 14th day after the date of the conclusion of the public hearing before the City Planning Commission. The day following the Planning Commission hearing shall be counted as the first day. If the 14th day falls on a weekend or holiday, the petition must be filed before 5:00 p.m. on the first business day following that weekend or holiday. (Example: If the Planning Commission concluded its hearing on September 8th, then September 9th is the first day and September 22nd is the last day.)

After the protest petition is filed with the Unified Government, various departments of the Unified Government will review the legality of the petition. If you have any questions about the protest petition procedure, or its completion, please contact the Department of Planning + Urban Design at (913) 573-5750 or contact a private attorney.

Acknowledgement and Verification

(Please carefully read the verification statement before signing)

STATE OF KANSAS)

) SS

COUNTY OF WYANDOTTE)

I, Jerri L. Moulder, 31 S. Hallock St. KCKS, 6610
(Name) (Address)

being first duly sworn, under oath, depose and state that I have read and examined the foregoing Protest Petition, the Protest Petition Guidelines provided by the Unified Government of Wyandotte County/Kansas City, Kansas, and the signatures and addresses placed on the Protest Petition, and further state that the signatures and legal description and/or addresses thereon are genuine, that I personally know all of the signers of this sheet of the Protest Petition to be the persons whose names are signed to the Petition and that I personally witnessed their signature, that I am one of the signers of the Protest Petition and own property within the statutory area of notification related to the area for which a REZONING/SPECIAL USE PERMIT is sought, and that
(Circle One)

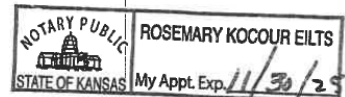
to the best of my knowledge the signers of the Protest Petition are owners of land located within the statutory area of notification for this REZONING/SPECIAL USE PERMIT application. The
(Circle One)
statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT is sought; or, if the
(Circle One)
area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT
(Circle One)
is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT is sought.
(Circle One)

Jerri L. Moulder
(Signature)

Subscribed and sworn to before me this 17th day of March, 2022,
by Jerri L. MOULDER, who is personally known to me to be the same person whose
name is subscribed to in the foregoing instrument.

Notary Public Rosemary Kocour Eilts

My Commission Expires: 11/30/25



4	Petitioner's Contact Information The Protest Petition process frequently requires dialouge between Unified Government Staff and the petitioner. In order to facilitate this dialouge, please provide the following contact information: Name <u>Jerrri L. Moulder</u> Phone Number <u>816 419-2164</u> Address <u>31 S. Hallock St.</u> E-mail <u>jerrri moulder a</u> <u>KC KS 66101</u> <u>gmail.com</u>
5	Protest Petition Protest Petition Against Rezoning or Special Use Permit No. <u>* COZ 2021-051</u> We, the undersigned property owners, do hereby protest the above referenced application at the following address: <u>529 Central Ave, KC KS 66101</u> <u>10 S Hallock St, KC KS 66101</u> <u>525 Central Ave, KC KS 66101</u> We, the undersigned, realize that this petition of protest must be submitted to the Office of the Unified Government Clerk within fourteen (14) days from the date of the conclusion of the Planning Commission public hearing regarding this rezomng or special use permit (SUP) application. Further, we realize that this Petition is in opposition to the rezoning or SUP application and our signatures cannot be removed after filing unless certain lawful actions are taken to remove the Protest Petition. This Petition may be filed pursuant to the laws of Kansas, K.S.A. 12-757; and of the Unified Government of Wyandotte County/Kansas City, Kansas Sec 27-1049(d) and shall be subject to the rules contained therein. We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which a rezoning or SUP is sought, whereby, our signatures shall hereafter be verified by one of the signers of the Protest Petition as true and correct signatures in order for this Protest Petition to be valid. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a rezoning or SUP is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a rezoning or SUP is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a rezoning or SUP is sought.

Petition Number:

1 *	Legal Signature of Property Owner (All owners of property must sign)	Printed Name of Property Owner (Please take care to print legibly)	Property Description (Address and/or lot and block number)	Date
2 *	Jeri L. Moulder	Jeri L. Moulder Trust	31 S. Hallock St.	3/16/22
3 *	Steven Sudekum, President, Distant Vista Properties, LLC	Steven Sudekum Distant Vista Properties LLC	41 S. 6 th St.	3/16/22
4 *	Brad Huhmann	Brad L. Huhmann	23 S 6 th St.	3/16/22
5 *	Karrin T Huhmann	Karrin T Huhmann		3/16/22
	Jason Nivens	Jason Nivens	28 S 6 th St.	3/16/22
	Jose Quinones	Jose Quinones	31 S 6 th St	3-16-22

Protest Petition Guidelines

6 of 6



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 31, 2022

Re: **Change of Zone Petition COZ2022-001 and Master Plan Amendment MPL2022-001**

GENERAL INFORMATION

Applicant:

Tim Kates DBA
Remco Demolition

Status of Applicant:

Tenant
24801 North 219th Street
Leavenworth, Kansas 66048

Requested Actions:

Approval of a Change of Zone.

Approval of a Master Plan Amendment.

Date of Application:

January 3, 2022

Purpose:

To change the zoning district from CP-3 Planned Commercial District to MP-2 General Industrial District. To amend the Master Plan Land Use designation from Planned Commercial to Industrial.

Property Location:

14140 State Avenue
Kansas City, Kansas 66012

Commission Districts:

Commissioner At Large District #2:
District #7 Commissioner:

Tom Burroughs
Chuck Stites



Existing Zoning:	R-1(B) Single Family District
Adjacent Zoning:	North: AG (WyCo) Agriculture District South: Bonner Springs, Kansas East: CP-3(WyCo) Planned Commercial District West: Leavenworth County
Adjacent Uses:	North: Single Family Residence South: Medical Engineering and Private RV and Boat Storage Outbuildings East: Vacant Land Automotive Body Repair Shop and HVAC Contractor Storage and Office West: Single Family Farm
Total Tract Size:	6.0718 Acres
Master Plan Area:	The Subject Property is within the Prairie-Delaware-Piper Area Master Plan.
Master Plan Designation:	Existing: The Prairie-Delaware-Piper Area Master Plan designates this property as Planned Commercial. This district has a broad range of subcategories including small, neighborhood, and regional commercial, with respective uses such as non-retail, convenience commercial and grocery, and big box retailers or tourism attractions. Proposed: The proposed Land Use Designation is in the City-Wide Area Master Plan's Industrial land use category. The Industrial Land Use category allows industries featuring industrial processing, manufacturing, heavy truck traffic, excessive noise, potentially noxious uses and outdoor storage. These uses may include warehousing, distribution, salvage, processing, and outdoor storage.
Major Street Plan:	The City-Wide Master Plan designates State Avenue as a Class A Thoroughfare, although the property is only accessible off Nebraska Avenue, which is classified as a Local Street.
Parking Requirement:	Current Zoning: The CP-3(WyCo) Commercial District requires not less than four (4) off-street parking spaces provided on the premises for each (1,000)

square feet of contributing floor area per Article XVIII(5)(5).

Proposed Zoning: The MP-2 Industrial District as stated in Section 27-469(e) requires that no less than one (1) space for each 500 square feet of building floor 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. The subject property currently has multiple buildings with a total square footage of 10,484 square feet, requiring 21 parking spaces. The total amount of parking spaces proposed is 21.

Advertisement:	<u>The Wyandotte Echo</u> – January 14, 2022 Letters to Property Owners – January 15, 2022, February 24, 2022 and March 24, 2022
Public Hearings:	February 14, 2022, March 3, 2022, March 14, 2022 and March 31, 2022.
Public Support:	One (1) person appeared at the February 14, 2022 meeting.
Public Opposition:	One (1) person appeared at the March 14, 2022 meeting.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Tim Kates of Remco Demolition, is requesting a Change of Zone for the subject property at 14140 State Avenue. The Applicant is requesting a Change of Zone from CP-3 Planed Commercial District to MP-2 General Industrial District. The Change of Zone has been requested so that the prospective buyer can use the site as a construction equipment storage and staging area. The subject property is currently vacant with two (2) large farm outbuilding structures and two (2) smaller accessory storage buildings with a total building square footage of 10,484 square feet. The applicant wishes to use the current buildings and add an asphalt area for materials and equipment storage on the rear of the property. A Master Plan Amendment has been included with this application to amend the land use from Commercial to Industrial.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The subject property has no noise or disturbance complaints noted.

Building or Code Enforcement Complaints:

1. The current property owner has no code enforcement complaints.

Outstanding or Related Permits and Cases:

1. The current property owner has an outstanding residential building permit for the pre-fabricated barn dating from 2002, as the permit appears open and did not obtain passing or approved inspections. Further follow-up with the Building Inspection Department is required.
2. The current property owner has no outstanding Code Inspection Cases.

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood is rural, agricultural, and industrial in character. Lots to the north of State Avenue range from commercial and industrial parcels between 1-5 acres and agricultural parcels of approximately 80 acres. Streets are concrete and show signs of improvements with gutters, and driveways. Parcels to the south of State Avenue are typically residential lots of one (1) acre and a large agricultural parcel of sixty-two (62) acres. There residential streets are mostly asphalt and driveways are often asphalt approaches with gravel driveways.

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

The subject property is surrounded by vacant land to the north with agriculture activity and similar uses to the east that may be visibly unattractive. Although there are residential uses to the south, the State Avenue Thoroughfare separates the residential developments from these commercial and industrial uses with large setbacks and right of way allowances. The proposed zoning would have a general compatibility of the nearby properties due to their current mix of commercial and industrial 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 current proposed use could affect nearby property through increased traffic on Nebraska Avenue and the increased intensity of use may come with associated noise, dust, or visibility nuisances if not properly screened or

maintained. State Avenue bisects the residential properties from the proposed industrial and commercial uses and the increase in intensity of use on the subject property ostensibly would not affect the residential properties. The vacant, adjacent lots are zoned for uses of similar intensity or are intended to remain vacant, thus the Change of Zone should not detrimentally affect the nearby property if properly maintained.

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

The property is currently vacant, and its time of vacancy is unknown. A private demolition of a commercial outbuilding occurred on the property in 2007.

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.*

There is negligible public gain as this is a private enterprise. If maintained properly with adequate screening, the proposed use would not substantially injure the use, quality, or marketability of the nearby property as they are of similar uses.

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

The proposed Change of Zone may have a negligible impact on the traffic through Nebraska Avenue. The subject property has a long rural-style drive with several turnarounds within the property to accommodate the trucks and industrial traffic within the property. The proposed use should not impede the capacity of the street for anticipated traffic.

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

The Prairie-Delaware-Piper Master Plan's Commercial Designation does allow for light industrial, however, the presence of more intense industrial uses does not conform. The application to alter the land use designation to City-Wide Industrial has a high degree of conformity, as it is designed for uses that may be considered more hazardous or less visually attractive, such as the proposed lay-down yard and equipment staging area.

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

The applicant is not proposing any new building structures, but there is some environmental harm with the grading and clearing for the lay-down lot area which should be replaced in other areas where former landscape appears to have died or become more sparse. Aside from the initial grading or clearing, there should be little to no long-term negative environmental impact. The subject property has

been in use for similar reasons with various tenants since its purchase by the owner in 1994.

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

a. *Water service*

Water Service is within the BPU Service Area. It is unclear if there is current infrastructure to serve the property.

b. *Sanitary sewer service*

Sanitary sewer is not publicly provided. A sanitary sewer system plan must be approved by KDHE before approval.

c. *Storm water control*

Stormwater control is provided at the intersection of Nebraska Avenue and State Avenue.

d. *Police*

Police service is provided by West Patrol, District #224.

e. *Fire*

Fire service is provided by Station #8.

f. *Transit*

There is no public transit service available.

g. *Schools*

Education is provided by Bonner Springs/Edwardsville District #USD204.

h. *Streets*

See item #6 above.

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

The economic impact on the community is negligible, as this is a private development. There is some economic tax gain as this allows another business to begin or expand operations in Wyandotte County in an area that is currently vacant.

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

The subject property has a high degree of conformity with the ordinance requirements once rezoned if adequately maintained, screened, and managed properly.

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

There is negligible impact to public health, safety, or welfare if adequately maintained as adjacent lots are similar in use or activity. The current property owner would not be able to sell their vacant property to the applicant if not approved, which could have a degree of hardship due to loss of income. The applicant is the potential buyer and would not be able to operate or expand their business within the county and may also experience financial hardship.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting in Person on January 28, 2022.

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

KEY ISSUES

Structural Compatibility
Zoning
Land Use
Neighborhood Compatibility
Noise, Dust, Visibility, or Illumination
Traffic
Grading and Erosion Control
Landscaping and Screening
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to uphold its previous recommendation and recommends **APPROVAL** of Change of Zone Application **COZ2022-001** and Master Plan Amendment **MPL2022-001**, subject to:

- 1. The property shall be restricted to CP-3 uses and activity, with the filing of a deed with the Register of Deeds Office, with the exception of the equipment and material staging and laydown yard. No use shall be permitted or so operated as to produce or emit smoke, dust, fly ash, gas,**

- odorous emission, vibration, concussion, noise greater than 80dB(A), or industrial waste.
2. All uses involving the storage, handling, se, or sale of hazardous and/or highly flammable or explosive materials (group H occupancies as defined by the International Building Code) shall be prohibited unless approved by Special Use Permit and approved by any other stipulation as stated in Section 27-469(4).
 3. If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.
 4. If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.
 5. Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.
 6. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
 7. Any equipment visible from the public right of way or near fencing shall be removed or relocated to where fully concealed from public view.
 8. Existing fencing and gated entrance shall be maintained.
 9. The apron shall be continuously maintained as an improved surface of asphalt or concrete. Please contact the Public Works Department for more information at Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700.
 10. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.
 11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly.

- 12. Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.**
- 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

On March 3, 2022, the Unified Government of Wyandotte County and Kansas City, Kansas Board of Commissioners remanded this case back to the March 14, 2022 City Planning Commission in order to further review the impacts of this proposed change of use, seek input from the Cities of Bonner Springs and Basehor, and review the current and planned land uses in these abutting jurisdictions. The applicant noted that there are six (6) vehicles that are proposed to be stored at this location and the average truck traffic would be five (5) trucks leaving the site in the morning and five (5) trucks returning at night as typically one (1) vehicle is either unnecessary to meet work demands or is being repaired. This is an average daily trips of 10 trucks per day. The UG County Engineer stated that these roadways were built to a standard where this amount of traffic would not be detrimental to either the capacity of these roads or their general condition. The County Engineer, however, also stated that large, overweight trucks (over 12,000 lbs. gross vehicle weight rating or GVWR) do increase the deterioration of roads at a higher rate than other vehicles. The subject parcel is bordered by Nebraska Avenue to the north, North 142nd Street to the west and State Avenue to the south. Nebraska Avenue and North 142nd Street are asphalt roads with concrete curbs and stormwater inlets. State Avenue is a State Highway (US Route 40) that is concrete without curbs. The City of Bonner Springs noted that the current zoning for the parcels in their jurisdiction south of State Avenue are Industrial, including the current business located at 14130 Minnesota Avenue, Bonner Springs, KS 66012, and that the undeveloped corner lot (14150 Minnesota Avenue) is zoned single-family residential. They stated the proposed use is in character with these uses. The City of Basehor noted that they had received one (1) comment from an adjacent land owner in opposition to the project, but by their protocol do not directly comment on projects

outside of their jurisdiction. Staff reviewed their zoning map, and all uses abutting the proposed project on north 142nd Street are single-family residential.”

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners **APPROVE** Petitions **COZ2022-001** and **MPL2022-001**, subject to all comments and suggestions outlined in this staff report

ATTACHMENTS

February 14, 2022 City Planning Commission Minutes
March 14, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Preliminary Site Design
Revised Design Plans
Planning Engineering Comment Letters
Neighborhood Meeting Information
Applicant Response Letter
Applicant Stormwater Report
Revised Site Plan – Second Set
Second Applicant Response Letter
Staff Site Photos Dated January 23, 2022

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Rezoning	February 14, 2022 Approval	March 3, 2022 Remanded Back
	March 14, 2022 Approval	March 31, 2022
Master Plan	February 14, 2022 Approval	March 3, 2022 Remanded Back
	March 14, 2022 Approval	March 31, 2022

STAFF CONTACT: **Kallie McLaughlin**
 kdmclaughlin@wycokck.org

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2022-001** as meeting all the requirements of the City Code and being in the interest of the public health, safety, and welfare subject to such modifications as are necessary to

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

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2022-001** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2022-001** as meeting all the requirements of the City code and being in the interest of the public health, safety, and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2022-001** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

February 14, 2022 City Planning Commission Minutes:

Hearing starts at 1:43:56:

MASTER PLAN AMENDMENT MPL2022-001 – TIM KATES/REMCO DEMOLITION LLC – SYNOPSIS: Master Plan Amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to Industrial (City-Wide Master Plan) at 14140 State Avenue.

CHANGE OF ZONE APPLICATION COZ2022-001 – TIM KATES/REMCO

DEMOLITION LLC - SYNOPSIS: Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District for a contractor staging area and heavy equipment storage for Remco Demolition at 14140 State Avenue.

Detailed Outline of Requested Action: The Applicant, Tim Kates of Remco Demolition, is requesting a Change of Zone for the subject property at 14140 State Avenue. The Applicant is requesting a Change of Zone from CP-3 Planned Commercial District to MP-2 General Industrial District. The Change of Zone has been requested so that the prospective buyer can use the site as a construction equipment storage and staging area. The subject property is currently vacant with two (2) large farm outbuilding structures and two (2) smaller accessory storage buildings with a total building square footage of 10,484 square feet. The applicant wishes to use the current buildings and add an asphalt area for materials and equipment storage on the rear of the property. A Master Plan Amendment has been included with this application to amend the land use from Commercial to Industrial.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

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 February 14, 2022;
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:

- Andrea Weishaubt, Atlas Surveyors, representing the applicant, 2300 Hutton Road, Kansas City, Kansas
- Henry Chamberlain, 12808 Kansas Avenue, Bonner Springs, Kansas and co-owner of the property to the east

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:47:41: Planning Director Hand stated that the Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District and a Master Plan Amendment from Planned Commercial to Industrial is being requested for a lay-down lot and staging area for equipment and contracting materials. He further stated that while outside storage is allowed in the C-3 zoning,

heavy machinery storage is not allowed. The site is raised from the street on State Avenue, which allows some natural screening. Staff is requesting additional landscaping and buffering in order to completely screen the use. Staff is also requesting that Condition 1 be amended to state that a deed will be filed with the Register of Deeds that restricts future uses on the property to only those allowed in the CP-3 District. Director Hand stated that staff has received no letters in support nor opposition. There are old Notices of Violation on the property. Another condition of approval is a retro-active building permit must be on the existing outbuildings. If the applicant wants to store hazardous materials in the future, a Special Use Permit will be required. Staff recommends approval subject to the revised conditions.

Motion and Vote starts at 1:51:28:

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2022-001:**

Carson	Chairman
Armstrong	Aye
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye

Motion to recommend APPROVAL Passed: 6 to 0

Subject to:

- 1. The property shall be restricted to CP-3 uses and activity, with the filing of a deed with the Register of Deeds Office, with the exception of the equipment and material staging and laydown yard. No use shall be permitted or so operated as to produce or emit smoke, dust, fly ash, gas, odorous emission, vibration, concussion, noise greater than 80dB(A), or industrial waste.**
- 2. All uses involving the storage, handling, se, or sale of hazardous and/or highly flammable or explosive materials (group H occupancies as defined by the International Building Code) shall be prohibited unless approved by Special Use Permit and approved by any other stipulation as stated in Section 27-469(4).**
- 3. If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.**
- 4. If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.**
- 5. Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.**
- 6. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted.**

- Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
7. Any equipment visible from the public right of way or near fencing shall be removed or relocated to where fully concealed from public view.
 8. Existing fencing and gated entrance shall be maintained.
 9. The apron shall be continuously maintained as an improved surface of asphalt or concrete. Please contact the Public Works Department for more information at Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700.
 10. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.
 11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly.
 12. Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.
 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.

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2022-001:**

Carson	Chairman
Armstrong	Aye
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye

Motion to recommend APPROVAL Passed: 6 to 0

March 14, 2022 City Planning Commission Minutes:

Hearing starts at 4:09:45:

MASTER PLAN AMENDMENT MPL2022-001 – TIM KATES/REMCO DEMOLITION LLC – SYNOPSIS: Master Plan Amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to Industrial (City-Wide Master Plan) at 14140 State Avenue.

CHANGE OF ZONE APPLICATION COZ2022-001 – TIM KATES/REMCO DEMOLITION LLC - SYNOPSIS: Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District for a contractor staging area and heavy equipment storage for Remco Demolition at 14140 State Avenue.

Detailed Outline of Requested Action: The Applicant, Tim Kates of Remco Demolition, is requesting a Change of Zone for the subject property at 14140 State Avenue. The Applicant is requesting a Change of Zone from CP-3 Planned Commercial District to MP-2 General Industrial District. The Change of Zone has been requested so that the prospective buyer can use the site as a construction equipment storage and staging area. The subject property is currently vacant with two (2) large farm outbuilding structures and two (2) smaller accessory storage buildings with a total building square footage of 10,484 square feet. The applicant wishes to use the current buildings and add an asphalt area for materials and equipment storage on the rear of the property. A Master Plan Amendment has been included with this application to amend the land use from Commercial to Industrial.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 14, 2022;

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.

Secretary Parker stated that this application was heard in February and recommended for approval with conditions and the Board of Commissioners remanded the application back to the City Planning Commission for rehearing. Planning Director Hand stated this case was remanded back to the Planning Commission for staff to have further discussions with surrounding jurisdictions regarding this application and to further review the traffic/parking impacts of this project.

Present in Support:

- Tim Kates, Remco Demolition LLC, applicant
- Andrea Weishaubt, Atlas Surveyors

Present in Opposition:

- Bill Hutton, 13939 Parallel Parkway, Kansas City, Kansas
- Jeremy Unruh, 1506 North 142nd Street, representing eight (8) neighbors on the west side of 142nd Street (spoke after Director Hand's recommendation)

Staff Recommendation starts at 4:26:16: Planning Director Hand stated that he will address the reasons the applications were remanded back to the Planning Commission. Staff spoke to the City of Basehor and their policy is not to comment on applications in other jurisdictions. They did state that one (1) of their constituents on the other side of 142nd Street was in opposition. Staff spoke to the City of Bonner Springs, and there are two (2) properties that are industrial on Minnesota Avenue and the third, undeveloped property is zoned residential, and they felt that this project would be commensurate with their development. He stated that the applicant notified staff with an additional exhibit that they would have six (6) vehicles stored on the property and estimate that they will have a maximum of five (5) vehicles out every day which is ten (10) vehicle trips per day. Director Hand stated that staff spoke to the County Engineer and 142nd Street and Nebraska Avenue are improved streets. State Avenue is a concrete street and Staff does not believe that improvements are needed for this proposed Special Use Permit. The County Engineer said that while ten (10) trips is not a large amount, 12,000 pounds trucks do have a greater potential for damage to public rights-of-way than other vehicles. The County Engineer stated that these are public roads that are built to handle this traffic. Staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 4:32:37:

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2022-001:**

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	No
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

1. The property shall be restricted to CP-3 uses and activity, with the filing of a deed with the Register of Deeds Office, with the exception of the equipment and material staging and laydown yard. No use shall be permitted or so operated as to produce or emit smoke, dust, fly ash, gas, odorous emission, vibration, concussion, noise greater than 80dB(A), or industrial waste.
2. All uses involving the storage, handling, se, or sale of hazardous and/or highly flammable or explosive materials (group H occupancies as defined by the International Building Code) shall be prohibited unless approved by Special Use Permit and approved by any other stipulation as stated in Section 27-469(4).
3. If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.
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5. Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.
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8. Existing fencing and gated entrance shall be maintained.
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Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly.
12. Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.
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.

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2022-001:**

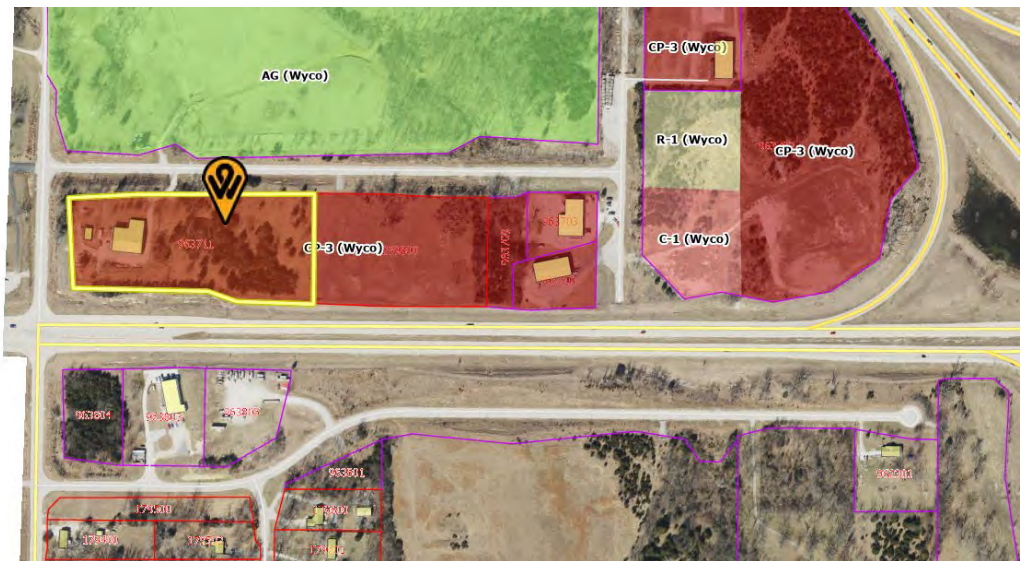
Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	No
Armstrong	Aye

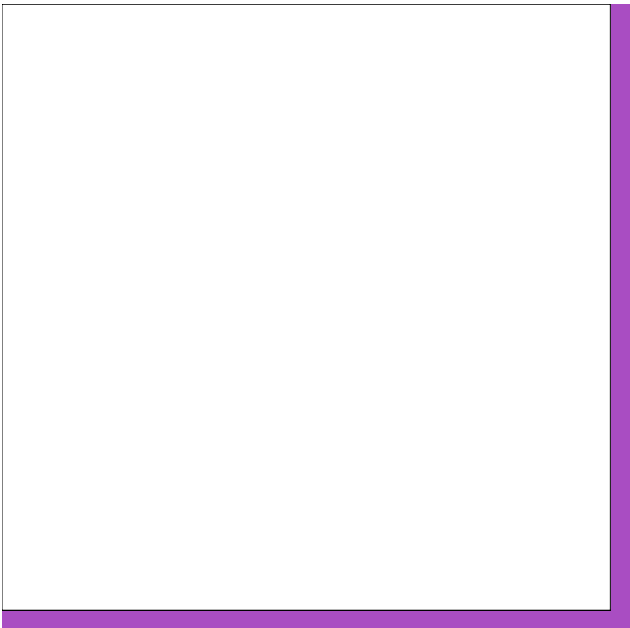
Motion to recommend APPROVAL Passed: 6 to 1
Subject to the above conditions

AERIAL MAP



ZONING MAP





PRELIMINARY SITE DESIGN



COZ2022-001/MPL2022-001 March 31, 2022

[illegible][illegible]

[illegible]

24



REVISED SITE DESIGN PLANS





ALC
ALAN L. CROOK



STEVE WARDEN, PE

14140 State Ave.
14140 STATE AVENUE, KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66103

FOR PERMIT

PREPARED FOR:
TIV/KHLS
RENOVATION/CONSTRUCTION
AMERICAN CITY OF
LEWIS/MOORE/RE
811/851/201

PROJECT # 21-000
ISSUE DATE: 01/04/2022
DRAINAGE PLAN

C-130

SCALE: 1" = 20'



Planning and Urban Design

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

Phone: (913) 573-5750
Fax: (913) 573-5796

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

FROM: Patrick Doyle, Engineering Manager

DATE: January 13, 2022

SUBJECT: Tim Kates (COZ2022-001, MPL2022-001)
14140 State Avenue
Erosion Control Review No. 1 (of the plan received 12/27/2021)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to Erosion Control design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.
- 2) Provide an erosion control plan indicating limits of disturbance.
- 3) On the erosion control plan, indicate location of temporary material stockpile or onsite waste area(s) in the case that excavated material, or topsoil needs to be temporarily stored or wasted on site, and provide downstream erosion control protection.

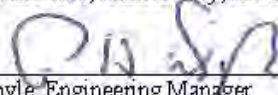
PLANNING ENGINEERING COMMENT LETTERS

- 4) On the erosion control plan, provide erosion control notes and, add the UG standards note as note number 1, which shall read "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."
- 5) Add a note regarding clean streets, and SWPPP (if applicable), etc. For example, "The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project's Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.
- 6) Add a note regarding the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.
- 7) Add a "good housekeeping" note, i.e., "Good housekeeping, including spill response shall be performed in accordance with the Kansas City Chapter of the American Public Works Association Standard Specifications, Section 2150."
- 8) Add a note regarding additional measures, i.e., The contractor shall be responsible for providing additional erosion control measures or modifications if the plan fails to substantially control erosion or offsite sedimentation.
- 9) Add a note regarding temporary seeding, i.e., The Contractor shall temporarily seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for a period of fourteen (14) calendar days.
- 10) Add a note regarding 70% vegetation, i.e., The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
- 11) Show locations on the final stabilization plan regarding vegetative cover, i.e., seed and/or sod area(s), designating which type and where. Add reference that the contractor shall replace disturbed areas with seed or sod, as indicated on the plan, and shall be installed within 14 days after paving completion and final topsoil grading. Indicate a thickness for proposed topsoil replacement.

PLANNING ENGINEERING COMMENT LETTERS

- 12) Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Reviewer: _____


Patrick Doyle, Engineering Manager



Planning and Urban Design

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

Phone: (913) 573-5750
Fax: (913) 573-5796

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

FROM: Patrick Doyle, Engineering Manager

DATE: January 13, 2022

SUBJECT: Tim Kates (COZ2022-001, MPL2022-001)
14140 State Avenue
General Engineering Review No. 1 (of the plan received 12/27/2021)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to General Engineering design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning.** Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.
- 2) Provide a cover sheet to the plan set which includes but not limited to:
 - a. Project title
 - b. Address
 - c. Vicinity map
 - d. Contact information (for the landowner, developer, engineer, surveyor, contractor, etc.)

PLANNING ENGINEERING COMMENT LETTERS

- e. Date
 - f. Sheet index
 - g. 811 note and local utility contact information including UG Sanitary and Storm, Sewer Maintenance, (913) 573-1360, Kevin Swearengen or Kirk Roland
 - h. Total parcel/project area (SF or AC), total area of land disturbed (AC), net increase/decrease in impervious area (SF), net cut/fill quantities (CY)
- 3) Include the following 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. When 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."
 - 4) Add a note for the contractor to obtain all permits necessary including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
 - 5) Provide utility information on site plan including node numbers for existing storm and sanitary sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535.
 - 6) Provide increase in impervious area, earthwork cut and fill, and land disturbance area on cover sheet.
 - 7) Driveway entrance within right of way of Nebraska Avenue shall conform to the Unified Government of Wyandotte County and Kansas City, Kansas Technical Provisions specifications. See UG detail UG 4100-M.
 - 8) Engineered slopes shall not exceed 3H:1V.
 - 9) ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.
 - 10) See Sanitary Sewer review for additional comments.
 - 11) See Storm Drainage review for additional comments.
 - 12) See Stormwater Quality review for additional comments.
 - 13) See Erosion Control review for additional comments.
 - 14) Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Reviewer: _____

Patrick Doyle, Engineering Manager

PLANNING ENGINEERING COMMENT LETTERS



Planning and Urban Design

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

Phone: (913) 573-5750
Fax: (913) 573-5796

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

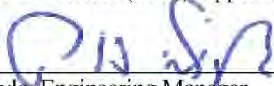
FROM: Patrick Doyle, Engineering Manager

DATE: January 13, 2022

SUBJECT: Tim Kates (COZ2022-001, MPL2022-001)
14140 State Avenue
Storm Drainage Review No. 1 (of the plan received 12/27/2021)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to Storm Drainage design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) Provide a storm drainage memo demonstrating plans comply with UG standards and criteria including stormwater quality Best Management Practice (BMP) worksheets, calculations, BMPs drainage area map.
- 2) Demonstrate compliance with MARC BMP Manual (2009) Appendix B.2.11 for "Hot Spots."

Reviewer: 
Patrick Doyle, Engineering Manager

NEIGHBORHOOD MEETING INFORMATION

January 14, 2022
Atlas Land Consulting
2300 Hutton Road Suite 108
Kansas City, KS 66109

We have filed an application with the Department of Urban Planning and Land Use

COZ2022-001

The purpose of this is for a change of zone at the following address:
14140 State Avenue Kansas City, Kansas 66012

MPL2022-001

The purpose of this is for a master plan amendment at the following address:
14140 State Avenue Kansas City, Kansas 66012

The purpose of this letter is to explain a proposed change of zone located at the address above. The property is currently zoned as **CP-3 "Planned Commercial District"** and with this proposed change of zone the property will be changing to **MP-2 "Planned General Industrial District"**. The purpose of the change of zone is to make the property compliant for use as a contractor staging area and heavy equipment storage for Remco Demolition.

The existing master plan land use designation is "**Planned Commercial (Prairie Delaware Piper)**." The proposed master plan land use will be "**Industrial (City-Wide Master Plan)**." The purpose of the master plan amendment is to make the property compliant for use as a contractor staging area and heavy equipment storage for Remco Demolition.

If you have any questions, comments or concerns please reach out to one of the contacts below.

There will be a neighborhood meeting on **January 28th, 2022 at 5:00 PM** held at Atlas Land Consulting's office at **2300 Hutton Rd. Suite 108, KCK 66109**

Please Contact:

Andrea Weishaubt:
-andrea@alconsult-llc.com or 913-702-5073

Alex Elliott
-alex@alconsult-llc.com or 913-306-4058

We look forward to seeing/hearing from you.

Sincerely,



APPLICANT RESPONSE LETTER



Comment Response Letter

To: Patrick Doyle, UG Engineering Manager
Address: 701 N 7th Street
Kansas City, KS 66101
Phone: 913-573-5750
Email: phdoyle@wycokck.org
Date: January 24, 2022
Project: 14140 State Ave. Industrial Rezoning

Construction Plan Comments:

General Engineering Review

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.

Acknowledged

- 2) Provide a cover sheet to the plan set which includes but not limited to:
- Project title
 - Address
 - Vicinity map
 - Contact information (for the landowner, developer, engineer, surveyor, contractor, etc.)
 - Date
 - Sheet index
 - 811 note and local utility contact information including UG Sanitary and Storm, Sewer Maintenance, (913) 573-1360, Kevin Swearengen or Kirk Roland
 - Total parcel/project area (SF or AC), total area of land disturbed (AC), net increase/decrease in impervious area (SF), net cut/fill quantities (CY)

Added as indicated

- 3) Include the following note: "All work in public easements and right-of-way and all 2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

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. When 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."

Note added.

- 4) Add a note for the contractor to obtain all permits necessary including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.

Note added.

- 5) Provide utility information on site plan including node numbers for existing storm and sanitary sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535.

Information added.

- 6) Provide increase in impervious area, earthwork cut and fill, and land disturbance area on cover sheet.

Added as indicated.

- 7) Driveway entrance within right of way of Nebraska Avenue shall conform to the Unified Government of Wyandotte County and Kansas City, Kansas Technical Provisions specifications. See UG detail UG 4100-M.

Acknowledged.

- 8) Engineered slopes shall not exceed 3H:1V.

Acknowledged

- 9) ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.

Acknowledged. No ADA parking

- 14) Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Acknowledged.

Erosion Control Plan Reivew

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.

Acknowledged.

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

- 2) Provide an erosion control plan indicating limits of disturbance.

Provided.

- 3) On the erosion control plan, indicate location of temporary material stockpile or onsite waste area(s) in the case that excavated material, or topsoil needs to be temporarily stored or wasted on site, and provide downstream erosion control protection.

Added as indicated.

- 4) On the erosion control plan, provide erosion control notes and, add the UG standards note as note number 1, which shall read "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."

Note added.

- 5) Add a note regarding clean streets, and SWPPP (if applicable), etc. For example, "The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project's Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.

Note added.

- 6) Add a note regarding the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.

Note added.

- 7) Add a "good housekeeping" note, i.e., "Good housekeeping, including spill response shall be performed in accordance with the Kansas City Chapter of the American Public Works Association Standard Specifications, Section 2150."

Note added.

- 8) Add a note regarding additional measures, i.e., The contractor shall be responsible for providing additional erosion control measures or modifications if the plan fails to substantially control erosion or offsite sedimentation.

Note added.

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

9) Add a note regarding temporary seeding, i.e., The Contractor shall temporarily seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for a period of fourteen (14) calendar days.

Note added.

10) Add a note regarding 70% vegetation, i.e., The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.

Note added.

11) Show locations on the final stabilization plan regarding vegetative cover, i.e., seed and/or sod area(s), designating which type and where. Add reference that the contractor shall replace disturbed areas with seed or sod, as indicated on the plan, and shall be installed within 14 days after paving completion and final topsoil grading. Indicate a thickness for proposed topsoil replacement.

Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Acknowledged, note added.

Sanitary Sewer Review

1) Provide UG Department of Health, (913) 573-6705, permit and inspection for existing private on-site wastewater system (UG Code Article VII, §30-227 et seq).

No changes to the sanitary sewer system are currently proposed.

2) Provide a brief sanitary sewer memorandum describing the existing septic system and proposed load. Septic systems shall comply with KDHS Bulletin 4-2: Minimum Standards for Design and Construction of Onsite Wastewater System:

- a) There shall be no permanent structure (patio, building, driveway, etc.) over the tank, lateral or other part of an onsite wastewater system
- b) Maintain access of trucks and equipment for pumping, maintenance, and repair.
- c) To avoid damage to the system, heavy equipment should not have to cross any portion of the wastewater system when servicing the septic tank.

Building is not currently proposed to be changed; thus, the proposed load will not be different than the existing.

3) On the plans, please illustrate existing sanitary and storm sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535. Show locations of all existing and proposed utilities on the plan, including the existing

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

sanitary sewer and storm sewer utilities. Where existing utilities are not UG utilities, indicate that on the plans by calling them out as private.

Contact was made with the sewer maintenance department. No sanitary sewers exist near the site. The storm sewer along Nebraska Ave. does not appear on the GIS and thus does not have Node numbers or sizes.

4) Private sanitary service line(s) including clean-outs and / or manholes, as applicable shall comply with the applicable uniform plumbing code.

Acknowledged

Storm Drainage Review

1) Provide a storm drainage memo demonstrating plans comply with UG standards and criteria including stormwater quality Best Management Practice (BMP) worksheets, calculations, BMPs drainage area map.

Storm report added.

2) Demonstrate compliance with MARC BMP Manual (2009) Appendix B.2.11 for "Hot Spots."

Added as indicated, see storm report.

Please let me know if there are any questions.

Alex Elliott, EIT
Atlas Land Consulting
alex@alconsult-llc.com
913.306.4058

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT STORMWATER REPORT

Staff Note: Due to the Length of the report, only the stamped cover page is provided here. A full report is available upon request.



606 Jefferson Hills Court
Lawrence, KS 66044

STORM REPORT

For:

14140 State Ave. Industrial

14140 State Avenue
KANSAS CITY, KANSAS, 66109

Prepared for:

Tim Kates
24801 219th Street
Leavenworth, Kansas, 66048
913.951.7353



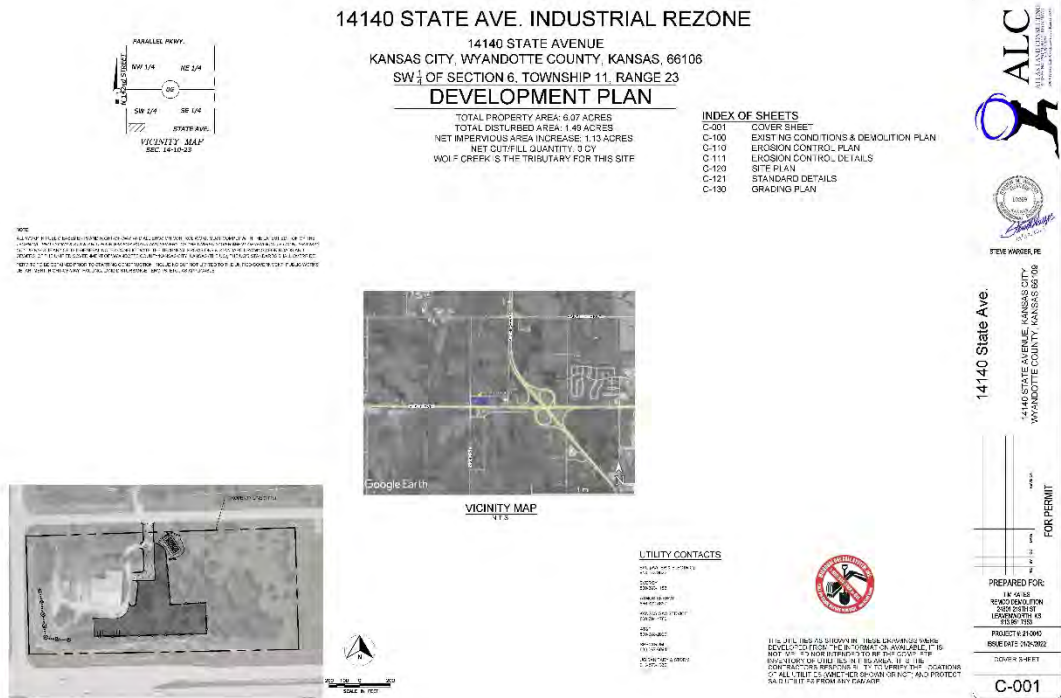
Prepared by:

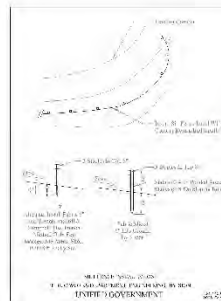
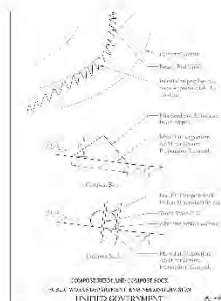
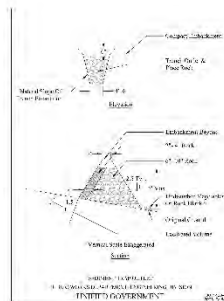
ATLAS LAND CONSULTING, LLC
606 Jefferson Hills Court
Lawrence, Kansas 66044
913-702-5073

January 24, 2022

Revision	Date	By	Description
1			
2			
3			

REVISED SITE PLANS – SECOND SET

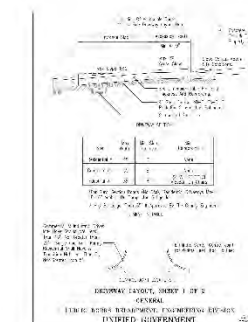
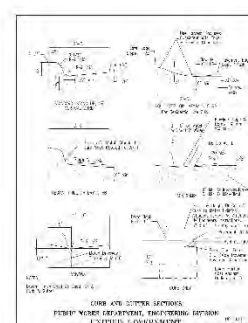
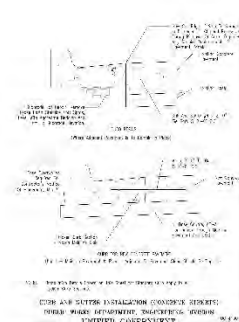
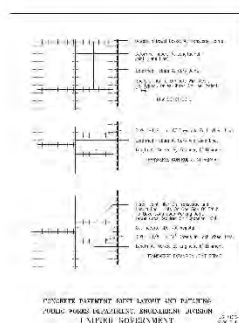
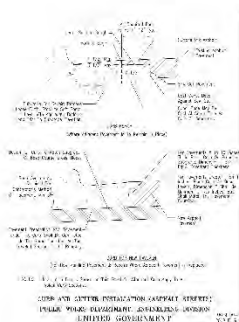
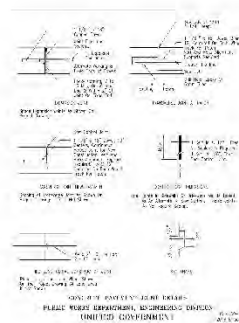


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41



INFORMATION ON TRNCH NOTES



ALC
ARCHITECTURAL
LAW CENTER
P.C.
800-697-1100
Fax: 800-333-7262 • Website: www.alc.com

STEVEN W. GAGER, P.E.

14140 State Ave.

14140 STATE AVENUE KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66109

FOR PERMIT

PREPARED FOR:
TRAKKITES
SCHOOL CONSTRUCTION
2001 FIRST ST. E.
LEAVENWORTH KS
66045-7265

PROJECT # 21-040
SHEET DATE 3/24/2002
© TRL-120

									
									
STEVE HARKER FE									
14140 State Ave. 14140 STATE AVENUE KANSAS CITY WYANDOTTE COUNTY, KANSAS 66103									
PREPARED FOR: THE KANSAS TELECOMMISSION 12012 L-111-R PERMIT NO. 10 9-19-75(2)									
STANFORD E. FORD 1818 N. 20TH ST. CHICAGO ILLINOIS 60612									
STANFORD E FORD									
C-121									

COZ2022-001/MPL2022-001 March 31, 2022



14140 State Ave.



ALC
ALC INTERNATIONAL, INC.
14140 STATE AVENUE, SUITE 100
WYANDOTTE, KS 66201
TEL: 913.333.3333 FAX: 913.333.3333

14140 State Avenue, Kansas City
WYANDOTTE COUNTY, KANSAS 66209



STEVE WAGGONER, PE

14140 State Avenue, Kansas City
WYANDOTTE COUNTY, KANSAS 66209

FOR PERMIT

PREPARED FOR:
TRAFFIKES
5000 WOODBURN
PAPER STREET
JEANERETTE, KS
66209-7265

PROJECT # 21-1040
SHEET DATE: 3/15/2022
DRAWING PLAN

C-130

13

ADDITIONAL APPLICANT RESPONSE LETTER



Comment Response Letter

To: Kallie McLaughlin
Address: 701 N 7th Street
Kansas City, KS 66101
Phone: 913-573-5758
Email: kdmclaughlin@wycokck.org
Date: January 24, 2022
Project: 14140 State Ave. Industrial Rezoning

Planning and Urban Design Comments:

General

- 1) The existing zoning and land use allows for intense commercial and some light industrial, respectively, but does not encompass the visibility the applicant requires as part of business operations for the proposed use. The proposed zoning and land use better reflect the applicant's desire to operate a demolition company with a visible lay-down material lot.

Apologies for any confusion, applicant is not currently proposing to store any materials on-site, only equipment.

- 2) If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.

Acknowledged.

- 3) If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.

Acknowledged, proposed screening shown.

- 4) Items to achieve approval:
 - a. Supply preliminary civil drawings to detail the proposed water and sewer 2300 Hutton St. Suite 108 Kansas City, KS. 66109

ADDITIONAL APPLICANT RESPONSE LETTER

utility connections in response to Planning Engineering Comment Letters.

Drawings have been provided to Planning Engineering. No comments received yet.

- b. Provide a parking layout on the site plan with space count

Added as indicated

- c. Provide operations details such as the hours of operation in which there may be heavier truck traffic and what types of materials may be stored on the lay-down lot.

Hours of operation are to be 7am-5pm with the heaviest traffic being in the beginning and end of the day. No materials are proposed to be stored on-site.

- d. Provide a plan outlining the landscape improvements to be made after utilities are connected and soil disturbance or grading has occurred.

Landscaping improvements shown in development plan (see sheet C-200).

Standard Conditions

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

Acknowledged.

- 2) Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Acknowledged.

- 3) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light

2300 Hutton St. Suite 108 Kansas City, KS. 66109

ADDITIONAL APPLICANT RESPONSE LETTER

on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

Acknowledged.

- 4) Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.

Acknowledged.

- 5) The apron shall be continuously maintained as an improved surface.

Acknowledged.

- 6) Existing fencing and gated entrance shall be maintained.

Acknowledged.

- 7) Any equipment visible from the ground level or near fencing shall be removed or relocated to where fully concealed from public view.

Acknowledged.

- 8) All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Acknowledged.

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

Acknowledged.

Please let me know if there are any questions.

Alex Elliott, EIT
Atlas Land Consulting
alex@alconsult-llc.com
913.306.4058

2300 Hutton St. Suite 108 Kansas City, KS. 66109

STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022





STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022



STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022









STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022





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: April 28, 2022
Re: Vacation Petition VAC2022-001

GENERAL INFORMATION

Applicant:
Mark Moberly

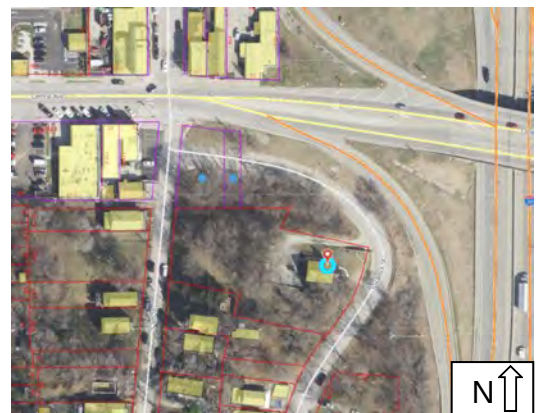
Status of Applicant:
Representative
Tom Proebstle with Generator Studio
1615 Baltimore Avenue
Kansas City, MO 64108

Requested Action:
To approve a right-of-way vacation.

Date of Application:
January 3, 2022

Purpose:
To vacate a portion of public right-of-way to allow for the building of a six (6) story, 142-unit apartment building.

Property Location:
10 South Hallock Street
Kansas City, KS 66101



Commission District:	Commissioner At Large, District #2: Tom Burroughs District #2 Commissioner: Brian McKiernan
Existing Zoning:	R-1(B) Single Family and CP-0 Planned Nonretail Business Districts (proposed RP-6 Planned High-Rise Apartment District)
Adjacent Zoning:	North: C-3 Commercial District South: R-1(B) Single Family District East: None (Right-of-way) West: C-3 Commercial District
Adjacent Uses:	North: A drinking establishment, single family home and vacant commercial building South: Single family home East: Eastbound Central Avenue to Westbound I-70 Ramp West: Small office building and single-family home
Neighborhood Characteristics:	The character of the neighborhood is comprised of a mixture of single-family homes and neighborhood to the south known as Russian Hill due to the church at the top of Lowell Avenue, as the defining landmark of the neighborhood and commercial businesses and commercially zoned parcels along Central Avenue. This site is at the beginning of the Central Avenue corridor, as you exit off Interstate 70 to the east, the gateway into the Central Area.
Total Tract Size:	0.19 Acre
Master Plan Area:	Central Area Master Plan
Master Plan Designation:	The Central Area Master Plan designates this property as Urban Density, which allows single-family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, etc., institutional uses such as schools, churches, and libraries. A Master Plan Amendment has been submitted to High-Density Residential, which allows mid-rise and high-rise apartment buildings, condominiums, and institutional uses such as schools, churches, and libraries.
Major Street Plan:	The Major Street Plan classifies Central Avenue as a Class A Thoroughfare and South 6 th Street and Hallock Street as Local Streets.

Required Parking:	Not applicable.
Advertisement:	<u>Wyandotte Echo</u> – January 20, 2022 Letters to Property Owners – January 21, 2022, February 16, 2022 and March 24, 2022
Public Hearings:	March 14, 2022 and March 31, 2022
Public Support:	None, however, staff has received letters of support for COZ2021-051 and MPL2021-028.
Public Opposition:	None, however, staff has received letters of opposition for COZ2021-051 and MPL2021-028.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mark Moberly with Sunflower Development Group, wants to vacate a portion of right-of-way along the south and west side of Hallock Street in order to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. None

Outstanding or Related Permits and Cases:

1. None

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.***

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

adversity because the portion of right-of-way along Hallock Street will align with the existing right-of-way south of the property on Hallock Street before turning west towards South 6th Street.

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

a. *Water service*

Water service is provided by BPU.

b. *Sanitary sewer service*

Sanitary sewer service is provided by the UG.

c. *Storm water control*

To be designed to meet City Code.

d. *Police*

Police service provided by East Patrol, District #115.

e. *Fire*

Fire service provided by Station #1 located at 5th Street and Armstrong Avenue.

f. *Transit*

Kansas City ATA provides transit service along Central Avenue, at 6th Street and Central Avenue intersection, Route #102.

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 proposed development with 142 units will increase traffic along Central Avenue, 6th Street and Hallock Avenue. The Traffic Impact Study will be analyzed by Planning Engineering and the Public Works Department regarding road capacity, specifically looking at improvements to the 6th Street and Central Avenue intersection, the garage entries and exits, and reducing the one-way 6th Street, south of Hallock Street to a two-way street. Further comments may be forthcoming from Planning

Engineering and the Public Works Department. With the future 6th Street Bike Boulevard and the increased intensity of use at the site, the 6th and Central gateway should be redesigned accordingly.

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.***

This vacation would increase the size of the parcel, and thereby its ability to afford adequate light, open space, or air to facilitate fire protection, and to provide long-term sustained real estate values.

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.***

Development patterns are existing with commercial businesses to the north and west along Central Avenue and single-family homes to the south along 6th and Hallock Streets. The development will need to be enhanced along the south, west and east property lines to effectively screen the large apartment building from the single-family homes.

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.***

Sidewalks will be constructed as part of the development and connect to South 6th Street and Central Avenue. A small parklet will be constructed on the north side of the building between the parking garage and Hallock Street that is available to residents of all neighborhoods.

7. ***Vacation will not create utility conflicts.***

The Public Works Department, Planning Engineering and other agencies are reviewing to see if they are any utility conflicts.

KEY ISSUES

Site Access

Public Works Department Comments

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Vacation Application **VAC2022-001**, subject to:

1. A replat of this property is required to vacate existing utility easements, dedicate new easements, and consolidate parcels;
2. As part of Planning staff's ongoing discussion with Planning Engineering and Public Works Department regarding the traffic study, improvements to the 6th Street and Central Avenue will be reviewed by a third party. Installation of a roundabout will be topic of discussion, as this area is the southern terminus of the bike boulevard along 6th Street – earmarked from Central Avenue to Ann Avenue along North 6th Street;
3. 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;
4. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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 **VAC2022-001** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

March 14, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Letter from Board of Public Utilities – Electric Division
Vacation Exhibit
Site Photographs taken by Staff

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	March 14, 2022	March 31, 2022
Vacation	Approval	

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2022-001** as meeting all the requirements of the City code and being in the interest of the public health, safety, and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **VAC2022-001**, 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.

March 14, 2022 City Planning Commission Minutes:

Hearing starts at 2:28:50:

MASTER PLAN AMENDMENT MPL2021-028 – MARK MOBERLY WITH SUFLOWER DEVELOPMENT GROUP – SYNOPSIS: Master Plan Amendment from Urban Density to High Density Residential (Central Area Master Plan at 10 South Hallock Street, 525 and 529 Central Avenue.

CHANGE OF ZONE APPLICATION COZ2021-051 – MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP – SYNOPSIS: Change of Zone from R-1(B) Single Family District and C-O Non-retail Business Districts to RP-6 Planned High-rise Apartment District for a 148-unit apartment complex at 10 South Hallock Street, 525 and 529 Central Avenue.

VACATION APPLICATION VAC2022-001 – MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP – SYNOPSIS: Vacation of right-of-way at 10 South Hallock Street and 525 Central Avenue.

Detailed Outline of Requested Action: The applicant, Mark Moberly, with Sunflower Development Group, wants to rezone 525 Central Avenue, 529 Central Avenue and 10 South Hallock Street from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

Detailed Outline of Requested Action: The applicant, Mark Moberly with Sunflower Development Group, wants to vacate a portion of right-of-way along the south and west side of Hallock Street in order to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 14, 2022;
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 Notices 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:

- Mark Moberly, applicant, Sunflower Development Group
- Tom Proebstle, Generator Studio, 1615 Baltimore, Kansas City, Missouri 64108
- Mike Pearce, Slap's BBQ, 453 Central Avenue, Kansas City, Kansas
- Greg Kindle, President of Wyandotte County Economic Development Council
- Keeley Hanson, 400 North 17th Street, Kansas City, Kansas, 66102
- Wesley and Laura Summa, owners of Chicago's, 534, 530, 526 Central Avenue, Kansas City, Kansas 66101
- Steve Sessions, 541 Central Avenue, Kansas City, Kansas 66101
- Connie Cervantes, 605 Central Avenue, Kansas City, Kansas 66101
- Adam Wittmer, 541, 548, 553 and 556 Central Avenue and 12 South 6th Street, Kansas City, Kansas 66101

Present in Opposition:

- Rose Eilts, 506 North 4th Street, Kansas City, Kansas 66101
- Steve Kucharo, 48 South Pyle Street, Kansas City, Kansas 66101
- Karrin and Brad Huhmann, 23 South 6th Street, Kansas City, Kansas 66101
- Pat Lawson, 207 South Tremont, Kansas City, Kansas 66101, President of St. Joseph Watchdogs
- Edgar Galicia, Director of Central Area Betterment Association
- Buck and Geri Moulder, 31 South Hallock, Kansas City, Kansas 66101
- Marge Gasnick, 3322 North 54th Street, Kansas City, Kansas 66104
- Anna Cole, 245 Orchard Street, Kansas City, Kansas 66101

Staff Recommendation starts at 3:48:10: Planning Director Hand stated that the applicant is requesting a Change of Zone, Master Plan Amendment and Vacation. The property is on Russian Hill in the Central Area Master Plan. He further stated that the vacation application is for leftover right-of-way from the freeway acquisition. Additionally, there are two (2) parcels on Hallock that crossover the right-of-way and the location effectively results in a mapping error. In the Central Area Master Plan, 7th and Central Avenue was designated for a catalytical project, which has been a vacant lot for many years. This project is one block away and will be a catalytical project albeit it is a different project than was envisioned when working on the Central Area Master Plan. The sight lines was an issue for Staff as the view up to the Russian Church was to be protected. Staff requested that the applicant look at different scenarios and those sight lines have been addressed. The neighbors on 6th Street mentioned the sight lines and staff did its own analysis. There are different sight lines such as of the overgrown vacant lot or the Kansas City, Missouri skyline. Staff believes that the only property owner where view of Kansas City, Missouri will be affected by the sight lines of this project are the Mr. and Mrs. Huhmann. All of the other neighbors (three or four) that currently has views of the wooded hill will now look at the apartments if this project moves forward. Director Hand stated that a third party analysis was done as it relates to traffic. He stated that 6th and Central will require a redesign. Staff has a condition of approval that these public improvements will be part of the development agreement with the Unified Government. One of the other primary issues regarding the Central Area Master Plan is that this area is a primary gateway to the city. There are two (2) flagpoles and staff believes that the redesign of this intersection should allow for the redesign of said gateway as per the Master Plan. Regarding affordable housing, he stated that it is how you advance a mixed-use community as it has many opinions and potential approaches. Some people believe that a mixed income community is developed one (1) project at a time and others believe that it is an aggregate set of developments. Director Hand stated that there is a need for market rate housing Staff has added another condition of approval to address affordable housing as a part of any future development agreement and community benefit package during negotiations with the Unified Government's Economic Development Department. He further stated that the applicant has been responsive to staff's questions, comments and suggestions. They did change their unit mix and that is one way to address affordability. Staff has worked through several designs with the applicant regarding the Multi-Family Design Guidelines for parking and walkability. The massing and step back of the building on 6th Street could be increased as one potential solution. The applicant will be required to

come back before the Commission with a final development plan at which time any remaining urban design issues could be addressed. Staff received letters in support and letters/petition in opposition. The support mostly came from the businesses and the opposition from the neighbors and the Central Avenue Betterment Association. There are no Notices of Violation on this property. Staff recommends approval subject to the conditions in the staff report.

The Planning Commission addressed comments and questions to staff.

Motion and Vote starts at 4:02:18:

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2021-028:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

1. This City Planning Commission case is being heard in conjunction with BOZA2022-016. Approval of these petitions (Change of Zone and Master Plan Amendment) are contingent upon the decision of the Board of Zoning Appeals for variance BOZA2022-016;
2. As a part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking, and a revitalized neighborhood gateway for the 6th and Central/6th and Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan;
3. As a part of the development agreement, the applicant will support the work of UG staff create a mixed-income community as a proposed neighborhood benefit per the Central Area Master Plan;
4. A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels;
5. Sec. 27-461(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;
6. Sec. 27-461(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;
7. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door;

8. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street;
9. Add a pedestrian door at all garage entries;
10. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street;
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;
12. Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building;
13. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants;
14. Lighting cannot exceed one (1) footcandle at the property line. Uplighting is discouraged;
15. Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood;
16. Sec. 27-461(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.

Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required.

The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district;

17. 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;
18. All landscaping shall be irrigated;
19. All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times;
20. Additional landscaping is necessary to screen the surface parking lot from South 6th Street;
21. The bulb-out on South 6th Street should incorporate a bioswale;
22. 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;
23. All electrical meter banks, typically on the side of the building shall be screened from public view;
 24. 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;
 25. 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;
 26. 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;
 27. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 28. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
 29. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2021-051:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present

Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1
Subject to the above conditions

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Vacation Application VAC2022-001:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1
Subject to:

1. A replat of this property is required to vacate existing utility easements, dedicate new easements, and consolidate parcels;
2. As part of Planning staff's ongoing discussion with Planning Engineering and Public Works Department regarding the traffic study, improvements to the 6th Street and Central Avenue will be reviewed by a third party. Installation of a roundabout will be topic of discussion, as this area is the southern terminus of the bike boulevard along 6th Street – earmarked from Central Avenue to Ann Avenue along North 6th Street;
3. 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;
4. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.



Figure 1. Aerial Photograph of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the yellow outline (provided by UG Maps).



Figure 2. Zoning Map of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the yellow outline (provided by UG Maps).



Figure 3. Central Area Master Plan Land Use Designation Map of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the green circles (provided by ArcMap).

Date: February 17, 2022
To: Byron Toy, Lead Planner Unified Government of Wyandotte County
From: Matthew Kreig, Supervisor of Mapping, Drafting and Right of Way
Subject: Right of Way Vacation Application VAC2022-001 located at 505 Central Ave.

Mr. Toy,

I am responding to the Zoning and Planning right of way vacation application for VAC2022-001 located currently at 10 S Hallock Street in Kansas City, Kansas. In my previous comments I stated that BPU would need to retain the utility easement rights for an existing overhead power line that is currently in the right of way on South Hallock Street if this right of way was vacated. After further review, I now understand that the proposed building at this location will be where our pole line currently sits so retaining easement rights would not allow the developer to proceed. The developer would have to pay for BPU to relocate this line (per BPU policy) in order for us to approve the current right of way vacation. Please let me know if you have any questions or comments.

Regards,



Matthew Kreig
Supervisor of Mapping, Drafting and Right of Way
Kansas City Kansas Board of Public Utilities
6742 Riverview Ave
Kansas City, KS 66102

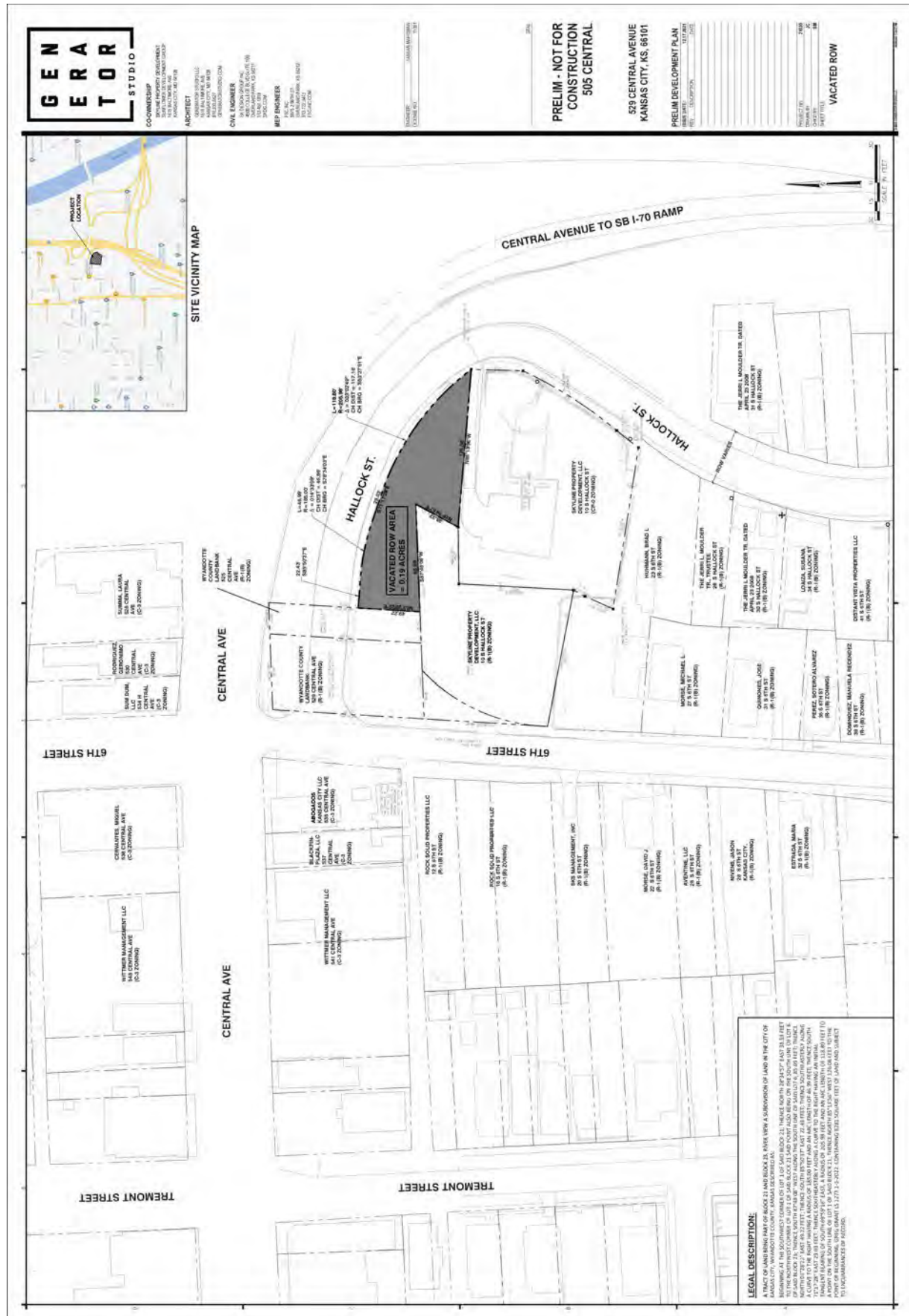




Figure 4. Site Photograph of 10 South Hallock Street looking southwest from Central Avenue (provided by Planning Staff).



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: April 28, 2022

Re: **Change of Zone Petition COZ2021-051 and Master Plan Amendment MP2021-028**

GENERAL INFORMATION

Applicant:
Mark Moberly

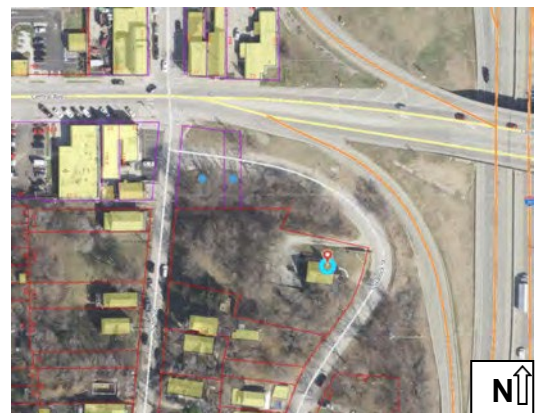
Status of Applicant:
Representative
Tom Proebstle with Generator Studio
1615 Baltimore Avenue
Kansas City, MO 64108

Requested Actions:
To approve a Master Plan Amendment from Urban Density to High-Rise Residential (Central Area Master Plan).

Change of Zone from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District.

Date of Application:
October 29, 2021

Purpose:
To rezone to build a six (6) story 142-unit apartment building.



Property Location:	10 South Hallock, 525 Central Avenue, and 529 Central Avenue
Commission District:	Commissioner At Large, District #2: Tom Burroughs District #2 Commissioner: Brian McKiernan
Existing Zoning:	R-1(B) Single Family and CP-0 Planned Nonretail Business Districts
Adjacent Zoning:	North: C-3 Commercial District South: R-1(B) Single Family District East: None (Right-of-Way) West: C-3 Commercial District
Adjacent Uses:	North: A drinking establishment, single family home and vacant commercial building South: Single family home East: Eastbound Central Avenue to Westbound I-70 Ramp West: Small office building and single-family home
Total Tract Size:	1.09 Acres
Master Plan Area:	Central Area Master Plan
Master Plan Designation:	The Central Area Master Plan designates this property as Urban Density, which allows single-family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, etc., institutional uses such as schools, churches, and libraries. A Master Plan Amendment has been submitted to High-Density Residential, which allows mid-rise and high-rise apartment buildings, condominiums, and institutional uses such as schools, churches, and libraries.
Major Street Plan:	The Major Street Plan classifies Central Avenue as a Class A Thoroughfare and South 6 th Street and Hallock Avenue as Local Streets.
Required Parking:	Sec. 27-461(d) One (1) parking space shall be provided for each dwelling unit that has one (1) bedroom or less; however, that buildings designed solely for senior and retired persons need provide no more than one (1) parking space for each three (3) dwelling units. One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more; provided, however, that buildings designed solely for senior and

retired persons shall provide parking as required by the planning commission. 151 parking spaces are required. 136 parking spaces are provided. A variance (BOZA2022-016) has been filed for a parking reduction – scheduled to be heard by the Board of Zoning Appeals on April 11, 2022.

Advertisement:	<u>The Wyandotte Echo</u> – Change of Zone – November 18, 2021; Master Plan Amendment – November 18, 2021 Letters to Property Owners – Change of Zone – November 19, 2021, December 6, 2021, January 4, 2022, and February 16, 2022; Master Plan Amendment – November 19, 2021 and December 6, 2021, January 4, 2022, February 16, 2022 and March 24, 2022
Public Hearings:	March 14, 2022 and March 31, 2022
Public Support:	Staff has received letters of support for this development from various individuals. There were eight (8) persons present at the March 14, 2022 meeting.
Public Opposition:	Staff has received letters of opposition for this development from various individuals. There were ten (10) persons present at the March 14, 2022 meeting. A valid protest petition (21.65%) has been submitted.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mark Moberly, with Sunflower Development Group, wants to rezone 525 Central Avenue, 529 Central Avenue and 10 South Hallock Street from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. None

Outstanding or Related Permits and Cases:

1. None

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The character of the neighborhood is comprised of a mixture of single-family homes and neighborhood to the south known as Russian Hill due to the church at the top of Lowell Avenue, as the defining landmark of the neighborhood and commercial businesses and commercially zoned parcels along Central Avenue. This site is at the beginning of the Central Avenue corridor, as you exit off Interstate 70 to the east, the gateway into the Central 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 proposed use is not necessarily compatible with the surrounding properties to the south as Russian Hill is an established single-family neighborhood. High density development should occur at major intersections along transit corridors.

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 could detrimentally affect nearby property because while the balance of the development will be sited towards Central Avenue and Hallock Street, the single-family homes south and west of this site may be obscured by the apartment high-rise. The quality of this development may enhance the commercial redevelopment along the Central Avenue corridor and commercial development further north on South 6th Street.

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

The property has been vacant for an undetermined amount of time, as licensure for the law office at 10 South Hallock Street cannot be found.

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 or condo. The proposed use could permanently injure the visual quality of nearby property because the existing viewsheds of the single-family homes on Russian Hill (south on Lowell Avenue

and Hallock Street and west of 6th Street) may be blocked due the height of the apartment complex.

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 142 units will increase traffic along Central Avenue, 6th Street and Hallock Avenue. The Traffic Impact Study will be analyzed by Planning Engineering and Public Works regarding road capacity, specifically looking at improvements to 6th Street and Central Avenue intersection, the garage entries and exits, and also reducing the one-way 6th Street, south of Hallock Street to a two-way street. Further comments may be forthcoming from Planning Engineering and Public Works Department. With funding secured for the 6th Street Bike Boulevard and the increased intensity of use at the site, the 6th and Central gateway should be redesigned accordingly.

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

The proposed use does not conform to the Central Area Master Plan; therefore, a Master Plan Amendment is sought from Urban Density to High-Rise Residential, which allows mid-rise and high-rise apartment buildings, condominiums, and institutional uses such as schools, churches, and libraries.

The recently adopted Master Plan encourages a mixed-income neighborhood and attainable housing developments that prevent gentrification. A mix of unit types and price ranges, including affordable units should be pursued.

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 the proposed development will capture the storm water runoff instead of sheet flowing off the property onto 6th Street and Hallock Avenue into the storm sewer.

An existing tree stand is to be preserved on a steep hillside, so special attention should be given to preserving mature trees if possible, landscaping and erosion control.

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

a. *Water service*

BPU provides water service.

b. *Sanitary sewer service*

UG provides sanitary sewer service.

c. Storm water control

To be designed to meet City Code.

d. Police

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

e. Fire

Fire service is provided by Fire Station #1 located off 5th Street and Armstrong Avenue.

f. Transit

Kansas City ATA provides transit service along Central Avenue, at 6th Street and Central Avenue intersection, Route #102.

g. Schools

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

h. Streets

Central Avenue is a Class C Thoroughfare, and the traffic study will determine if the proposed development can be support by the existing street network.

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 studio, one, and two bedrooms) within the complex will promote a diverse population to make use of the nearby employment, entertainment and transit.

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

The proposed use will need revisions to comply with applicable ordinance requirements. A variance for a reduction in parking would be supported by staff to reduce on-street parking.

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 sought to redevelop it as.

PREVIOUS ACTIONS

In 2002, a portion of 11 South Hallock Street was rezoned from R-2(B) Two Family District to CP-0 Planned Nonretail Business District to build a law office.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting via Zoom on November 29, 2021. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Traffic
Parking
Transit Access
Massing
Neighborhood Character
Affordable Housing
Multi-Family Design Guidelines
Lighting
Pedestrian Connectivity
Platting
Fire Access
Landscaping

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of Master Plan Amendment **MPL2021-028** and Change of Zone Application **COZ2021-051**, subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2022-016. Approval of these petitions (Change of Zone and Master Plan Amendment) are contingent upon the decision of the Board of Zoning Appeals for variance BOZA2022-016;**
2. **As a part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking, and a revitalized neighborhood gateway for the 6th and Central/6th and Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan;**
3. **As a part of the development agreement, the applicant will support the work of UG staff create a mixed-income community as a proposed neighborhood benefit per the Central Area Master Plan;**
4. **A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels;**

5. Sec. 27-461(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;
6. Sec. 27-461(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;
7. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door;
8. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street;
9. Add a pedestrian door at all garage entries;
10. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street;
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;
12. Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building;
13. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants;
14. Lighting cannot exceed one (1) footcandle at the property line. Uplighting is discouraged;
15. Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood;
16. Sec. 27-461(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.

Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required.

The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district;

17. 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;
18. All landscaping shall be irrigated;
19. All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or

- adjacent land uses. All screening materials must be well maintained at all times;
20. Additional landscaping is necessary to screen the surface parking lot from South 6th Street;
 21. The bulb-out on South 6th Street should incorporate a bioswale;
 22. 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;
 23. All electrical meter banks, typically on the side of the building shall be screened from public view;
 24. 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;
 25. 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;
 26. 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;
 27. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 28. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,
 29. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the

ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

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 Petitions **COZ2021-051** and **MP2021-028**, subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 14, 2022 City Planning Commission Minutes
Aerial Map
Land Use Map
Zoning Map
Wyandotte County Conservation District Comment Letter
Applicant Response Letter
Neighborhood Meeting Minutes
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Floor Plan
Lighting Plan
Building Elevations
Sight Line View Study
Site Photographs taken by Staff on November 16, 2021.
Letters of Support
Letters of Opposition
Protest Petition

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Unified Government Board of Commissioners</u>
Public Hearing	March 14, 2022	March 31, 2022
Rezoning	Approval	

Public Hearing		
Master Plan	March 14, 2022	March 31, 2022
	Approval	

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

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2021-028** 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 **MPL2021-028** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2021-051** 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 **COZ2021-051** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 14, 2022 City Planning Commission Minutes:

Hearing starts at 2:28:50:

MASTER PLAN AMENDMENT MPL2021-028 – MARK MOBERLY WITH SUFLOWER DEVELOPMENT GROUP – SYNOPSIS: Master Plan Amendment from Urban Density to High Density Residential (Central Area Master Plan at 10 South Hallock Street, 525 and 529 Central Avenue.

CHANGE OF ZONE APPLICATION COZ2021-051 – MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP – SYNOPSIS: Change of Zone from R-1(B) Single Family District and C-O Non-retail Business Districts to RP-6 Planned High-rise Apartment District for a 148-unit apartment complex at 10 South Hallock Street, 525 and 529 Central Avenue.

VACATION APPLICATION VAC2022-001 – MARK MOBERLY WITH SUNFLOWER DEVELOPMENT GROUP – SYNOPSIS: Vacation of right-of-way at 10 South Hallock Street and 525 Central Avenue.

Detailed Outline of Requested Action: The applicant, Mark Moberly, with Sunflower Development Group, wants to rezone 525 Central Avenue, 529 Central Avenue and 10 South Hallock Street from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

Detailed Outline of Requested Action: The applicant, Mark Moberly with Sunflower Development Group, wants to vacate a portion of right-of-way along the south and west side of Hallock Street in order to build a 142-unit, six (6) story over two (2) story parking garage apartment building (eight (8) stories total) on 1.09 acres at 10 South Hallock Street, 525 and 529 Central Avenue.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 14, 2022;
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 Notices 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:

- Mark Moberly, applicant, Sunflower Development Group
- Tom Proebstle, Generator Studio, 1615 Baltimore, Kansas City, Missouri 64108
- Mike Pearce, Slap's BBQ, 453 Central Avenue, Kansas City, Kansas
- Greg Kindle, President of Wyandotte County Economic Development Council
- Keeley Hanson, 400 North 17th Street, Kansas City, Kansas, 66102
- Wesley and Laura Summa, owners of Chicago's, 534, 530, 526 Central Avenue, Kansas City, Kansas 66101
- Steve Sessions, 541 Central Avenue, Kansas City, Kansas 66101
- Connie Cervantes, 605 Central Avenue, Kansas City, Kansas 66101
- Adam Wittmer, 541, 548, 553 and 556 Central Avenue and 12 South 6th Street, Kansas City, Kansas 66101

Present in Opposition:

- Rose Eilts, 506 North 4th Street, Kansas City, Kansas 66101
- Steve Kucharo, 48 South Pyle Street, Kansas City, Kansas 66101
- Karrin and Brad Huhmann, 23 South 6th Street, Kansas City, Kansas 66101
- Pat Lawson, 207 South Tremont, Kansas City, Kansas 66101, President of St. Joseph Watchdogs
- Edgar Galicia, Director of Central Area Betterment Association
- Buck and Geri Moulder, 31 South Hallock, Kansas City, Kansas 66101
- Marge Gasnick, 3322 North 54th Street, Kansas City, Kansas 66104
- Anna Cole, 245 Orchard Street, Kansas City, Kansas 66101

Staff Recommendation starts at 3:48:10: Planning Director Hand stated that the applicant is requesting a Change of Zone, Master Plan Amendment and Vacation. The property is on Russian Hill in the Central Area Master Plan. He further stated that the vacation application is for leftover right-of-way from the freeway acquisition. Additionally, there are two (2) parcels on Hallock that crossover the right-of-way and the location effectively results in a mapping error. In the Central Area Master Plan, 7th and Central Avenue was designated for a catalytical project, which has been a vacant lot for many years. This project is one block away and will be a catalytical project albeit it is a different project than was envisioned when working on the Central Area Master Plan. The sight lines was an issue for Staff as the view up to the Russian Church was to be protected. Staff requested that the applicant look at different scenarios and those sight lines have been addressed. The neighbors on 6th Street mentioned the sight lines and staff did its own analysis. There are different sight lines such as of the overgrown vacant lot or the Kansas City, Missouri skyline. Staff believes that the only property owner where view of Kansas City, Missouri will be affected by the sight lines of this project are the Mr. and Mrs. Huhmann. All of the other neighbors (three or four) that currently has views of the wooded hill will now look at the apartments if this project moves forward. Director Hand stated that a third party analysis was done as it relates to traffic. He stated that 6th and Central will require a redesign. Staff has a condition of approval that these public improvements will be part of the development agreement with the Unified Government. One of the other primary issues regarding the Central Area Master Plan is that this area is a primary gateway to the city. There are two (2)

flagpoles and staff believes that the redesign of this intersection should allow for the redesign of said gateway as per the Master Plan. Regarding affordable housing, he stated that it is how you advance a mixed-use community as it has many opinions and potential approaches. Some people believe that a mixed income community is developed one (1) project at a time and others believe that it is an aggregate set of developments. Director Hand stated that there is a need for market rate housing Staff has added another condition of approval to address affordable housing as a part of any future development agreement and community benefit package during negotiations with the Unified Government's Economic Development Department. He further stated that the applicant has been responsive to staff's questions, comments and suggestions. They did change their unit mix and that is one way to address affordability. Staff has worked through several designs with the applicant regarding the Multi-Family Design Guidelines for parking and walkability. The massing and step back of the building on 6th Street could be increased as one potential solution. The applicant will be required to come back before the Commission with a final development plan at which time any remaining urban design issues could be addressed. Staff received letters in support and letters/petition in opposition. The support mostly came from the businesses and the opposition from the neighbors and the Central Avenue Betterment Association. There are no Notices of Violation on this property. Staff recommends approval subject to the conditions in the staff report.

The Planning Commission addressed comments and questions to staff.

Motion and Vote starts at 4:02:18:

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2021-028:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

- 1. This City Planning Commission case is being heard in conjunction with BOZA2022-016. Approval of these petitions (Change of Zone and Master Plan Amendment) are contingent upon the decision of the Board of Zoning Appeals for variance BOZA2022-016;**
- 2. As a part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking, and a revitalized neighborhood gateway for the 6th and Central/6th and Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan;**

3. As a part of the development agreement, the applicant will support the work of UG staff create a mixed-income community as a proposed neighborhood benefit per the Central Area Master Plan;
4. A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels;
5. Sec. 27-461(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;
6. Sec. 27-461(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;
7. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door;
8. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street;
9. Add a pedestrian door at all garage entries;
10. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street;
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;
12. Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building;
13. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants;
14. Lighting cannot exceed one (1) footcandle at the property line. Uplighting is discouraged;
15. Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood;
16. Sec. 27-461(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.

Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required.

The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district;

17. 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;

18. All landscaping shall be irrigated;
19. All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times;
20. Additional landscaping is necessary to screen the surface parking lot from South 6th Street;
21. The bulb-out on South 6th Street should incorporate a bioswale;
22. 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;
23. All electrical meter banks, typically on the side of the building shall be screened from public view;
24. 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;
25. 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;
26. 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;
27. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
28. Site improvements that include land disturbance activity on greater than one (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, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

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

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2021-051:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to the above conditions

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Vacation Application VAC2022-001:**

Carson	Chairman
Connelly	Aye
Ernst	No
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	Aye
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

- 1. A replat of this property is required to vacate existing utility easements, dedicate new easements, and consolidate parcels;**
- 2. As part of Planning staff's ongoing discussion with Planning Engineering and Public Works Department regarding the traffic study, improvements to the 6th Street and Central Avenue will be reviewed by a third party. Installation of a roundabout will be topic of discussion, as this area is the southern terminus of the bike boulevard along 6th Street – earmarked from Central Avenue to Ann Avenue along North 6th Street;**
- 3. 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;
4. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.



Figure 1. Aerial Photograph of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the yellow outline (provided by UG Maps).

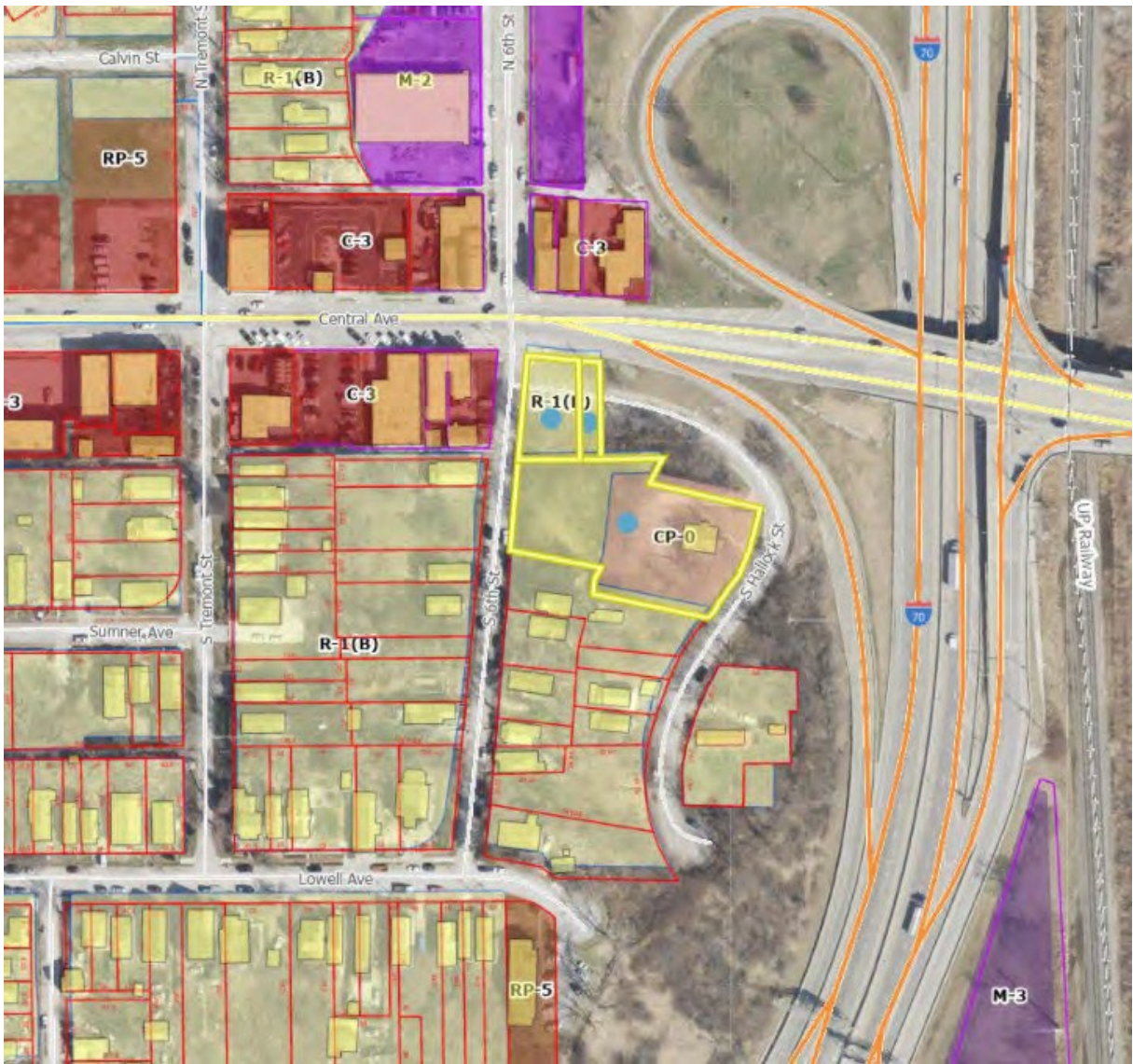


Figure 2. Zoning Map of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the yellow outline (provided by UG Maps).

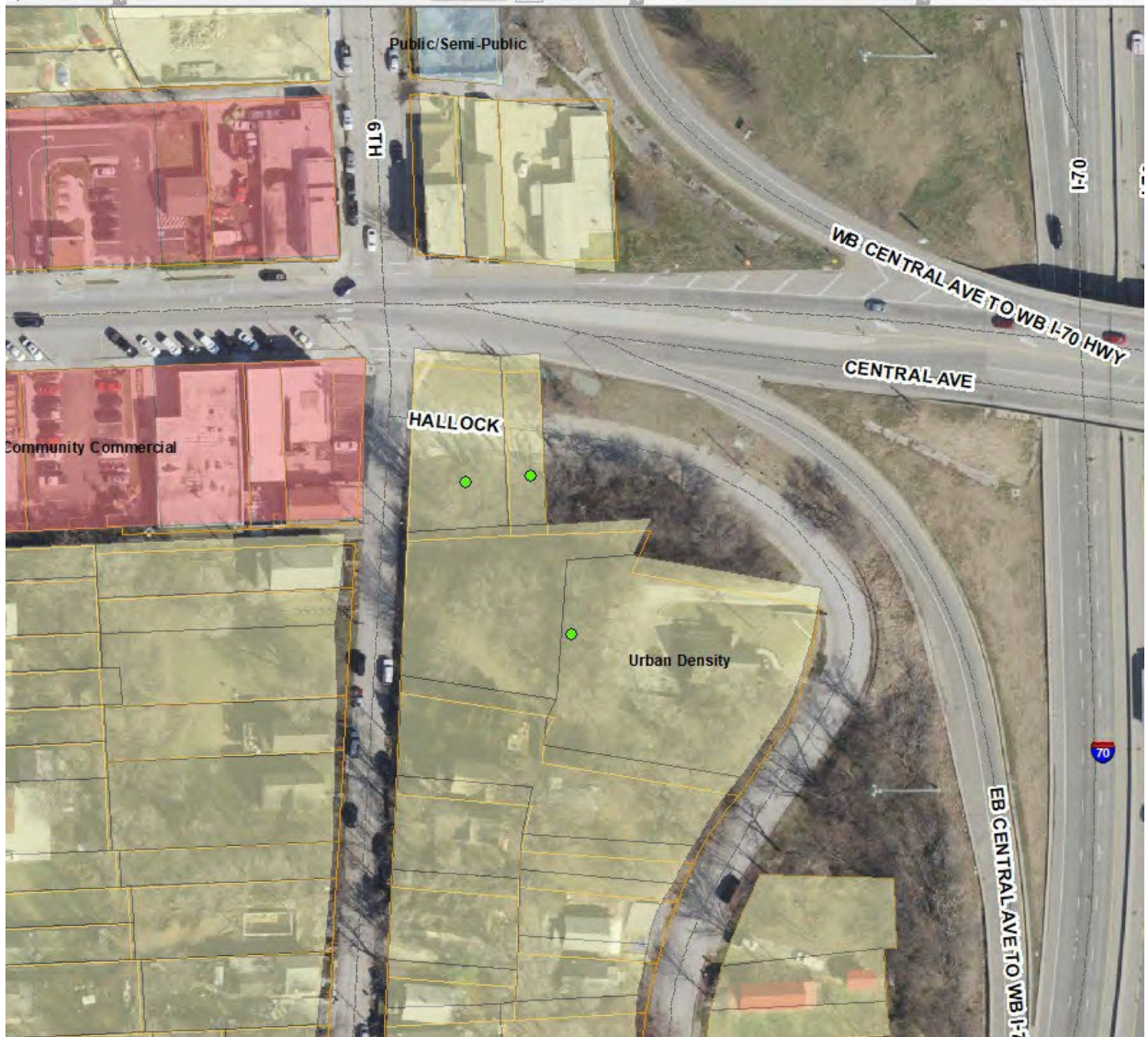


Figure 3. Central Area Master Plan Land Use Designation Map of 10 South Hallock Street, 525 and 529 Central Avenue as indicated by the green circles (provided by ArcMap).



Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservations@gmail.com

Gunnar H. Hand
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

November 16, 2021

RE: COZ2021-051 and MPL2021-28 Mark Moberly R-1 and C-O to RP-6 for high-rise
apartments at 10 South Hallock, 525 and 529 Central Avenue

Dear Mr. Hand:

The Wyandotte County Conservation District has completed an environmental review of
the: COZ2021-051 and MPL2021-28 Mark Moberly R-1 and C-O to RP-6 for high-rise
apartments at 10 South Hallock, 525 and 529 Central 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)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Knox silt loam, 12 to 18 percent
slopes and Made land. These soil types are considered highly erodible when
the surface is denuded of a protective cover.
- There is no Erosion Control Plan (ECP) for this development. There will need
to be an ECP developed before any grading is done..
- The Best Management Practices in this report can be used to develop an
Erosion Control Plan for this site.

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

25 FEBRUARY 2022



CITY COMMENTS RESPONSES

PROJECT: 505 CENTRAL
529 Central Avenue
Kansas City, KS 66101

PROJECT NUMBER: COZ2021-051 and MP2021-028

FROM ARCHITECT: GENERATOR STUDIO
1615 Baltimore Avenue
Kansas City, MO 64108

TO: Planning & Urban Design Department of Kansas City
701 North 7th Street, Room 423
Kansas City, KS 66101

SUBJECT: *Change of Zone Petition COZ2021-051 and Master Plan Amendment MP2021-028 Response*

To whom it may concern:

We are in receipt of plan review comments issued by the City of Kansas City for the above referenced project, drawings dated 29 October 2021. We are hereby submitting clarifications and revisions for this project for further review by the City.

URBAN PLANNING AND LAND USE COMMENTS:

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.*
Comment noted.
2. *A replat of this property is required to vacate existing utility easements, dedicate new easements, vacate right-of-way, and consolidate parcels.*
Comment noted.
3. *Sec. 27-461(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. The amount of open space available is 17,399 square feet, which accounts for 36.5% of the site. As stated above, a minimum of 40% is required, therefore, a variance from the Board of Zoning Appeals is necessary.*
Open space increased on project to 19,042 SF, which accounts for 40% site open space.
RE: AS101
4. *As part of Planning staff's ongoing discussion with Planning Engineering and Public Works Department regarding the traffic study, improvements to the 6th Street and Central Avenue will be reviewed. Installation of a roundabout will be topic of discussion, as this area is the southern terminus of the bike boulevard along 6th*

Generator Studio, LLC

generatorstudio.com

1615 Baltimore Avenue – Kansas City, MO 64108

816-333-6527

Street – earmarked from Central Avenue to Ann Avenue along North 6th Street. Another topic of discussion is the proposed two-way direction of travel on South 6th Street.

Due to the existing highway ramp, existing buildings at the northeast, northwest and southwest corners, and the steep grade on the south side of the intersection, it is our understanding that a roundabout is not feasible due to the existing site constraints. Per the traffic impact study, we recommend converting 6th and Central to a four-way stop and rerouting trucks from the southbound I-70 exit ramp onto 6th Street to a different location away from this intersection. As part of the development agreement, the applicant will work with UG staff to address the issue of traffic, safety, transit enhancements, on-street parking and a revitalized neighborhood gateway for the 6th & Central / 6th & Hallock intersections as a proposed neighborhood benefit per the Central Area Master Plan.

5. *Because this project is on a transit corridor, a transit stop needs to be incorporated into the street improvements.*

Existing transit stops are located at the northeast corner of 6th & Central (outside Chicago's) and at Tremont & Central (outside Slap's BBQ). No transit routes currently travel on 6th street south of Central, thus adding transit stop adjacent to the street improvements would be difficult. Applicant will work with UG staff and RideKC on any planned route extensions or modification that extends past the project site, including the study of a transit stop. Applicant supports public transit and believes the project would benefit from potential transit improvements.

6. *Install a multi-lingual gateway element at the intersection of 6th Street and Central Avenue.*

Any gateway element shown on project plans or renderings is for inspiration purposes only. Applicant looks forward to working with neighbors, community stakeholders and UG staff on a revitalized neighborhood gateway, which could include many things such as a multi-lingual gateway element. The development team anticipates providing community benefit funds as part of the project that could be utilized for these enhancements. Pending direction from the Unified Government, development team may be able assist in design of these enhancements.

7. *Sec. 27-461(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.*

The parking lot meets the minimum setbacks per Sec. 27-461©2.e.
RE: C02

8. *Is it possible to minimize access onto 6th Street given the fact that existing traffic pattern is north on South 6th Street and shift garage access to Hallock Street?*

Two-way access on 6th street is integral to project circulation. Removal of that access would not allow for the surface parking lot access on the south side of the project and would limit access to the upper level of the parking garage.
RE: AS101

9. *Consolidate entry and exit for each level of parking to one access point each. What is the purpose of the on-street parking along Hallock Street? Staff had conversations with the applicant and development team about needing parking based on the use versus meeting the parking requirements in the ordinance. Are the 161 parking spaces necessary to meet the parking code or for the function of the development? A variance for a reduction would be supported in order to not have on-street parking along Hallock Street.*

Parking stalls count is currently at 136 for the development. The number of spaces is necessary function for the development. Development team experiences indicates that it is the appropriate amount to accommodate both residents and short-term guests.
RE: AS101

10. What is the purpose of the surface parking lot? Is the parking necessary for the function of the apartment or to meet the parking code?

a. Remove the row of parking along the northern edge of the surface lot and buffer the ground floor units by installing more green space, extending the distance from drive aisle to the patios and planters.

Surface parking lot modified to allow for sidewalk connection and additional landscape buffer to units. North parking stalls remain.

i. Explore turning the ground floor units into walk-ins.

Steep grade on site does not allow for level entry to multiple units, nor do walk-in units at the ground floor fit the applicant's development plan. There is also a concern about access and safety with walk-in units. Applicant strongly prefers all residents enter the building through common area entrances that are accessed controlled and covered by a security camera.

b. Relocate the four (4) ADA spaces to the southern side of the surface parking lot and install a sidewalk that leads occupants to the front door.

South surface parking lot has been adjusted to allow for additional landscape buffer between units and parking. Sidewalk for building access, connected to 6th street also added along north edge of parking lot. Accessible parking stalls located on northeast corner of lot, near entry to building.

RE: AS101

11. Extend the neighborhood parklet further to the east along Hallock Avenue, as opposed to the abrupt stop before the site cast concrete and wood look screen wall.

Neighborhood parklet area occupies area where greatest depth is available. As landscape area narrows to the east along Hallock the site transitions to landscaping to soften edge of building and accommodate steeper grades.

RE: CIVIL DWG; A201

12. Relocate the bike rack to the green wall next to the secondary entrance along 6th Street.

Development team studied various options and proposed bike parking is relocated to the common patio near the primary entrance to the building.

RE: AS101

13. Add a pedestrian door at all garage entries.

Pedestrian door added on east of building at Hallock accessing garage level 1. Second pedestrian door added at northwest corner of building accessing garage level 2. Pedestrian connection from sidewalk at 6th street connects to main building entry at level 3.

RE: AS101, A101, A102, A103

14. Add a sidewalk to the new garage entrance/parking doors on the east side of the building to Hallock Street.

Two pedestrian entrances added, one at northwest corner of building and one at the east along Hallock.
RE: AS101, A101, A102

15. *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.*

Crosswalk striping added to all street crossings & drive aisles.
RE: C02

16. *Relocate the crosswalk that extends south of the law office, in front of the head-in parking on the west side of 6th Street to the north, aligning with Hallock Street and create a new crosswalk parallel with 6th Street on Hallock Street to the northwest corner of the building.*

Crosswalk location adjusted to be on north side of Hallock intersection.
RE: CIVIL, AS101

17. *Where are on-site deliveries going to be dropped off? Provide a turning template.*

On-site deliveries will be dropped off at the upper parking lot south of the building.
RE: Autotum exhibit.

18. *What on-site amenities will be provided as part of this development?*

All on-site amenities are not fully developed at this point. Development team will continue to review best fit for this project. Design includes plan for rooftop swimming pool, rooftop pool deck, rooftop indoor community room, fitness center, and other resident community spaces. Development will also integrate smart apartment technology such as smart locks, smart thermostats, and a managed wireless internet system.
RE: A102, A108

19. *All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants.*

FEMA standard safe room provided on Level 1 at east side of building.
RE: A101

20. *Lighting cannot exceed one (1) footcandle at the property line. Revise the lighting plan.*

Proposed additional parking at north and east sides of building require supplemental street lighting for safety. This area is public and lights do not impact other properties due to location near Central and KDOT on-ramp.
RE: EL100

21. *Interior parking lots lights must also be well lit without creating glare to the surrounding neighborhood.*

The average footcandle level in the south parking lot is 2.03FC, this is within the IES recommendation of 2 – 2.5FC for residential parking lots. Design ensures that any adjacent residential properties across 6th street are not impacted and footcandle level is within requirements of 0.0 – 0.1. The photometric diagram for the selected light fixture is front throw with no back spill from the light.
RE: EL100

22. Provide floor plans of the building, including the garage.

Floor plans are provided with resubmittal. Please note that the proposed unit mix has been modified from the initial submission and now shows 142 total units.

RE: AS101, A101, A102, A103, A104, A108.

23. Due to lack of non-vehicular open space, consider incorporating the use of permeable pavers for all driveways.

Open space increased in design to meet the 40% requirement. Design team does not recommend use of permeable pavers as they have found them to be problematic and a maintenance challenge in our climate. Design team has discussed the challenges of permeable pavers with UG staff, particularly the long-term viability and related maintenance costs.

RE: AS101

BUILDING ARCHITECTURE:

1. Provide a table citing the percentage breakdown for each façade for each building type and revise accordingly.

Material percentage table added to elevation drawings.

RE: A201, A202

2. What is the purpose of the steel pivot doors on the north façade? To open views towards the northeast? Is this an entrance to the building?

Design team is investigating this as a possible tenant amenity in addition to the FEMA shelter. It is not an entrance to the building.

RE: A101, A201

3. The proposed garage doors shall match the adjacent exterior building façade color.

Comment noted and garage door appearance revised. As final doors are selected, finish color and material to match adjacent color as feasible.

RE: A201, A202

4. Downspouts shall be internalized.

All downspouts will be internal. None indicated on exterior elevations.

RE: A201, A202

5. Greater emphasis needs to be put upon the ground floor uses and its proximity to Central Avenue and Hallock Street. Need to activate all ground floor lobby, reading lounge and parking areas.

Community parklet provided along north portion of property and at grade patio provided at northwest with pedestrian entrance to building. The possibility to integrate public art is also being considered.

RE: AS101

LANDSCAPING AND SCREENING:

1. Provide a sight line study from North 6th Street, north of Central Avenue (Strawberry Hill), Interstate 70, Central Avenue, Lowell Avenue and Hallock Street at the top of the hill towards the apartment building? The viewshed of the Russian Hill church steeple needs to be preserved and enhanced, not blocked as this is intrinsic to the neighborhood character.

Site study perspectives added for 4 locations near project site. Church steeple view is maintained in locations where it is currently visible. Other locations are currently obscured via existing topography and/or landscape. Proposed project does not impact the viewshed.

Staff requested additional site studies from 20 S 6th Street, the intersection of Central Avenue and Tremont Street, and the intersection of 6th Street and Riverview Avenue. These have also been added to the application and provide no obstruction or impact on viewshed.

RE: Site line supplement images.

2. *Provide night elevation rendering of the lighting plan. Up-lighting is discouraged.*

Exterior lighting design has not yet been resolved. Development team is happy to have a dialogue regarding lighting as the project moves forward.

3. *Extend the landscape green wall further east along the north elevation to the steel pivot doors – the length of Hallock Street.*

Green wall is less feasible along the extension of Hallock and becomes cost prohibitive. Lower portion of building wall will be landscaped with trees and shrubs. 50% opening requirement for the parking garage must also be factored into the design solution.

RE: AS102

4. *Sec. 27-461(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. Sec. 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings, if required. The site is 1.09 acres, which requires eleven (11) trees, nineteen (19) additional shade trees and 148 shrubs per the zoning district.*

Required tree calculations and proposed plantings have been revised per requirements.

RE: AS102

5. *Remove and relandscape the seventeen (17) parking space along Hallock Street.*

Parking stalls count is currently at 136 for the development.

The parking spaces off Hallock and street spaces on Hallock are proposed to support a variety of public uses throughout the day/night. This could include use by coffee shop patrons in the morning, restaurant visitors during the daytime, evening visitors to bars, and night parking for residents, if needed. Applicant is willing to work with UG Public Works Department on an area parking plan, or a Parking District, that would encompass these spaces. Applicant understands these spaces are not part of consideration of this application nor will they count towards the parking ratio of the project.

RE: AS101

6. *Remove the five (5) parallel parking spaces from Hallock Street.*

The parking spaces off Hallock and street spaces on Hallock are proposed to support a variety of public uses throughout the day/night. This could include use by coffee shop patrons in the morning, restaurant

visitors during the daytime, evening visitors to bars, and night parking for residents, if needed. Applicant is willing to work with UG Public Works Department on an area parking plan, or a Parking District, that would encompass these spaces. Applicant understands these spaces are not part of consideration of this application nor will they count towards the parking ratio of the project.

RE: AS101

7. *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.*

Comment noted & landscape plan revised accordingly.

RE: AS102

8. *Add more landscaping along the west façade of the building.*

Comment noted & landscape plan revised accordingly.

RE: AS102

9. *All landscaping shall be irrigated.*

Comment noted & landscape plan revised accordingly.

RE: AS102

10. *All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times. The trash enclosure should be moved inside the garage.*

6' tall masonry walls will surround trash enclosure with gate facing interior of surface parking lot.

Clearance limitations inside garage do not allow for trash truck access, enclosure remains on southwest corner of surface parking lot. Enclosure also shielded from 6th street via retaining wall to the south.

RE: AS101

11. *Additional landscaping is necessary to screen the surface parking lot from South 6th Street.*

Landscape & trees provided directly adjacent to parking lot entrance and along south edge of property. Parking lot view is further shielded from view at 6th street due to retaining wall located along south edge.

RE: AS102

12. *The bulb-out on South 6th Street should incorporate a bioswale.*

Bioswale added to bulb-out.

RE: C02

13. *All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. 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.*

All utilities will be screened with evergreens and painted accordingly. Rooftop screens will be provided to conceal any mechanical equipment.

RE: AS102, A201, A202

14. *All electrical meter banks, typically on the side of the building shall be screened from public view.*

Electrical meter banks & wall mounted utilities will be screened with evergreens.

RE: AS102

15. *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.*

BPU transformer pad located on northeast side of building. Screening added per requirements.

RE: AS102

16. *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.*

Any additional mechanical equipment or other utilities not currently indicated on plans will be appropriately screened once systems are designed.

17. *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.*

Satellite dish installation will not be allowed by building management.

SIGNAGE:

1. *Shall comply with the sign ordinance.*

Comment noted. Signage design has not yet been resolved.

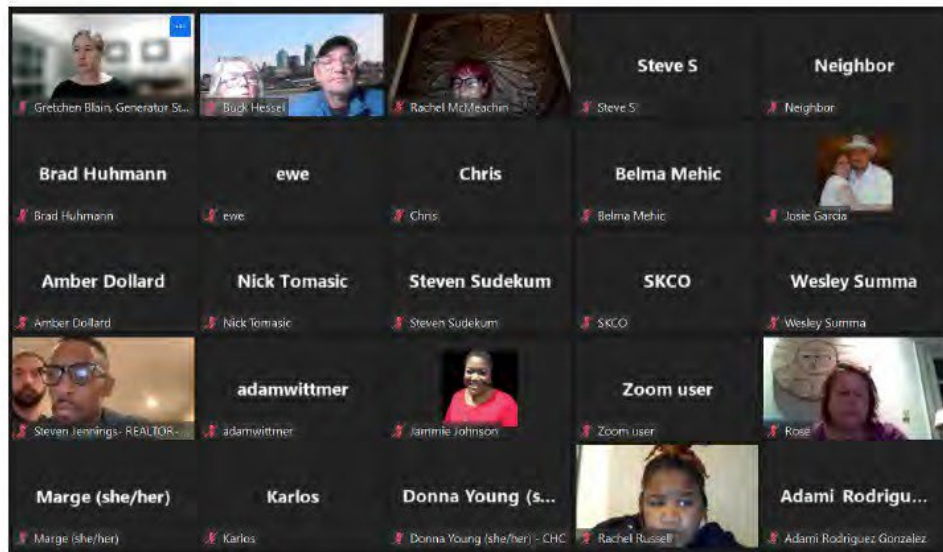
GENERAL ENGINEERING COMMENTS: (Comments noted. Will be addressed in future submittal.)

1. *Complete final site engineering and construction level drawings and plans for review and approval before building permit acquisition.*
2. *The final plan shall include a cover page with relevant information i.e., Kansas One-Call information, site data to include increase in impervious areas, utility contact information, vicinity map, project benchmarks, land disturbance area in accordance with UG standards and criteria.*
3. *Final plans shall include all applicable construction notes, details, and final engineering design to show all dimensions, proposed work, existing and proposed utilities including node numbers, right of way widths, driveway widths, contact information in accordance with UG standards and criteria.*
4. *See Erosion Control review for additional comments.*

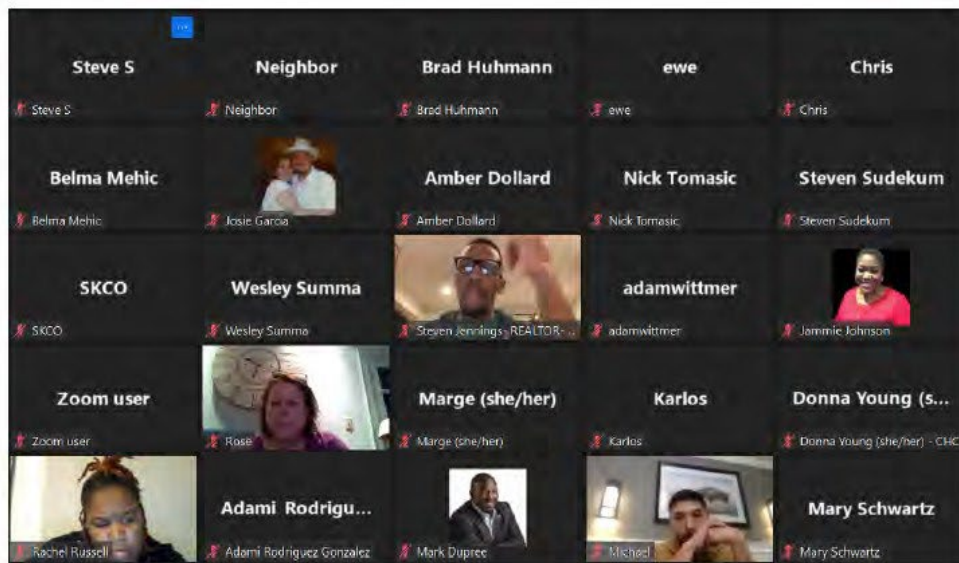
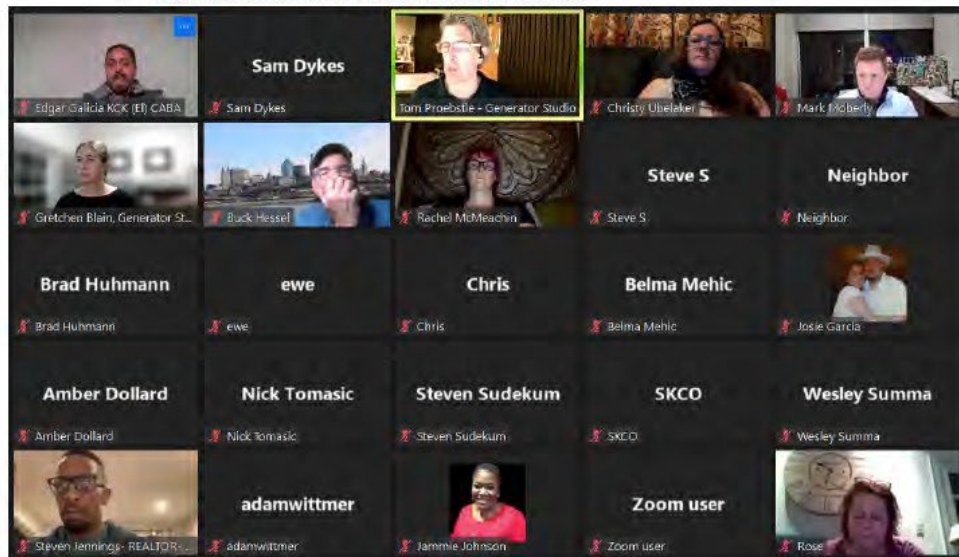
Notes 11/29

Edgar Garcia
Christy Ubelaker
Buck Hassel
Rachel McMeachin
Brad Huhmann
Ewe
Chris
Josie Garcia
Amber Dollard
Nick Tomasic
Wesley Summa
Steven Sudekum

Enhance entryway to city
Help area
Viewpoint both ways
History on site and other large building / development of central
Zoning became difficult because of zoning issues with developing city b/c of central and site restrictions



Lower rents and low medium housing value
 So low it barely registers - what we want is to start balance in the neighborhood
 - Note comments in zoom comments section



33

 wbg

 Stephanie's iPhone



 Mary Schwartz



 Megan Hemphill



 Melissa Bynum



Onto Site Plan -

Help pedestrians get to central ave

Develop the area and create safety

Regulate traffic

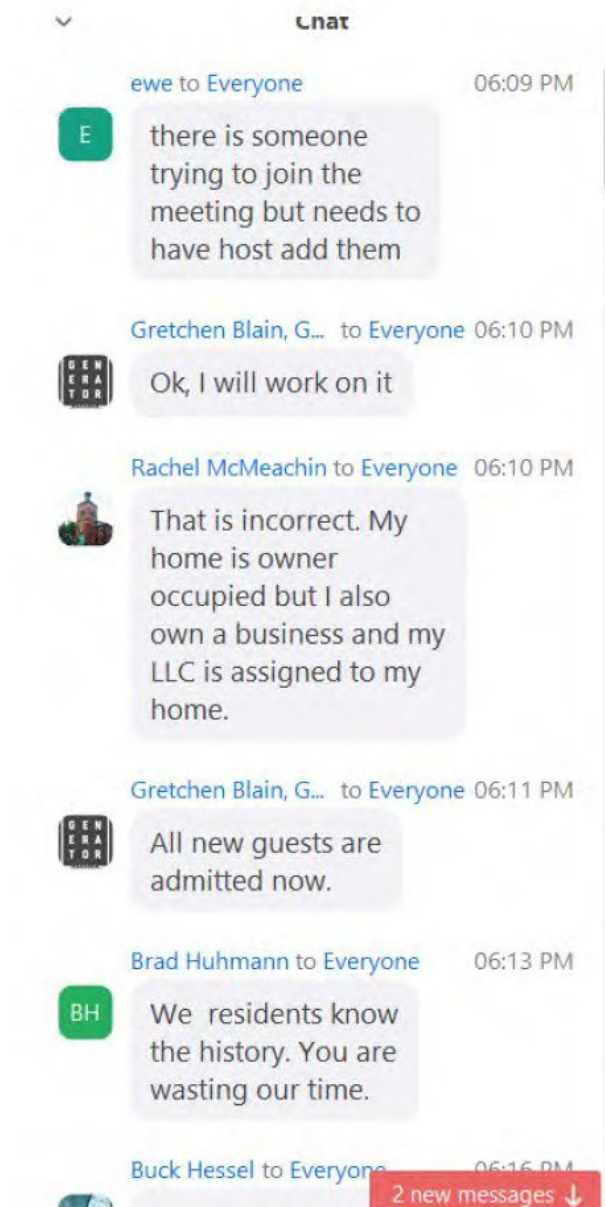
Parking is over code as of in the drawing

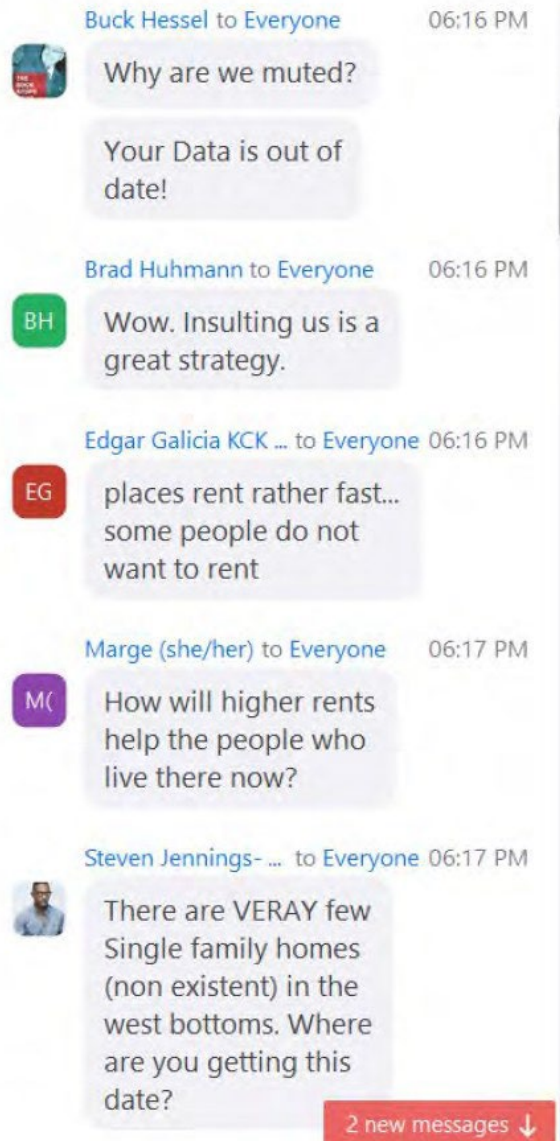
Traffic study - contributes minimally to traffic

Truck traffic is what backs up area southbound - lots of comments in section on this

Provide community amenities on the site - parklet bikeshare public art local artists outdoor safety / greenery

More amenities - sidewalks on the site - providing safety





Gretchen Blain, G... to Everyone 06:17 PM



We will open for questions and comments at the end of the presentation.

Steven Jennings- ... to Everyone 06:17 PM



Data?

Rachel McMeachin to Everyone 06:17 PM



I also have space in the west bottoms and it's over inflated and drove out what was innovative and charming with folks stepped in to develop.
\\

Brad Huhmann to Everyone 06:18 PM



You are wasting our time. Tell us about the actual plans.

Zoom user to Everyone 06:18 PM



There are no houses in the west bottoms. Let it on the Board

4 new messages ↓

Nick Tomasic to Everyone 06:19 PM
 Will Zoning be changed ONLY for this project site? Or will any other areas have their Zoning changed?

Zoom user to Everyone 06:20 PM
 Very good question, Nick

Rachel Russell to Everyone 06:20 PM
 What is your estimated impact on local businesses in that area based on construction?

Rachel McMeachin to Everyone 06:20 PM
 couples share a bed and usually both people will have a car. You need to double those numbers for parking.

Gretchen Blain, Generator Studio to Everyone 06:21 PM
 We are only requesting to change the zoning for this project site.

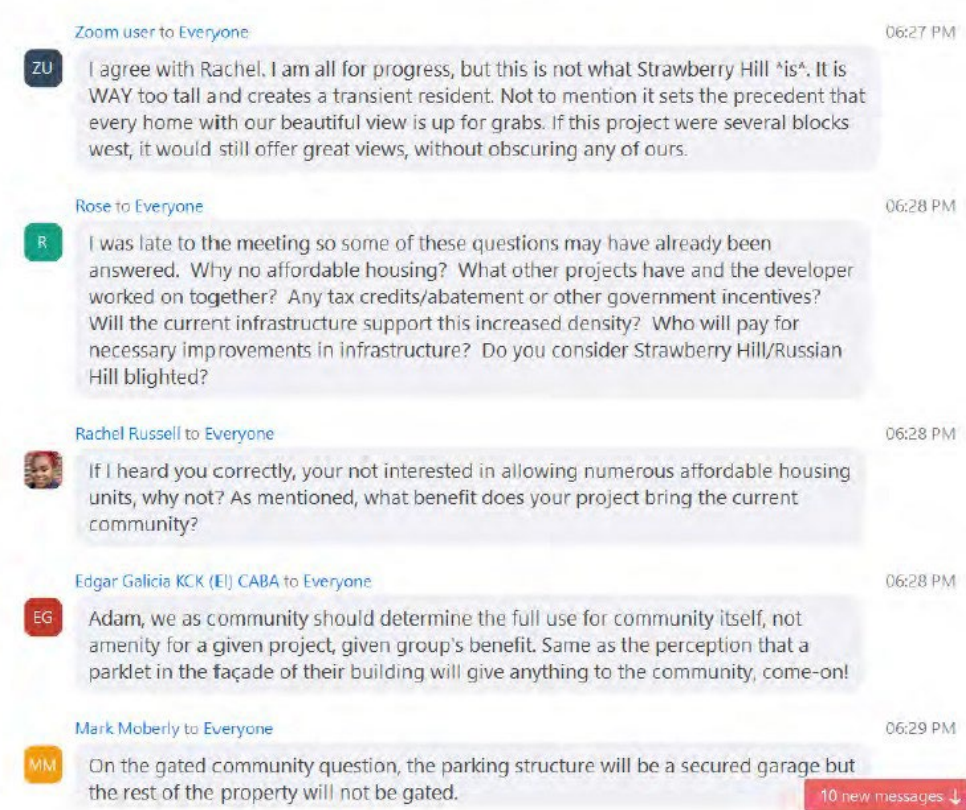
Marge (she/her) to Everyone 06:22 PM
 A gated community?

Edgar Galida KCK (El) CABA to Everyone 06:22 PM
 As you take our Flag park away, and use it for your parking, what are you offering the community in exchange?

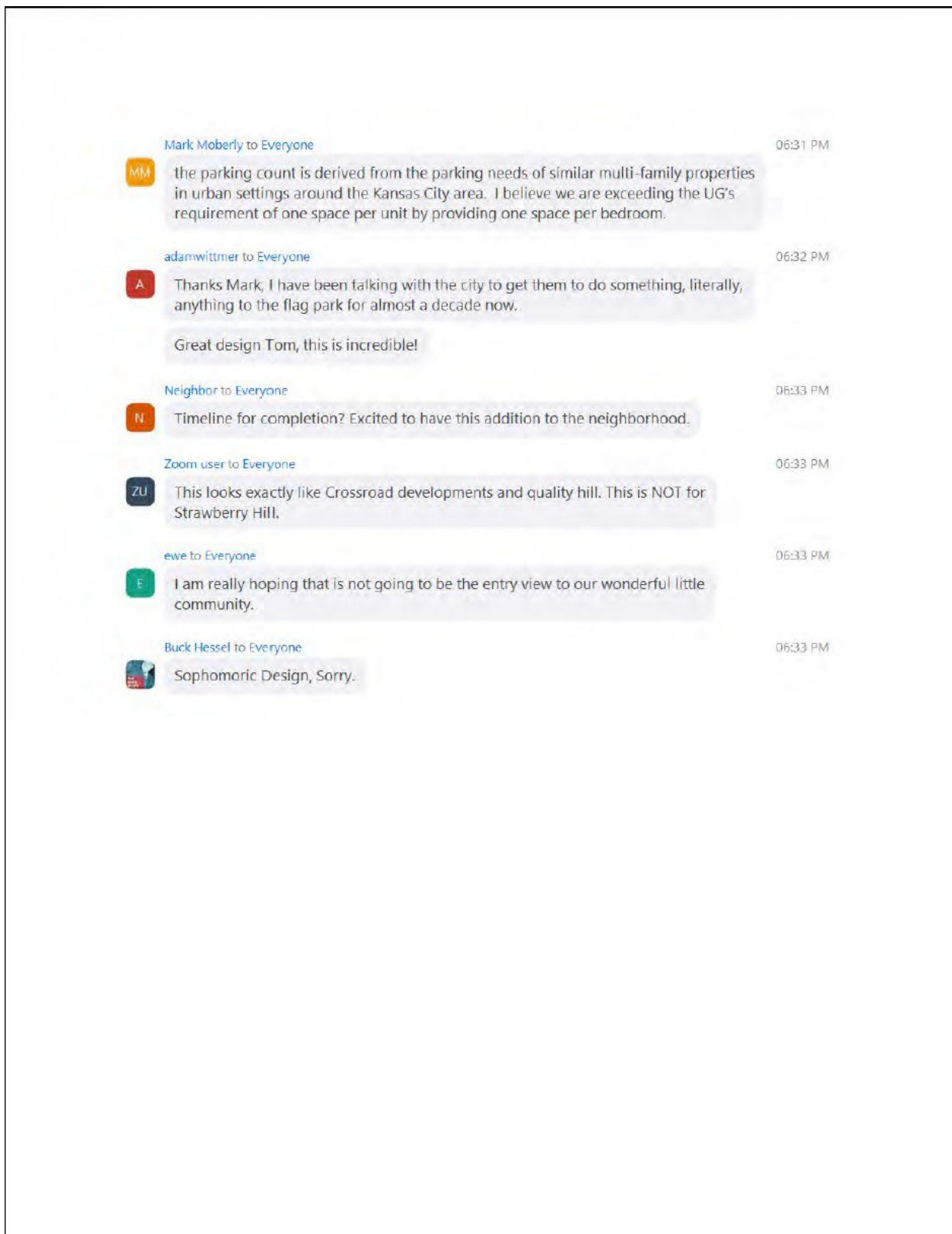
Buck Hessel to Everyone 06:23 PM

- Buck Hessel to Everyone 06:23 PM
 That intersection can not handle the traffic flow now!
- Wesley Summa to Everyone 06:23 PM
 I believe he is just using the word Gateway to the community. This is not a gated community.
- Rachel Russell to Everyone 06:24 PM
 Your projected residents don't meet the community's ideal of whom we want represented in our community. Sounds like your ideal candidate is temporary. Currently WyCo has a need for more multifamily housing for FAMILIES and as a family I would not be located off a busy street or highway.
 **your ideal candidates are temporary (residents)
- Buck Hessel to Everyone 06:25 PM
 Why is this being done over Zoom and not in person at City Hall?
- adamwittmer to Everyone 06:26 PM
 Edgar, what is the flag park currently used for??
- Nick Tomasic to Everyone 06:26 PM
 Are any tax money: TIF, Tax deferments, etc, being used for this project?
- Rachel Russell to Everyone 06:26 PM
 What other projects is your development working on currently?

10 new messages ↓







-  Rachel McMeachin to Everyone 06:34 PM
Strawberry hill isn't an urban setting per se. It's multi family. There aren't any real public transit options. A few bus stops but no one in your demographic will ever take the busses here.
-  Edgar Galicia KCK (El) CABA to Everyone 06:34 PM
How does this "wonderful" design destroys the fiber of our community?
-  Buck Hessel to Everyone 06:34 PM
What is the timeline?
-  Amber Dollard to Everyone 06:35 PM
Why buy the cow, when you get the milk for free? The view from Russian Hill and Strawberry Hill comes with the price of home ownership. I don't believe our community is wanting "affordable housing" for renters. Our ancestors and home owners have worked very hard to pay for this view. We shouldn't hand it out to people who aren't wanting to be vested tax payers within our community. Condos would be a option that more people could get behind. - Amber Dollard, Iconic Hills Real Estate Broker

Christy Ubelaker to Everyone



exactly, Amber!

Wesley Summa to Everyone



In my eyes this building blows any other apartment building, high rise, etc... in our community out of the water.

Zoom user to Everyone



Could you please define what your "market rate" will be? What is the projected rent rate per square foot?

adamwittmer to Everyone



Agreed, Wes.

Brad Huhmann to Everyone



Does Wes Summa live next door to this thing?

Rose to Everyone

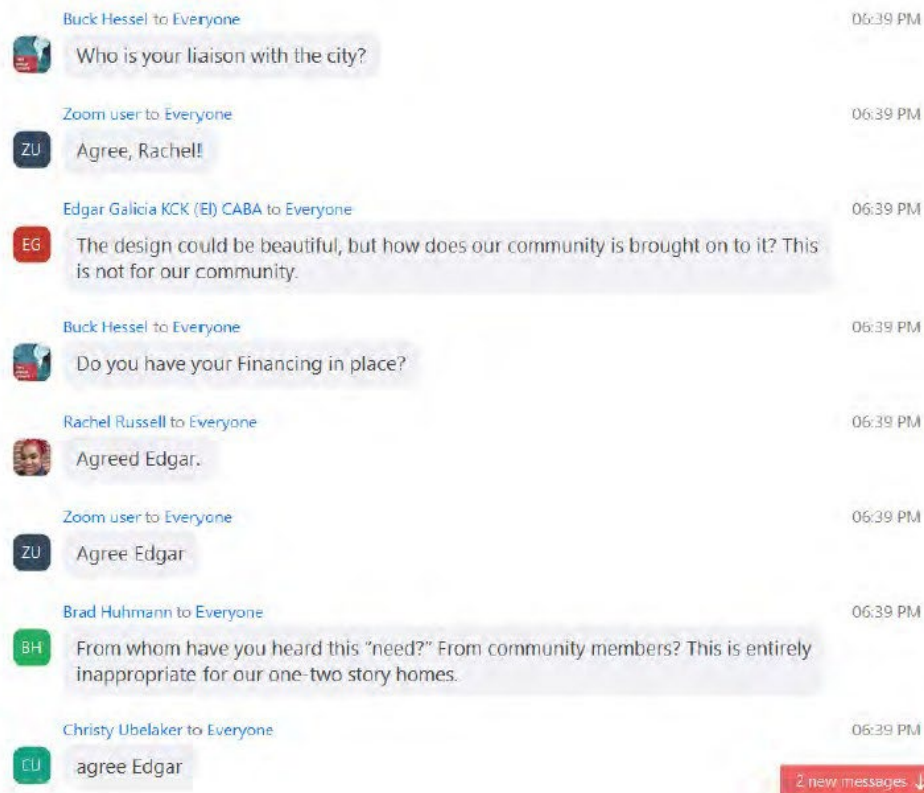


Owner occupied is always preferred

Rachel Russell to Everyone



You all heard it folks - you need to hold your commissioners accountable!! We need developers in our community that are for the community and THIS isn't it.



Marge (she/her) to Everyone

06:40 PM

MC

Do any of the people you've talked to about wanting to live in this area already live in KCK? Or are you expecting this to be all people from outside KCK moving in?

Amber Dollard to Everyone

06:40 PM

AD

What will monthly rent look like for a 1, 2 and 3 bedroom units?

Neighbor to Everyone

06:40 PM

N

Agreed. This is a vacant lot that can be used to help the community, bringing money to support our local businesses. It's nice to see people bringing their money to help improve. I'm happy this apartment is coming in

adamwittmer to Everyone

06:40 PM

A

Rachel and Edgar, what do you mean 'for this community'? How is this not 'for' Strawberry Hill?

Brad Huhmann to Everyone

06:40 PM

BH

There is no massing here. Other than a monolith.

Wesley Summa to Everyone

06:40 PM

WS

i've also talked to multiple people who work for the UG, BPU, Fire Department, KCPD etc..... who need to live in this county who would move into a place like this immediately.

-  Rachel Russell to Everyone 06:41 PM
If you support this project, talk to local residents. We Love our community and encourage development but projects like this begin the process of gentrification and displace families over years.
-  Buck Hessel to Everyone 06:41 PM
Are your investors local?
-  Edgar Galicia KCK (El) CABA to Everyone 06:41 PM
Adam, what part of Mix-Use / Mix-Income do you not understand? What part of High Risk Gentrification and Displacement don't you care about?
-  Brad Huhmann to Everyone 06:42 PM
When are you sending out the certified letters to neighbors?
-  Amber Dollard to Everyone 06:42 PM
Thats KEY!!!! Dropping rents means section 8. We do not need anymore section 8 housing in WYCO. There is adequate space for section 8 within downtown.
-  Edgar Galicia KCK (El) CABA to Everyone 06:43 PM
Market rate means... what ever the market they advertise for can bare!
-  Rachel Russell to Everyone 06:43 PM
@Amber that is incorrect, the UG currently sends 400 vouchers back because we don't have quality and equitable section 8 housing in WyCo.
-  Buck Hessel to Everyone 06:43 PM
Did you do a density study?
-  adamwittmer to Everyone 06:43 PM
Has anyone driven down 5th St. lately? The city did a great job on the street beautification almost a decade ago, yet it is still not a thriving street. The biggest need for Strawberry Hill has been adding residential density...so many single family homes only go so far in the ability to drive commerce.
-  Josie Garcia to Everyone 06:43 PM
the area is not designed for any extra traffic. I don't see any plans for improving the traffic. we see so many accidents in the central ave area. several homes in the area that could be bought and renovated.

Neighbor to Everyone

06:44 PM



Yes we don't need section 8 in our neighborhood. I'll take luxury anyday of the week, the neighborhood is growing, it's time to adapt to it and take advantage of this opportunity

Brad Huhmann to Everyone

06:44 PM



Adam, commerce is not the ONLY value we hold.

Amber Dollard to Everyone

06:44 PM



Rachel, that is because they do not meet criteria or want to move to Bonner Springs. We just paid for a 6 building complex in Bonner Springs and many downtown residents didn't want to relocate.

Zoom user to Everyone

06:44 PM



Did anyone receive a letter? I did not.

Rachel McMeachin to Everyone

06:44 PM



I live 1/2 a block away and never got my invitation. I found out through others.

Brad Huhmann to Everyone

06:44 PM



Letters were NOT certified.

adamwittmer to Everyone



Brad, agreed, but have you tried to conduct a business here?

Zoom user to Everyone



I live two blocks away and never got a letter either, neither did any of my neighbors.

Rachel McMeachin to Everyone



You aren't reaching out to the actual neighbors. This feels shady.

Brad Huhmann to Everyone



We LIVE here.

Christy Ubelaker to Everyone



Did anyone here receive a letter?

Buck Hessel to Everyone



Do you realize the Central Ave. bridge is condemned and will not re open.

Rachel McMeachin to Everyone



Nope

Josie Garcia to Everyone



no traffic circles

ewe to Everyone



Will that traffic study be public? You are planning to add MANY new people to that area. That specific intersection has increasingly become congested. More traffic there is problematic.

Gretchen Blain, Generator Studio to Everyone



Letters were sent to the adjacent property addresses provided by the UG.

Brad Huhmann to Everyone



This is being pushed on the immediate neighbors with NO consultation. The traffic study is not valid. Driving over a counter is not capturing the reality of getting in and out of here on a daily basis.

Zoom user to Everyone



Adam, I have tried to conduct a business here. I have also lived here for twelve years. This is NOT for the entrance of The Hill. You have done a great job with your businesses...but this is NOT the only solution.

Rachel Russell to Everyone



Is it the same process of your delayed 15 minute entry time for the meeting....

Buck Hessel to Everyone



There is a bottleneck now going West on Central. You are doing a disservice to us and future tenants.

Edgar Galicia KCK (El) CABA to Everyone



Business could improve, it has gotten better on the daily... We could do better but if we want to rush growth with our lifting the community together, half of our people will be displaced

Zoom user to Everyone



Letters were sent to adjacent properties only? That is ridiculous.

SKCO to Everyone



I have a few properties and NEVER got any letter

Edgar Galicia KCK (El) CABA to Everyone

 with out* lifting everyone

Brad Huhmann to Everyone

 It was NOT certified. You violated the process. Also put things in our mailboxes illegally for the first meeting. If you can't abide by federal mail laws, how can we trust you'll be trustworthy in any other way?

adamwittmer to Everyone

 Edgar, rush growth? What other apartment complex has broken ground in the past 50 years in Strawberry Hill?

Buck Hessel to Everyone

 Why is this a Zoom Meeting?

Zoom user to Everyone

 Why does this need to be right at the entrance? There is land a block away that would make more sense.

Josie Garcia to Everyone

 maybe I missed this. how does the "LUXURY" complex affect the property taxes of our community members that may already be struggling.

-  Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:49 PM
- We recently bought into the neighborhood and are excited to see potential development. The extra traffic is our biggest concern as that intersection is already congested without adding hundreds of extra residents in that area. The development could be great for the neighborhood growth, but I would like to see a commercial element to a development in this area as well to help add value more than just adding people.
-  Nick Tomasic to Everyone 06:49 PM
- I've lived on S.H. my entire life...change is hard...I wish it was like 1970 again...but its not. We need development, we need more tax dollars, more businesses and jobs for our youth. If this project passes, I hope it helps all of us.
-  Zoom user to Everyone 06:49 PM
- They will probably rebuild Central Ave with the Fed infrastructure bill. Maybe.
-  Brad Huhmann to Everyone 06:49 PM
- Well, Nick, you don't have 8 stories looming over YOUR yard, do you?
-  adamwittmer to Everyone 06:49 PM
- Well said, Nick.

Neighbor to Everyone 06:49 PM
 Can't break ground soon enough. Excited for the future of the neighborhood

Zoom user to Everyone 06:49 PM
 Yet, Brad.

Edgar Galicia KCK (El) CABA to Everyone 06:49 PM
 jumping into Luxury living is rushing growth.

Neighbor to Everyone 06:50 PM
 Well said nick. Time to adapt to the changing times

Zoom user to Everyone 06:50 PM
 I agree Edgar.

Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:50 PM
 Agreed, Nick

Buck Hessel to Everyone 06:50 PM
 We talked to Brian Mckeirnnan, Commisioner, There is no money to rebuild

Zoom user to Everyone



Neighbor, stop being anonymous.

Rachel Russell to Everyone



planninginfo@wycokck.org

Brad Huhmann to Everyone



You weren't worried about safety protocols last time

Zoom user to Everyone



Thank you, Rachel.

Wesley Summa to Everyone



Brad sorry I just saw you question about me. I am one of the owners at Chicago's for the last 8 years now. I have been in and around Strawberry hill for the e last 17 years now. we need growth or the old building that sit vacant will remain vacant. The businesses like mine will remain on the line of staying open or closing. We love the neighborhood but Chicago's is a labor of love. my thought is if we fight this then when do we get the development we need. I've looked at a hill full of trees for 17 years wondering when someone would do something here.

Edgar Galicia KCK (E) CABA to Everyone



Show us your planned amenities, that is where I call it Luxury

Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:52 PM
 heard Wesley

ewe to Everyone 06:52 PM
 I am concerned with the potential negative financial impact to current home owners. Since I purchased my home 20 years ago, taxes have already increased four fold. I do not want to pay higher taxes to help make something I do not approve of coming into the neighborhood.

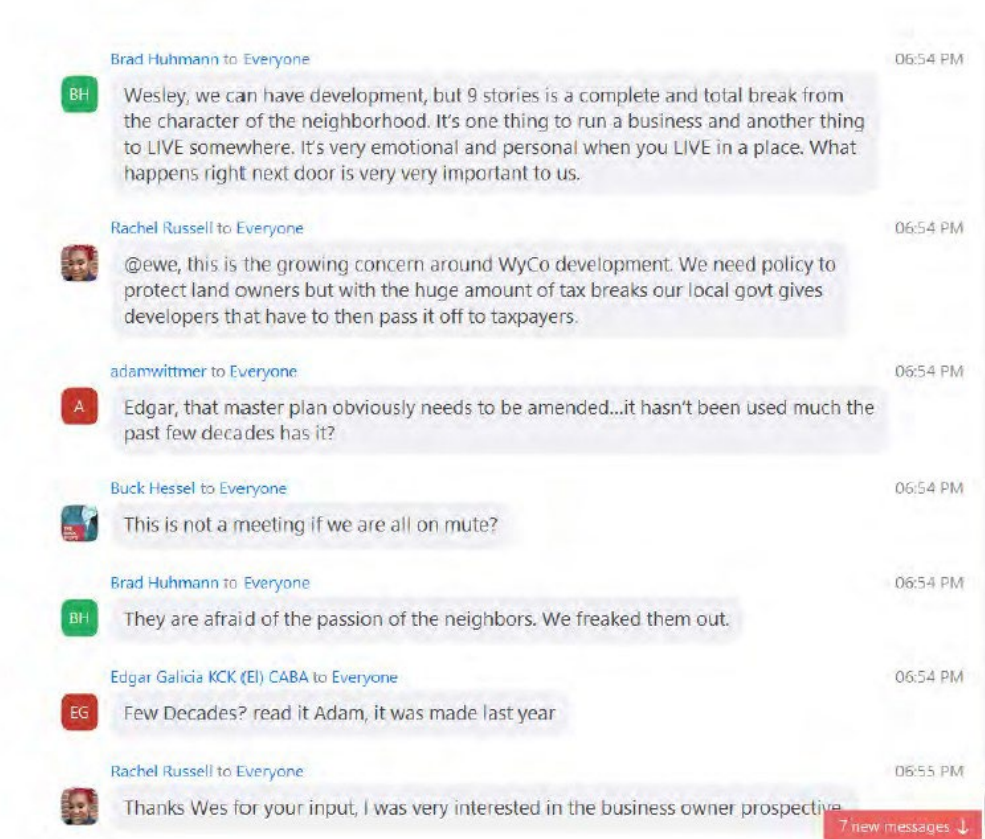
Zoom user to Everyone 06:52 PM
 So, all of this new traffic would not go over Central Ave...but through Strawberry Hill.

Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:52 PM
 Is there any plan for commercial space in the development?

Edgar Galicia KCK (El) CABA to Everyone 06:53 PM
 Our Master Plan calls for Mix-Use / Mix-Income... and by no mean i t calls for changing the fiber of the neighborhoods

Mary Schwartz to Everyone 06:53 PM
 Can you repeat again- how much per sq ft were you thinking on rents?

Amber Dollard to Everyone 06:54 PM
 Is this slide show available to us in PDF?



Steven Jennings- REALTOR- KC Home Collaborative to Everyone 06:55 PM
 Either way, good luck! The thought of something being on the table is exciting!

Christy Ubelaker to Everyone 06:55 PM
 Will there be another in person meeting?

Brad Huhmann to Everyone 06:55 PM
 Also, please send link to recording.

Rachel Russell to Everyone 06:55 PM
 Especially since the business district in that area has grown.

Mary Schwartz to Everyone 06:55 PM
 Have you established the breakdown of how many studio, 1 beds, and 2 beds there will be? Not sure if I missed that or if it's been figured out at this point.

Buck Hessel to Everyone 06:55 PM
 What are the provisions for access to Hallock during construction?

Rachel Russell to Everyone 06:56 PM
 What are your next steps?
 If you want more information about the traffic study, etc... please contact Gunnar Hand at the UG. He is a receptive guy and would welcome your feedback, seriously.

Brad Huhmann to Everyone 06:56 PM
 Anyone who thinks this is awesome can offer to buy our house from us.

Rachel McMeachin to Everyone 06:56 PM
 I live and work at the top of 6th st. a 1/2 block uphill from you. What is the plan for we the residents to have access to get our homes during your construction

ewe to Everyone 06:56 PM
 @Brad agreed this is NOT the view of Strawberry Hill that is wanted for this community in which I have invested

 Who can see your messages? Recording On

Rose to Everyone



I know that the Converge project has a change that wasn't discussed with or revealed to the neighbors. Rent does not include a parking space and is an additional \$100 per month

Edgar Galicia KCK (El) CABA to Everyone



everyone for and against, you need to personally talk to your elected officials

Wesley Summa to Everyone



Completely understand Brad and trust me I sympathize with that. I think it's just become and if not now then when scenario. We care very deeply about the neighborhood and my in-laws live at 5th and Ohio. I am on the Hill every day.

Rose to Everyone



Please respond

Rachel Russell to Everyone



Generator Studio, I'm concerned that you did not meet the community because numerous neighbors are expressing they DID NOT receive communication from you all.

R I know that the Converge project has a change that wasn't discussed with or revealed to the neighbors. Rent does not include a parking space and is an additional \$100 per month

Edgar Galicia KCK (E) CABA to Everyone

06:57 PM

EG everyone for and against, you need to personally talk to your elected officials

Wesley Summa to Everyone

06:57 PM

WS Completely understand Brad and trust me I sympathize with that. I think it's just become and if not now then when scenario. We care very deeply about the neighborhood and my in-laws live at 5th and Ohio. I am on the Hill every day.

Rose to Everyone

06:57 PM

R Please respond

Rachel Russell to Everyone

06:57 PM

Generator Studio, I'm concerned that you did not meet the community because numerous neighbors are expressing they DID NOT receive communication from you all.

Edgar Galicia KCK (E) CABA to Everyone

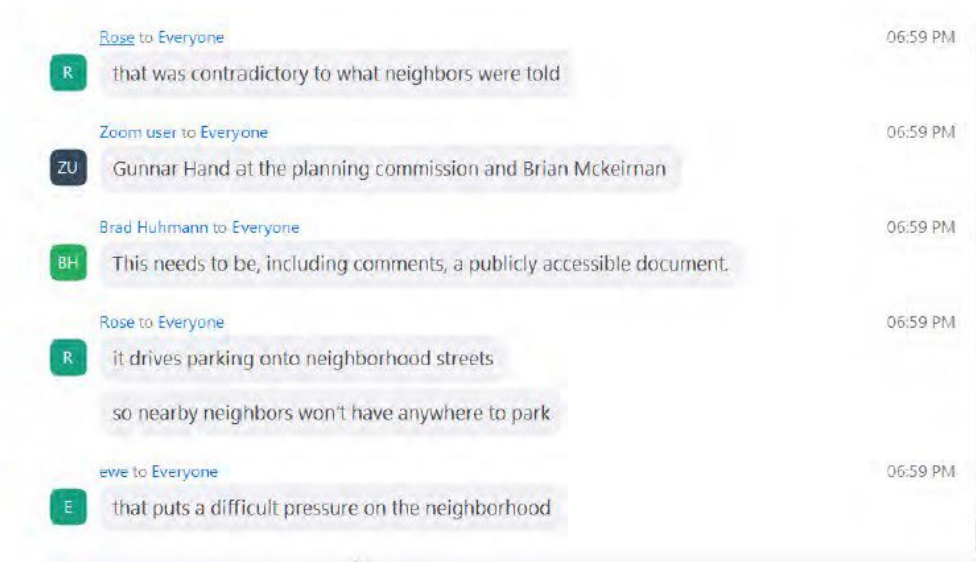
06:58 PM

EG Everyone for or against needs to talk to your elected officials

Rachel Russell to Everyone

06:58 PM

read further up...







CO-OWNERSHIP

ARCHITECT

CIVIL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

ENVIRONMENTAL ENGINEER

TRANSPORTATION ENGINEER

WATER RESOURCES ENGINEER

HAZARDOUS WASTE ENGINEER

INDUSTRIAL ENGINEER

NUCLEAR ENGINEER

AVIATION ENGINEER

CONSTRUCTION ENGINEER

CRANE ENGINEER

PORT ENGINEER

SHIP ENGINEER

OFFSHORE ENGINEER

WIND ENGINEER

HYDROLOGICAL ENGINEER

HYDRAULIC ENGINEER

HYDROPOWER ENGINEER

WATER SUPPLY ENGINEER

WASTEWATER ENGINEER

SEWAGE ENGINEER

SLURRY WALL ENGINEER

PILE ENGINEER

ANCHOR ENGINEER

SOIL ENGINEER

FOUNDATION ENGINEER

GEOTECHNICAL ENGINEER

ROCK ENGINEER

GLACIAL ENGINEER

PERMEABLE ENGINEER

NON-PERMEABLE ENGINEER

SEMI-PERMEABLE ENGINEER

HYPERPERMEABLE ENGINEER

HYPOPERMEABLE ENGINEER

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PRELIM - NOT FOR CONSTRUCTION

505 CENTRAL

529 CENTRAL AVENUE

KANSAS CITY, KS 66101

PRELIM DEVELOPMENT PLAN

DATE: 01/15/2021

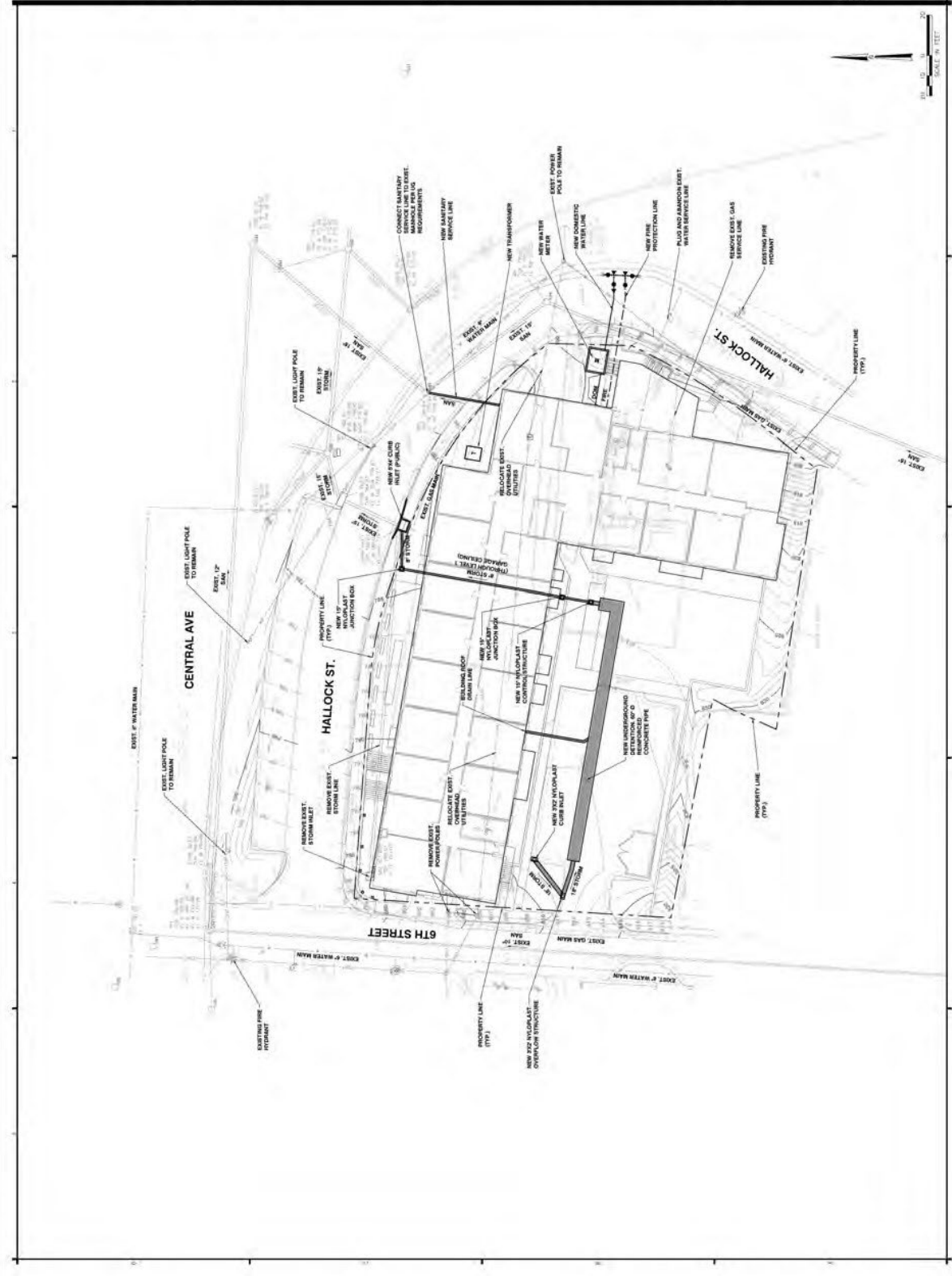
BY: [Signature]

PROJECT NO. 2021-01

SHEET 112

UTILITY PLAN

C04





OWNERSHIP
SPECIALTY PROPERTY DEVELOPMENT
1000 CHANDLER BLVD, SUITE 200
KANSAS CITY, MO 64101
TEL: 816.441.1111
WWW.SPECIALTYPROPERTY.COM

ARCHITECT
STUDIO
1000 CHANDLER BLVD, SUITE 200
KANSAS CITY, MO 64101
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CIVIL ENGINEER
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1000 CHANDLER BLVD, SUITE 200
KANSAS CITY, MO 64101
TEL: 816.441.1111
WWW.DRGEORGEHARRIS.COM

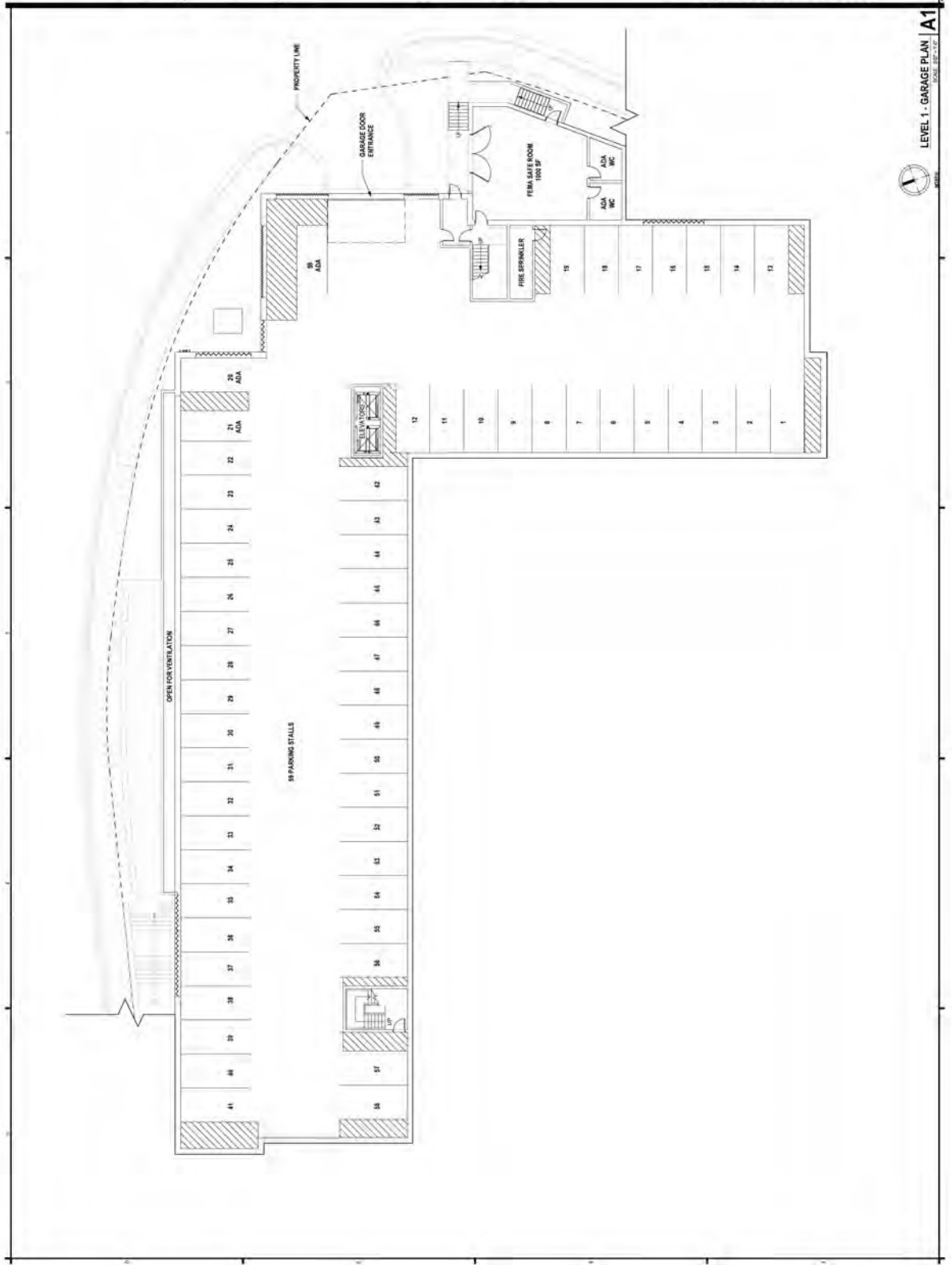


505 CENTRAL
529 CENTRAL AVENUE
KANSAS CITY, KS 66101

PERMITS DEVELOPMENT PLAN

NO. 1	DATE	REVISION
1	12/17/2021	1

LEVEL 1 - GARAGE FLOOR
A101



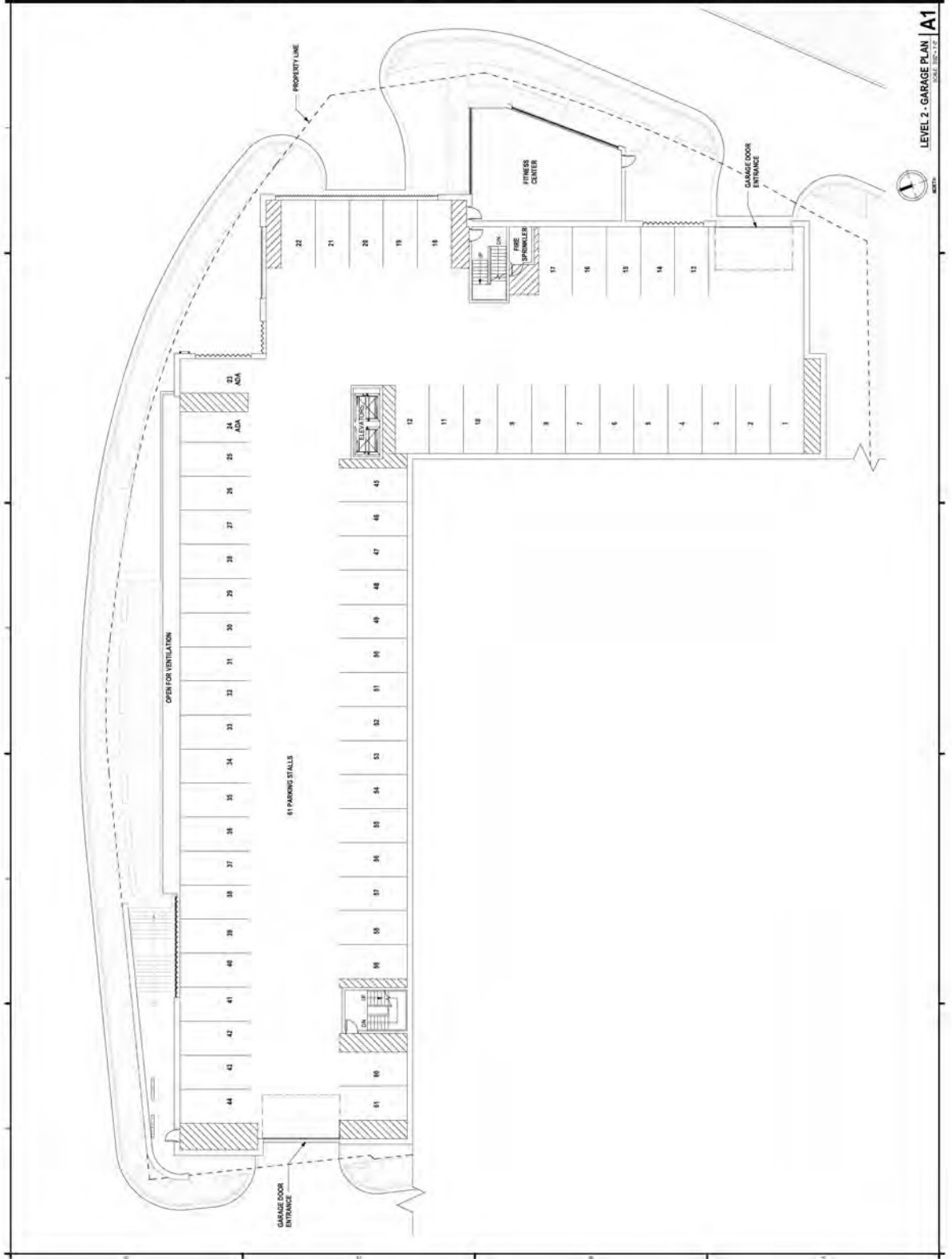


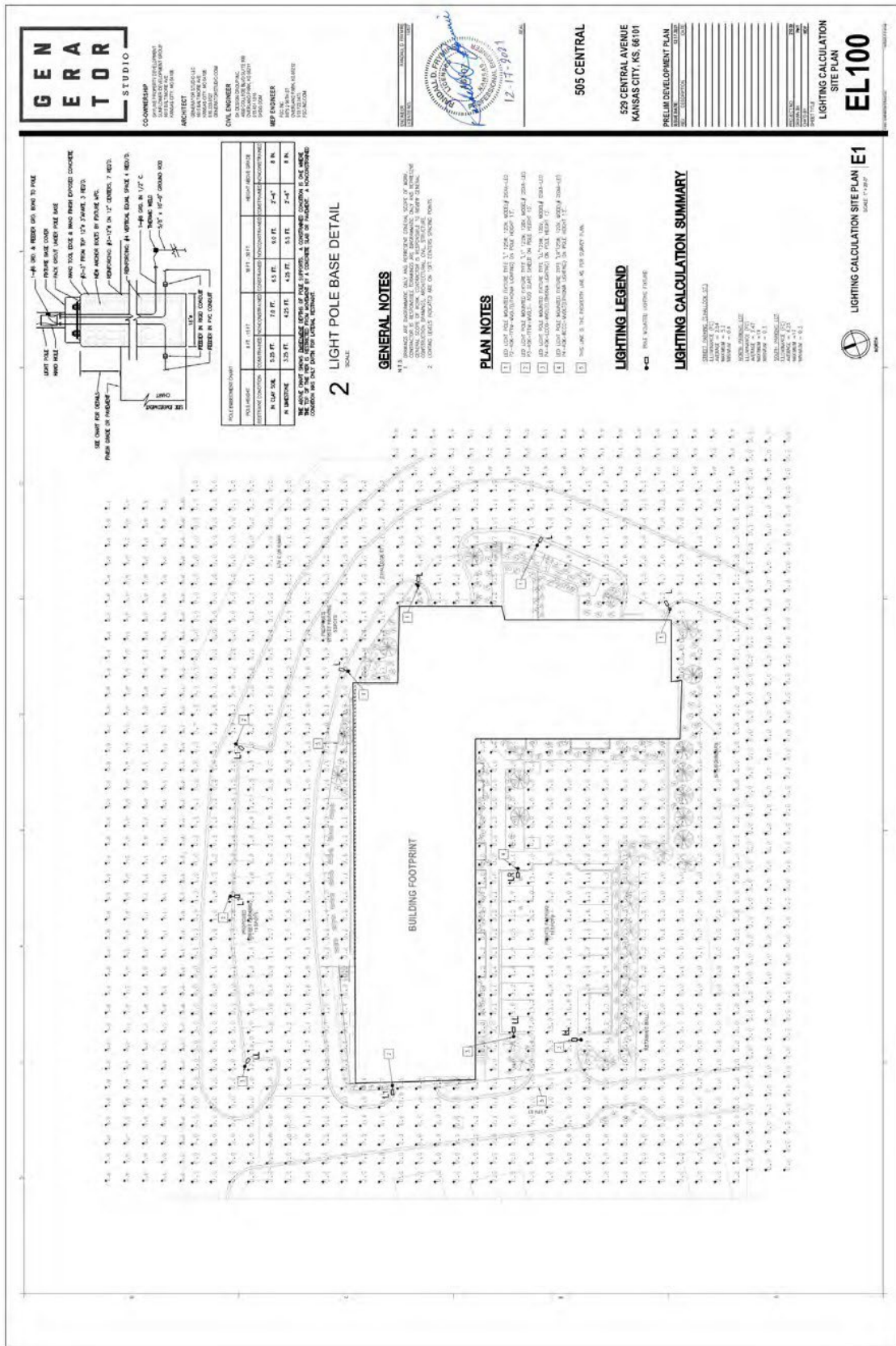
CO-OWNERSHIP
SPECIAL PROPERTY DEVELOPMENT
1222 JENNIFER, SUITE 100
KANSAS CITY, MO 64116
ARCHITECT
1222 JENNIFER, SUITE 100
KANSAS CITY, MO 64116
CIVIL ENGINEER
1222 JENNIFER, SUITE 100
KANSAS CITY, MO 64116
MECHANICAL ENGINEER
1222 JENNIFER, SUITE 100
KANSAS CITY, MO 64116



505 CENTRAL
529 CENTRAL AVENUE
KANSAS CITY, KS 66101

PRELIM DEVELOPMENT PLAN
SHEET NO. 1
DATE: 12/15/2021
PROJECT NO. 21000
SHEET TITLE
LEVEL 2 - GARAGE FLOOR
A102









MATERIAL PALETTE



GENERAL NOTES
 1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. MATERIALS SHOULD BE MATCHED TO THE SAMPLES PROVIDED.

GENERATOR
 STUDIO

OWNER
 SHAW PROJECT DEVELOPMENT
 10000 N. 100TH AVE., SUITE 200
 OVERLAND PARK, KS 66211

ARCHITECT
 SHAW PROJECT DEVELOPMENT
 10000 N. 100TH AVE., SUITE 200
 OVERLAND PARK, KS 66211

CIVIL ENGINEER
 SHAW PROJECT DEVELOPMENT
 10000 N. 100TH AVE., SUITE 200
 OVERLAND PARK, KS 66211

MECHANICAL ENGINEER
 SHAW PROJECT DEVELOPMENT
 10000 N. 100TH AVE., SUITE 200
 OVERLAND PARK, KS 66211

PROJECT NO. 2021-051
 SHEET NO. A202
 DATE: 03/17/2021

505 CENTRAL
 529 CENTRAL AVENUE
 KANSAS CITY, KS 66101

PRELIM DEVELOPMENT PLAN
 1. SITE LOCATION
 2. EXISTING CONDITIONS
 3. PROPOSED DEVELOPMENT
 4. NOTES

A202

OVERALL ELEVATIONS



EXISTING CONDITIONS
(LOOKING SOUTH ON 6TH)



PRELIMINARY MASSING
(LOOKING SOUTH ON 6TH)





EXISTING CONDITIONS
(LOOKING NORTH FROM LOWELL AVE)



PRELIMINARY MASSING
(LOOKING NORTH FROM LOWELL AVE)





EXISTING CONDITIONS
 (LOOKING WEST ON CENTRAL AVE)



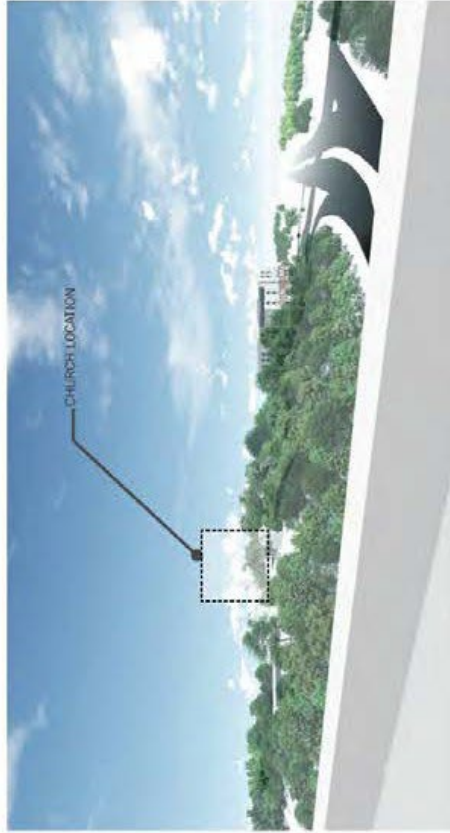
PRELIMINARY MASSING
 (LOOKING WEST ON CENTRAL AVE)



KEY PLAN MAP



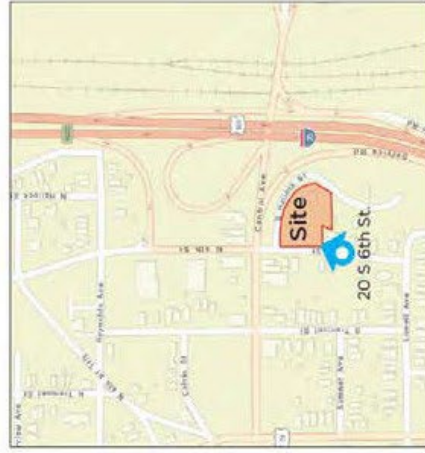
EXISTING CONDITIONS
(LOOKING WEST ON CENTRAL AVE)



PRELIMINARY MASSING
(LOOKING WEST ON CENTRAL AVE)



KEY PLAN MAP



505 CENTRAL VIEW STUDY
LOOKING NORTH FROM 20 S 6TH ST.



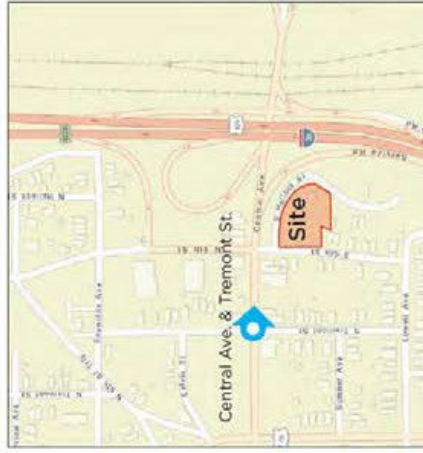






Figure 4. Site Photograph of 10 South Hallock Street looking southwest from Central Avenue (provided by Planning Staff).

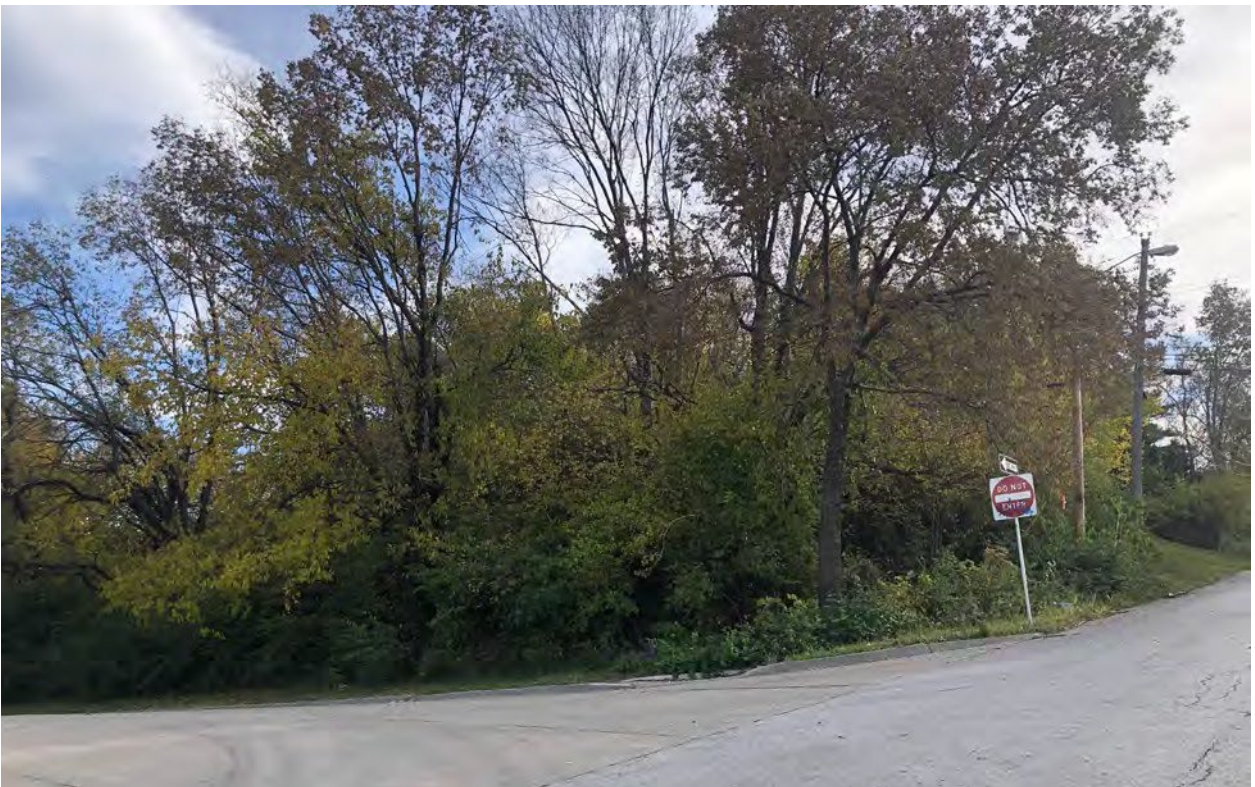


Figure 5. Site Photograph of 10 South Hallock Street looking southeast from South 6th Street (provided by Planning Staff).



Figure 6. Site Photograph of 10 South Hallock Street looking northeast from South 6th Street (provided by Planning Staff).



Figure 7. Site Photograph of 10 South Hallock Street looking northeast from South 6th Street (provided by Planning Staff).



Figure 8. Site Photograph of 10 South Hallock Street looking northwest from Hallock Street (provided by Planning Staff).



Figure 9. Site Photograph of 10 South Hallock Street looking west (provided by Planning Staff).

Letters of Support:

January 27, 2022

The Unified Government of Wyandotte County and Kansas City
Attn: Board of Commissioners
701 N. 7th Street
Kansas City, KS 66101

**RE: Letter of Support for Proposed Multifamily Project at 505 Central Avenue,
Kansas City, KS**

I am writing this letter to express my support for the 148-unit multifamily project being proposed at 505 Central Avenue in downtown Kansas City, Kansas. I have had the opportunity to speak with members of the team who are developing the project to hear the facts as they stand today and ask direct questions.

I understand this is a \$40 million + investment in our community that will be co-developed by Sunflower Development Group, LLC in partnership with the current owners of the land, Skyline Property Development, LLC.

I understand the building will be six levels of apartment units on top of two levels of parking garage, making it an eight-story building. Hearing it's eight stories is certainly striking at first, but I now understand the sloped nature of the property will result in the parking garage being built into the steep hill. I have also reviewed the Site Line Study the City Staff required and understand the impact of the sight lines on views to both downtown KCMO and also uphill to the onion dome of the Russian orthodox church are minimal when compared to existing conditions. I appreciate that, when compared to the current site conditions, no views from any existing owner-occupied homes will be compromised.

I understand the project will include 148 market-rate apartment units with a mix of studios, one and two-bedroom units that will all be leased based on market-rate rents. Because of the number of different unit type and sizes, it's great that this project will have a range of rents that appeal to a wide demographic of current KCK residents as well as those who desire to move to, or move back to, our community – an opportunity that has been hamstrung by limited options in housing development on the east side.

While I am a supporter of providing housing opportunities for all income levels and demographics, including workforce and affordable housing, I understand this proposed project will not include any rent-restricted units or the use of low-income housing tax credits. I believe a market-rate rent project with a significant density of units is needed in our community to support and increase the great retail growth our downtown has experienced over the last decade.

I have heard the concerns from my neighbors and others regarding the current traffic situation at the 6th Street and Central Avenue intersection. I understand that as a requirement of their application to our Planning Commission, the developer engaged a third-party firm to perform a traffic study to look at the impact of traffic created by the

apartment project, and that study found the impact to be minimal. However, that does not solve the issues that exist today, and I am confident the developer will work with our community and City Staff to come up with solutions to creating a safe intersection for both vehicles and pedestrians.

I have heard the concerns from my neighbors and others regarding the parking provided in the project. The developer has educated me on how they arrived at their number of parking spaces, which is based off historical data from multifamily projects they have in the area.

I have heard the concerns from my neighbors and others regarding the impact of the proposed project to the water and sewer infrastructure of our community. In speaking with the developer, I now understand the scope of their sitework includes significant upgrades to these systems. I am confident our City Staff will ensure the developer's plans meet or exceed the required upgrades to our water, sewer and stormwater detention infrastructure.

I support this project because my friends, my neighbors and our local business owners regularly discuss the need for quality, market-rate apartment options that will attract a new demographic to our downtown KCK community. With the growing food and beverage options, new grocery store, and strong employment opportunities, I feel one of our biggest challenges is a growing resident base. While I understand there are a number of rental homes or small apartment community choices, unlike downtown KCMO, the Crossroads, the growing West Bottoms and even Western Wyandotte County, downtown KCK has very few, if any, options that are similar to what is being proposed. This type of project will bring significant economic activity to our retail businesses and let the entire Kansas City Metro area know we are open for business in downtown KCK.

Having made a substantial investment in the area, I am excited for the economic boost a great multifamily project such as is being proposed will provide to our surrounding community. I am pleased to provide my support of this project.

Sincerely,

Your active business owners, property owners and neighbors
(see attached)

CC: Office of Mayor Tyrone Garner
Board of Zoning Appeals/City Planning Commission
Department of Planning & Urban Design
Department of Economic Development
Skyline Property Development, LLC
Sunflower Development Group, LLC

Supporter's of the 505 Central, KCK Project

	Name	Email	Phone Number	Affiliation	Address
1	Laura Summa	lwestfall72@aol.com	913-220-4134	Chicago's Bar owner	534 Central Avenue
2	Wes Summa	Chicagosonthehill@gmail.com	816-830-3352	Chicago's Bar owner	534 Central Avenue
3	Connie Cervantes	davinadesignskc@yahoo.com	816-651-8085	Davina Designs Boutique	607 Central Avenue
4	Rachel Valle	vallemultiservice@outlook.com	913-701-8334	Valle Multi Services and Insurance	611 Central Avenue
5	Adam Wittmer	adamwittmer7@hotmail.com	913-486-2742	Splitlog Coffee	548 Central Avenue
6	Mike Pearce	mike@slapshbk.com	816-719-1026	Slap's BBQ	533 Central Avenue
7	Dan Parker	parkerlaw94@yahoo.com	913-620-2021	Abogados Parker & Parker	535 Central Avenue
8	Amber Dollard	amber@iconichills.com	816-605-5747	Iconic Hills Realty	541 Central Avenue
9	Steve Sessions	steve@iconichills.com	913-220-5546	Iconic Hills Realty	541 Central Avenue
10	Matt Tomasic	tomasic.kck@gmail.com	913-406-7696	Police Athletic League (PAL)	800 North 5th Street
11	Rick Rehorn	rick@tomasicrehorn.com	913-371-5750	Tomasic Rehorn Law	419 North 6th Street
12	John Pauley	JP@blackfinllc.com	816-985-4850	Owner of 537 Central building	
13	Perla Garcia	Perla.garcia72824@gmail.com	913-370-6605	Tarahumaras Mexican Restaurant	503 North 6th Street
14	Greg Dean	grea.dean@millerstauch.com	913-307-1708	Miller Stauch Construction	32 North 6th Street
15	Chris O'Connor				
16	Casey Bond	caseynoellebond@gmail.com	913-579-3942	Business owner	513 North 5th Street
17	Diana Whiles	whilesdiana@gmail.com	913-626-5603		
18	Chuck Whiles	woodrotrepair@shcelobal.net	913-927-5703		
19	Patty Westfall	jetmore9@aol.com	913-626-0993		
20	Tom Westfall	jetmore9@aol.com	913-626-0994		
21	Colleen Roberts	colleenroberts@reecenichols.com	913-244-8571		
22	Keeley Hanson	keemarie52986@yahoo.com	913-481-1354	KCK firefighter	
23	Kaleigh Hanson	kbrynn_ka@gmail.com	913-280-0821		
24	Kyle Ratcliff	kyleratliff75@gmail.com	913-980-3512		
25	Phil Shoemaker	phil_045@yahoo.com	913-9525730		
26	Nick Lysaught	nlysaught@yahoo.com	913-620-1920		
27	Michelle Lysaught	gabvgirl71@gmail.com	913-908-5166		
28	Adam Browne		913-709-5734		
29	Nancy Burns	nburns@wvcokck.org	913-244-0028		
30	Bill Burns		913-271-7782		
31	Peter Schmidt	peter.i.schmidt92@gmail.com	785-230-6824		
32	Rick Muslet	rickmuslet@yahoo.com	602-541-6630	Owner of each corner at 7th and Central	

Toy, Byron

From: Steve Simpson <steven.simpson00@gmail.com>
Sent: Tuesday, February 22, 2022 3:08 PM
To: Carttar, Katherine; Segui, Diana L; Rangel, Lisa; Murray, LaVert; Toy, Byron; Hand, Gunnar; Parker, Janet
Cc: Mark Moberly; Tom Proebstle; Jason Swords
Subject: Slap's BBQ letter of support

All,

I received this letter from Mike, the owner of Slap's today. He sent this letter to Commissioner's McKiernan and Burroughs today and said for me to forward it to the UG staff or others as needed. I thought you all would appreciate seeing his letter.

Steve Simpson
Skyline Property Development

Good afternoon Steve,

Just wanted to keep you in the loop with the messages we sent Commissioner McKiernan and Commissioner Burroughs. We will be on the 03/14 call, but let us know if we can do anything in the meantime!

Take care. MIKE

----- Forwarded message -----

From: Mike Pearce <mike@slapsbbqkc.com>
Date: Tue, Feb 22, 2022 at 12:44 PM
Subject: Quick note from Slap's regarding the 505 Central Ave Project
To: <tburroughs@wycokck.org>
Cc: Joseph Pearce <joe@slapsbbqkc.com>

Good afternoon, Commissioner Burroughs!

It's Mike over at Slap's BBQ. Hope all is well, sir.

Joe and I wanted to take a minute to convey our support of the proposed development at 505 Central. We know there is some opposition to the project, and we respect that, however, we really believe it is a huge step in the right direction for Slap's, our employees, and our little slice of KCK.

We would be glad to speak with you in person sometime, and are also planning to attend the March 14th Planning and Zoning meeting... but here are a few of our key points:

Our belief has always been this: Our job (Mike and Joe) is to create opportunities through growth so that when our employees have earned that next role, title, etc., that we have it to offer them. In doing this, we end up with a team of amazing operators that run the business in a way that allows us to expand and create more opportunities... and the cycle continues. So, the one ingredient we must have for this to work is growth!!

We want to grow in KCK, or at least have that opportunity! Our lunch business is good, but dinners have always been lacking (substantially). We believe this is due to the area's demographic, a lack of other "attractants" in the area, and also some stigma that we/KCK have been working to change. We also cannot compete with special events in other areas of the city, e.g., First Fridays in KCMO result in a 25-50% reduction in revenue at Slap's on those days/weekends. In other words, we don't have the residents and we don't have the draw.

We feel this development is the logical next step to bring more attention, visitors, and residents to the area. We have all already seen the impact that developments have had (road resurfacing, lane updates, parking updates, sidewalks, etc.) in the form of more visitors and traffic, more business, and an overall better "experience" when coming to KCK.

We love KCK and our little slice of Central Ave and we want to be here for the long haul. We want to offer our employees continued opportunities so they can improve their lives both inside and outside of Slap's. The proposed development is the perfect way to continue the momentum and bring more folks that want to live, work, eat, and play to our amazing community. We need it, we want it, it's the perfect project, and the timing is right!

Appreciate you and your time, as always.

Mike and Joe

--

Mike Pearce
Slap's BBQ
553 Central Ave
Kansas City, KS, 66101
Cell (816) 719-1026
Main (913) 213-3736

Letters of Opposition:

Neighborhoods Fabric PRESERVATION PETITION

12/01/2021

To:
Mayor David Alvey,
Mayor Elect Tyron Garner,
Commissioner District 2 Brian McKiernan,
Wyandotte County Board of Commissioners
County Administrator Doug Bach.
Elected and Appointed Wyandotte County Officers.

We, the undersigned, are concerned citizens who urge our leaders to act now to prevent the increase of the heights of buildings in the Strawberry Hill and Russian Hill neighborhoods. We urge you to preserve the fabric of the community which makes us special. Our architectural history is a non-renewable resource.

New development in our community MUST integrate into the neighborhood structures and not overshadow them, like the photo above. We, the undersigned, support a vibrant, mixed used / Mixed Income neighborhood in the Central Area and promote policies that will ensure the availability of more affordable housing in Kansas City, Kansas. We value diversity, we value community, and we want a livable city. To that end, we insist on establishing height limits to keep development projects in scale with existing housing structures.

The pending 505 Central proposal by the Sunflower Development Group that overshadows the properties to the west of the proposed location, does not allow for smooth transition between the urban village on Russian Hill and the neighboring houses. Introducing such dominating scale on this block is not consistent with the vision and desires of the neighborhood.

We accept and support the increase in density and scale of larger buildings in locations that can be supported by the energy of the existing community and are Mixed Use / Mixed Income. However, we believe that such a huge building in the very front of Russian Hill would destroy the quirky, mellow feel of the hill from all angles due to the intensity of their mass and scale. The Floor Area Ratio (FAR) limitation and setback requirements will not compensate for the fact that buildings could be built drastically out of scale with the surrounding neighborhood.

Instead, we propose up zoning the current designation of the two neighborhoods to allow for increased density and development, while still maintaining the "urban village" feel of the single-family, two-story homes that are the very fabric of these historic neighborhoods.

In addition, no one has been able to support the assertion that "market rate" apartments buildings coupled with luxury amenities and no height limits are necessary to coax developers looking to invest. We would like to see a more integrated search for investors that would be willing to respect and follow the Central Area Master Plan and help the community.

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

Neighborhoods Fabric PRESERVATION PETITION

Therefore, the undersigned request that the City REJECT this project/case and support our community's goal for new development that integrates and does not overwhelm. Show us that the city cares about community more than it cares about development profit by rejecting the proposed 8 story structure for the following reasons:

- Building tall structures right next to single-family homes is incongruous with the neighborhood's residential units that will continue to exist directly adjacent to such structures, which will block light and tower over homes to an unreasonable extent destroying the neighborhoods historical fabric and feel we have been investing into for the longest time.

- The land slopes up between the front of the proposed property and the back of the same, making the proposed height of an 8-story building even more imposing.

- While it may feel appropriate to have very tall buildings to increase the population's density in the city, the two neighborhoods do not want 5 or more story buildings along the I-70 corridor overshadowing the rest of the community. This project would set a very dangerous precedent that could not be reversed.

For your attention to our petition, the undersigned thank you.

Supporters: SIGN THIS PETITION, SHARE it throughout your social networks, & call your city elected officials!

Name:

Address:

- 1 - Veronica Foltz #34 S Hallock KCK 66101
- 2 - Anthony Duvern 522 Riverview KCK 66101
- 3 - Joni Wadgach 255 ORCHARD KCK 66601
- 4 - Pam & William Shablon 512 Tennyson Ave KCK 66101
- 5 - X James & Zojana 611 Northrup Ave KCK 66101
- 6 - Regene McBee 511 Northrup Ave KCK 66101
- 7 - Jim Cornish 513 Northrup Ave KCK 66101
- 8 - Cheryl H. Lusk 513 Northrup Ave KCK 66101
- 9 - Julie Sacen 517 Northrup Ave KCK 66101
- 10 - Joa Gahn 512 Northrup Ave KCK 66101
- 11 - G. N. Berry 514 Northrup Ave KCK 66101
- 12 - Gerald Edson 309 Orchard KCK 66101
- 13 - Carol Edson 309 Orchard KCK 66101

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

Neighborhoods Fabric PRESERVATION PETITION

Name:

Address:

- 14 - Nancy Zamora 2601 Splitlog ave Kansas City 66101
15 - A. Davis 2254th St KC KS 66101
16 - Ezequiel Perez 548 Lowell Ave K.C. KS
17 - Jessie Recendez 39 South 6th St KCKS 66101
18 - Carmen Salinas 355 6th St Kc. KS 66101
19 - Maria L. Herrera 275 6th St K.C. KS 66101
20 - Sophia Satodosh 12 S 6th St KCK 66101
21 - ~~Paula~~ ~~Paula~~
22 - ~~Paula~~ ~~Paula~~
23 - Olga Flores 48 S. Pyle KC KS 66101
24 - Jesse Emmanuel 23 S Tremont St. 66101
25 - Jacob Brockwell 604 Lowell Ave 66101
26 - Steven M List 610 Sumner Keks 66101
27 - Ed Lesyk 558 Lowell Ave KCKS 66101
28 - Louis Bermudez 562 Lowell Ave K.C. Kas. 66101
29 - Celentino Cortez 570 Lowell Ave Kc. KS 66101
30 - Alicia Cortez
600 Lowell Ave
KCKS 66101
Sarah Buckwell 609 Lowell Ave Kansas City KS 66101

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

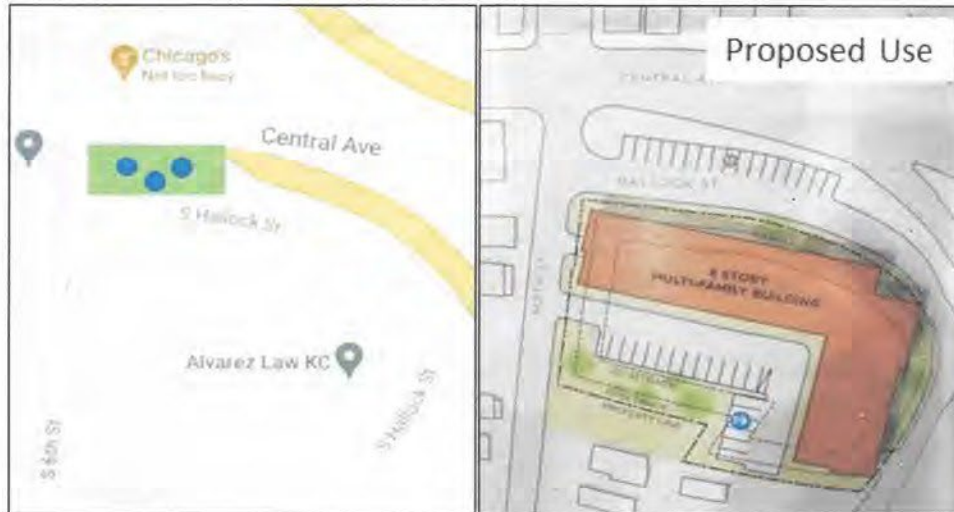
Neighborhoods Fabric PRESERVATION PETITION

- Name: Address:
- 31) ~~Robert E. Jenkins~~ 620 Lowell Ave
 - 32) Robert E. Jenkins 528 Lowell KCK 66101
 - 33) CHRISTIAN KENNEDY 547 Lowell Ave KCK 66101
 - 34) Tony Duggs 5 Tremont St. KCK 66101
 - 35) Andrew Morris 53 Tremont St KCK 66101
 - 36) Muna Bashir 60 S Tremont St. 66101
 - Devin Schneider 408 Sandusky Ave 66101
 - JUSTIN STURGIS 411 SANDUSKY AVE 66101
 - Patrick Deberry 417 Sandusky Ave 66101
 - Jackie Lima 501 N. Thompson St 66101
 - Savannah Moralez 429 N Thompson St KCK 66101
 - Don Eiguren 409 N. Thompson St KCK 66101
 - May Lin Szek 405 Thompson
 - Emily Nusz 421 ANN AVE.
 - Juan Rivas 416 N. Thompson ST. K.C.K.S. 66101
 - Jeffery Buchheit 432 N Thompson KCK 66101
 - Tyler Coey 403 Burnett Ave. KCK 66101
 - Rose Kocour EILTS 506 N. 4th St. KCK 66101
 - Leo Eilts 506 N. 4th St. KCK 66101
 - Edwin Ryan 3636 OHIO AVE KCK 66102
 - Cecilia Viveros 645 Northrup 66101
 - GUILHERMO DASOL 639 NORTHUP 66101
 - Fritz Hutchison 625 Northrup 66101
 - MARTHA ALDA CO 621 Northrup 66101
 - Adán Machado 610 Northrup Ave 66101
 - Chelcee Bryant 622 Northrup Ave 66101
 - Francis CO 634 Northrup AV 66101
 - Rene Monecemi 556 Lowell AVE 66101
 - Kauffman 236th Street

12/01/2021 The Neighborhood Fabric Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

12/01/2021



To:
Mayor David Alvey,
Mayor Elect Tyron Garner,
Commissioner District 2 Brian McKiernan,
Wyandotte County Board of Commissioners
County Administrator Doug Bach.
Elected and Appointed Wyandotte County Officers.

We respectfully urge you to SUPPORT the protection and preservation of what is known as "The Flagpole" Parklet with an ACT of PROTECTION that will once and for all preserve this priceless public parklet FOR ALL PEOPLE to enjoy without privatization, and/or change or modification of use, other than as the public "marker" to the East Entrance of The Central Avenue Commercial Corridor as well as the Strawberry Hill, and the Russian Hill Neighborhoods.

The aforementioned parklet is currently being threatened by the proposed 505 Central project. This proposed development, which is being promoted by the Sunflower Development Group and Skyline Property Development LLC, is asking to turn our parklet into parking spaces for the 505 Central development. This would be of no benefit to our residents and detrimental to our community as a whole.

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Friends and supporters of the preservation and enhancement of the parklet as a grand Gateway to our Community and who are in opposition of privatization plans, want to remind everyone that "The Flagpole" Parklet is a truly one-of-a-kind public space marker for the constituents— people of all ethnicities, religions, and cultural backgrounds— to be proud of, and referred to when conversing about our community. It is the "Front Door" to hundreds of residents and visitors alike and should become a recognizable Landmark as our community and historic neighborhoods become more of a travel destination.

Your support is critical to ensure that the long-overdue recognition of this parklet as the Gateway to our community will be handled with transparency, public input, and as a long-term legacy for a Free AND Proud diverse urban community, visitors from around the world, and future generations alike.

The Parklet and our community are not up for sale. Be on the right side of Kansas City, Kansas history in the making. The friends and supporters of "The Flagpole" Parklet, thank you for your consideration and support!

Supporters: SIGN THIS PETITION, SHARE it throughout your social networks, & call your city elected officials!

Name:	Address:
1 - Veronica Fdez	#34 S Hallock St KCKS 66101
2 - Christine Dumm	#522 Riverview KCK 66101
3 - Jane Walczak	#255 Orchard KCK.
4 - Sam & Lillian Shablon	512 Penny Ave KCKS 66101
5 - X James E Ziegler	611 Northrup Ave KCK 66101
6 - Regina M. McBe	511 Northrup KCK 66101
7 - Chuck Skidde	513 Northrup KCK 66101
8 - Jim Cornish	- 513 NORTHROP KCK 66101
9 - Julie Sachern	- 517 Northrup Ave KCKS 66101
10 - Patrick Ciupist	- 516 Northrup Ave KCKS 66101
11 - Joan Johnson	512 Northrup Ave. KCK 66101
12 - Wynetia Brown	514 Northrup Ave KCK 66101
13 - Gerald Edson	309 Orchard KCKS 66101
14 - Carol Edson	309 Orchard KCK 66101
15 - Nancy Zamora	601 Splitlog. Ave KCK 66101
16 - D. Davis	22 S 4th St KCKS
17 - Ezequiel Perez	548 Lowell Ave K.C.Ks

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Name:

Address:

- 18 - Jessie Pecunia 39 South 6th KCK 66101
19 - Carmen Salinas 355 6th St Ks. Kc. 66101
20 - Maria L Herrera 27 S 6th St Kc. Ks 66101
21 - SOPHIA SETODDCH 12 S 6th ST KCK 66101
22 - Hale Cruise 19 S Tremont St 66101
23 - M. K. L. 48 S. Rylo KC KS 66101
24 - Olga Flores. 23-S Tremont St. 66101
25 - JESSE ENRIQUEZ 16 South Tremont
26 - Manuel Flores 627 Summer Ave 66101
27 - Jacob Brockwell 604 Venable Ave 66106
28 - Steven Smith 610 Summer Ave 66101
29 - Ed Lesyk 550 Lowell Ave KCKS 66101
30 - Louis Bermudez 562 Lowell Ave K.C. Ks. 66101
31 - Celerino Cortez Jr.
570 Lowell Ave
Kansas City KS 66101
32 - Alicia Cortez
600 Lowell Ave
Kc Ks 66101

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Name:

Address:

- 33 - Stephen Brockwell 604 Lowell Ave
- 34 - Grandpa Jim Montana
- 35 - Robert E. Senkew 569 Lowell Rck 66787
- 36 - CHRISTIAN KENNEDY 547 Lowell Ave KCK 66101
- 37 - Tony Buss 56 S. Tremont St 66101
- 38 - Andrew Morris 53 S Tremont St 66101
- 39 - Muna Bashir 60 S Tremont St. 66101
- 40 - Jayna Krystal 57 South Tremont St 66101
- 41 - Aranya Sayles 57 South Tremont
- 42 - Kaylee Thomas 57 S Tremont
- Devin Schneider 408 Sandusky Ave 66101
- JUSTIN STURGIS 411 SANDUSKY AVE 66101
- Patrick Doherty 417 Sandusky Ave 66101
- Jackie Lima 501 N Thompson St 66101
- Savannah Morales 429 N Thompson St KCK 66101
- Ram Cigich 409 N. Thompson St KCK 66101
- Mary Ann Enzak 405 Thompson St 66101
- Emily Nusz 421 Ann Ave
- Jeneva Kovac 416 N. THOMPSON ST K.C. KS 66101
- Jeff Crockett 432 N Thompson KCK 66101
- Rose Kocour Eilts 506 N. 4th St, KCK 66101
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- Edwin Ryan 3636 Ohio Ave KCK 66102
- Cecilia Viveros 645 Northrop 66101
- Con VanHart 641 Northrup Ave 66101
- GUILLERMO PASUL 639 NORTHROP 66101
- 39 - Ryan Johnston 625 Northrup 66101

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

PROTECTION and PRESERVATION PETITION

Name:

Address:

- MARTHA ALDAGO 621 Northrup Kansas City
- Tamara Beem 608 Northrup K.C. KS
- Adán Macchato 610 Northrup Ave 66101
- Chelsea Bryant 622 Northrup Ave 66101
- Diego Gomez 632 Northrup
- Francis S Co 634 Northrup Ave
- Rachel McMeekin 556 Lowell Ave.
- Rachel McMeekin 23 S. 6th Street
- Brad Huhmann 23 S. 6th St.
- Jason Rivers 28 S. 6th St.
- Erik (Erik) 31 S. 1st St. K.C. 66101

12/01/2021 The Flagpole Parklet Act of PROTECTION and PRESERVATION PETITION to Elected and Appointed Wyandotte County Officers.

Dear City Planning Commission,

I'm writing to voice my opposition to the development plan that has been proposed at 5th & Central Avenue. Was anybody even asking for this? Because it seems like this is a pipe dream of the development firm, and they're just hoping our community will fall in line. Russian Hill and Strawberry Hill have rich histories and strong social fabrics, and luxury condos do not fit with the spirit of these communities.

As someone whose job involves finding housing for people in Wyandotte County, I'll be the first person to tell you that KCK desperately needs more housing at all income levels, as well as increased housing density. Every day I have to tell unhoused people that I have no solutions for them. However, this particular project at this particular location is not going to solve any of our current problems, but it will create new ones.

Gentrification and displacement are already happening at alarming rates. A coalition that I'm part of saved 10 families from losing their homes in last year's tax sale because they were no longer able to keep up with their property taxes. All of the families had owned their homes for years or decades and were an integral part of their neighborhood. If not for intervention, they would have lost their homes. Given that there is no affordable housing available in KCK, they would have likely become homeless.

A friend of mine who works for the UG had to move recently. They had been renting the same house for several years, and then the rent suddenly increased by \$300/month. They had to move to a different part of town and into a small apartment.

These are the realities for folks living in KCK. Housing is becoming less affordable every year, while the need for affordable housing continues to increase. If luxury apartments are built at 5th & Central and the surrounding area becomes a playground for upper-middle class, young professionals, rents and property taxes will balloon in the nearby neighborhoods, driving out folks who have been there decades, and exacerbating the affordable housing crisis.

The Sunflower Development Group probably know that they're not going to get their 148 unit luxury condo project as proposed, but if they begin negotiating from a point of absurdity, then a scaled back version is still going to be pretty good for them. If this is allowed to go forward in some form, truly affordable units must be part of the plan. It also should be broken into multiple smaller projects, because the infrastructure at 5th & Central cannot handle this volume. As someone who lived two blocks away at 6th & Riverview, I can attest to what a nightmare it already is to get onto Central from 6th Street.

Kudos to them for making such a bold proposal, however absurd it may be. We should have the same boldness in proposing low-income housing. Let's bring a huge, multi-million dollar plan for creating more housing with rents of less than \$400 per month, and then settle for half as much as we're asking for. These profit-driven developers can be bold in their plans to get richer; let's be bold in our plans to house people who are struggling in our county.

Sincerely,

Dustin Hare

Co-Founder of Wyco Mutual Aid

Toy, Byron

From: Parker, Janet
Sent: Tuesday, January 11, 2022 9:53 AM
To: Toy, Byron
Subject: FW: 6th and Central / 525 Central project

Janet L. Parker, CSC/APC 913.573.5756
Executive Assistant to Gunnar Hand, AICP jparker@wycokck.org



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

From: Jerri Moulder <jerrimoulder@gmail.com>
Sent: Wednesday, January 5, 2022 9:25 PM
To: Parker, Janet <jparker@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>; McKiernan, Brian <bmckiernan@wycokck.org>
Subject: 6th and Central / 525 Central project

To the UNIFIED GOVERNMENT,

Brian McKiernan (Commissioner, District 2)

Unified Government Director of Planning & Urban Design Gunnar Hand, AICP

Developer
<https://sunflowerkc.com/>
EMAIL mmoberly@sunflowerkc.com
816-581-3997

Architect
Tom Proebstle, AIA
<http://www.generatorstudio.com/about-us/>
tom@generatorstudio.com
816-333-6527 x 101

Change of Zone (case# COZ2021-051)
Master Plan Amendment (case# MPL2021-028)

Buck Hessel and I live at 31 S Hallock St, Kansas City, KS 66101, Russian Hill, just up the street from the planned development. We would

literally have to transgress across S Hallock St where the planned development front entry is located and the tenant and guest parking lot is situated to get to our home. This is just one of the many reasons we do not support this development.

Below is a list, based on our attending three developer presentations, stating why we do not support this development.

Scope of the development is too large for the area, 148 units and 8 stories high.

PARKING and TRAFFIC ISSUES:

Parking for the development is 160 spaces, for 148 units with 1 and two bedrooms. Let's do the math, 148 cars plus 75 cars for spouses, roommates, significant others, total 223. This demographic does not use public transportation so the parking structure is underdeveloped.

223 cars leave the building twice a day, 223x4 (coming/going) means close to 900 additional cars passing through 6th and Central daily. Infrastructure to support traffic safety not present and funding by UG or Developer seems not to be available.

Location at on and off ramps of I-70 and Central Ave is too congested.

Central Avenue bridge is condemned, UG not able to fund the reconstruction; this causes further over use of I-70 on and off ramps.

PARKING ISSUES:

The main entrance to the parking area of the development is located off 6th ST. The hazards of 6th ST are many, no curbs, no sidewalks and is a

toboggan slide in the winter. It is a bumper car alley when snow or ice is involved. There are videos for you to view on the Next Door website.

6th ST homeowners have no off street parking or garages or alley, any tenants or guests looking to park will rob homeowners of their only parking option.

Developer states each unit to get one secured underground parking space as part of tenant rent. Future owners/investors could decide secure underground parking is an additional cost to the tenant. Many tenants to save money will forego the cost and street park, leading to additional parking issues in the area.

WASTE MANAGEMENT:

Waste management in the area is ancient and sewer lines would need to be upgraded and it appears the UG and Developer can not assure capacity for 148+ additional toilets. Developers or UG need to provide reports from engineers stating current capacity of sewer lines and estimated cost to any upgrades needed and proof of funding from either the Developers or UG to upgrade capacity and maintain public safety for waste management.

GATEWAY to CENTRAL AVE:

This mammoth structure acts as a barrier to our community, not a warm welcome and invitation.

The architecture is not in keeping with the character of the neighborhood.

The height of the structure impedes and robs all properties to the west of the structure of the city view.

Take the Hilton Garden Inn on Minnesota Ave, add two floors and throw on a few balconies and you would have a replica of this planned development. By the way, the Hilton has 147 rooms.

CONCLUSION:

Buck and I have gathered over 85 signatures from the surrounding home owners who do NOT support this developer or this petition to rezone the area at 6th and Central.

In conclusion, we ask the Commission to deny this petition.

Jerri Moulder Hessel and Buck Hessel
31 S Hallock St
Kansas City, KS 66101

816-419-2164 Jerri
816-665-3820 Buck



Jerri Moulder Hessel
Broker Associate at Platinum Realty
JMoulder@MoveWithPlatinum.com
C:816-419-2164

From: Rose Eilts <rosekoco@gmail.com>
Sent: Tuesday, December 21, 2021 4:44 PM
To: McKiernan, Brian <bmckiernan@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>
Subject: Re: 525 Central project concerns

I would like my comments to be included in the "Staff Report"

On Tue, Dec 21, 2021 at 12:51 PM Rose Eilts <rosekoco@gmail.com> wrote:
This message is regarding:

Change of Zone (case# C0Z2021-051)
Master Plan Amendment (case# MPL2021-028)

Contacts:
Brian McKiernan (Commissioner, District 2) bmckiernan@wycokck.org

Unified Government Director of Planning & Urban Design Gunnar Hand, AICP
planninginfo@wycokck.org

Developer
<https://sunflowerkc.com/>
EMAIL mmoberly@sunflowerkc.com
816-581-3997

Architect
Tom Proebstle, AIA
<http://www.generatorstudio.com/about-us/>
tom@generatorstudio.com
816-333-6527 x 101

During a zoom meeting on 11/29/2021, Tom with Generator studio presented information which included drawings of a proposed 8 story apartment building. The proposal is to rezone & amend the master plan to construct an 8-story building comprised of 6 levels of multi-family (market value) apartments over 2 levels of structured parking (partially below grade.) Footprint would include 529 Central, 525 Central & 10 South Hallock. This project will require changing the zoning to RP-6 for 10 S Hallock, 525 Central & 529 Central. The project is to build Luxury Apartments. An application has been filed with the UG, Department of Urban Planning and Land Use for the purpose above-mentioned.

My key takeaways from this meeting:

1. Is part of this development project on a Land Bank parcel? Per the Land Bank website: When considering proposals to the Land Bank, preference will be given to projects that support home ownership, improve neighborhoods and otherwise advance the economic and social interests of Wyandotte County and its residents.

My feeling is that this development doesn't meet these criteria (home ownership specifically) SO I AM AGAINST THIS PROJECT MOVING FORWARD

2. Is the infrastructure (sewers, etc.) able to handle the additional load? If not, who pays for the improvements? How much will it cost? Please explain in detail how necessary improvements will be paid for.

UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

3. Does it fit with the historic architecture/nature of the neighborhood? Based on the presentation shown at the 11/29 zoom meeting, this building does NOT fit with the architecture/nature of the neighborhood. UNTIL SOME CHANGES ARE MADE TO THE PROPOSED CLADDING OF THE STRUCTURE, I AM AGAINST THIS PROJECT MOVING FORWARD

4. This is to be built at the busy intersection of North 6th Street and Central, across the street to the south from Chicago's. Developer says they have completed a traffic study. Will they share the results? Based on my personal experience with that intersection, there will need to be extensive changes made, who will pay for those?

UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

5. Developer is requesting tax abatement and other incentives. This is from Sunflower's website:

The tax credit consultants at Sunflower Development Group seek every available opportunity to procure tax credits that make real estate projects more feasible and profitable for developers

What specific types of abatement are they asking for and the amounts? UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

6. During the meeting they responded "yes" when I asked if they are planning on pursuing **blight** status for the surrounding neighborhood. What does this mean for the surrounding neighborhood? Will eminent domain be used to purchase surrounding properties? Which properties specifically? UNTIL THIS INFORMATION IS KNOWN, I AM AGAINST THIS PROJECT MOVING FORWARD

7. At the end of the meeting, I asked them whether parking is included as part of the apartment rent. Developer rep, Mark Moberly, said no. Additional charges to the tenants for parking will cause tenants to park on the neighborhood streets which are already crowded. UNTIL THIS ISSUE IS RESOLVED, I AM AGAINST THIS PROJECT MOVING FORWARD

8. I spoke to Janet Parker at the UG and she said this will be discussed at a Board of Commissioners meeting on 1/10. Attendance of neighborhood stakeholders should be strongly encouraged. What steps are being taken to inform ALL residents and business within a .5 mile radius of this proposed development?

Resources:

Central Area Master plan was adopted 10/29/2020.

https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/central-area-master-plan_adopted_102920.pdf

Provide housing that is suitable for a range of life stages and economic circumstances, page 98 Master Plan

Conclusion, in my opinion this project is too big for the location. Can it be scaled back and still be viable? Can it be done without all the incentives? (Our taxes are already skyhigh). It is contrary to the Central Area Master Plan adopted on 10/29/20 (less than 18 months ago.)

I AM CURRENTLY AGAINST THE ZONING CHANGE AND THIS DEVELOPMENT AS PROPOSED.

Rose Kocour Eilts
506 N 4th St
Kansas City, KS 66101
rosekoco@gmail.com
913-269-7886

--

Rose Kocour Eilts
913-269-7886
rosekoco@gmail.com



In specific:

1. All large housing projects like the 505 Central proposed project, should include parking in each unit's rental agreement instead of paying for parking as an extra cost. Letting renters opt-out of paying for parking, will promote them to try to lower their rental cost by parking on the streets.
2. The 505 Central proposed project should have and should offer a fully detailed "Community Benefits Agreement" guide lined by the Central Area Master Plan and subject to the community acceptance by majority. This community Benefits Agreement should be an integral part to the project, not an afterthought.
3. The 505 Central proposed project should detail all Tax Abatements requested and such abatements should be reported to the community before permitting.
4. For this and future proposed projects, the UG should engage (at the developers cost) in third parties' studies determining the full impact to aspects of the communities daily live such as traffic, parking, services, market value, and risk of displacement.

The Central Area Betterment Association is in full support of Responsible Development for our Community and feel that these recommendations are key to welcome the kind of projects that will build our community for a better future.

For all your considerations, we thank you!

A handwritten signature in black ink, appearing to read 'Jose Rodriguez', is written over a light blue horizontal line.

Jose Rodriguez

Chair.

Central Area Betterment Association

2/2

1303 Central Avenue, Kansas City, Kansas. 66102 – 913 281 9222 – CABAKCK.org



To: Mayor Tyrone Garner
UG Board of Commissioners
County Administrator
The City Planning Commission
Unified Government of Wyandotte County
Community in General

2/10/2022

Re: 505 Central Proposed Project.

The Central Area Betterment Association recently organized a meeting open to all interested parties to the 505 Central Proposed Project. To the Video Meeting we invited the project developer, the involved neighborhood groups, the involved business owners, and the Involved residents.

This event was made public for anyone willing to listen to the different perspectives expressed by all our registered speakers and the video of the event has been posted in CABA's YouTube Chanel for further inspection.

Shortly after the event, CABA met again bringing up the Board perspective and vision regarding the proposed project. Understanding the synergy of the KC Metro area, we know this proposed project is not the last one we speak of. We hope the UG establishes and promotes further engagement of all community members when projects like this are proposed.

As an organization responsible for the delivery of Betterment to the community, the Central Area Betterment Association extends the following recommendations:

In general:

1. The Central Area Master Plan should be taken as the will of the community and should not be ignored. Understanding we need to be flexible to adapting as necessary, there should be a process to that which includes community input. Any amendments to the plan should show how it aligns with the overall vision of the plan.
2. The Master Plan should be used to promote the continuity of the community's development.
3. Understanding that our community has a housing shortage, all developments should concentrate on fulfilling say need to our community, avoiding displacement of our residents.
4. The Eclectic 150+ years of variety in styles in the Hills should be recognize and protected as dictated by surveys conducted in the area.
5. A task force from the UG should be created to hold all rental property owners in the area accountable, avoiding irresponsible management of properties that damage the residents and businesses valuable quality of life.

1/2

1303 Central Avenue, Kansas City, Kansas. 66102 – 913 281 9222 – CA8AKCK.org

Toy, Byron

From: Hand, Gunnar
Sent: Wednesday, February 23, 2022 5:21 PM
To: Toy, Byron
Cc: Parker, Janet
Subject: FW: action taken in Overland Park City Council (similar to 505C Project)
Attachments: Flagpole Parklet Protection Petition 2021-22.pdf

1 of 3 more for the case file for 505 Central (COZ 2021-051). Please add to the staff report as well,

Gunnar Hand, AICP

Director of Planning + Urban Design

913.573.5750

ghand@wycokck.org



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

NOTE: All Board of Zoning Appeals, City Planning Commission, and Landmarks Commission hearings will be heard virtually with in-person availability in the City Hall lobby (701 North 7th Street, Kansas City, KS 66101). All meetings with Planning and Urban Design staff will continue to prioritize virtual meetings.

Our goal is to serve you with excellence. Please click the following link and take a moment to complete this short customer service survey to help us better help you: [Planning & Urban Design Department Feedback Form \(openforms.com\)](https://openforms.com/Planning%20Urban%20Design/FeedbackForm)

From: Edgar Galicia <egalicia@cabakck.org>
Sent: Wednesday, February 23, 2022 3:54 PM
To: Murray, LaVert <lmurray@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; Edwards, Dr. Mildred <medwards@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Harrison-Lee, Cheryl <charrison-lee@wycokck.org>
Subject: Re: action taken in Overland Park City Council (similar to 505C Project)

3rd attachment

On Wed, Feb 23, 2022 at 3:52 PM Edgar Galicia <egalicia@cabakck.org> wrote:

attachment too large, will divide.

----- Forwarded message -----

From: Edgar Galicia <egalicia@cabakck.org>
Date: Wed, Feb 23, 2022 at 3:45 PM
Subject: Re: action taken in Overland Park City Council (similar to 505C Project)
To: Jerri Moulder <jerrimoulder@gmail.com>
Cc: Murray, LaVert <lmurray@wycokck.org>; McKiernan, Brian <bmckiernan@wycokck.org>; Hand, Gunnar <ghand@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Sieben, Melissa <msieben@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Edwards, Dr. Mildred <medwards@wycokck.org>; Harrison-Lee, Cheryl <charrison-lee@wycokck.org>; lawsonatlake@hotmail.com <lawsonatlake@hotmail.com>; Anna Cole <weboevents@gmail.com>; Jose Rodriguez <jose@allianceworkforcekc.com>

All,

I am attaching once again what CABA's stand is regarding the approval or disapproval of projects like the 505 Central. This set of direct recommendations, is the result of an enormous amount of conversations, engagement and work in community and for community. Our recommendations integrate the communities base line created by our Price Winning "Central Area Master Plan". We hope these recommendations are taken into consideration. CABA's recommendations are integral to the ample development of the central area/community, not only one site.

I am also attaching copies of two signed petitions created by "directly affected" neighbors/residents in the area. I understand there are more signatures in the original petition since last time CABA received them from the community.

On a personal note, I am the first to recognize there is a need to increase density, the question is how do we do it without gentrifying and generating displacement of our long-time vested residents. Change the location of the 505C proposed project by one or two blocks west on Central and the possibilities for Mix-Use/Mix-Income would change and my personal view of the project would change as well.

You see, Mix-Use/Mix-Income are not the same as "Low Income Only". The income status of our population bottomed out during the 80's and 90's and even though it has been a slow and painful process, it has surely increased constantly in the Central area. "From the inside of our community, out" as I like to describe it. It is not about 505C or nothing, It is about 505C or the residents around it. We are to protect the residents around it. We do not see the imminent importance of 505C as the only solution or opportunity our community has, on the other hand, we see enormous importance on determining and going after the right type of developers and projects.

The only compelling argument in favor of the 505C project I have heard is the need our real estate market has for a successful project in our area. A project that would facilitate comparables and the promotion of similar projects. If the community wanted to cash in the best asset it has, that would be the way to go. We are in the midtown area after all and the population cinergy of the KC Metro calls for our area to be next in investment and revival. The question again is how do we generate growth without gentrification and displacement. Displacement is generated by the general increase in cost of living, the argument that occupying empty lots does not generate displacement is short-sighted at best.

In this case besides the increment in cost of living, we are talking about an enormous increase of human activity in such a small and complicated corner in our community. Displacement of many of the long-time residents of the area would be imminent. But don't ask me, I was not born in the dotte, ask the residents.

To all my best regards.

E.G.

On Wed, Feb 23, 2022 at 2:00 PM Jerri Moulder <jerrimoulder@gmail.com> wrote:

Mr. LaVert,

Are you reading any of the dissenting opinions of the neighbors living in Russian Hill and Strawberry Hill or seeing the petitions signed by the residents? We are opposed to the high density petition regarding the development of this 148 unit, eight story block of humanity, regardless of the socioeconomic status of the inhabitants.

We live here, we vote here, we will have to live with this poor location choice, uncharastic design choice and lack of infrastructure to support it.

Jerri Moulder Hessel and Buck Hessel
31 S Hallock St, Kansas City, KS 66101



Jerri Moulder Hessel
Broker Associate at Platinum Realty
JMoulder@MoveWithPlatinum.com
C:816-419-2164

On Wed, Feb 23, 2022 at 1:44 PM Murray, LaVert <lmurray@wycokck.org> wrote:

Thank you again Mr. Galicia:

From your response I sense that you have taken my comments as a personal affront when they were not intended to be such. You and I have just met, and I would suggest to you that you don't know me at all even though you make characterizations to the contrary.

I continue to hold firm to my belief that the proposed 505 Central development is a very positive development and would complement the area. You and I discussed the fact that you cannot embrace the development because it represents living for higher income individuals and families, and you would rather see a lower income development such that it embraces the current demographic in the CABA area. My argument to you was that we cannot raise the income status of the CABA area from low income to mixed income if we only embrace low-income developments. I was hoping to avoid this kind of discussion, but it appears to be the impetus driving your actions and argument, so I am compelled. I realize further that you live on the West side in KC, MO., but feel the need to limit what happens in KC, KS. However, I can't believe that you and your neighbors looking out of your windows to the west to Kansas would be offended by such an attractive development. Let the people in Kansas decide what is best for Kansas. Yes, I could live in the proposed 505 development project and would be happy to do so since it is within walking distance here to City Hall where I work! The old Townhouse Hotel built many years ago at 7th and State had a roof-top

swimming pool. I find nothing wrong with that, just as I find nothing wrong with the proposed pool for 505 Central. I am convinced and certain that some of the neighbors surrounding the development will be invited to join some of their new neighbors and swim in and enjoy the pool. I did not have the plans with me for the development when we met. Do we need to meet again so that we can speak about specific details for the development? Please let me know. I do sincerely hope that you can become more open minded about the development. Thanks for indulging me.

Respectfully,

LaVert

From: Edgar Galicia <egalicia@cabakck.org>
Sent: Tuesday, February 22, 2022 6:44 PM
To: Murray, LaVert <lmurray@wycokck.org>
Cc: McKiernan, Brian <bmckiernan@wycokck.org>; Hand, Gunnar <gband@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Sieben, Melissa <msieben@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Edwards, Dr. Mildred <medwards@wycokck.org>; Harrison-Lee, Cheryl <charrison-lee@wycokck.org>; Jerri Moulder <jerrimoulder@gmail.com>; lawsonatlake@hotmail.com; Anna Cole <weboevents@gmail.com>; Jose Rodriguez <jose@allianceworkforcekc.com>
Subject: Re: action taken in Overland Park City Council (similar to 505C Project)

Mr. Murray,

There is relevance for the community in looking at the two projects however, I recon, someone like you with your perspective for business and finances, wouldn't see it.

My dear friend, with all due respect, there is nothing complementing about building a traffic bottleneck for the community, there is nothing complementing about changing the neighborhood fabric that is so well appreciated by people who live in the area. There is nothing complementing about hustling everyday to find a parking spot close to one's home. There is nothing complementing about a said market rate crowned by a rooftop swimming pool driving the rental prices upward and excluding de facto the residents of our community. There is nothing complementing about trying to look attractive for the KCMO Downtown to just stay on the sidelines when the "leaders" from the past never thought about implementing policies to integrate Mix-Use/Mix-Income preparing the community for its future. There is nothing complementing about gentrification nor displacement.

The people who failed enabling the City to host mobile vending back in the day can not come today and tell us what complements the residents, the neighborhoods, the future. The future we, the people who self invested, built. In maintaining the community moving forward and growing, from nothing to something, generating wealth from the inside of our challenging reality, We, the new and old residents of the central area, my Dear Sir, are the experts.

However different the projects are, the two projects are still in the hands of people who vote and are voted, not people who think they know how to make money but did not keep the community from almost going bankrupt.

On Tue, Feb 22, 2022 at 6:06 PM Murray, LaVert <lmurray@wycokck.org> wrote:

Thank you Edgar, however I do not see any similarity between the Deer Creek apartment project and the 505 Central Avenue proposed development. As you know, the 505 development is much more impactful on the Central Avenue business corridor than the residential community. The business corridor land owners and business operators, for the most part, supports the development and believes, much as I do, that the development will present great positive benefits for the corridor and surrounding properties. I cannot find any correlation between and to what the Overland Park City Council did on the Deer Creek apartment project to suggest any similar action for the 505 development. As you compare the two developments you should consider the fact that the Deer Creek Golf Course was built as a buffer for the residential area, designed to shield the residential community from the commercial areas. The Deer Creek developers proposed taking 11 acres of the golf course to build a 220 unit apartment complex and a golf pro shop. This obviously would take away part of the buffer designed to shield and protect the residential community. As stated earlier, the proposed 505 Central development compliments the commercial corridor and, through its design, protects and maintains existing sight lines to downtown KCMO for businesses and homeowners. The 505 Central project is a very attractive 148 unit apartment complex representing a market rate development. In addition, the 505 Central development would not displace any residents or businesses, and represents a significant and sizable investment at a gateway or entrance into our community, at the juncture of Central Avenue and I-70.

From: Edgar Galicia <egalicia@cabakck.org>

Sent: Tuesday, February 22, 2022 3:17 PM

To: McKiernan, Brian <bmckiernan@wycokck.org>; Hand, Gunnar <gband@wycokck.org>; Mayor Garner <MayorGarner@wycokck.org>; Burroughs, Tom <tburroughs@wycokck.org>; Sieben, Melissa <msieben@wycokck.org>; Bynum, Melissa <mbynum@wycokck.org>; Murray, LaVert <lmurray@wycokck.org>

Subject: Fwd: action taken in Overland Park City Council (similar to 505C Project)

All, FYI

----- Forwarded message -----

From: Patricia Lawson <lawsonatlake@gmail.com>

Date: Tue, Feb 22, 2022 at 10:04 AM

Subject: Fwd: action taken in Overland Park City Council (similar to 505C Project)

To: Edgar Galicia <egalicia@cabakck.org> 220 unit apartment complex and a golf pro shop.

I hope I'm successful in copying, pasting, and sending this info to you. Scroll down past the link to see more. The OP City Council just voted down a project that is like the 505 C project--a large development opposed by residents for the same reasons we opposed 505C

The planning commission had approved it. I hope our council will also be as receptive to our views. Pat

(You can google Deer Creek Apartment Park City Council and probably bring it up, if this doesn't come through successfully.)

On Tue, Feb 22, 2022 at 9:56 AM Patricia Lawson <lawsonatlake@gmail.com> wrote:

KANSAS CITY, Mo. — The Overland Park City Council approved a motion to deny the rezoning and special use permit applications [for the Deer Creek apartment proposal](#) during Monday's meeting, meaning the development will not move forward.

The 9-3 vote took place just after 1 a.m. Tuesday.

In January, the city's planning commission voted to recommend approval of the proposal despite strong protests from homeowners in the neighboring single-family neighborhood.

Those homeowners presented arguments Monday night into Tuesday morning against the plan.

Ultimately city council members voted against the proposal, citing the project would increase traffic (despite a staff report listing a minimum traffic impact), was too large scale, did not fit with the existing single-family neighborhood, had no transition to the single-family neighborhood and asked for too many exceptions to city rules — called deviations or variances.

"The trust of the people in government is to keep the quality of life and investment they've made," Councilmember Faris Farassati said.

Officials from EPC Real Estate, who proposed the project, told KSHB 41 News approving the project was the only way to "save the golf course."

"

Toy, Byron

From: Steven Sudekum <sudekums@gmail.com>
Sent: Wednesday, February 23, 2022 6:31 PM
To: McKiernan, Brian
Cc: Toy, Byron; PlanningInfo
Subject: Design Concerns and Considerations for The Proposed Apartment Development at 525 Central -
Attachments: 525 Central - Aesthetics v2.pdf

Commissioner McKiernan,

I hesitate to copy all the commissioners on this email as has been suggested for a couple reasons.

1. I'm curious if you (and Byron) think there is a place for the perspective shared in the attached file in the public discourse regarding the proposed apartment building at 525 Central. Although the focus of the perspective I'm sharing with you in the attached file is primarily centered around the aesthetics of the proposed design, the building height (which relates directly to the number of units, traffic, parking, and infrastructure) is part of what I address and that is probably the single biggest issue out there.

2. The attached file is about 5 MB and if it's shared it should probably go on a UG shared file server ...one copy that everyone can view.

Note that the editorial "we" is used in this presentation. The views included are solely mine and I have not taken a poll to see if my views are shared.

Regards,

Steven S. Sudekum
Property owner within 200' of the proposed development
913-980-2235

**Design concerns
and considerations**
for the
**Proposed Apartment
Development** on
Russian Hill in KCK



Concerns

Aesthetic:

- **Too Big** / Doesn't Fit in this residential neighborhood
- **Too Boxy** - a boring, commercial-looking structure

Logistical:

- **Traffic** handling at 6th & Central, 6th & Hallock
- **On-Street Parking** by Apartment dwellers and visitors
- **Infrastructure** - Are the **sewers** big enough?

Financial:

- **Who Pays** for the Infrastructure Improvements? TIF? / The taxpayers
 - Will the Developer pay their **Property Taxes**? Or get tax a abatement?
-

This slide presentation will

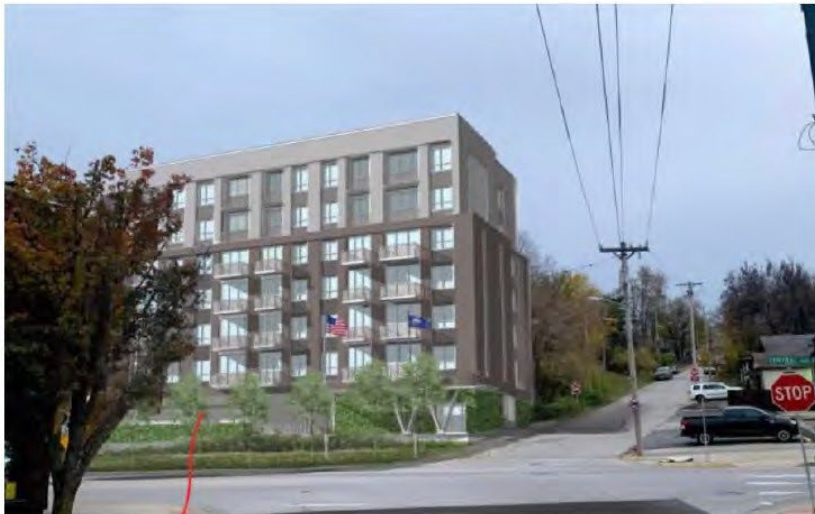
Focus on the **Aesthetic Concerns only** specifically...

- Too Big / Doesn't Fit in this residential neighborhood
- Too Boxy - a boring, commercial-looking structure

Rather than just complain, this slide presentation will

- Offer **Suggestions** that point in the direction of what would work better.
 - Articulate **Specifically Why** the proposed design just doesn't fit.
-

525 Central Avenue - Proposed design



Key Features Observed

- Flat Roof
- Flat Facades
- Primarily two horizontal bands of color / material

Overall Impression:

- Big, Tall, Rectangular
- Take balconies away and looks like Commercial Office building
- Looks like Soviet Bloc style apartments

525 Central Avenue - Proposed design

Key Features Observed; Flat Roof; Flat Facades; Primarily two horizontal bands of color / material.

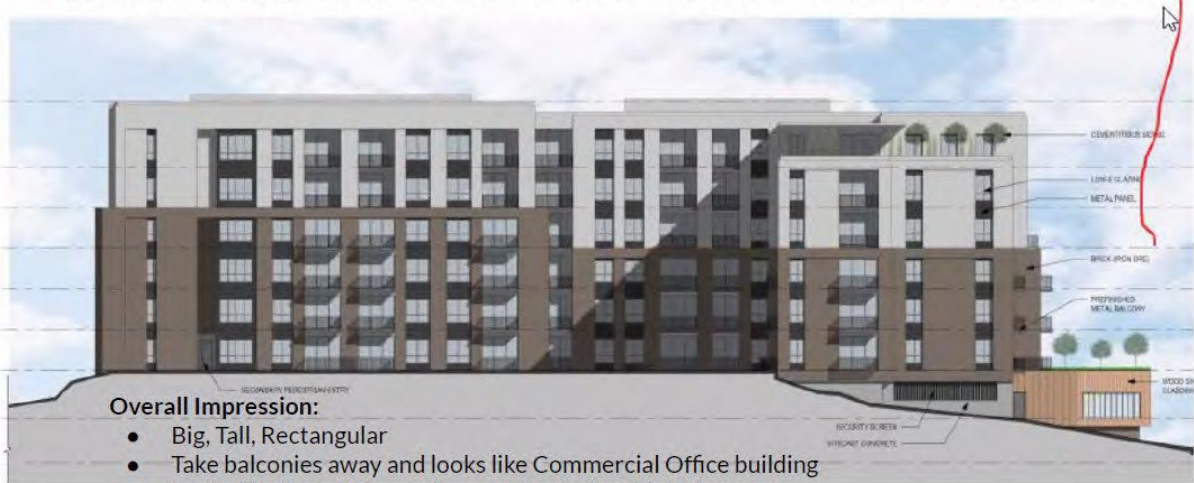


Image of Apartment Buildings found under Wikipedia's page regarding "Urban Planning in Communist Countries"

These apartment buildings are strikingly similar to what has been proposed.

News Headline envisioned: New Mayor and Commissioners usher in Soviet Bloc style apartments on Russian Hill in KCK.

Lead: If their goal was to put Soviet Bloc style apartments on Russian Hill to keep the Russian theme alive then they've hit the nail on the head.

Soviet Bloc Apartments



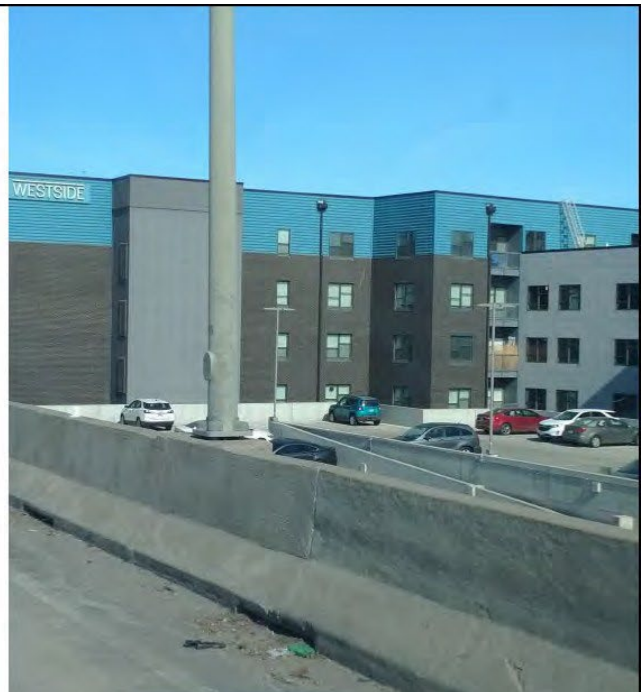
Concern: Height - 8 stories

- We tried to find other 8 story apartment buildings but it wasn't easy. We believe that's because structures don't read as residential at that height. They read as commercial.
- The height is vastly disproportionate to any other structure around 6th & Central.



Concern: The Facade

We found a couple other apartment buildings that were purely rectangular in shape with ext walls that were straight up and down. They probably looked great in the architectural renderings but we found these buildings unappealing.



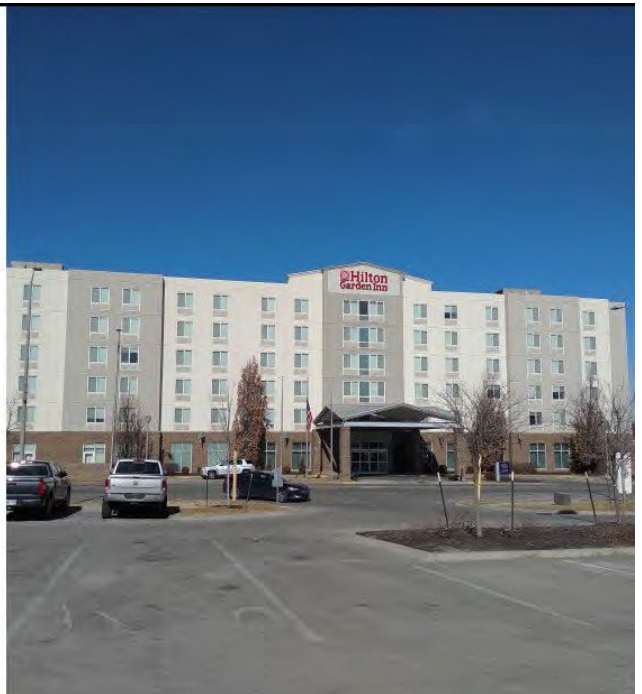
Concern: The Roofline

The (apartment) buildings with flat rooflines that we found locally came across as industrial or commercial, not residential.



Concern: Two Bands of Color / Material

We looked for other buildings where the exterior walls were composed of two bands of color (preferably) horizontal and with a flat roof. They suffered from low visual interest and were unappealing.



Recap: Why the design doesn't fit

- The height (8 levels) is so significantly taller than anything around it.
- The flat roofline reads as commercial. Gables and dormers say, I'm residential.
- The flat facade (straight up and down exterior walls) with no protrusions or articulation give the impression of a commercial building
- The two horizontal bands of color & material make it look like a residential warehouse.
- Overall the proposed structure looks like a design driven primarily by economic factors instead of a nice residential apartment building in an older neighborhood.

Suggestions:

- Change the flat roofline
- Reduce the number of stories
- Include residential design elements
- Give in and out movement to the facade
- Provide more visual interest by increasing the variation of color and materials used

If you're going to change zoning and insert an apartment building into an R-1 residential neighborhood couldn't you please try to at least give it a residential look and feel.



An Example of an apartment building we didn't hate.

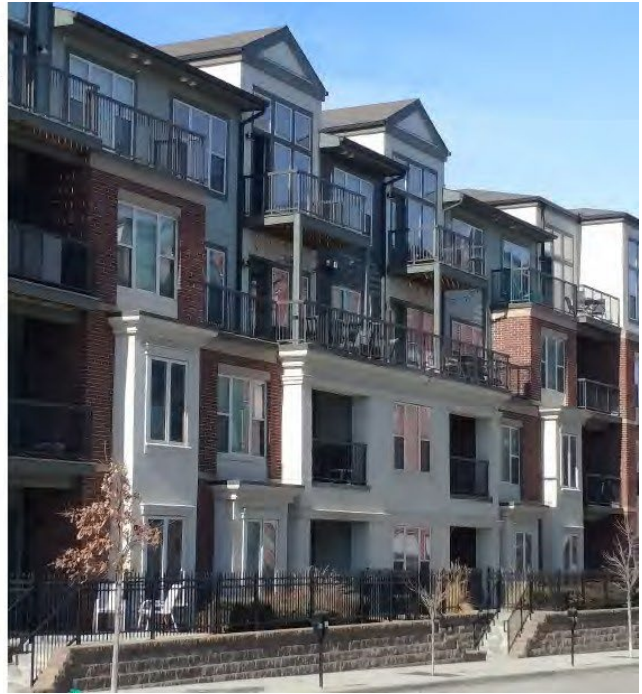
Another Example of an apartment building that includes the characteristics we are suggesting

The recently constructed Summit on Quality Hill Apartments (visible from the proposed apartment building's site) provide an example of a reasonable compromise.

What we like about it:

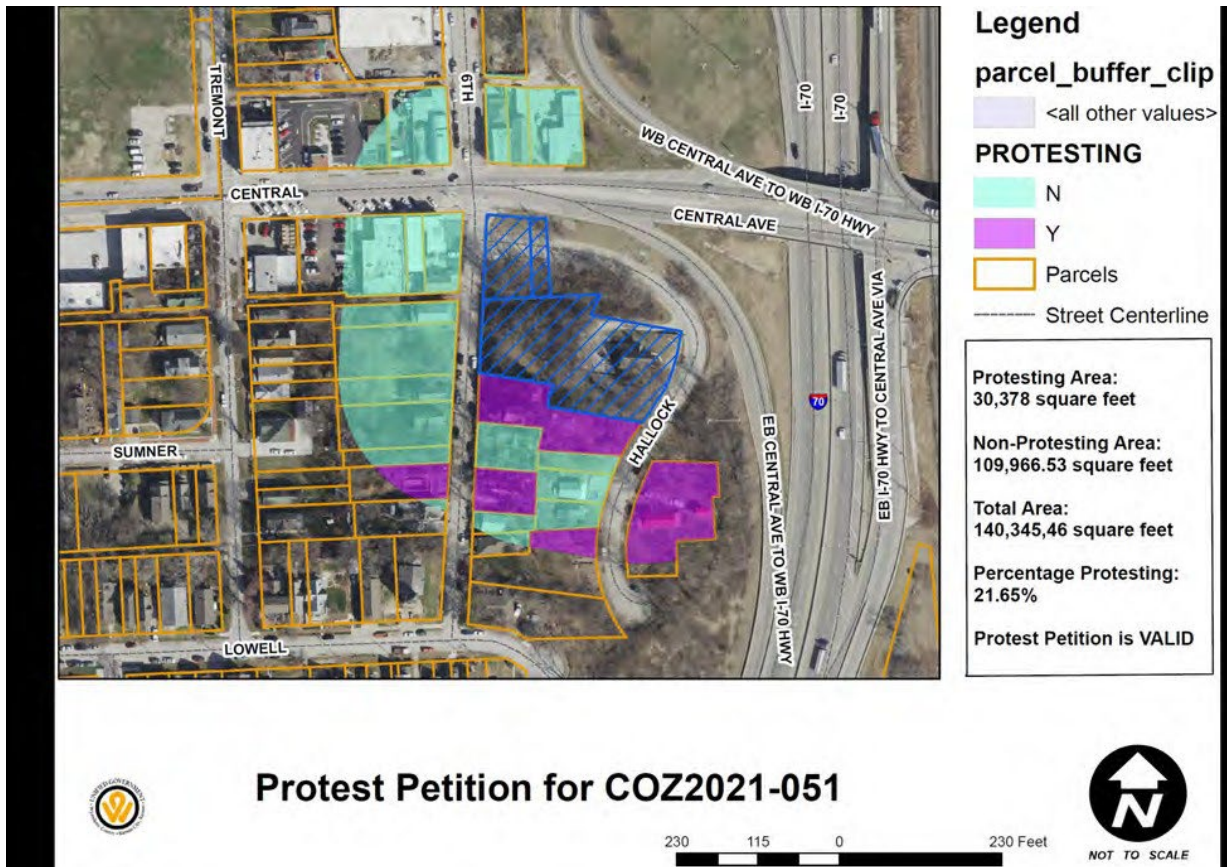
- **4 stories!** (above ground) ...a good compromise height
- The **Roofline** is **NOT** (purely) **Flat**, reads more residential
- Includes other **Residential Design Elements**
- **Facade** is **NOT Flat** (not straight up and down)
- There is **Color and material variation** that make the building more interesting.

All of which makes it more suitable than the proposed design for an apartment building adjacent to property zoned R1 that also borders a commercial thoroughfare.



Conclusion

- **We are not opposed to development**
We recognize it's benefits to the vitality of our neighborhood.
- **We oppose the currently proposed design**
with good reason as conveyed herein.





Unified Government

of Wyandotte County • Kansas City, Kansas

701 N 7th Street,
Kansas City, KS 66101
www.wycokck.org

Protest Petition Guidelines

CLERK'S OFFICE
MAR 17 2022

These guidelines are designed to assist those who wish to exercise their right to file a Protest Petition in opposition to the granting of a rezoning or a special use permit by the Unified Government of Wyandotte County/Kansas City, Kansas. This document is only a guide. There may be other issues which are not addressed herein. You should consult with your attorney in regard to the completion and filing of your specified Protest Petition.

Quick Advice

1

1. Protest petitions properly signed and acknowledged must be filed with the Clerk's Office on the 3rd Floor of City Hall at 701 North 7th Street, no later than 14 days after the Planning Commission has concluded its public hearing. The day following the Planning Commission hearing shall be counted as the first day. (Example: If the Planning Commission met on September 8th, then September 9th is the first day and September 22nd is the last day.)
2. Owners of at least 20% of the land area within 200 feet of the property subject to the rezoning or special use permit (SUP), excluding public streets and rights-of-way, must properly sign and acknowledge the protest petition for it to constitute a valid protest. If a valid protest is filed, at least nine of the eleven members of the Unified Government Board of Commissioners must vote to approve in order for the rezoning application to be approved. Without a valid protest petition, the affirmative votes of just six members of the Governing Body are needed to approve the rezoning application.
3. Only signatures of owners of property within 200 feet of the property subject to the rezoning or SUP will be counted when determining if the 20% minimum requirement has been met. Signatures from owners of property that is located within 200 feet of the property subject to the rezoning or SUP, but is outside of the city limits or across a county line, shall also be considered in this determination. If the area outside the city limits or across a county line is unincorporated, the distance to be counted increases to 1000 feet.
4. Meeting the necessary requirements takes considerable time, so even though there are 14 days after the Planning Commission meeting to file, you should start the process as soon as possible.
5. In the particular case of applications initiated by the Planning Commission or the Governing Body and not the landowner(s), special rules apply. Please contact the Department of Planning + Urban Design at 913-573-5750 for these rules.

2	Requirements of Protest Petition 1. The rezoning or special use permit number and the address or legal description of the property must be clearly identified. 2. Signers of the protest petition must be the owners of the real property for which a rezoning or SUP is sought or be owners of real property within the statutory area of notification for this rezoning or SUP application. Owners of real property that is beyond the City limits but within the statutory area of notification for this rezoning or special use permit application shall be eligible to sign the petition. 3. Signers of the protest petition must sign their full names as they appear on the deed to the property recorded in the Office of the Register of Deeds. If Mary Smith signs as "Mrs. John Smith," her signature will not be counted. If the County records indicate that Mary Smith owns the property but she has remarried and changed her name to Mary Jones, she should sign the petition "Mary Jones/formerly Mary Smith." 4. All owners of a particular parcel of property must sign in order to place the property into protest. If the parcel is owned in joint tenancy or tenancy in common, both joint tenants or all tenants in common must sign in order to place the property into protest. If there has been a death, divorce, or other event, which is not recorded with the Register of Deeds, documentation will need to be supplied. 5. Joint tenants or co-tenants may not sign for each other. For this reason, there should be no signatures such as Mr. & Mrs. Bill Smith or Bill & Mary Smith. 6. If one person signs as attorney-in-fact for another person, a copy of the power-of-attorney must be provided. 7. If a parcel is owned by a partnership, all of the partners must sign in order for the parcel to be placed into protest. Furthermore, the proper name in which the property is held and the address of the property must be shown on the face of the petition. 8. If a parcel is owned by a corporation, only the signature of the President of the corporation can bind the corporation. Any officer, other than the corporate President, given legal authority to bind the corporation may sign the petition provided that he/she furnishes the Unified Government with proper documentation of his/her authority (articles of incorporation, by-laws, or power-of-attorney or other document establishing the authority of that person to act on behalf of the corporation). Furthermore, the proper name in which the property is held and the address of the property must be shown on the face of the petition.
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2

9. A protest petition may consist of one or more sheets entitled "Protest Petition." The signatures on each such sheet must be verified. The individual who verifies each such sheet must have witnessed all of the signatures affixed to that sheet and must have his or her verifying signature notarized. If several such sheets are filed, a separate verification and notarization must be affixed to each sheet. One person may verify one or more such sheets provided that person is one of the signers of one of the sheets constituting the petition, is an owner of property within the statutory area of notification for which a rezoning or special use permit plan is sought, and witnessed all of the signatures on each sheet he/she is verifying. All signatures should be on the "Protest Petition" form provided by the Unified Government. Use of an attached blank sheet for additional signatures is strongly discouraged and may result in the petition being rejected.
10. If there is evidence leading a reviewing Unified Government staff member to believe any signature is not genuine, such signature may be considered improper and insufficient.
11. The protest petition must be filed within 14 days after the date of the conclusion of the Planning Commission public hearing regarding the rezoning or SUP application at issue. Even though the rezoning or SUP application may be returned to the Planning Commission at a later date, the protest petition can only be filed during the 14 days after the date of the conclusion of the Planning Commission's original public hearing.
12. The protest petition must be filed with the Unified Government Clerk of the Unified Government of Wyandotte County/Kansas City, Kansas, on the 3rd Floor of City Hall at 701 North 7th Street, Kansas City, Kansas, 66101, before 5:00 p.m. on or before the 14th day after the date of the conclusion of the public hearing before the City Planning Commission. The day following the Planning Commission hearing shall be counted as the first day. If the 14th day falls on a weekend or holiday, the petition must be filed before 5:00 p.m. on the first business day following that weekend or holiday. (Example: If the Planning Commission concluded its hearing on September 8th, then September 9th is the first day and September 22nd is the last day.)

After the protest petition is filed with the Unified Government, various departments of the Unified Government will review the legality of the petition. If you have any questions about the protest petition procedure, or its completion, please contact the Department of Planning + Urban Design at (913) 573-5750 or contact a private attorney.

Acknowledgement and Verification

(Please carefully read the verification statement before signing)

STATE OF KANSAS)

) SS

COUNTY OF WYANDOTTE)

I, Jerri L. Moulder, 31 S. Hallock St. KCKS, 6610
(Name) (Address)

being first duly sworn, under oath, depose and state that I have read and examined the foregoing Protest Petition, the Protest Petition Guidelines provided by the Unified Government of Wyandotte County/Kansas City, Kansas, and the signatures and addresses placed on the Protest Petition, and further state that the signatures and legal description and/or addresses thereon are genuine, that I personally know all of the signers of this sheet of the Protest Petition to be the persons whose names are signed to the Petition and that I personally witnessed their signature, that I am one of the signers of the Protest Petition and own property within the statutory area of notification related to the area for which a REZONING/SPECIAL USE PERMIT is sought, and that
(Circle One)

to the best of my knowledge the signers of the Protest Petition are owners of land located within the statutory area of notification for this REZONING/SPECIAL USE PERMIT application. The
(Circle One)

statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT is sought; or, if the
(Circle One)

area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT
(Circle One)

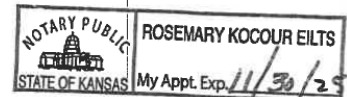
is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT is sought.
(Circle One)

Jerri L. Moulder
(Signature)

Subscribed and sworn to before me this 17th day of March, 2022,
by Jerri L. MOULDER, who is personally known to me to be the same person whose
name is subscribed to in the foregoing instrument.

Notary Public Rosemary Kocour Eilts

My Commission Expires: 11/30/25



4	Petitioner's Contact Information The Protest Petition process frequently requires dialouge between Unified Government Staff and the petitioner. In order to facilitate this dialouge, please provide the following contact information: Name <u>Jerrri L. Moulder</u> Phone Number <u>816 419-2164</u> Address <u>31 S. Hallock St.</u> E-mail <u>jerrri moulder a</u> <u>KC KS 66101</u> <u>gmail.com</u>
5	Protest Petition Protest Petition Against Rezoning or Special Use Permit No. <u>* COZ 2021-051</u> We, the undersigned property owners, do hereby protest the above referenced application at the following address: <u>529 Central Ave, KC KS 66101</u> <u>10 S Hallock St, KC KS 66101</u> <u>525 Central Ave, KC KS 66101</u> We, the undersigned, realize that this petition of protest must be submitted to the Office of the Unified Government Clerk within fourteen (14) days from the date of the conclusion of the Planning Commission public hearing regarding this rezomng or special use permit (SUP) application. Further, we realize that this Petition is in opposition to the rezoning or SUP application and our signatures cannot be removed after filing unless certain lawful actions are taken to remove the Protest Petition. This Petition may be filed pursuant to the laws of Kansas, K.S.A. 12-757; and of the Unified Government of Wyandotte County/Kansas City, Kansas Sec 27-1049(d) and shall be subject to the rules contained therein. We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which a rezoning or SUP is sought, whereby, our signatures shall hereafter be verified by one of the signers of the Protest Petition as true and correct signatures in order for this Protest Petition to be valid. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a rezoning or SUP is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a rezoning or SUP is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a rezoning or SUP is sought.

Petition Number:

Legal Signature of Property Owner (All owners of property must sign)	Printed Name of Property Owner (Please take care to print legibly)	Property Description (Address and/or lot and block number)	Date
1 * <i>Jan D. Moulder</i>	<i>Jan D. Moulder</i>	31 S. Hallock St.	3/16/22
2 * <i>Steven Sudekum, President, Distant Vista Properties, LLC</i>	<i>Steven Sudekum</i> Distant Vista Properties LLC	41 S. 6 th St.	3/16/22
3 * <i>Brad Huhmann</i>	Brad L. Huhmann	23 S 6 th St.	3/16/22
4 * <i>Karin Huhmann</i>	Karin T Huhmann		3/16/22
5 * <i>Jason Nivens</i>	Jason Nivens	28 S 6 th St.	3/16/22
6 * <i>Jose Quinones</i>	Jose Quinones	31 S 6 th St	3-16-22

Protest Petition Guidelines

6 of 6



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 31, 2022

Re: **Change of Zone Petition COZ2022-001 and Master Plan Amendment MPL2022-001**

GENERAL INFORMATION

Applicant:

Tim Kates DBA
Remco Demolition

Status of Applicant:

Tenant
24801 North 219th Street
Leavenworth, Kansas 66048

Requested Actions:

Approval of a Change of Zone.

Approval of a Master Plan Amendment.

Date of Application:

January 3, 2022

Purpose:

To change the zoning district from CP-3 Planned Commercial District to MP-2 General Industrial District. To amend the Master Plan Land Use designation from Planned Commercial to Industrial.

Property Location:

14140 State Avenue
Kansas City, Kansas 66012

Commission Districts:

Commissioner At Large District #2:
District #7 Commissioner:

Tom Burroughs
Chuck Stites



Existing Zoning:	R-1(B) Single Family District
Adjacent Zoning:	North: AG (WyCo) Agriculture District South: Bonner Springs, Kansas East: CP-3(WyCo) Planned Commercial District West: Leavenworth County
Adjacent Uses:	North: Single Family Residence South: Medical Engineering and Private RV and Boat Storage Outbuildings East: Vacant Land Automotive Body Repair Shop and HVAC Contractor Storage and Office West: Single Family Farm
Total Tract Size:	6.0718 Acres
Master Plan Area:	The Subject Property is within the Prairie-Delaware-Piper Area Master Plan.
Master Plan Designation:	Existing: The Prairie-Delaware-Piper Area Master Plan designates this property as Planned Commercial. This district has a broad range of subcategories including small, neighborhood, and regional commercial, with respective uses such as non-retail, convenience commercial and grocery, and big box retailers or tourism attractions. Proposed: The proposed Land Use Designation is in the City-Wide Area Master Plan's Industrial land use category. The Industrial Land Use category allows industries featuring industrial processing, manufacturing, heavy truck traffic, excessive noise, potentially noxious uses and outdoor storage. These uses may include warehousing, distribution, salvage, processing, and outdoor storage.
Major Street Plan:	The City-Wide Master Plan designates State Avenue as a Class A Thoroughfare, although the property is only accessible off Nebraska Avenue, which is classified as a Local Street.
Parking Requirement:	Current Zoning: The CP-3(WyCo) Commercial District requires not less than four (4) off-street parking spaces provided on the premises for each (1,000)

square feet of contributing floor area per Article XVIII(5)(5).

Proposed Zoning: The MP-2 Industrial District as stated in Section 27-469(e) requires that no less than one (1) space for each 500 square feet of building floor 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. The subject property currently has multiple buildings with a total square footage of 10,484 square feet, requiring 21 parking spaces. The total amount of parking spaces proposed is 21.

Advertisement:	<u>The Wyandotte Echo</u> – January 14, 2022 Letters to Property Owners – January 15, 2022, February 24, 2022 and March 24, 2022
Public Hearings:	February 14, 2022, March 3, 2022, March 14, 2022 and March 31, 2022.
Public Support:	One (1) person appeared at the February 14, 2022 meeting.
Public Opposition:	One (1) person appeared at the March 14, 2022 meeting.

PROPOSAL

Detailed Outline of Requested Action: The Applicant, Tim Kates of Remco Demolition, is requesting a Change of Zone for the subject property at 14140 State Avenue. The Applicant is requesting a Change of Zone from CP-3 Planed Commercial District to MP-2 General Industrial District. The Change of Zone has been requested so that the prospective buyer can use the site as a construction equipment storage and staging area. The subject property is currently vacant with two (2) large farm outbuilding structures and two (2) smaller accessory storage buildings with a total building square footage of 10,484 square feet. The applicant wishes to use the current buildings and add an asphalt area for materials and equipment storage on the rear of the property. A Master Plan Amendment has been included with this application to amend the land use from Commercial to Industrial.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. The subject property has no noise or disturbance complaints noted.

Building or Code Enforcement Complaints:

1. The current property owner has no code enforcement complaints.

Outstanding or Related Permits and Cases:

1. The current property owner has an outstanding residential building permit for the pre-fabricated barn dating from 2002, as the permit appears open and did not obtain passing or approved inspections. Further follow-up with the Building Inspection Department is required.
2. The current property owner has no outstanding Code Inspection Cases.

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood is rural, agricultural, and industrial in character. Lots to the north of State Avenue range from commercial and industrial parcels between 1-5 acres and agricultural parcels of approximately 80 acres. Streets are concrete and show signs of improvements with gutters, and driveways. Parcels to the south of State Avenue are typically residential lots of one (1) acre and a large agricultural parcel of sixty-two (62) acres. There residential streets are mostly asphalt and driveways are often asphalt approaches with gravel driveways.

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

The subject property is surrounded by vacant land to the north with agriculture activity and similar uses to the east that may be visibly unattractive. Although there are residential uses to the south, the State Avenue Thoroughfare separates the residential developments from these commercial and industrial uses with large setbacks and right of way allowances. The proposed zoning would have a general compatibility of the nearby properties due to their current mix of commercial and industrial 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 current proposed use could affect nearby property through increased traffic on Nebraska Avenue and the increased intensity of use may come with associated noise, dust, or visibility nuisances if not properly screened or

maintained. State Avenue bisects the residential properties from the proposed industrial and commercial uses and the increase in intensity of use on the subject property ostensibly would not affect the residential properties. The vacant, adjacent lots are zoned for uses of similar intensity or are intended to remain vacant, thus the Change of Zone should not detrimentally affect the nearby property if properly maintained.

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

The property is currently vacant, and its time of vacancy is unknown. A private demolition of a commercial outbuilding occurred on the property in 2007.

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.*

There is negligible public gain as this is a private enterprise. If maintained properly with adequate screening, the proposed use would not substantially injure the use, quality, or marketability of the nearby property as they are of similar uses.

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

The proposed Change of Zone may have a negligible impact on the traffic through Nebraska Avenue. The subject property has a long rural-style drive with several turnarounds within the property to accommodate the trucks and industrial traffic within the property. The proposed use should not impede the capacity of the street for anticipated traffic.

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

The Prairie-Delaware-Piper Master Plan's Commercial Designation does allow for light industrial, however, the presence of more intense industrial uses does not conform. The application to alter the land use designation to City-Wide Industrial has a high degree of conformity, as it is designed for uses that may be considered more hazardous or less visually attractive, such as the proposed lay-down yard and equipment staging area.

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

The applicant is not proposing any new building structures, but there is some environmental harm with the grading and clearing for the lay-down lot area which should be replaced in other areas where former landscape appears to have died or become more sparse. Aside from the initial grading or clearing, there should be little to no long-term negative environmental impact. The subject property has

been in use for similar reasons with various tenants since its purchase by the owner in 1994.

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

a. *Water service*

Water Service is within the BPU Service Area. It is unclear if there is current infrastructure to serve the property.

b. *Sanitary sewer service*

Sanitary sewer is not publicly provided. A sanitary sewer system plan must be approved by KDHE before approval.

c. *Storm water control*

Stormwater control is provided at the intersection of Nebraska Avenue and State Avenue.

d. *Police*

Police service is provided by West Patrol, District #224.

e. *Fire*

Fire service is provided by Station #8.

f. *Transit*

There is no public transit service available.

g. *Schools*

Education is provided by Bonner Springs/Edwardsville District #USD204.

h. *Streets*

See item #6 above.

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

The economic impact on the community is negligible, as this is a private development. There is some economic tax gain as this allows another business to begin or expand operations in Wyandotte County in an area that is currently vacant.

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

The subject property has a high degree of conformity with the ordinance requirements once rezoned if adequately maintained, screened, and managed properly.

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

There is negligible impact to public health, safety, or welfare if adequately maintained as adjacent lots are similar in use or activity. The current property owner would not be able to sell their vacant property to the applicant if not approved, which could have a degree of hardship due to loss of income. The applicant is the potential buyer and would not be able to operate or expand their business within the county and may also experience financial hardship.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting in Person on January 28, 2022.

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

KEY ISSUES

Structural Compatibility
Zoning
Land Use
Neighborhood Compatibility
Noise, Dust, Visibility, or Illumination
Traffic
Grading and Erosion Control
Landscaping and Screening
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to uphold its previous recommendation and recommends **APPROVAL** of Change of Zone Application **COZ2022-001** and Master Plan Amendment **MPL2022-001**, subject to:

- 1. The property shall be restricted to CP-3 uses and activity, with the filing of a deed with the Register of Deeds Office, with the exception of the equipment and material staging and laydown yard. No use shall be permitted or so operated as to produce or emit smoke, dust, fly ash, gas,**

- odorous emission, vibration, concussion, noise greater than 80dB(A), or industrial waste.
2. All uses involving the storage, handling, se, or sale of hazardous and/or highly flammable or explosive materials (group H occupancies as defined by the International Building Code) shall be prohibited unless approved by Special Use Permit and approved by any other stipulation as stated in Section 27-469(4).
 3. If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.
 4. If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.
 5. Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.
 6. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
 7. Any equipment visible from the public right of way or near fencing shall be removed or relocated to where fully concealed from public view.
 8. Existing fencing and gated entrance shall be maintained.
 9. The apron shall be continuously maintained as an improved surface of asphalt or concrete. Please contact the Public Works Department for more information at Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700.
 10. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.
 11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly.

- 12. Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.**
- 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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

On March 3, 2022, the Unified Government of Wyandotte County and Kansas City, Kansas Board of Commissioners remanded this case back to the March 14, 2022 City Planning Commission in order to further review the impacts of this proposed change of use, seek input from the Cities of Bonner Springs and Basehor, and review the current and planned land uses in these abutting jurisdictions. The applicant noted that there are six (6) vehicles that are proposed to be stored at this location and the average truck traffic would be five (5) trucks leaving the site in the morning and five (5) trucks returning at night as typically one (1) vehicle is either unnecessary to meet work demands or is being repaired. This is an average daily trips of 10 trucks per day. The UG County Engineer stated that these roadways were built to a standard where this amount of traffic would not be detrimental to either the capacity of these roads or their general condition. The County Engineer, however, also stated that large, overweight trucks (over 12,000 lbs. gross vehicle weight rating or GVWR) do increase the deterioration of roads at a higher rate than other vehicles. The subject parcel is bordered by Nebraska Avenue to the north, North 142nd Street to the west and State Avenue to the south. Nebraska Avenue and North 142nd Street are asphalt roads with concrete curbs and stormwater inlets. State Avenue is a State Highway (US Route 40) that is concrete without curbs. The City of Bonner Springs noted that the current zoning for the parcels in their jurisdiction south of State Avenue are Industrial, including the current business located at 14130 Minnesota Avenue, Bonner Springs, KS 66012, and that the undeveloped corner lot (14150 Minnesota Avenue) is zoned single-family residential. They stated the proposed use is in character with these uses. The City of Basehor noted that they had received one (1) comment from an adjacent land owner in opposition to the project, but by their protocol do not directly comment on projects

outside of their jurisdiction. Staff reviewed their zoning map, and all uses abutting the proposed project on north 142nd Street are single-family residential.”

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners **APPROVE** Petitions **COZ2022-001** and **MPL2022-001**, subject to all comments and suggestions outlined in this staff report

ATTACHMENTS

February 14, 2022 City Planning Commission Minutes
March 14, 2022 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Preliminary Site Design
Revised Design Plans
Planning Engineering Comment Letters
Neighborhood Meeting Information
Applicant Response Letter
Applicant Stormwater Report
Revised Site Plan – Second Set
Second Applicant Response Letter
Staff Site Photos Dated January 23, 2022

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Rezoning	February 14, 2022 Approval	March 3, 2022 Remanded Back
	March 14, 2022 Approval	March 31, 2022
Master Plan	February 14, 2022 Approval	March 3, 2022 Remanded Back
	March 14, 2022 Approval	March 31, 2022

STAFF CONTACT: **Kallie McLaughlin**
 kdmclaughlin@wycokck.org

MOTIONS

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2022-001** as meeting all the requirements of the City Code and being in the interest of the public health, safety, and welfare subject to such modifications as are necessary to

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

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2022-001** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone Petition

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2022-001** as meeting all the requirements of the City code and being in the interest of the public health, safety, and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2022-001** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

February 14, 2022 City Planning Commission Minutes:

Hearing starts at 1:43:56:

MASTER PLAN AMENDMENT MPL2022-001 – TIM KATES/REMCO DEMOLITION LLC – SYNOPSIS: Master Plan Amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to Industrial (City-Wide Master Plan) at 14140 State Avenue.

CHANGE OF ZONE APPLICATION COZ2022-001 – TIM KATES/REMCO

DEMOLITION LLC - SYNOPSIS: Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District for a contractor staging area and heavy equipment storage for Remco Demolition at 14140 State Avenue.

Detailed Outline of Requested Action: The Applicant, Tim Kates of Remco Demolition, is requesting a Change of Zone for the subject property at 14140 State Avenue. The Applicant is requesting a Change of Zone from CP-3 Planned Commercial District to MP-2 General Industrial District. The Change of Zone has been requested so that the prospective buyer can use the site as a construction equipment storage and staging area. The subject property is currently vacant with two (2) large farm outbuilding structures and two (2) smaller accessory storage buildings with a total building square footage of 10,484 square feet. The applicant wishes to use the current buildings and add an asphalt area for materials and equipment storage on the rear of the property. A Master Plan Amendment has been included with this application to amend the land use from Commercial to Industrial.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

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 February 14, 2022;
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:

- Andrea Weishaubt, Atlas Surveyors, representing the applicant, 2300 Hutton Road, Kansas City, Kansas
- Henry Chamberlain, 12808 Kansas Avenue, Bonner Springs, Kansas and co-owner of the property to the east

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:47:41: Planning Director Hand stated that the Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District and a Master Plan Amendment from Planned Commercial to Industrial is being requested for a lay-down lot and staging area for equipment and contracting materials. He further stated that while outside storage is allowed in the C-3 zoning,

heavy machinery storage is not allowed. The site is raised from the street on State Avenue, which allows some natural screening. Staff is requesting additional landscaping and buffering in order to completely screen the use. Staff is also requesting that Condition 1 be amended to state that a deed will be filed with the Register of Deeds that restricts future uses on the property to only those allowed in the CP-3 District. Director Hand stated that staff has received no letters in support nor opposition. There are old Notices of Violation on the property. Another condition of approval is a retro-active building permit must be on the existing outbuildings. If the applicant wants to store hazardous materials in the future, a Special Use Permit will be required. Staff recommends approval subject to the revised conditions.

Motion and Vote starts at 1:51:28:

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2022-001:**

Carson	Chairman
Armstrong	Aye
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye

Motion to recommend APPROVAL Passed: 6 to 0

Subject to:

- 1. The property shall be restricted to CP-3 uses and activity, with the filing of a deed with the Register of Deeds Office, with the exception of the equipment and material staging and laydown yard. No use shall be permitted or so operated as to produce or emit smoke, dust, fly ash, gas, odorous emission, vibration, concussion, noise greater than 80dB(A), or industrial waste.**
- 2. All uses involving the storage, handling, se, or sale of hazardous and/or highly flammable or explosive materials (group H occupancies as defined by the International Building Code) shall be prohibited unless approved by Special Use Permit and approved by any other stipulation as stated in Section 27-469(4).**
- 3. If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.**
- 4. If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.**
- 5. Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.**
- 6. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted.**

- Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
7. Any equipment visible from the public right of way or near fencing shall be removed or relocated to where fully concealed from public view.
 8. Existing fencing and gated entrance shall be maintained.
 9. The apron shall be continuously maintained as an improved surface of asphalt or concrete. Please contact the Public Works Department for more information at Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700.
 10. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.
 11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspecton@wycokck.org to confirm if they need a building permit, and if so must take it upon themselves to initiate the building permit process accordingly.
 12. Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.
 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.

On motion by Mrs. Jones, seconded by Mr. Ernst, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2022-001:**

Carson	Chairman
Armstrong	Aye
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye

Motion to recommend APPROVAL Passed: 6 to 0

March 14, 2022 City Planning Commission Minutes:

Hearing starts at 4:09:45:

MASTER PLAN AMENDMENT MPL2022-001 – TIM KATES/REMCO DEMOLITION LLC – SYNOPSIS: Master Plan Amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to Industrial (City-Wide Master Plan) at 14140 State Avenue.

CHANGE OF ZONE APPLICATION COZ2022-001 – TIM KATES/REMCO DEMOLITION LLC - SYNOPSIS: Change of Zone from CP-3 Planned Commercial District to MP-2 Planned General Industrial District for a contractor staging area and heavy equipment storage for Remco Demolition at 14140 State Avenue.

Detailed Outline of Requested Action: The Applicant, Tim Kates of Remco Demolition, is requesting a Change of Zone for the subject property at 14140 State Avenue. The Applicant is requesting a Change of Zone from CP-3 Planned Commercial District to MP-2 General Industrial District. The Change of Zone has been requested so that the prospective buyer can use the site as a construction equipment storage and staging area. The subject property is currently vacant with two (2) large farm outbuilding structures and two (2) smaller accessory storage buildings with a total building square footage of 10,484 square feet. The applicant wishes to use the current buildings and add an asphalt area for materials and equipment storage on the rear of the property. A Master Plan Amendment has been included with this application to amend the land use from Commercial to Industrial.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-454 – 27-457, Sections 27-592 – 27-606.

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 14, 2022;

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.

Secretary Parker stated that this application was heard in February and recommended for approval with conditions and the Board of Commissioners remanded the application back to the City Planning Commission for rehearing. Planning Director Hand stated this case was remanded back to the Planning Commission for staff to have further discussions with surrounding jurisdictions regarding this application and to further review the traffic/parking impacts of this project.

Present in Support:

- Tim Kates, Remco Demolition LLC, applicant
- Andrea Weishaubt, Atlas Surveyors

Present in Opposition:

- Bill Hutton, 13939 Parallel Parkway, Kansas City, Kansas
- Jeremy Unruh, 1506 North 142nd Street, representing eight (8) neighbors on the west side of 142nd Street (spoke after Director Hand's recommendation)

Staff Recommendation starts at 4:26:16: Planning Director Hand stated that he will address the reasons the applications were remanded back to the Planning Commission. Staff spoke to the City of Basehor and their policy is not to comment on applications in other jurisdictions. They did state that one (1) of their constituents on the other side of 142nd Street was in opposition. Staff spoke to the City of Bonner Springs, and there are two (2) properties that are industrial on Minnesota Avenue and the third, undeveloped property is zoned residential, and they felt that this project would be commensurate with their development. He stated that the applicant notified staff with an additional exhibit that they would have six (6) vehicles stored on the property and estimate that they will have a maximum of five (5) vehicles out every day which is ten (10) vehicle trips per day. Director Hand stated that staff spoke to the County Engineer and 142nd Street and Nebraska Avenue are improved streets. State Avenue is a concrete street and Staff does not believe that improvements are needed for this proposed Special Use Permit. The County Engineer said that while ten (10) trips is not a large amount, 12,000 pounds trucks do have a greater potential for damage to public rights-of-way than other vehicles. The County Engineer stated that these are public roads that are built to handle this traffic. Staff recommends approval subject to the conditions in the staff report.

Motion and Vote starts at 4:32:37:

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Master Plan Amendment MPL2022-001:**

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	No
Armstrong	Aye

Motion to recommend APPROVAL Passed: 6 to 1

Subject to:

1. The property shall be restricted to CP-3 uses and activity, with the filing of a deed with the Register of Deeds Office, with the exception of the equipment and material staging and laydown yard. No use shall be permitted or so operated as to produce or emit smoke, dust, fly ash, gas, odorous emission, vibration, concussion, noise greater than 80dB(A), or industrial waste.
2. All uses involving the storage, handling, se, or sale of hazardous and/or highly flammable or explosive materials (group H occupancies as defined by the International Building Code) shall be prohibited unless approved by Special Use Permit and approved by any other stipulation as stated in Section 27-469(4).
3. If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.
4. If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.
5. Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.
6. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
7. Any equipment visible from the public right of way or near fencing shall be removed or relocated to where fully concealed from public view.
8. Existing fencing and gated entrance shall be maintained.
9. The apron shall be continuously maintained as an improved surface of asphalt or concrete. Please contact the Public Works Department for more information at Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700.
10. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled.

Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

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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.

On motion by Mr. Mohler, seconded by Mr. Connelly, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application COZ2022-001:**

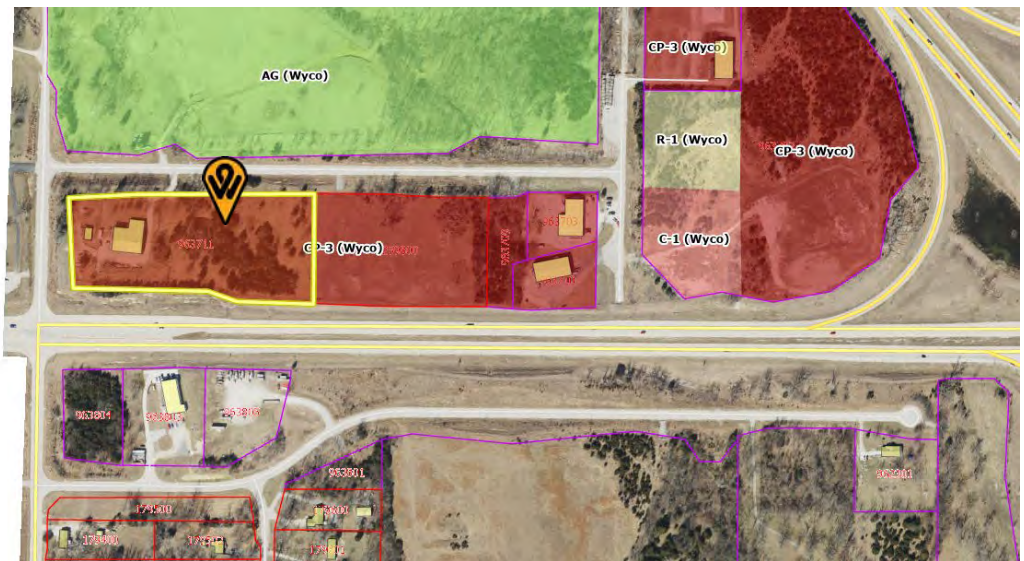
Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Miller	Not Present
Mohler	Aye
Pauley	Not Present
Straws	Aye
Ward	No
Armstrong	Aye

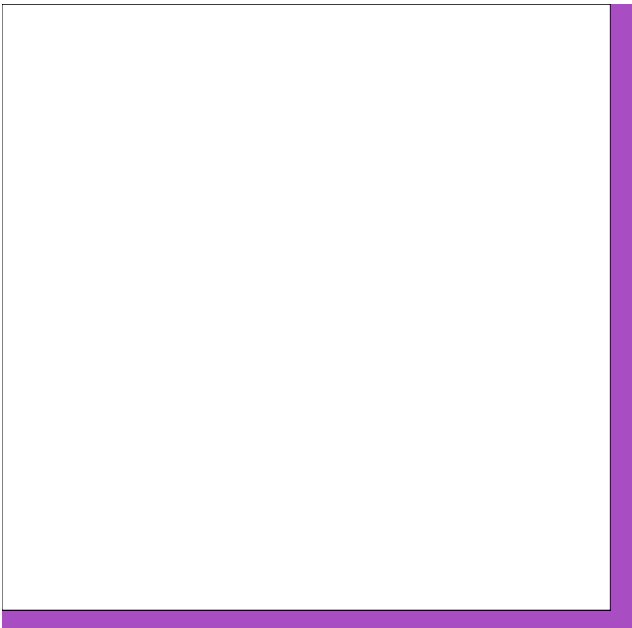
Motion to recommend APPROVAL Passed: 6 to 1
Subject to the above conditions

AERIAL MAP



ZONING MAP





PRELIMINARY SITE DESIGN



REVISED SITE DESIGN PLANS

14140 STATE AVE. INDUSTRIAL REZONE

14140 STATE AVENUE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66106
SW 1/4 OF SECTION 6, TOWNSHIP 11, RANGE 23

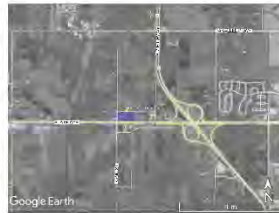
DEVELOPMENT PLAN

TOTAL PROPERTY AREA: 6.67 ACRES
TOTAL DISTURBED AREA: 1.49 ACRES
NET IMPERVIOUS AREA INCREASE: 1.13 ACRES
NET CUT/FILL QUANTITY: 0 CY
WOLF CREEK IS THE TRIBUTARY FOR THIS SITE

INDEX OF SHEETS	
C-001	COVER SHEET
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-110	EROSION CONTROL PLAN
C-111	EROSION CONTROL DETAILS
C-120	SITE PLAN
C-121	STANDARD DETAILS
C-130	GRADING PLAN



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VICINITY MAP
N.T.S.



UTILITY CONTACTS

ALL UTILITIES SHOWN ARE BASED ON THE FOLLOWING INFORMATION:
KANSAS CITY WATER DEPARTMENT
KANSAS CITY SANITARY DEPARTMENT
KANSAS CITY ELECTRIC DEPARTMENT
KANSAS CITY GAS DEPARTMENT
KANSAS CITY TELEPHONE DEPARTMENT
KANSAS CITY CABLE DEPARTMENT
KANSAS CITY RAILROAD DEPARTMENT
KANSAS CITY AIRCRAFT DEPARTMENT
KANSAS CITY MARINE DEPARTMENT
KANSAS CITY FISH AND WILDLIFE DEPARTMENT
KANSAS CITY PARKS AND RECREATION DEPARTMENT
KANSAS CITY HISTORICAL SOCIETY
KANSAS CITY ARCHIVES
KANSAS CITY MUSEUM
KANSAS CITY BOTANICAL GARDEN
KANSAS CITY ZOO
KANSAS CITY BOTANICAL GARDEN
KANSAS CITY ZOO
KANSAS CITY BOTANICAL GARDEN
KANSAS CITY ZOO



THE UTILITIES AS SHOWN IN THESE DRAWINGS WERE LOCATED BY THE FIELD REPRESENTATIVE OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN.

ALC
ARCHITECTURAL LANDSCAPE CONSULTANTS

14140 State Ave.
14140 STATE AVENUE, KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66106

FOR PERMIT

PREPARED FOR:
TRANSL
RECONSTRUCTION
2001 21ST ST
LINCOLN, NE 68503
PROJECT # 21-200
ISSUE DATE 03/20/22

C-001



ALC
ARCHITECTURAL LANDSCAPE CONSULTANTS

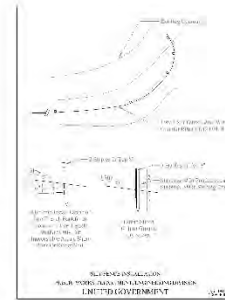
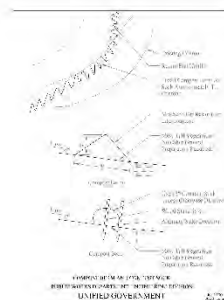
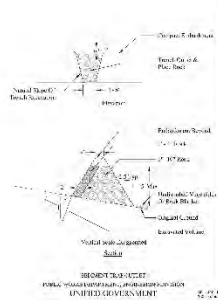
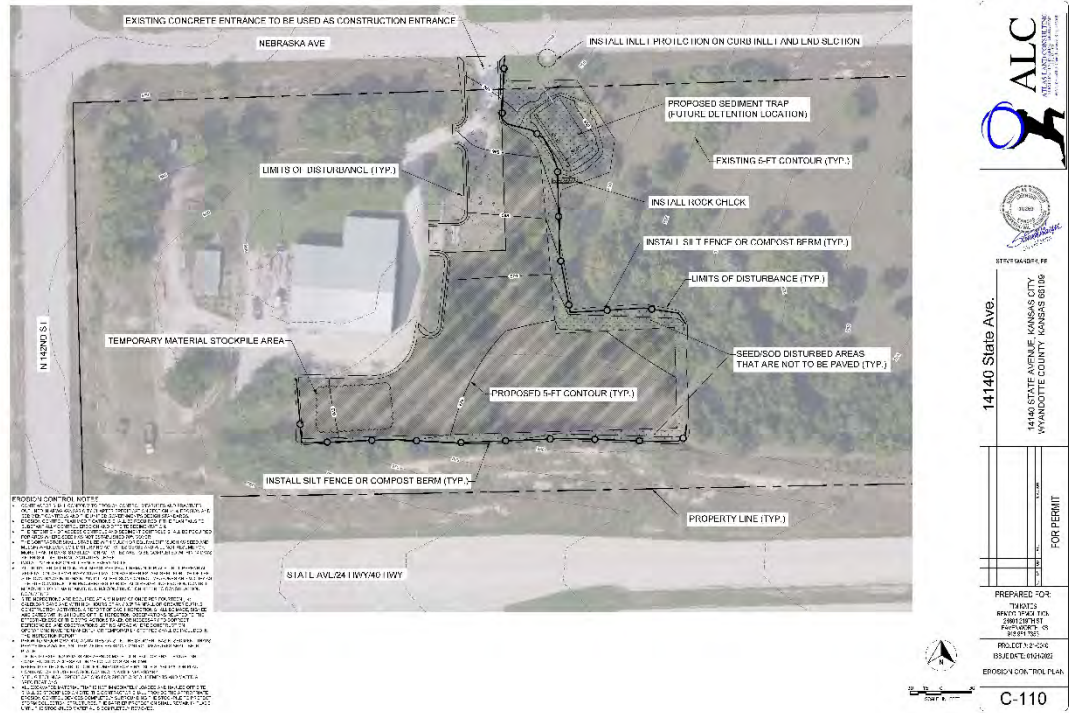
14140 State Ave.
14140 STATE AVENUE, KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66106

FOR PERMIT

PREPARED FOR:
TRANSL
RECONSTRUCTION
2001 21ST ST
LINCOLN, NE 68503
PROJECT # 21-200
ISSUE DATE 03/20/22

C-100

REVISED SITE DESIGN PLANS



24



REVISED SITE DESIGN PLANS





ALC
ALAN L. CROOK, INC.



STEVE WARDEN, PE
14140 STATE AVENUE, KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66103

14140 State Ave.



SCALE: 1" = 20'

FOR PERMIT

PREPARED FOR:
TIV/KHLS
RENOVATION/RECONSTRUCTION
14140 STATE AVENUE
LEWISVILLE, MO 64501

PROJECT # 21-000
ISSUE DATE: 07/04/2021
GRADING PLAN

C-130



Planning and Urban Design

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

Phone: (913) 573-5750
Fax: (913) 573-5796

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

FROM: Patrick Doyle, Engineering Manager

DATE: January 13, 2022

SUBJECT: Tim Kates (COZ2022-001, MPL2022-001)
14140 State Avenue
Erosion Control Review No. 1 (of the plan received 12/27/2021)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to Erosion Control design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.
- 2) Provide an erosion control plan indicating limits of disturbance.
- 3) On the erosion control plan, indicate location of temporary material stockpile or onsite waste area(s) in the case that excavated material, or topsoil needs to be temporarily stored or wasted on site, and provide downstream erosion control protection.

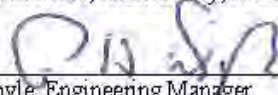
PLANNING ENGINEERING COMMENT LETTERS

- 4) On the erosion control plan, provide erosion control notes and, add the UG standards note as note number 1, which shall read "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."
- 5) Add a note regarding clean streets, and SWPPP (if applicable), etc. For example, "The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project's Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.
- 6) Add a note regarding the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.
- 7) Add a "good housekeeping" note, i.e., "Good housekeeping, including spill response shall be performed in accordance with the Kansas City Chapter of the American Public Works Association Standard Specifications, Section 2150."
- 8) Add a note regarding additional measures, i.e., The contractor shall be responsible for providing additional erosion control measures or modifications if the plan fails to substantially control erosion or offsite sedimentation.
- 9) Add a note regarding temporary seeding, i.e., The Contractor shall temporarily seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for a period of fourteen (14) calendar days.
- 10) Add a note regarding 70% vegetation, i.e., The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
- 11) Show locations on the final stabilization plan regarding vegetative cover, i.e., seed and/or sod area(s), designating which type and where. Add reference that the contractor shall replace disturbed areas with seed or sod, as indicated on the plan, and shall be installed within 14 days after paving completion and final topsoil grading. Indicate a thickness for proposed topsoil replacement.

PLANNING ENGINEERING COMMENT LETTERS

- 12) Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Reviewer: _____


Patrick Doyle, Engineering Manager



Planning and Urban Design

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

Phone: (913) 573-5750
Fax: (913) 573-5796

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

FROM: Patrick Doyle, Engineering Manager

DATE: January 13, 2022

SUBJECT: Tim Kates (COZ2022-001, MPL2022-001)
14140 State Avenue
General Engineering Review No. 1 (of the plan received 12/27/2021)

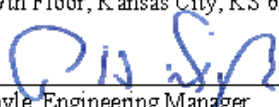
Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to General Engineering design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.
- 2) Provide a cover sheet to the plan set which includes but not limited to:
 - a. Project title
 - b. Address
 - c. Vicinity map
 - d. Contact information (for the landowner, developer, engineer, surveyor, contractor, etc.)

PLANNING ENGINEERING COMMENT LETTERS

- e. Date
 - f. Sheet index
 - g. 811 note and local utility contact information including UG Sanitary and Storm, Sewer Maintenance, (913) 573-1360, Kevin Swearengen or Kirk Roland
 - h. Total parcel/project area (SF or AC), total area of land disturbed (AC), net increase/decrease in impervious area (SF), net cut/fill quantities (CY)
- 3) Include the following 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. When 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."
 - 4) Add a note for the contractor to obtain all permits necessary including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
 - 5) Provide utility information on site plan including node numbers for existing storm and sanitary sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535.
 - 6) Provide increase in impervious area, earthwork cut and fill, and land disturbance area on cover sheet.
 - 7) Driveway entrance within right of way of Nebraska Avenue shall conform to the Unified Government of Wyandotte County and Kansas City, Kansas Technical Provisions specifications. See UG detail UG 4100-M.
 - 8) Engineered slopes shall not exceed 3H:1V.
 - 9) ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.
 - 10) See Sanitary Sewer review for additional comments.
 - 11) See Storm Drainage review for additional comments.
 - 12) See Stormwater Quality review for additional comments.
 - 13) See Erosion Control review for additional comments.
 - 14) Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Reviewer: _____


Patrick Doyle, Engineering Manager

PLANNING ENGINEERING COMMENT LETTERS



Planning and Urban Design

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

Phone: (913) 573-5750
Fax: (913) 573-5796

MEMORANDUM

TO: Tony Sabljak / Kallie McLaughlin
DRC Coordinator / Principal Planner

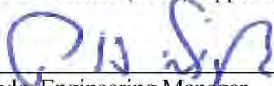
FROM: Patrick Doyle, Engineering Manager

DATE: January 13, 2022

SUBJECT: Tim Kates (COZ2022-001, MPL2022-001)
14140 State Avenue
Storm Drainage Review No. 1 (of the plan received 12/27/2021)

Prior to engineering approval on the above-named project, the construction drawings must be revised to address the following comments from the Engineering Division of the Planning and Urban Design Department. These comments refer to Storm Drainage design standards and requirements of the Unified Government that were not met in this submittal. Planning comments may require additional resubmittals. **Reference the Electronic Document Review (EDR) guidelines for submittal requirements; www.wycokck.org/Planning. Your paperless plan submittal shall also include a detailed cover letter with the next submittal that explains how each of the following comments has been addressed. Subsequent review of the plans will not proceed until such letter is received.**

- 1) Provide a storm drainage memo demonstrating plans comply with UG standards and criteria including stormwater quality Best Management Practice (BMP) worksheets, calculations, BMPs drainage area map.
- 2) Demonstrate compliance with MARC BMP Manual (2009) Appendix B.2.11 for "Hot Spots."

Reviewer: 
Patrick Doyle, Engineering Manager

NEIGHBORHOOD MEETING INFORMATION

January 14, 2022
Atlas Land Consulting
2300 Hutton Road Suite 108
Kansas City, KS 66109

We have filed an application with the Department of Urban Planning and Land Use

COZ2022-001

The purpose of this is for a change of zone at the following address:
14140 State Avenue Kansas City, Kansas 66012

MPL2022-001

The purpose of this is for a master plan amendment at the following address:
14140 State Avenue Kansas City, Kansas 66012

The purpose of this letter is to explain a proposed change of zone located at the address above. The property is currently zoned as **CP-3 "Planned Commercial District"** and with this proposed change of zone the property will be changing to **MP-2 "Planned General Industrial District"**. The purpose of the change of zone is to make the property compliant for use as a contractor staging area and heavy equipment storage for Remco Demolition.

The existing master plan land use designation is **"Planned Commercial (Prairie Delaware Piper)."** The proposed master plan land use will be **"Industrial (City-Wide Master Plan)."** The purpose of the master plan amendment is to make the property compliant for use as a contractor staging area and heavy equipment storage for Remco Demolition.

If you have any questions, comments or concerns please reach out to one of the contacts below.

There will be a neighborhood meeting on **January 28th, 2022 at 5:00 PM** held at Atlas Land Consulting's office at **2300 Hutton Rd. Suite 108, KCK 66109**

Please Contact:

Andrea Weishaubt:
-andrea@alconsult-llc.com or 913-702-5073

Alex Elliott
-alex@alconsult-llc.com or 913-306-4058

We look forward to seeing/hearing from you.

Sincerely,



APPLICANT RESPONSE LETTER



Comment Response Letter

To: Patrick Doyle, UG Engineering Manager
Address: 701 N 7th Street
Kansas City, KS 66101
Phone: 913-573-5750
Email: phdoyle@wycokck.org
Date: January 24, 2022
Project: 14140 State Ave. Industrial Rezoning

Construction Plan Comments:

General Engineering Review

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.

Acknowledged

- 2) Provide a cover sheet to the plan set which includes but not limited to:
- a. Project title
 - b. Address
 - c. Vicinity map
 - d. Contact information (for the landowner, developer, engineer, surveyor, contractor, etc.)
 - e. Date
 - f. Sheet index
 - g. 811 note and local utility contact information including UG Sanitary and Storm, Sewer Maintenance, (913) 573-1360, Kevin Swearengen or Kirk Roland
 - h. Total parcel/project area (SF or AC), total area of land disturbed (AC), net increase/decrease in impervious area (SF), net cut/fill quantities (CY)

Added as indicated

- 3) Include the following note: "All work in public easements and right-of-way and all 2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

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. When 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."

Note added.

- 4) Add a note for the contractor to obtain all permits necessary including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.

Note added.

- 5) Provide utility information on site plan including node numbers for existing storm and sanitary sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535.

Information added.

- 6) Provide increase in impervious area, earthwork cut and fill, and land disturbance area on cover sheet.

Added as indicated.

- 7) Driveway entrance within right of way of Nebraska Avenue shall conform to the Unified Government of Wyandotte County and Kansas City, Kansas Technical Provisions specifications. See UG detail UG 4100-M.

Acknowledged.

- 8) Engineered slopes shall not exceed 3H:1V.

Acknowledged

- 9) ADA parking space(s) markings, sidewalks, and access to the building shall comply with ADA (Americans with Disabilities Act) requirements.

Acknowledged. No ADA parking

- 14) Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Acknowledged.

Erosion Control Plan Reivew

- 1) All engineering plans and reports shall be signed and sealed by a Professional Engineer registered in the State of Kansas.

Acknowledged.

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

- 2) Provide an erosion control plan indicating limits of disturbance.

Provided.

- 3) On the erosion control plan, indicate location of temporary material stockpile or onsite waste area(s) in the case that excavated material, or topsoil needs to be temporarily stored or wasted on site, and provide downstream erosion control protection.

Added as indicated.

- 4) On the erosion control plan, provide erosion control notes and, add the UG standards note as note number 1, which shall read "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."

Note added.

- 5) Add a note regarding clean streets, and SWPPP (if applicable), etc. For example, "The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project's Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.

Note added.

- 6) Add a note regarding the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.

Note added.

- 7) Add a "good housekeeping" note, i.e., "Good housekeeping, including spill response shall be performed in accordance with the Kansas City Chapter of the American Public Works Association Standard Specifications, Section 2150."

Note added.

- 8) Add a note regarding additional measures, i.e., The contractor shall be responsible for providing additional erosion control measures or modifications if the plan fails to substantially control erosion or offsite sedimentation.

Note added.

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

9) Add a note regarding temporary seeding, i.e., The Contractor shall temporarily seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for a period of fourteen (14) calendar days.

Note added.

10) Add a note regarding 70% vegetation, i.e., The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.

Note added.

11) Show locations on the final stabilization plan regarding vegetative cover, i.e., seed and/or sod area(s), designating which type and where. Add reference that the contractor shall replace disturbed areas with seed or sod, as indicated on the plan, and shall be installed within 14 days after paving completion and final topsoil grading. Indicate a thickness for proposed topsoil replacement.

Sites disturbing greater than 1 acre of land are required to obtain a Land Disturbance Permit from Public Works (701 N 7th Street, 7th Floor, Kansas City, KS 66101).

Acknowledged, note added.

Sanitary Sewer Review

1) Provide UG Department of Health, (913) 573-6705, permit and inspection for existing private on-site wastewater system (UG Code Article VII, §30-227 et seq).

No changes to the sanitary sewer system are currently proposed.

2) Provide a brief sanitary sewer memorandum describing the existing septic system and proposed load. Septic systems shall comply with KDHS Bulletin 4-2: Minimum Standards for Design and Construction of Onsite Wastewater System:

- a) There shall be no permanent structure (patio, building, driveway, etc.) over the tank, lateral or other part of an onsite wastewater system
- b) Maintain access of trucks and equipment for pumping, maintenance, and repair.
- c) To avoid damage to the system, heavy equipment should not have to cross any portion of the wastewater system when servicing the septic tank.

Building is not currently proposed to be changed; thus, the proposed load will not be different than the existing.

3) On the plans, please illustrate existing sanitary and storm sewer structures and line sizes, which may be obtained from the Sewer Maintenance Department at (913) 573-5535. Show locations of all existing and proposed utilities on the plan, including the existing

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT RESPONSE LETTER

sanitary sewer and storm sewer utilities. Where existing utilities are not UG utilities, indicate that on the plans by calling them out as private.

Contact was made with the sewer maintenance department. No sanitary sewers exist near the site. The storm sewer along Nebraska Ave. does not appear on the GIS and thus does not have Node numbers or sizes.

4) Private sanitary service line(s) including clean-outs and / or manholes, as applicable shall comply with the applicable uniform plumbing code.

Acknowledged

Storm Drainage Review

1) Provide a storm drainage memo demonstrating plans comply with UG standards and criteria including stormwater quality Best Management Practice (BMP) worksheets, calculations, BMPs drainage area map.

Storm report added.

2) Demonstrate compliance with MARC BMP Manual (2009) Appendix B.2.11 for "Hot Spots."

Added as indicated, see storm report.

Please let me know if there are any questions.

Alex Elliott, EIT
Atlas Land Consulting
alex@alconsult-llc.com
913.306.4058

2300 Hutton St. Suite 108 Kansas City, KS. 66109

APPLICANT STORMWATER REPORT

Staff Note: Due to the Length of the report, only the stamped cover page is provided here. A full report is available upon request.



606 Jefferson Hills Court
Lawrence, KS 66044

STORM REPORT

For:

14140 State Ave. Industrial

14140 State Avenue
KANSAS CITY, KANSAS, 66109

Prepared for:

Tim Kates
24801 219th Street
Leavenworth, Kansas, 66048
913.951.7353



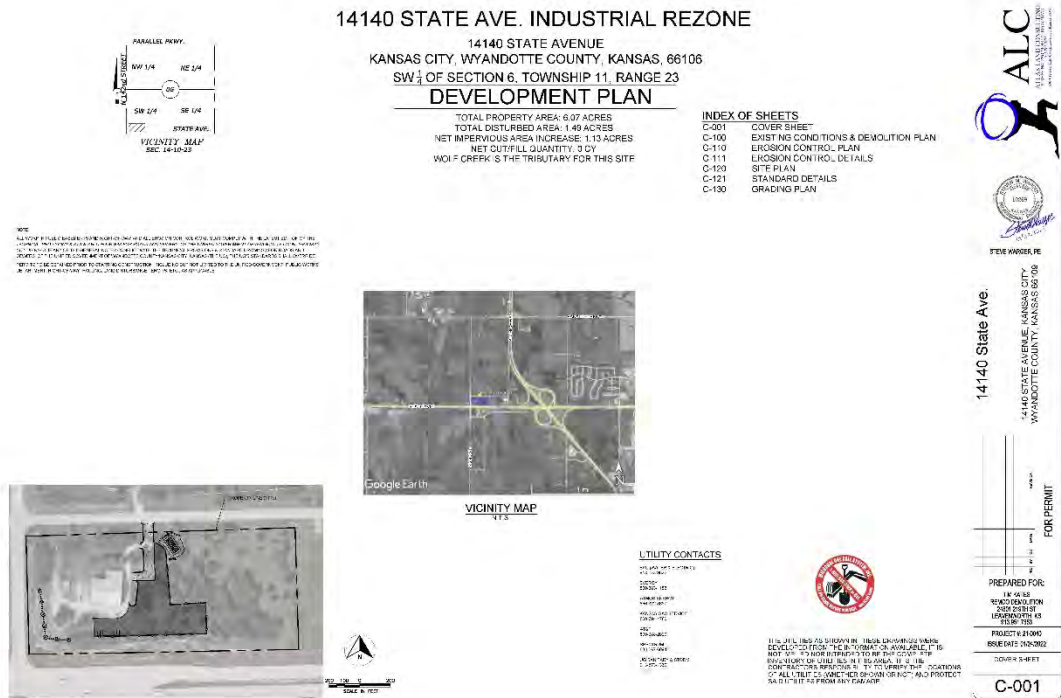
Prepared by:

ATLAS LAND CONSULTING, LLC
606 Jefferson Hills Court
Lawrence, Kansas 66044
913-702-5073

January 24, 2022

Revision	Date	By	Description
1			
2			
3			

REVISED SITE PLANS – SECOND SET



40



REVISED SITE PLANS – SECOND SET



NOTES TO THE CONTRACTOR:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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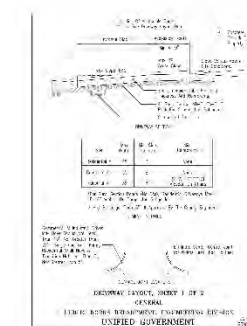
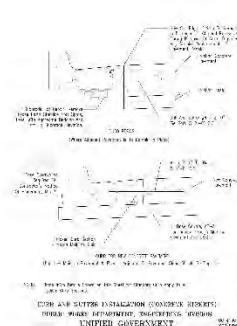
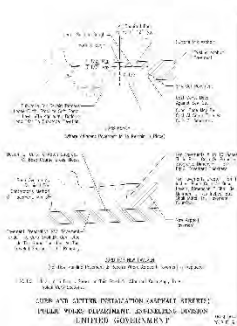
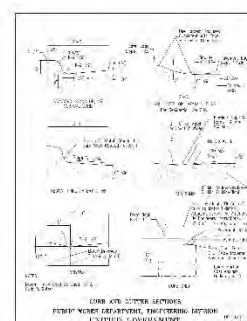
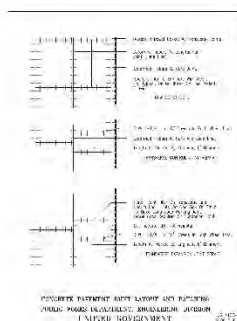
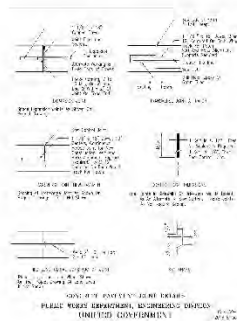


ALC
ARCHITECTURAL LANDSCAPE CONSULTANTS
14140 STATE AVE. SUITE 100
WYANDOTTE, KS 66209
TEL: 913.875.1100
WWW.ALC-KANSAS.COM

STEVE WARDEN JR.
REGISTERED PROFESSIONAL ENGINEER
KANSAS #0000000000

14140 State Ave.
14140 STATE AVE. SUITE 100
WYANDOTTE, KS 66209
FOR PERMIT

PREPARED FOR:
UNION GOVERNMENT
14140 STATE AVE. SUITE 100
WYANDOTTE, KS 66209
PROJECT # 21-040
DATE 01-10-2022
SHEET PLAN
C-120



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FOR PERMIT

PREPARED FOR:
UNION GOVERNMENT
14140 STATE AVE. SUITE 100
WYANDOTTE, KS 66209
PROJECT # 21-040
DATE 01-10-2022
SHEET PLAN
C-121

REVISED SITE PLANS – SECOND SET



ADDITIONAL APPLICANT RESPONSE LETTER



Comment Response Letter

To: Kallie McLaughlin
Address: 701 N 7th Street
Kansas City, KS 66101
Phone: 913-573-5758
Email: kdmclaughlin@wycokck.org
Date: January 24, 2022
Project: 14140 State Ave. Industrial Rezoning

Planning and Urban Design Comments:

General

- 1) The existing zoning and land use allows for intense commercial and some light industrial, respectively, but does not encompass the visibility the applicant requires as part of business operations for the proposed use. The proposed zoning and land use better reflect the applicant's desire to operate a demolition company with a visible lay-down material lot.

Apologies for any confusion, applicant is not currently proposing to store any materials on-site, only equipment.

- 2) If approved, a retro-active building permit on the outbuilding shall be required or the existing permit shall be verified as approved status.

Acknowledged.

- 3) If approved, screening on the property's perimeter shall be maintained and enhanced where appropriate.

Acknowledged, proposed screening shown.

- 4) Items to achieve approval:
 - a. Supply preliminary civil drawings to detail the proposed water and sewer 2300 Hutton St. Suite 108 Kansas City, KS. 66109

ADDITIONAL APPLICANT RESPONSE LETTER

utility connections in response to Planning Engineering Comment Letters.

Drawings have been provided to Planning Engineering. No comments received yet.

- b. Provide a parking layout on the site plan with space count

Added as indicated

- c. Provide operations details such as the hours of operation in which there may be heavier truck traffic and what types of materials may be stored on the lay-down lot.

Hours of operation are to be 7am-5pm with the heaviest traffic being in the beginning and end of the day. No materials are proposed to be stored on-site.

- d. Provide a plan outlining the landscape improvements to be made after utilities are connected and soil disturbance or grading has occurred.

Landscaping improvements shown in development plan (see sheet C-200).

Standard Conditions

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

Acknowledged.

- 2) Site improvements that include land disturbance activity on greater than one (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 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Acknowledged.

- 3) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light

2300 Hutton St. Suite 108 Kansas City, KS. 66109

ADDITIONAL APPLICANT RESPONSE LETTER

on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

Acknowledged.

- 4) Trees shall densely wrap around the perimeter of all sides of the property, be planted at the top and on slopes, and always seek to replant those trees lost due to the development. Trees shall be replanted where needed along the corner of State Avenue and North 142nd.

Acknowledged.

- 5) The apron shall be continuously maintained as an improved surface.

Acknowledged.

- 6) Existing fencing and gated entrance shall be maintained.

Acknowledged.

- 7) Any equipment visible from the ground level or near fencing shall be removed or relocated to where fully concealed from public view.

Acknowledged.

- 8) All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Acknowledged.

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

Acknowledged.

Please let me know if there are any questions.

Alex Elliott, EIT
Atlas Land Consulting
alex@alconsult-llc.com
913.306.4058

2300 Hutton St. Suite 108 Kansas City, KS. 66109

STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022





STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022



STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022









STAFF SITE VISIT PHOTOS DATED JANUARY 23, 2022





PROCLAMATION

- WHEREAS,** over half the children under the age of six nationwide are estimated to spend time in childcare on a regular basis; and
- WHEREAS,** childcare providers offer critical enrichment opportunities and nurture healthy development during an unrivaled period, when children are building cognitive, physical and social-emotional skills that form a foundation for future learning and achievement; and
- WHEREAS,** the COVID-19 pandemic has created tremendous hardship for childcare providers, who have continued to meet the needs of Kansas City families while risking their health and financial stability to remain open; and
- WHEREAS,** childcare is a vital building block of a health community; and
- WHEREAS,** our future depends on the quality of the early childhood experiences provided to young children today; support for high-quality child care represents a worthy commitment to our children's futures; and
- WHEREAS,** organizations nationwide are recognizing childcare providers on this day.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim Thursday May 6, 2022 as:

“Provider Appreciation Day”

in Wyandotte County/Kansas City, Kansas and urge all citizens to recognize childcare providers for their important work. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

- WHEREAS,** in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- WHEREAS,** this holiday, called Arbor Day was first observed with the planting of more than one million trees in Nebraska; and
- WHEREAS,** Arbor Day is now observed throughout the nation and the world; and
- WHEREAS,** trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitats for wildlife; and
- WHEREAS,** trees are a renewable resource providing paper, wood for our homes, fuel for our fires and countless other wood products; and
- WHEREAS,** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and
- WHEREAS,** trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim Thursday April 30, 2022 as:

“Arbor Day”

in Wyandotte County/Kansas City, Kansas and urge all residents to celebrate and support efforts to protect our trees and woodlands. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



Staff Request for Commission Action

Tracking No. 211546

Full Commission Meeting Date: 4/28/22

Committee: Full Commission

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

Publication Required: No

<u>Date:</u> 04/22/2022	<u>Contact Name:</u> Kathleen VonAchen	<u>Contact Phone:</u> x5186	<u>Contact Email:</u> kvonachen@wycokck.org	<u>Department/Division:</u> Finance
<u>Item Description:</u> Presentation of options related to a potential half-cent sales tax measure. <i>For information only.</i>				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> 04.28.2022-Sales-Tax-Projects-Presentation-Final-Final				



INFRASTRUCTURE **SALES TAX INITIATIVE**



Temporary 1/2 Penny
For Safety & Quality of Life

\$200M

Project Possibilities
Police, Fire , Parks
& Public Works



Police



184
W

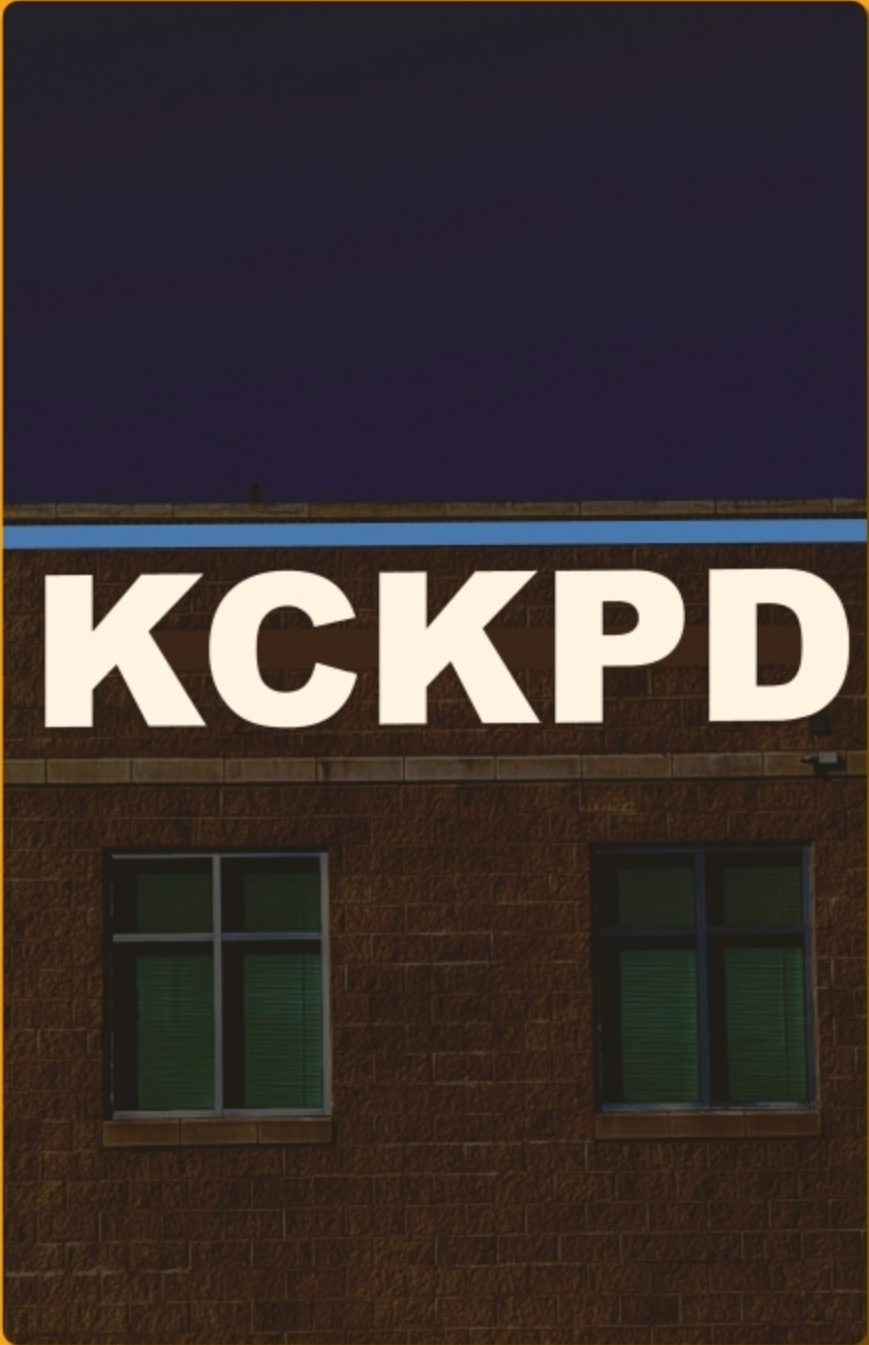
KCKPD

DIAL 911

Northeast Patrol Station

- A new state-of-the-art patrol station in northeast KCK
- Development could include a community space and gym for public interaction
- Quiet spaces for focused and improved work
- Conference rooms for community meetings
- **\$10,000,000**



The image shows a stylized illustration of a building facade. The top section is a solid dark blue rectangle. Below it is a horizontal band of light blue. The main part of the facade is a dark brown brick wall. The letters 'KCKPD' are written in large, bold, white sans-serif font across the middle of the brick wall. Below the text, there are two square windows with dark frames and green-tinted panes. The entire graphic is set against a solid orange background.

KCKPD

West Patrol Station

- A new state-of-the-art patrol station in western KCK
- Development would include space to house large response vehicles like the Mobile Command Post, SOU rescue/de-escalation, warrant service van, and special operations equipment truck
- Conference rooms for community meetings
- **\$10,000,000**



Fire

Fire Training Facility

- Build a premier regional training facility for public safety organizations across the greater metropolitan area in KCK
- Develop regional market to utilize excess capacity of facility
- Prepare the next generation of public safety professionals
- Community Education and Wellness
- **\$15,000,000**





New or Reconstructed Fire Stations

- Build new or reconstruct 6 fire stations in KCK
- Improvements could include better sleeping facilities, bathrooms, living space, and kitchens
- Could also include addition of cancer prevention features like DECON shower rooms and extractor/dryer rooms
- **\$51,150,000**



Parks & Rec



New Rec Center

- Large centralized recreation center with indoor pool
- Could include indoor walking track, pool, fitness equipment, locker rooms, showers, family rooms, multiple sports courts, classroom for expanded programming
- Space for school-aged programs, birthday parties, and community meetings

• **\$35,000,000**





Spray Parks

- 5 new splash pads with personnel
- Similar to Eisenhower Splash Park
- Would leave every district with access to their own spray park
- Possible locations are Edgerton, Bill Clem or Waterway, Emerson or Clopper, WyCo Lake, and WyCo Park
- **\$2,700,000**

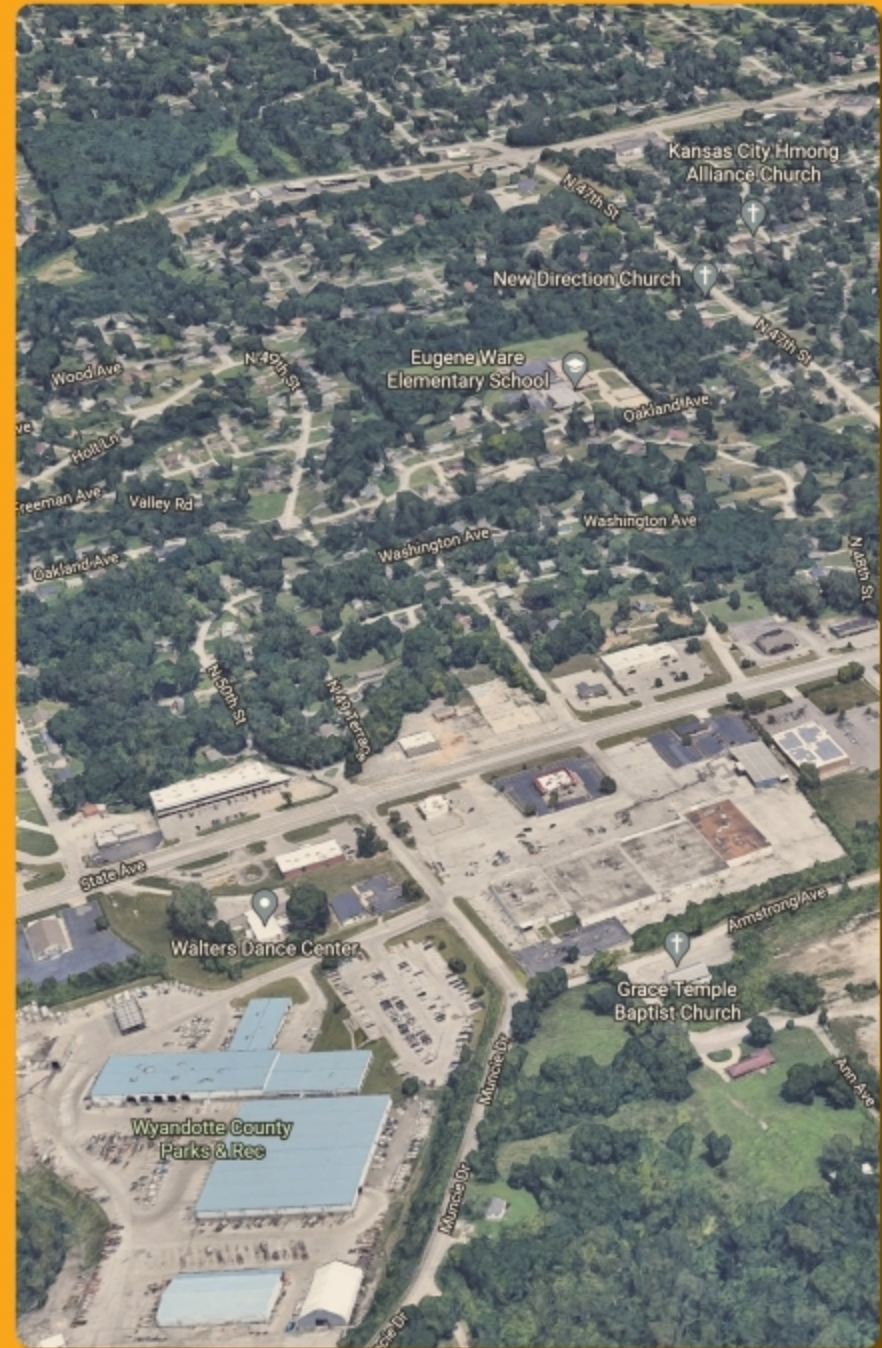
A background image showing a construction worker in a high-visibility vest and blue pants using a tool to work on a road surface. A large white rectangular patch is visible on the asphalt. On the left side, there is a large orange and black geometric graphic element. The text "Public Works" is centered in a bold, black, sans-serif font.

Public Works

City Services Hub

- A one-stop-shop for Transit, Aging, Human Services, Municipal Court, Appraisers, and Motor Vehicles
- Development would group numerous services
- Provide residents with more options for completing their business without the need to travel to multiple locations

\$30,000,000





Indian Springs Corridor

- Increased connectivity between neighborhoods, government services, and amenities
- Complete streets project would resolve accessibility challenges and enable healthy, happy neighborhood growth
- Improvements could include safer intersections, sidewalk, LED streetlighting, mill/overlay, and ADA facilities
- **\$15,000,000**

Douglas & Key Lane Area

- Increased neighborhood connectivity between homes, schools, parks, and businesses
- Complete streets project would resolve accessibility challenges and enable healthy, happy neighborhood growth
- Improvements could include safer intersections, sidewalk, LED streetlighting, mill/overlay, and ADA facilities
- **\$6,500,000**

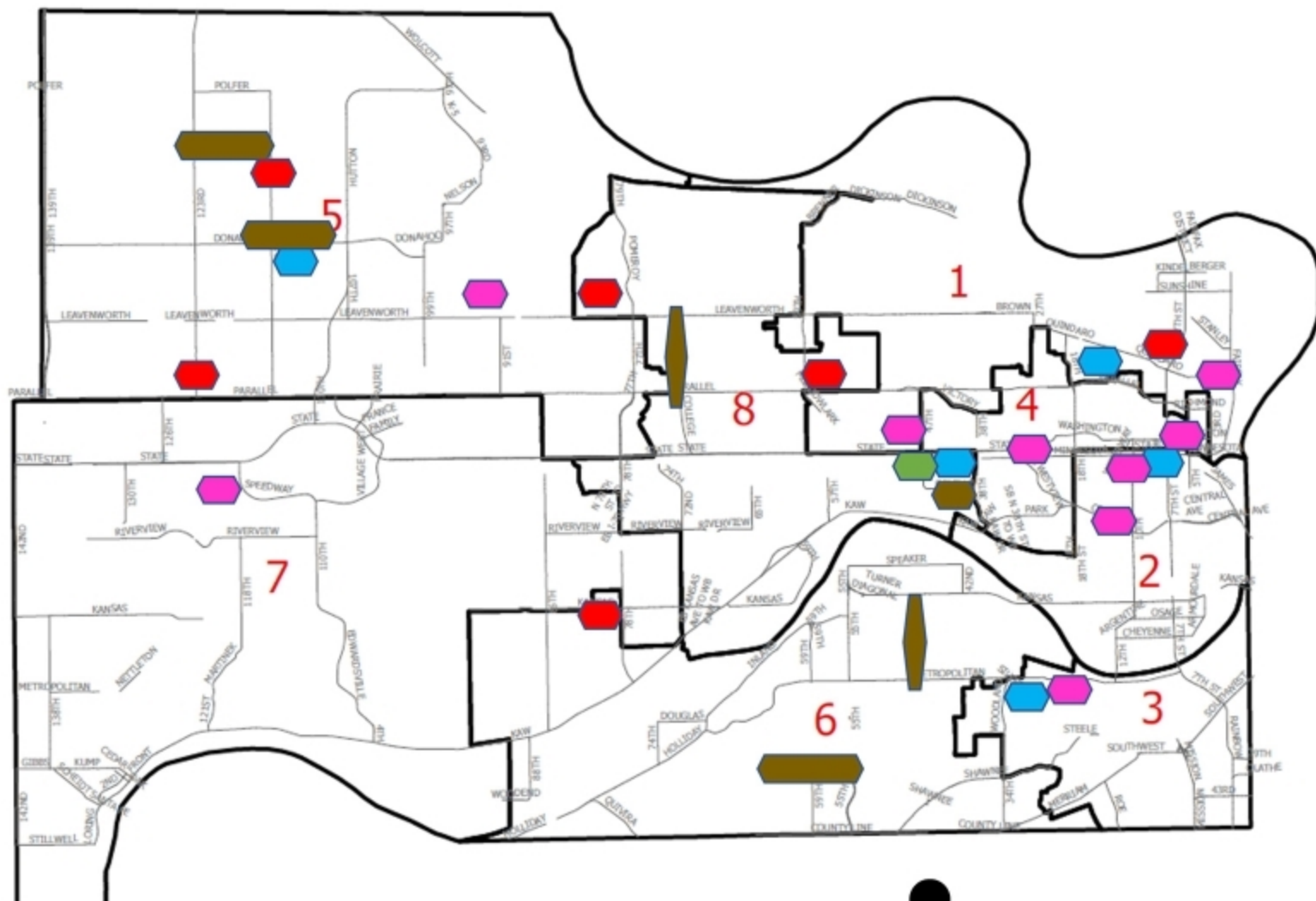




Options, Locations & Totals

- Includes a variety of services
- Impacts all of Wyandotte County

- Includes a variety of services
- Impacts all of Wyandotte County



Project Description	District Location		Function	Amount
New Recreation Facility (east of I-635)	4	2900 State or 5216 Nebraska	PARKS	\$ 32,000,000
New City Services Bldg (Transit Hub, Aging, Human Services, Municipal Court, Appraisers, Motor Vehicle/PT Admin)	8	47th & State	FACILITIES	\$ 30,000,000
CONTINGENCY	NA	NA	CONTINGENCY	\$ 25,000,000
Training Center	6	District 6	FIRE	\$ 15,000,000
George Meyn Rec. Facility-Improvements or other location out West	7	631 N. 126th St Bonner Springs	PARKS	\$ 15,000,000
Indian Springs Corridor Improvements	8	State Ave on the north, Orville. on the South, 47th Street on the West, and 38th St on the East and continuing down 38th St to Park Drive and partially up Park drive to connect to City Park.	STREETS	\$ 15,000,000
Woodland Ave. Improvements	6	Merriam Lane to Metropolitan	STREETS	\$ 14,000,000
NE Patrol Station (include community space and gym)	1	TBD	POLICE	\$ 10,000,000
West Patrol Station	5	TBD	POLICE	\$ 10,000,000
Fire Station Reconstruction #5/15	1	District 1	FIRE	\$ 9,900,000
New Piper Fire Station	5	District 5	FIRE	\$ 8,250,000
Fire Station Reconstruction #8	5	District 5	FIRE	\$ 8,250,000
Fire Station Reconstruction #20	6	District 6	FIRE	\$ 8,250,000
Fire Station Reconstruction #4	8	District 8	FIRE	\$ 8,250,000
Fire Station Reconstruction #11/14	8	District 8	FIRE	\$ 8,250,000

Project Description	District Location		Function	Amount	
Hollingsworth Rd Improvements	5	123rd St to 115th St	STREETS	\$	4,000,000
B. Lee Recreation Facility - Renovations	2	1310 N. 10th St	PARKS	\$	3,000,000
Bethany Recreation Facility - Renovations	4	1120 Central Ave	PARKS	\$	3,000,000
Real-Time Crime Center (Hardware/Software/Renovations)	2	7th & State	POLICE	\$	1,000,000
Add community room for EPS (future COPPS location)	8	849 N. 47th Street	POLICE	\$	1,000,000
Edgerton Spray Parks	1	2049 Springfield Blvd.	PARKS	\$	600,465
Waterway Spray Parks	2	700 Waterway Dr.	PARKS	\$	600,465
Digitize Old Police Records	2	7th & State	POLICE	\$	500,000
Emerson Spray Parks	3	2717 Strong Ave	PARKS	\$	475,465
WyCo Lake Spray Parks	5	3488 East Drive	PARKS	\$	475,465
WyCo Park Spray Parks	7	631 N 126th St. Bonner Springs	PARKS	\$	475,465
Offsite Disaster Recovery/Business Continuity Plan (IT Infrastructure)	2	7th & State	POLICE	\$	399,000
De-Escalation & Rescue Vehicle	2	7th & State	POLICE	\$	241,000
Special Operations Unit Building Renovations	8	2151 S. 34th Street	POLICE	\$	100,000
Covered Parking @ Current East Patrol Station	8	849 N. 47th Street	POLICE	\$	25,000
Gated Parking @ South Patrol Station	2	7th & State	POLICE	\$	20,000

Possible projects **exceed**
the **revenue** projection by
~\$100,000,000

Next Steps

Project Review

- Ensure project total meets revenue limit - \$170M in projects (includes \$25M contingency)
- Develop criteria and prioritize projects
- Validate project cost estimates

Communications Strategy

- Plan for public engagement events
- Launch dedicated informational webpage



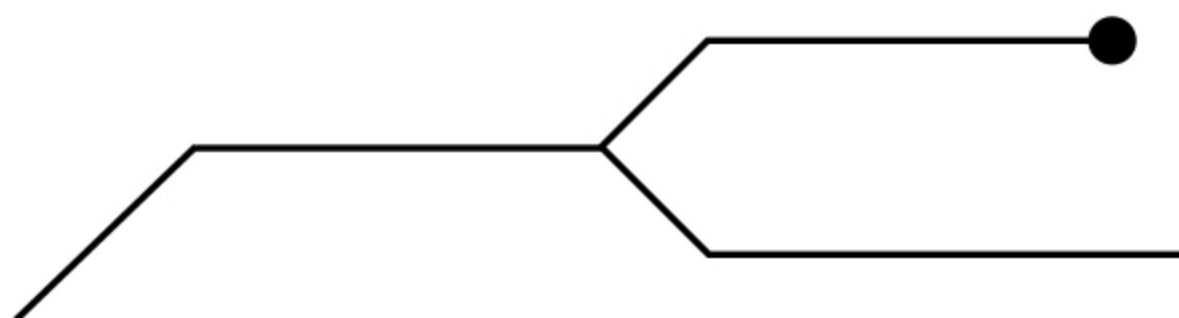
Commission **Direction** **Needed**



1 **Timeline for Measure**

- August 2022 Ballot, or
- November 2022 Ballot

2 **General Purpose or Special Purpose?**

- General purpose can be used for anything lawful
 - Special purpose is specified in the ballot question
- 

Sales Tax Measure **Timeline**

Options

- August 2, 2022 Primary Election – ED&F Committee approval of sales tax measure language on their May 9th agenda,
- November 8, 2022 General Election - ED&F Committee approval of sales tax measure language on their August 8th agenda

Factors to Consider

- Time to make decisions on sales tax structure - general/special purpose and amount of the sales tax measure
 - Time to engage community stakeholders in projects to be undertaken
- 

General Purpose or Special Purpose?

KSA 12-189

1. *“Special purpose”* (like our DST 3/8th cent)
 - Up to 1% city sales and use tax
 - Required sunset after 10 years
 - 50% voter approval threshold
2. *“General purpose”*
 - Allows for up to 2% city sales and use tax
 - No sunset
 - 50% voter threshold
 - UG has 0.75% left under this statute limit due City’s 1% sales tax and 0.25% EMS sales tax





Staff Request for Commission Action

Tracking No. 211550

Full Commission Meeting Date: 4/28/22

Committee: Full Commission

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

Publication Required: No

<u>Date:</u> 04/26/2022	<u>Contact Name:</u> Misty Brown	<u>Contact Phone:</u> x5067	<u>Contact Email:</u> mbrown@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> Update on Redistricting and a projected timeline of events.				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 211547

Full Commission Meeting Date: 4/28/22

Committee: Full Commission

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

Publication Required: No

<u>Date:</u> 04/22/2022	<u>Contact Name:</u> Misty Brown	<u>Contact Phone:</u> x5067	<u>Contact Email:</u> mbrown@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> Update on status of the Unified Government's Safe and Welcoming ordinance and plans for future discussion.				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 211551

Full Commission Meeting Date: 4/28/22

Committee: Full Commission

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

Publication Required: No

<u>Date:</u> 04/26/2022	<u>Contact Name:</u> Tayler Wash	<u>Contact Phone:</u> x5010	<u>Contact Email:</u> twash@wycokck.org	<u>Department/Division:</u> Mayor's Office
<u>Item Description:</u> Reading of specific sections of the Municipal Code and updates on commission retreat and training, submitted by the Mayor's Office.				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Municipal Code Ordinances				

Sec. 2-61. Appointment and removal of employees; administration; forfeiture of office.

- (a) Neither the commission nor any of its individual members shall in any manner direct, supervise or require the appointment, promotion, transfer, assignment, demotion, discipline, suspension, discharge or removal of any officers or employee that the mayor, county administrator or any of their subordinates are empowered to appoint.
- (b) Except for the purpose of commission authorized investigations, the commission and its members shall deal with appointive officers or employees subject to the direction and supervision of the county administrator solely through the county administrator. Neither the commission nor its members individually shall give orders to such appointive officers or employees either publicly or privately but shall be provided basic information for commission business.
- (c) The mayor or any commission member shall automatically and immediately forfeit office if at any time during the term of that office said person lacks any qualifications for the office prescribed by any applicable law.

(Code 1988, § 2-551; Res. No. R-1-97, § 3.11, 10-2-1997)

Sec. 2-81. Powers and authority.

The chief executive/mayor shall:

- (1) Be the chief elective officer of the unified government and shall officiate and preside at all official functions and events and serve as the governing officer for the unified government for purposes of military law;
- (2) Represent or designate a representative of the unified government at all meetings, conferences, and negotiations relating to policy matters involving other units of government and legislative bodies;
- (3) Receive the reports of the county administrator;
- (4) Appoint and dismiss with the consent of the unified board of commissioners, the county administrator;
- (5) Appoint all members of all standing committees, except the chairperson, and appoint all members to serve on ad hoc committees created by the unified government and serve as an ex officio member of all committees;
- (6) Recommend to the unified government all such actions and adoptions of ordinances, resolutions, rules, regulations and policies as deemed necessary or expedient; provide leadership in the communication and interpretation of policy to the public; have all rights and privileges of any in-district and at-large commission member except as provided by law or by the Charter;
- (7) Have the authority to exercise a veto of legislative policies enacted by the unified government;
- (8) Be considered a member of the commission and may vote as provided by law;
- (9) Provide leadership to the unified government in the development of long-range plans and policies and the development of priorities for actions and in planning for economic growth and stability of the unified government;
- (10) Recruit, screen and evaluate appropriate candidates for county administrator and conduct interviews with said candidates;
- (11) Call special meetings of the commission as deemed necessary and in such manner as may be required by rules of the commission;

-
- (12) Prepare, at least annually, a written message to the commission and citizens detailing such information as determined appropriate concerning the economic, physical and social conditions and needs of the unified government;
 - (13) Sign if authorized by the commission and if necessary, all contracts and other documents of the unified government; and
 - (14) Appoint, supervise, direct, promote, transfer, assign, discipline, suspend, discharge or remove with or without cause such appointive staff as the commission may authorize to aid in the performance of the duties of the mayor described herein and otherwise determined by action of the commission and continue to maintain all appointive staff and positions authorized by the city council of Kansas City, Kansas, in the budget approved in August 1997, for calendar year 1998.

The mayor shall have in addition to all other powers granted by the Charter, the commission and applicable state law.

(Code 1988, § 2-561; Res. No. R-1-97, § 4.01, 10-2-1997)

Sec. 2-101. Appointment.

The mayor shall appoint and dismiss with the consent of the commission a county administrator. The county administrator shall be appointed on the basis of executive, managerial and administrative qualifications as demonstrated by a verified record of training and experience. The county administrator shall be a resident of the county while in office. The terms and conditions of employment of the county administrator shall be reduced to writing; provided that the mayor shall retain the power to dismiss the county administrator with consent of the commission upon reasonable notice and without cause. The county administrator shall report directly to the mayor and shall be subject to an annual performance review by the mayor and commission. The performance review shall establish reasonable goals and achievable objectives for the county administrator to attain during the next review period. The mayor shall, with the advice of the commission, establish the criteria and methodology by which the annual review shall be conducted.

(Code 1988, § 2-571; Res. No. R-1-97, § 5.01, 10-2-1997)

Sec. 2-103. Powers and duties of the county administrator.

The county administrator shall be the chief administrative officer of the unified government and shall be responsible to the commission for administration of all unified government affairs placed in his or her charge by or under the authority of the commission. The county administrator shall:

- (1) Be directly responsible for the daily functions of the unified government administration;
- (2) Organize the unified administration and direct and supervise the organizational structure of all offices and appointive officers and employees of the unified government except as otherwise provided by Kansas law;
- (3) Have the responsibility to execute the policies of the unified board of commissioners through the functional divisions and departments of administration;
- (4) After appropriate consultation with the commission, prepare and submit a recommended annual budget including all revenue sources to the commission for final adoption and be responsible for the administration of the budget after the effective date;
- (5) Report to, confer with, assist and advise the mayor and make recommendations to the commission on all matters concerning the welfare of the unified government;

-
- (6) Insure that all ordinances, resolutions, codes, regulations, rules, policies, directions and actions of the commission are faithfully enforced, administered and executed;
 - (7) Direct and supervise the administration of all appointive officers and employees of the unified government except as provided by Kansas law, attend all Commission meetings, have the right to take part in discussion and attend all regular, special and executive meetings except those in which the continued employment of the county administrator is the business under consideration;
 - (8) Assist the mayor and commission in the preparation of meeting agendas, ordinances, resolutions, rules, regulations and policies and all such other matters as may be requested by the commission;
 - (9) Submit to the commission and make available to the public periodic and annual reports of the financial administrative affairs of the unified government and keep the commission advised of the financial conditions and needs of the unified government;
 - (10) Prepare and submit to the commission annually before July 15, recommendations for a capital improvement and financing program for the unified government;
 - (11) Appoint and dismiss employees designated as key division heads;
 - (12) Prepare for adoption by the commission a personnel classification and compensation system and policies relating to the selection, discipline, dismissal and all other personnel related matters applicable to all employees of the unified government;
 - (13) Develop a compensation and qualification system for all personnel of the unified government which systematically and fairly compensates employees of the unified government and also identifies and selects individuals with the proper level of skills, abilities and knowledge associated with each position that is required for the unified government; and
 - (14) Sign all contracts, deeds, and other documents other than those authorized by the commission to be signed by the mayor or those which state or other law require the signature of the chief executive/mayor.

The county administrator shall have all other powers and duties conferred upon the position by the Charter, Kansas law, actions of the commission or that may be inherent in the administration of the unified government.

(Code 1988, § 2-573; Res. No. R-1-97, § 5.03, 10-2-1997)



**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

April 17, 2022

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **HOMEFIELD CAMPING WORLD 2ND PLAT**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of HOMEFIELD CAMPING WORLD 2ND PLAT located along 98th Street north of State Avenue and being developed by HFS KCK, LLC.

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.

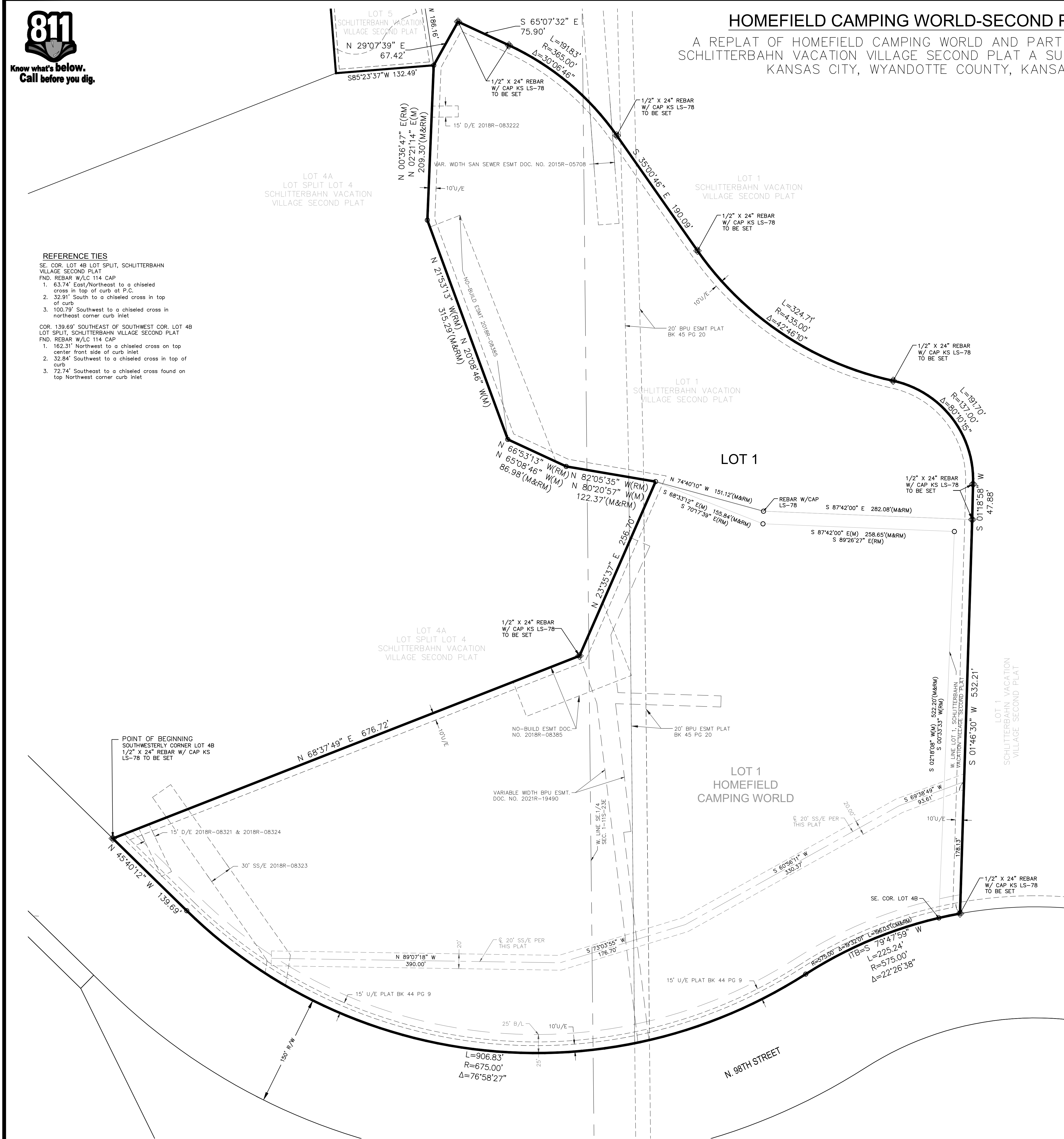
Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy Shaw
Date: 2022.04.20 07:28:22
-05'00'

Troy Shaw, P.E.
County Engineer

Attachments



SURVEYOR'S REPORT:

- The basis of bearings on this survey is Kansas Regional Coordinate System Zone 11.
- 1/2" x 24" rebar with cap stamped KS LS-78 have been set at all property corners unless otherwise noted.
- The site address is 1201 N. 98th Street, as shown on the Wyandotte County GIS Website
- The property lies in Zone X, Other Flood Areas, Areas determined to be outside the 0.2% chance annual flood, as shown on Flood Insurance Rate Map 20209C0131E effective September 2, 2015.
- The gross land area is 775,977 square feet or 17.81 acres, more or less.
- The undersigned owner of the above described tract of land hereby consent and agree that the Governing Body of any special assessment district shall have the power to release land herein before dedicated for streets and public ways, or parts thereof, for public use, from the lien and effect of any special assessment shall be reapportioned.
- The error of closure for this plat is 1 part in:4,560,865', Error distance: 0.001', Error direction:N60° 32' 42"W

AREA TABLE	SQUARE FEET	ACRES
LOT 1	775,977	17.81
TOTAL	775,977	17.81

HOMEFIELD CAMPING WORLD-SECOND PLAT

A REPLAT OF HOMEFIELD CAMPING WORLD AND PART OF LOT 1, SCHLITTERBAHN VACATION VILLAGE SECOND PLAT A SUBDIVISION IN, KANSAS CITY, WYANDOTTE COUNTY, KANSAS

LEGEND

- BAR FOUND W/ CAP LC 114 EXCEPT AS NOTED
- SET 1/2" x 24" REBAR AND CAP STAMPED KS LS-78
- D/E DRAINAGE EASEMENT
- (M) MEASURED
- (RM) RECORD MEASUREMENT
- (CM) CALCULATED FROM MEASUREMENTS
- B/L BUILDING SETBACK LINE

PROPERTY DESCRIPTION

All of Lot 1, Homefield Camping World, recorded as Document 2021R-22531 in the Register of Deeds Office, and all that part of Lot 1, Schlitterbahn Vacation Village Second Plat, recorded as Document 2016R-09097, being more particularly described by John Aaron Copelin, LS-1658 on this 20th day of December, 2021, as follows:

Beginning at the Southwesterly corner of said Lot 1, Homefield Camping World, thence N 68°37'49" E (N 66°53'22" E plat), with the Westerly line of said Lot 1, a distance of 676.72 feet; thence N 23°35'37" E (N 21°51'02" E plat), continuing with the Westerly line of said Lot 1, a distance of 256.70 feet to the Northwest corner of said Lot 1, also being a point in the Southerly line of said Lot 1, Schlitterbahn Vacation Village Second Plat; thence N 80°20'57" W (N 82°05'35" W plat) with said Southerly line of Lot 1, Schlitterbahn Vacation Village Second Plat, a distance of 122.37 feet; thence N 65°08'46" W (N 66°53'13" W plat) continuing with said Southerly line of Lot 1, Schlitterbahn Vacation Village Second Plat, a distance of 86.98 feet; thence N 20°08'46" W (N 21°53'13" W plat) continuing with the Westerly line of said Lot 1, Schlitterbahn Vacation Village Second Plat, a distance of 315.29 feet; thence N 02°21'14" E (N 00°36'47" E plat) continuing with said Westerly line of Lot 1, Schlitterbahn Vacation Village Second Plat, a distance of 209.30 feet to the Southeast corner of Lot 5, Schlitterbahn Vacation Village Second Plat; thence N 29°07'39" E and no longer with said Westerly line of Lot 1, Schlitterbahn Vacation Village Second Plat, a distance of 67.42 feet; thence S 65°07'32" E, a distance of 75.90 feet; thence Easterly and Southerly on a curve to the right, tangent to the last described course, having a radius of 365.00 feet, a central angle of 30°06'46", an arc distance of 191.83 feet; thence S 35°00'46" E, tangent to the last described curve, a distance of 190.09 feet; thence Southerly and Easterly on a curve to the left, tangent to the last described curve, having a radius of 435.00 feet, a central angle of 42°46'10", an arc distance of 324.71 feet to a point of reverse curvature; thence Easterly and Southerly on a curve to the right, tangent to the last described curve, having a radius of 137.00 feet, a central angle of 80°10'15", an arc distance of 191.70 feet; thence S 01°18'58" W, tangent to the last described curve, a distance of 47.88 feet to the Northeast corner of said Lot 1, Homefield Camping World; thence S 01°46'30" W, a distance of 532.21 feet to the Southeast corner of said Lot 1, Homefield Camping World and the North right-of-way line of N. 98th Street, as said road now exists; thence with the South line of said Lot 1, Homefield Camping World and the North right-of-way line of N. 98th Street, on a curve to the left having a radius of 575.00 feet, a central angle of 22°26'38", with an initial tangent bearing of S 79°47'59" W, an arc distance of 225.24 feet to a point of reverse curvature; thence continuing with the North right-of-way line of N. 98th Street and the South line of said Lot 1, on a curve to the right having a radius of 675.00 feet, a central of 76°58'27", an arc distance of 906.83 feet; thence N 45°40'12" W continuing with said South line of Lot 1 and the North right-of-way line of N. 98th Street, a distance of 139.69 feet to the Point of Beginning.

The above described tract contains 775,977 square feet, or 17.81 acres, more or less. The basis of bearing for the description is the Kansas Regional Coordinate System.

OWNERS CERTIFICATION AND DEDICATION

We, the undersigned, certify that we are the owners of the above described land, and that we have caused these tracts of land to be subdivided as shown on this plat that it shall hereafter be known as "HOMEFIELD CAMPING WORLD-SECOND PLAT".

In testimony whereof: HFS KCK, LLC, a Kansas limited liability company, has caused these presents to be signed by Greg Maday, Manager, this ____ day of _____, 2022

By _____
Greg Maday, Manager

STATE OF _____)SS
COUNTY OF _____

BE IT REMEMBERED that on the ____ day of _____, 2022, before me, the undersigned, a notary public in and for the County and State aforesaid, came Greg Maday, to me personally known, who being by me duly sworn did say that he is the Manager, and that said instrument was signed on behalf of said corporation and that owner acknowledged said instrument to be the free act and deed of said company.

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

Notary Public My commission expires: _____

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, and all public utility companies duly licensed to do business in the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct and maintain poles, wires, anchors, etc. upon, over and under those areas outlined and designated on this plat as "Utility Easement" (U/E), and "Sanitary Sewer Easement" (SS/E).

APPROVALS:

This plat of HOMEFIELD CAMPING WORLD-SECOND PLAT, has been submitted to and approved by the Unified Government of Wyandotte County/Kansas City, Kansas Planning Commission.

Dated this ____ day of _____, 2022

Wyandotte County / Kansas City, Kansas Planning Commission

By _____, Chairman _____, Secretary
Jeff Carson Gunnar Hand, AICP

Recommended for approval by the Unified Government of Wyandotte County/Kansas City, Kansas Engineer, this ____ day of _____, 2022

Troy Shaw, P.E. County Engineer

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 _____, County Surveyor, Date _____
Brent E. Thompson, KS. PLS #1277

The dedications shown hereon, if any, are accepted this ____ day of _____, 2022

Tyrone Garner, Mayor/CEO Brett A. Deichler, Unified Clerk

REGISTER OF DEEDS:

This is to certify that this instrument was filed for record in the Register of Deeds Office, on this ____ day of _____, 2022, at _____ o'clock and is duly recorded.

Nancy W. Burns, Register of Deeds

Susie Nelson, Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a duly Registered Land Surveyor under the laws of the State of Kansas, and that to the best of my knowledge this survey meets or exceeds the current minimum standards for property boundary surveys, and that said survey was conducted under my direct supervision.

OWNER

HFS KCK, LLC, a Kansas Limited Liability Company
529 W. Pennway St., Suite 300
Kansas City, Missouri 64108
816-897-7790
Greg Maday

SURVEYOR/ENGINEER

Continental Consulting Engineers, Inc.
11006 Parallel Parkway
Kansas City, Kansas 66109
913-642-6642
John Copelin, P.L.S.

9000 STATE LINE ROAD
LEAWOOD, KANSAS 66208

10008 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109

TEL: (913) 642-6642
FAX: (913) 642-6941
www.cceengr.com

PROJECT NO. 2103-13

DRAWN BY J. COPELIN

CHECKED BY

CFN CW SECOND - FP

SHEET 1 OF 1

PROJECT:

FINAL PLAT OF HOMEFIELD CAMPING WORLD 2nd Plat KANSAS CITY, WYANDOTTE CO., KS

PREPARED FOR: HFS KCK, LLC 529 PENNWAY ST., STE. 300 KANSAS CITY, MO 64108

CONTINENTAL CONSULTING ENGINEERS, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-78. EXPIRES 12/31/22

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF CONTINENTAL CONSULTING ENGINEERS, INC.



**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

April 17, 2022

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **LITTLE TURKEY CREEK ADDITION**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of **LITTLE TURKEY CREEK ADDITION** located along 86th Street south of Kansas Avenue and being developed by Matthew Frances .

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, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2022.04.20 07:28:47
-05'00'

Troy Shaw, P.E.
County Engineer

Attachments



**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

April 17, 2022

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **RIVERVIEW ESTATES**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of RIVERVIEW ESTATES located at 86th and Riverview being developed by Matthew Frances.

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, P.S.
County Surveyor

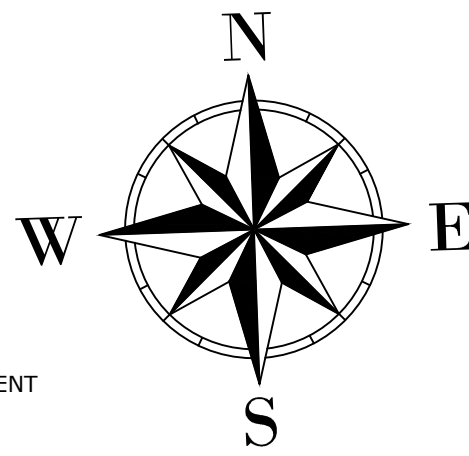
Digitally signed by Troy Shaw
Date: 2022.04.20 07:29:18
-05'00'

Troy Shaw, P.E.
County Engineer

Attachments

RIVERVIEW ESTATES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M. IN THE CITY OF
KANSAS CITY, WYANDOTTE COUNTY, KANSAS



ANDREA.WEISHAUBT@ATLASSURVEYORS.COM

FINAL PLAT

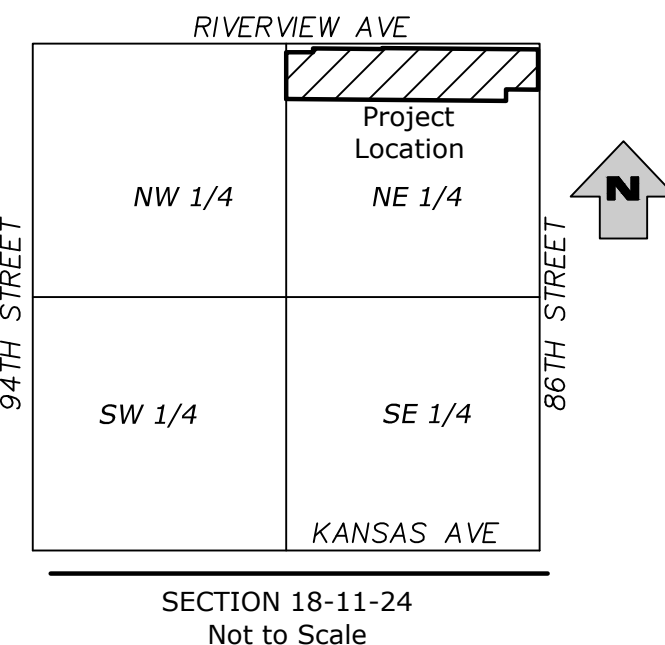
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
○ DENOTES SET 1/2" REBAR WITH LS# 1408 CAP
● DENOTES FOUND MONUMENT AS NOTED

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0132D EFFECTIVE SEPTEMBER 2, 2011 AND 20209C0131E EFFECTIVE SEPTEMBER 2, 2015, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
- KS ONE CALL WAS NOT CALLED.
- CURRENT ZONING - AG / PROPOSED ZONING - AG
- CLOSURE PRECISION: 1 PART IN 502,458.446
- REFERENCED RIGHT OF WAY PLANS PER WYANDOTTE COUNTY DATED 04/10/1956

VICINITY MAP



This is to certify on this 21st day of JANUARY, 2022 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. 17-7037.

LS-1408

ROGER B. DILL LS 1408

SCALE

1"=120'
0 60 120'

SEC-TWN-RNG

18-11-24

PREPARED FOR

MATTHEW FRANCES
ADDRESS: 150 N 86TH STREET
KANSAS CITY, KS 66111

DATE

JANUARY 24, 2022

FOUND 1/2" REBAR

- NW CORNER OF THE NE 1/4 SEC 18-11-24
- 18.63' N TO MAG NAIL TOP GUARD RAIL POST
 - 25.61' NE TO NAIL AND WASHER STAMPED SHC/KAN TOP OF GUARD RAIL
 - 15.27' S TO MAG NAIL TOP GUARD RAIL POST
 - 19.65' SW TO MAG NAIL AND SHINER IN GUARD RAIL POST
 - 26.00' NW TO NAIL AND WASHER STAMPED SHC/KAN TOP GUARD RAIL POST

DOC # 2021R-01838

DOC# 2019R-02740

FOUND 1/2" REBAR CAP CLS 175

- SW CORNER OF THE NE 1/4 SEC 18-11-24
- 19.70' NNE TO THE FOUND MAG NAIL IN TOP OF THE 5"x7" WOOD GUARDRAIL POST
 - 25.65' NE TO THE FOUND MAG NAIL AND WASHER IN THE TOP OF THE 5"x7" WOOD GUARDRAIL POST
 - 15.35' S TO THE FOUND MAG NAIL IN THE TOP OF THE 5"x7" WOOD GUARDRAIL POST
 - 19.70' SW TO THE FOUND MAG NAIL AND WASHER IN THE TOP OF THE 5"x7" WOOD GUARDRAIL POST
 - 25.95' NW TO THE FOUND NAIL AND WASHER IN THE TOP OF THE 5"x7" WOOD GUARDRAIL POST
 - 19.00' NW TO THE FOUND NAIL IN THE TOP OF THE 5"x7" WOOD GUARDRAIL POST

DEED PER DOCUMENT 2014R-12915
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11, RANGE 24, M WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 18; THENCE SOUTH 35 POLES; THENCE WEST 160 POLES; THENCE NORTH 35 POLES; THENCE EAST 160 POLES TO THE PLACE OF BEGINNING, EXCEPT THE FOLLOWING TRACT: BEGINNING 457 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE SOUTH 120 FEET; THENCE WEST 363 FEET; THENCE NORTH 120 FEET; THENCE EAST 363 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART THEREOF TAKEN OR USED FOR PUBLIC PURPOSES.

DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M. IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS DESCRIBED BY ROGER B. DILL P.S. 1408 ON JANUARY 24, 2022, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S02°01'43"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 457.45 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE S88°19'13"W, A DISTANCE OF 363.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND FILED AT THE WYANDOTTE COUNTY REGISTER OF DEEDS DOCUMENT NUMBER 2015R-15697; THENCE S02°01'43"E, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND FILED AT THE WYANDOTTE COUNTY REGISTER OF DEEDS DOCUMENT NUMBER 2021R-13432; THENCE S88°19'13"W, ALONG SAID NORTH LINE, A DISTANCE OF 2284.96 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE N02°09'38"W, ALONG SAID WEST LINE, A DISTANCE OF 577.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N88°18'51"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2649.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.10 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 HEREINAFTER BE KNOWN AS "RIVERVIEW ESTATES"

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 Unified Government of Wyandotte County/Kansas City, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined on this plat as "Utility Easement" or "U/E", "Ingress/Egress Easement", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
I, undersigned owner of RIVERVIEW ESTATES have set our hands this ____ day of ____, 2022.

MANAGING MEMBER, MACHINERY CONSULTANTS AND DEVELOPMENT, INC., MATTHEW FRANCES

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

This plat of RIVERVIEW ESTATES has been submitted to and approved by the Unified Government of Wyandotte/Kansas City, Kansas, Planning Commission

Dated this ____ day of ____, 2022
Unified Government Of 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 ____, 2022.

Tyrone Garner, Mayor/CEO

Brett A. Deichler, Unified Clerk

Recommended for approval by the Wyandotte County Engineer, this ____ day of ____, 2022.

Troy Shaw, P.E., County Engineer

COUNTY SURVEYOR APPROVAL:
This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended for implied.

Reviewed by _____ Date: _____
Brent E. Thompson, KS P.L.S. 1277

State of KANSAS
County of JSS)

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



**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

April 17, 2022

Mr. Brett A. Deichler, PMP CMP
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **SCHLITTERBAHN VACATION VILLAGE
FITH PLAT**

Dear Mr. Deichler

Please be advised that the Engineering Division has reviewed the attached plat of **SCHLITTERBAHN VACATION VILLAGE FITH PLAT** located along 98th Street south of Parallel Parkway and being developed by HFS KCK, LLC and SVV I, LLC.

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,

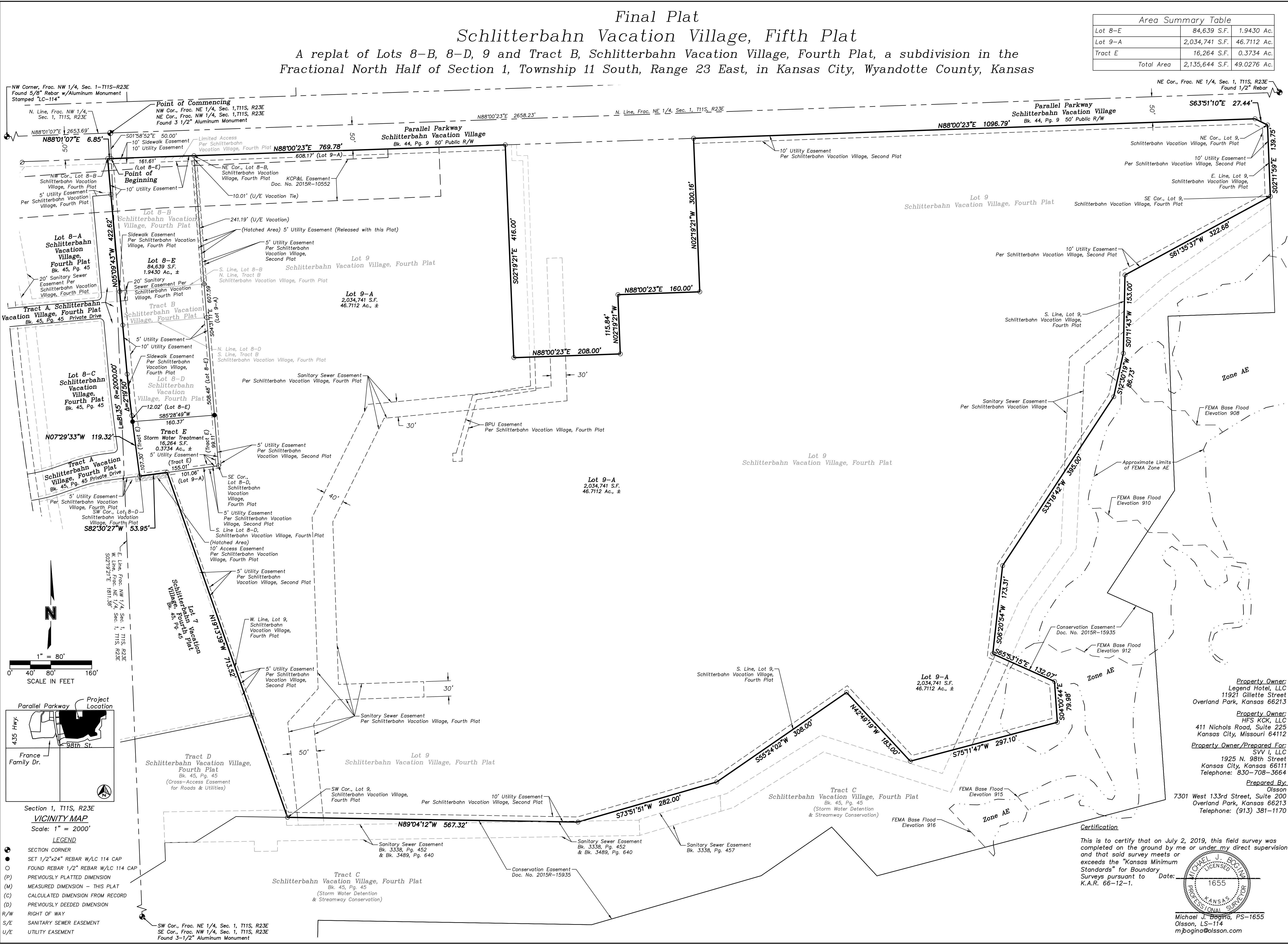
Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2022.04.20
07:29:46 -05'00'

Troy Shaw, P.E.
County Engineer

Attachments

DWG: C:\Temp\Asp\p11572\11572_V-FP_00838.dwg USER: mjbogina
DATE: Jan 03, 2022 10:55am XREFS: C:\PBASE_90838



olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV.	NO.	DATE	DESCRIPTION
1		2019.07.17	Added faded existing lot lines to be vacated
2		2019.07.24	Revised Lot Split to Plat, Added Approval Signature Lines and Jurats
3		2020.01.08	Rev. Boundary, Scale, Property Description, Area Table, Sheet Size, Vacant Map, Add Lot 9
4		2021.07.14	Revised per UG Comments
5		2021.09.07	Added Third Ownership

REVISIONS

2019

Final Plat
Schlitterbahn Vacation Village, Fifth Plat

A replat of Lots 8-B, 8-D & 9 and Tract B of Schlitterbahn Vacation Village, Fourth Plat, a subdivision in the Fractional North Half of Section 1, Township 11 South, Range 23 East, in Kansas City, Wyandotte County, Kansas

drawn by: MJB
checked by: TBW
approved by: TBW
QA/QC by: TBW
project no.: 019-0838
drawing no.: V-FP-00838
date: 2019.07.02

SHEET
1 of 2

DWG: C:\Temp\Acad\platt_11572\VP_00838.dwg USER: mjbogina
DATE: Jan 03, 2022 10:55am XREFS: C:\PBASE_90838

Property Description

All of Lots 8–B, 8–D, 9 and Tract B of Schlitterbahn Vacation Village, Fourth Plat, a subdivision in Kansas City, Wyandotte County, Kansas, in the Fractional North Half of Section 1, Township 11 South, Range 23 East, described by Michael J. Bogina, Kansas PS–1655, of Olsson, KSL5–114, on July 14, 2021, as follows:

COMMENCING at the Northwest corner of the Fractional Northeast Quarter of Section 1, Township 11 South, Range 23 East: thence South 01 degree 58 minutes 52 seconds East a distance of 50.00 feet to a point on the North line Lot 8–B of Schlitterbahn Vacation Village, Fourth Plat, a subdivision in Kansas City, Wyandotte County, Kansas, the POINT OF BEGINNING; thence North 88 degrees 00 minutes 23 seconds East, on said North line, and on the North line of Lot 9 of said Schlitterbahn Vacation Village, Fourth Plat, a distance of 769.78 feet to a point; thence South 02 degrees 19 minutes 21 seconds East, continuing on said North line, a distance of 416.00 feet to a point; thence North 88 degrees 00 minutes 23 seconds West, continuing on said North line, a distance of 115.84 feet to a point; thence North 88 degrees 00 minutes 23 seconds East, continuing on said North line, a distance of 160.00 feet to a point; thence North 02 degrees 19 minutes 21 seconds West, continuing on said North line, a distance of 300.16 feet to a point; thence North 88 degrees 00 minutes 23 seconds East, continuing on said North line, a distance of 1096.79 feet to a point; thence South 63 degrees 51 minutes 10 seconds East, continuing on said North line, a distance of 27.44 feet to the Northeast corner of said Lot 9; thence South 02 degrees 11 minutes 59 seconds East, on the East line of said Lot 9, a distance of 139.75 feet to the Southeast corner of said Lot 9; thence South 61 degrees 35 minutes 37 seconds West, departing said East line, on said South line, a distance of 322.68 feet to a point; thence South 01 degree 11 minutes 43 seconds West, continuing on said South line, a distance of 153.00 feet to a point; thence South 12 degrees 30 minutes 19 seconds West, continuing on said South line, a distance of 86.73 feet to a point; thence South 33 degrees 18 minutes 42 seconds West, continuing on said South line, a distance of 395.00 feet to a point; thence South 06 degrees 20 minutes 54 seconds West, continuing on said South line, a distance of 173.31 feet to a point; thence South 65 degrees 53 minutes 15 seconds East, continuing on said South line, a distance of 132.07 feet to a point; thence South 04 degrees 00 minutes 44 seconds East, continuing on said South line, a distance of 79.98 feet to a point; thence South 75 degrees 11 minutes 47 seconds West, continuing on said South line, a distance of 297.10 feet to a point; thence North 42 degrees 49 minutes 19 seconds West, continuing on said South line, a distance of 183.00 feet to a point; thence South 55 degrees 24 minutes 02 seconds West, continuing on said South line, a distance of 308.00 feet to a point; thence South 73 degrees 51 minutes 51 seconds West, continuing on said South line, a distance of 282.00 feet to a point; thence North 89 degrees 04 minutes 12 seconds West, continuing on said South line, a distance of 567.32 feet to the Southwest corner of said Lot 9; thence North 19 degrees 13 minutes 39 seconds West, on the West line of said Lot 9, a distance of 713.52 feet to a point on the South line of Lot 8–D of said Schlitterbahn Vacation Village, Fourth Plat; thence South 82 degrees 30 minutes 27 seconds West, departing said West line, on said South line, a distance of 53.95 feet to the Southeast corner of said Lot 8–D; thence North 07 degrees 29 minutes 33 seconds West, on the West line of said Lot 8–D, a distance of 119.32 feet to a point of curvature; thence in a Northerly direction, continuing on said West line and on a curve to the right, having a radius of 2000.00 feet, through a central angle of 2 degrees 19 minutes 50 seconds, an arc distance of 81.35 feet to a point of tangency; thence North 05 degrees 09 minutes 43 seconds West, continuing on said West line, and on the West line of Tract B and Lot 8–B, all of said Schlitterbahn Vacation Village, Fourth Plat, a distance of 422.62 feet to the Northwest corner of said Lot 8–B; thence North 88 degrees 01 minute 07 seconds East, on the North line of said Lot 8–B, a distance of 6.85 feet to the POINT OF BEGINNING, containing 2,135,644 Square Feet or 49.0276 Acres, more or less.

Dedication

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "Schlitterbahn Vacation Village, Fifth Plat".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "S/E", "Storm Sewer Easement" or "SS/E," is hereby granted to the Unified Government of Wyandotte County, Kansas City, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

A non–exclusive, appurtenant storm water easement over Tract E for any and all upstream real property to utilize the open and enclosed storm water channels, as well as the detention facility, located on the property that is the subject of this plat, for conveying storm water from such upstream real property. Notwithstanding the forgoing, this easement shall in no way act as a waiver of any rights the owners or tenants of Lots 8–E and 9–A may have to bring legal actions against upstream real property owners or users who are violating any applicable ordinance, statute, regulation, or other law where such actions cause damage to one or more of the owners or tenants of Lots 8–E and 9–A.

Tract E is to be used as a Storm Water Treatment facility, and is to be owned and maintained by the Owner of Lot 8–E.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER of Lot 8–E: Legend Hotel, LLC, a Kansas limited liability company

By: Vimal Ranat, Member of Leisure Hospitality, LLC, its Manager

STATE OF _____)
) SS
COUNTY OF _____)

Be it remembered, that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Vimal Ranat, Member of Leisure Hospitality, LLC, Manager of Legend Hotel, LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary: _____

Approvals:

This plat of "Schlitterbahn Vacation Village, Fifth Plat" has been submitted and approved by the Unified Government of Wyandotte County and the Kansas City, Kansas Planning Commission.

Dated this _____ day of _____, 202__.

Kansas City, Kansas Planning Commission

By: Jeff Carson, Chairman By: Gunnar Hand, ACIP, Secretary

Recommended for approval by the County Engineer, this day _____ of _____, 202__.

Troy Shaw, County Engineer

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: Brent E. Thompson, PS–1277
Wyandotte County Surveyor

The dedications shown hereon, if any, are accepted this _____ day of _____, 202__.

David Alvey, Mayor Brett Deichler, Unified Clerk

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER of Tract E: HFS KCK, LLC, a Kansas limited liability company

By: Greg Maday, Manager

STATE OF _____)
) SS
COUNTY OF _____)

Be it remembered, that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Greg Maday, Manager of HFS KCK, LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary: _____

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

OWNER of Lot 9–A: SVV I, LLC, a Kansas limited liability company

By: Gary Henry, Manager

STATE OF _____)
) SS
COUNTY OF _____)

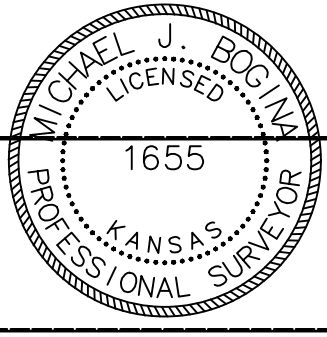
Be it remembered, that on this _____ day of _____, 2021, before me, a notary public in and for said County and State, came Gary Henry, Manager of SVV I, LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary: _____

Certification

This is to certify that on July 2, 2019, 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.A.R. 66–12–1.

Date: 
Michael J. Bogina, PS–1655
Olsson, LS–114
mjbogina@olsson.com

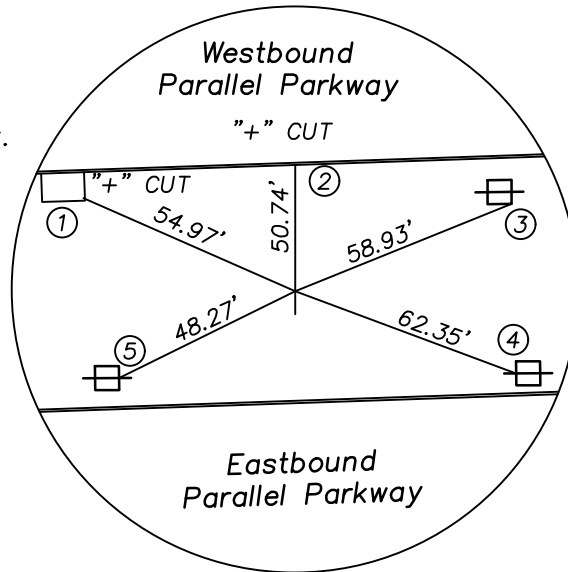
Register of Deeds:

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 _____, 2021, at ____ o'clock and is duly recorded.

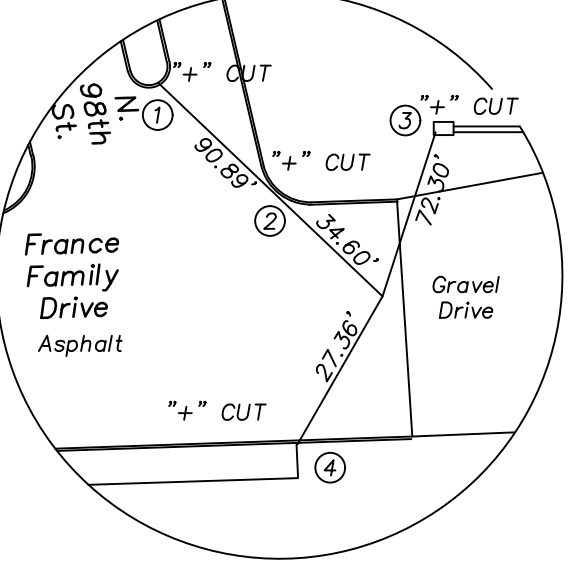
Nancy Burns, Register of Deeds

Susan Nelson, Deputy Chief



NW Cor., Frac NE 1/4, Sec. 1–T11S–R23E
Found 3 1/2" Aluminum Monument
Not to Scale

1. NW to Chiseled "+" Cut in Southerly Nose of Concrete Median.
2. NW to Chiseled "+" on Top of Curb at Midpoint of Curb Radius.
3. NE to Chiseled "+" on Top of SW Corner of Conc. Base of Monument Sign.
4. SW to Chiseled "+" on top of Curb at PI to Sidewalk Ramp.
5. N02°19'21"W 1,811.38' to NE Corner, Frac. NW 1/4, Sec. 1–T11S–R23E.
6. S87°20'51"W 2,659.11' to SW Corner, Frac. NW 1/4, Sec. 1–T11S–R23E.
7. S02°20'41"E 2,649.03' to SE Corner, SW 1/4, Sec. 1–T11S–R23E.

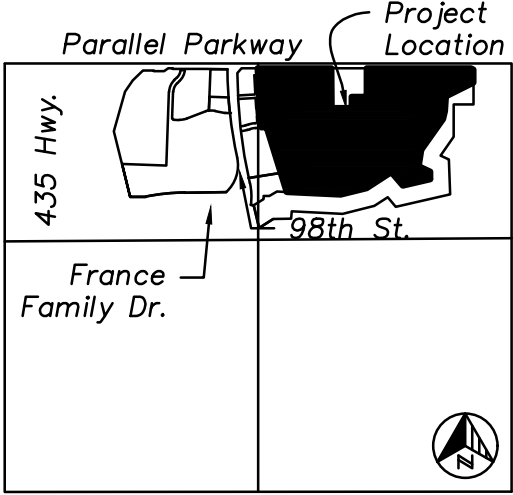


SW Corner, Frac. NE 1/4, Sec. 1–T11S–R23E
Found 3 1/2" Aluminum Monument
Not to Scale

Area Summary Table		
Lot 8–E	84,639 S.F.	1.9430 Ac.
Lot 9–A	2,034,741 S.F.	46.7112 Ac.
Tract E	16,264 S.F.	0.3734 Ac.
Total Area	2,135,644 S.F.	49.0276 Ac.

Surveyor's Notes

1. Basis of Bearings: Held East Line of Lots 8–B & 8–D and Tract B, Schlitterbahn Vacation Village, Fourth Plat at S04°31'11"E, Kansas Coordinate System 1983, North Zone. Matches Schlitterbahn Vacation Village, Fourth Plat. All dimensions match existing platted values unless otherwise noted. Distances shown are ground distances in US Survey Feet.
2. Subject Property lies within "Zone X – Areas determined to be outside the 0.2% annual chance floodplain," and "Zone AE – Base Flood Elevations Determined," according to the FEMA Flood Insurance Rate Map Number 20209C0043D, Effective Date September 2, 2011. Approximate limits shown hereon are subject to map scale uncertainty.
3. Subject Property contains 2,135,644 Square Feet or 49.0276 Acres, more or less.
4. Access is provided to N. 98th Street via Tracts A and D, as established with the recorded plat of Schlitterbahn Vacation Village, Fourth Plat, Schlitterbahn Vacation Village and the Right-of-Way dedicated in Document No. 2015R–05129.
5. This Survey lies within the required minimum error of closure of 1:10,000.
6. The Northeast corner of the Northeast Quarter and the North line of the Northeast Quarter are shown for general location purposes only, and are not a part of this Survey's Theory of Location.



Section 1, T11S, R23E
VICINITY MAP
Scale: 1" = 2000'

Property Owner:
Legend Hotel, LLC
11921 Gillette Street
Overland Park, Kansas 66213

Property Owner:
HFS KCK, LLC
411 Nichols Road, Suite 225
Kansas City, Missouri 64112

Property Owner/Prepared For:
SVV I, LLC
1925 N. 98th Street
Kansas City, Kansas 66111
Telephone: 830–708–3664

Prepared By:
Olsson
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone: (913) 381–1170

Final Plat
Schlitterbahn Vacation Village, Fifth Plat

A replat of Lots 8-B, 8-D & 9 and Tract B of Schlitterbahn Vacation Village, Fourth Plat, a subdivision in the Fractional North Half of Section 1, Township 11 South, Range 23 East

Kansas City, Wyandotte County, Kansas

drawn by: _____ MJB
checked by: _____ TBW
approved by: _____ TBW
QA/QC by: _____ TBW
project no.: 019-0838
drawing no.: V 19-00838
date: 2019.07.02

SHEET

2 of 2

2019

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.07.17	Added faded existing lot lines to be vacated	MJB
2	2019.07.24	Revised Lot Split to Plat. Added Approval Signature Lines and Jurats	MJB
3	2020.01.08	Rev. Boundary. Scale. Property Description. Area Table. Sheet Size. Vicinity Map. Add. Lot 9	MJB
4	2021.03.05	Revised Ownership Signatories. Updated Year in Signature Blocks	MJB
5	2021.07.14	Revised per US Comments	MJB
6	2021.09.07	Added Additional Ownership Signatory	MJB



County Administrator's Office
Cheryl Harrison-Lee, Interim County
Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101
(913) 573-5030 • FAX (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: April 28, 2022

BOARD POSITION: Wyandotte/Leavenworth Area Wide Advisory
Council on Aging

INCUMBENT: N/A

APPOINTING COMMISSIONER: Chuck Stites

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Jammie Johnson

TERM OF OFFICE: 2/28/2022-12/15/2025



County Administrator's Office
Cheryl Harrison-Lee, Interim County
Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101
(913) 573-5030 • FAX (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: April 28, 2022

BOARD POSITION: Wyandotte/Leavenworth Area Wide Advisory
Council on Aging

INCUMBENT: N/A

APPOINTING COMMISSIONER: Angela Markley

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Jamey Rodriguez

TERM OF OFFICE: 2/28/2022-12/11/2023



County Administrator's Office
Cheryl Harrison-Lee, Interim County
Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101
(913) 573-5030 • FAX (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: April 28, 2022

BOARD POSITION: Self-Supported Municipal Improvement
District Advisory Board

INCUMBENT: Roderick Bettis

APPOINTING COMMISSIONER: Melissa Bynum

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Tim Ryan

TERM OF OFFICE: 2/28/2022-12/11/2023

CONSENT AGENDA ITEM NO.

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, MARCH 31, 2022
5:00 p.m.

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, March 31, 2022, with ten 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; Stites, Commissioner Seventh District; Davis, Commissioner Eight District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Legal Counsel; Brett Deichler, Unified Government Clerk; Alan Howze and Bridgette Cobbins, Assistant County Administrator's; Chief Mike Callahan, First Deputy Chief Andrade, Fire Department; Jon Khalil, Assistant Counsel; Shakeva Christian, Manager in Human Resources; Kathleen VonAchen, Chief Financial Officer; and Ryan Denk, Outside Counsel for Labor Negotiations.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Garner.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted virtually on Thursday, March 31, 2022, at 5:00 p.m. for an Executive Session regarding labor.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

MAYOR GARNER ADJOURNED
THE MEETING AT 6:03 p.m.

Brett Deichler
Unified Government Clerk

dt

March 31, 2022



Unified Government Clerk's Office

Brett A. Deichler, PMP | CPM

Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260

Fax: 913-573-5299

<http://www.wycokck.org>

Memorandum

To: Cheryl Harrison-Lee
Interim County Administrator

From: Brett Deichler
UG Clerk

Date: March 31, 2022

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.

tk

Attachment

Weekly Business Material for March 31, 2022

1. COMMUNICATIONS:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Reissue?	Date Issued	AMOUNT	FUND/ACD	Vendor Name/Number	Reason for void
902276	No	2/18/2022	\$ 87.98	790 2118	Alliance Nationwide Title #9625P	Issued in error
903750	No	3/25/2022	\$ 150.00 \$ 102.72 \$ 340.70	11065100035599 11065100195599	Kinder, Kenneth R #C1638 Kinder, Kenneth R #C1638	Duplicate Payment
901548	Yes	2/4/2022	\$ 10,000.00	2698810375533	Mini Adventures, LLC #22014	Lost warrant Stale dated
900801	Yes	1/21/2022	\$ 10,324.00 \$ 54,856.00	971 2457301523 110 24500015238	Mysidewalk, Inc #36670 Mysidewalk, Inc #36670	Lost warrant Stale dated
901492	Yes	2/4/2022	\$ 150.00 77.88	11065100035599 11065100195599	Pavelac, Raymond J #C1173 Pavelac, Paymond J #C1173	Stale dated Stale dated

Action: Received and filed.

2. CLAIMS FOR DAMAGES:

Sean Carter Bradley, 710 N. 7th St., alleging pain and suffering which resulted in injury from the Sheriff's Department.

Anthony Edmonds, 3213 Farrow Ave., alleging water damage due to the hot water tank.

Justin Etier, Keyaun Lee, Raul Lopez, and Ceaser Ramirez, 710 N. 7th St., alleging pain and suffering which resulted in injury from the Sheriff's Department.

Wade Lytch, 234 S. 21st St., alleging damage to the vehicle from the snowplow.

Terry Wilson, 17468 167th St., Basehor, KS, alleging damage to the tire from the pothole.

Action: Received and filed. Copy previously forwarded to Legal

3. TRAVEL REQUESTS:

Vincent Billaci, Public Works/Street Division, travel to Pittsburgh, PA, April 10 to April 13, 2022, to APWA-Snow Conference, Employee Training & Travel.

Trent Foglesong, Public Works/WPCD, travel to Louisville, KY, April 20 to April 22, 2022, to attend Wet Weather Partnership, WPC Fund.

Frank Kozar, Public Works/Street Division, travel to Pittsburgh, PA, April 10 to April 13, 2022, to APWA-Snow Conference, Employee Training & Travel.

Dylan Coe Passinese, KCKPD, travel to Stafford, VA, April 3 to April 9, 2022, to DEA Task Force Officer Training, DEA Funded.

Matthew Willard, Unified Government Appraiser, travel to Wichita, KS, June 5 to June 8, 2022, to attend the 2022 KCAA Conference, Employee Training & Travel Expenses.

Action: Approved by County Administrator's Office and received and filed.

4. CATERER/DRINKING ESTABLISHMENT/HOTEL:

Miriam Rivera dba Nereidas, 48 Kansas Avenue.

Action: Referred to License.

5. PRIVATE SECURITY BUSINESS (C.O. 19-109) 2022-2023:

DSI Security Systems dba DSI Security Systems, 600 W. Adams St., Registered Agenda CT Corp System, 112 SW 7th St., Ste. 3C, Topeka, KS, 66603.

Action: Referred to License.



Staff Request for Commission Action

Tracking No. 211511

Full Commission Meeting Date: 4/28/2022

Committee: Public Works & Safety

Date of Standing Committee Action: 4/25/22

(If none, please explain): Public hearing, for information only.

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
04/21/2022	Jeff Fisher	x5415	jfisher@wycokck.org	Public Works

Item Description:

The State of Kansas statutes require each county in the state of Kansas to have a Solid Waste Management Plan. The plan must be reviewed and updated on a five-year basis. A public hearing is required for the approval process of the five-year updated plan, which is scheduled to occur during the Public Works & Safety Standing Committee meeting on April 25, 2022. A presentation of the Wyandotte County Solid Waste Management Plan will be provided during the public hearing.

The 2020 Wyandotte County Solid Waste Management Plan is available on the Unified Government of Wyandotte County/Kansas City, KS Solid Waste Management Division website and a copy is available at the Unified Government of Wyandotte County/Kansas City, KS Clerk's Office located at City Hall, 701 N 7th St, Suite 323, Kansas City, KS 66101.

Action Requested:

Public hearing & information only.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Solid Waste Management Plan Memo, Solid Waste Management Plan Presentation_04-25-22



**PUBLIC WORKS
SOLID WASTE MANAGEMENT**

Solid Waste Management
5033 State Avenue
Kansas City, KS 66102

P: (913) 573-5311
F: (913) 573-5766
E: info@wycokck.org

**TO
FROM
DATE
RE
ATTACHMENTS**

Governing Body of the Unified Government of Wyandotte County/Kansas City,
Kansas
Jonathan Gutierrez, Solid Waste Program Manager
March 25, 2022
Updated Solid Waste Management Plan
Solid Waste Management Plan Draft

Background: The updating of Wyandotte County's Solid Waste Management Plan (SWMP) is required by the Kansas Department of Health and Environment (KDHE) every five years, as described in the Kansas Statutes Annotated (K.S.A.) 65-3405. Burns & McDonnell was retained to assist with the development of the SWMP, in coordination with staff and the Solid Waste Management Committee (SWMC). The SWMC is comprised of representatives from across the solid waste sector, representing local governments, environmental organizations, private sector, and citizens. The Plan is due to the Kansas Department of Health and Environment no later than May 1, 2022.

Summary of SWMP Recommendations: Some of the recommendations are intended to be implemented in the next five years and are compatible with the current contract for residential curbside services which extends through 2032. Other recommendations look further into the future over the next 10-20 years. The following is a summary of the recommendations:

- Increase access to recycling through providing all residential customers with a recycling cart and through focused education and outreach around recycling and diversion.
- Consider transitioning to a cart-based residential collection system at the next bid cycle.
- Provide bulky item collection on a scheduled frequency and investigate other drop-off options.
- Provide separate collection and processing of yard waste and investigate opportunities for food waste diversion, long term.
- Consider and evaluate municipally owned and/or operated solid waste facilities (transfer station, compost facility) or collection program(s).
- Create a commercial hauler licensing program and require annual reporting of quantities collected.
- Increase availability of HHW collection events, potentially utilizing KDHE grant opportunities.
- Allocate resources and staff to support the Solid Waste Division on the communication and outreach efforts.



2020 WYANDOTTE COUNTY SOLID WASTE MANAGEMENT PLAN UPDATE

PUBLIC WORKS & SAFETY
COMMITTEE MEETING
PUBLIC HEARING

April 25, 2022



REGULATORY REVIEW & PLAN GOALS

SOLID WASTE MANAGEMENT COMMITTEE

► Purpose

- Required by KDHE for all counties
- Assist with major SWMP updates
- Report progress annually
- Make recommendations to Commissioners

► Membership Composition

- UG, Bonner Springs & Edwardsville staff
- Representatives from unincorporated area(s)
- Representatives from the general public, civil organizations, private industry
- Any other persons (commissioners, planners, etc).

KDHE SWMP REQUIREMENTS

- ▶ Review current solid waste practices and confirm applicability to regulations and protection of environment;
- ▶ Project solid waste needs, practices, and available facilities for a 10-year planning period;
- ▶ Establish plans for future solid waste management program development, if needed;
- ▶ Develop plan for reducing volumes disposed;
- ▶ Develop plan for public education pertaining to solid waste management;
- ▶ Take into consideration certain wastes which pose an increased environmental threat (batteries, household hazardous, medical waste, etc.); and
- ▶ Take into consideration wastes generated by natural disasters.

PLAN DEVELOPMENT PROCESS

- ▶ Burns & McDonnell contracted to develop the Plan
- ▶ SWMC Involvement - 3 Workshops in 2019/2020
- ▶ DRAFT Solid Waste Management Plan
 - Has not been yet reviewed or publicly adopted by the governing body



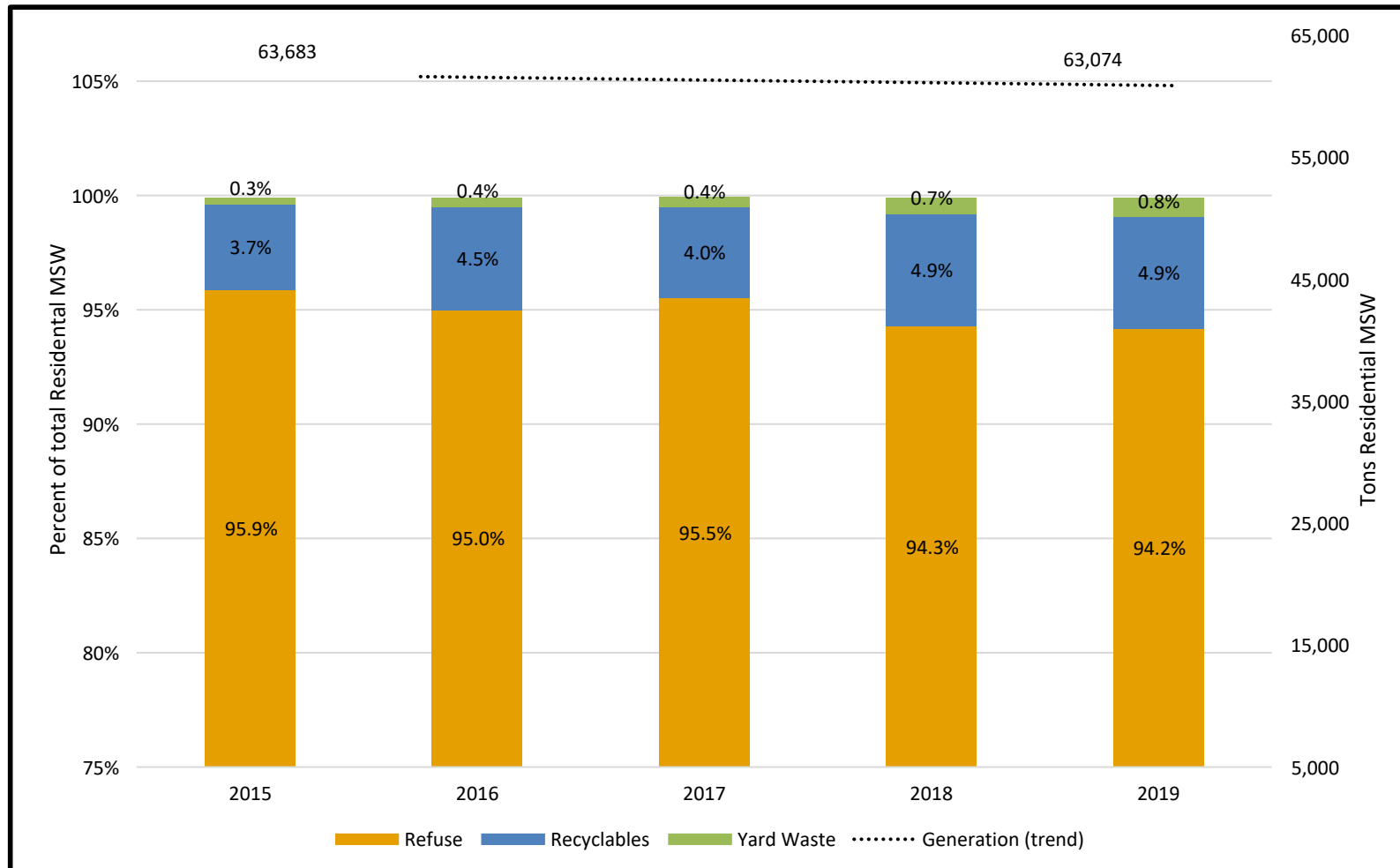
SWMP GUIDANCE

- ▶ Plan to represent status of existing services provided within the County including:
 - Kansas City, Kansas
 - Bonner Springs, Kansas
 - Edwardsville, Kansas
 - Lake Quivira, Kansas
 - Unincorporated area

- ▶ Implementation Plan included in Appendix A includes recommendations, responsible parties, and schedule (near-term, short-term, or long-term)
 - Some recommendations may be implemented by the UG
 - Some recommendations may be implemented following the completion of the current UG collection contract
 - Some recommendations may be implemented by others

COUNTY RESIDENTIAL MSW MANAGEMENT

KCKS, Bonner Springs, & Edwardsville Residential MSW Generation Trends





CURRENT SYSTEM REVIEW

SINGLE-FAMILY RESIDENTIAL REFUSE – Current System Review

- ▶ KCK/Bonner Springs
 - Weekly collection, unlimited
 - No carts provided
 - Take all system includes unlimited quantities, comingled yard trimmings, bulky items
- ▶ Edwardsville/Lake Quivira
 - Weekly collection, limited to cart
 - Carts provided
 - No yard trimmings permitted (no collection)
 - Bulky item collection not included



SINGLE-FAMILY RESIDENTIAL RECYCLING – Current System Review

- ▶ KCK/Bonner Springs:
 - Weekly collection, unlimited
 - Recycling totes provided upon request; limited quantities
 - 4% diversion curbside
- ▶ Edwardsville:
 - Weekly collection, unlimited
 - Carts for all customers
 - 18% diversion curbside
- ▶ Drop off locations:
 - WY Co Yard Waste and Recycling Center
 - WM Landfill Recycling Center
 - Ripple Glass (Glass Recycling)



ORGANICS – Current System Review

- ▶ KCK/Bonner Springs:
 - Comingled with waste for landfill disposal
- ▶ Edwardsville/Lake Quivira:
 - Yard trimmings are not allowed in weekly trash service
- ▶ Yard trimming drop off facilities:
 - WY Co Yard Waste and Recycling Center
 - WM Landfill (for composting)



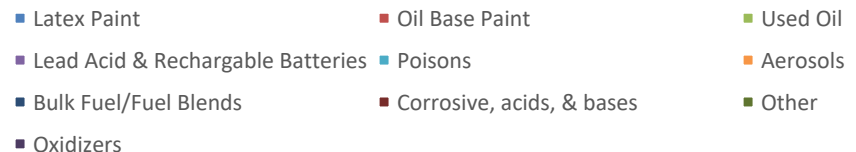
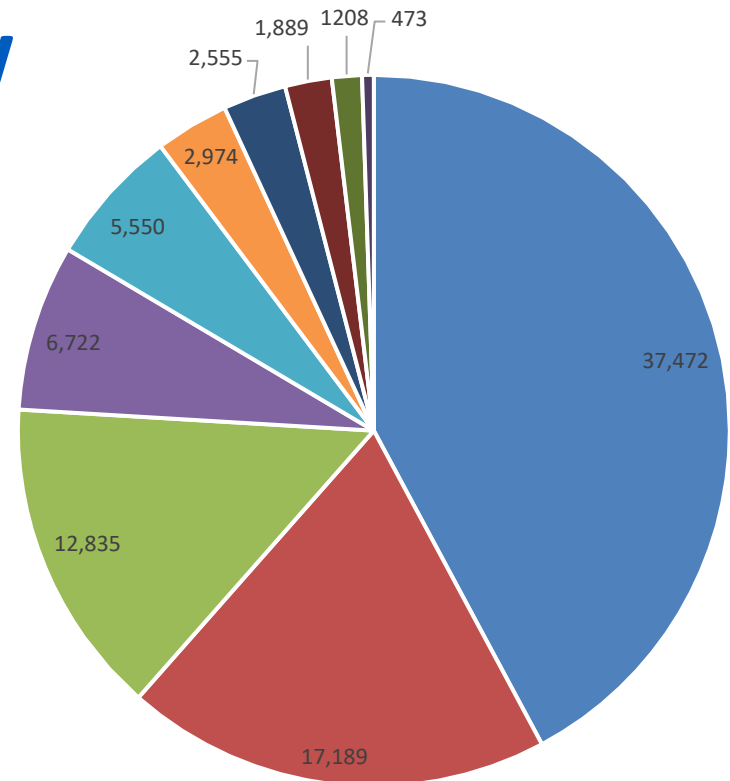
BULKY WASTE – Current System Review

- ▶ KCK/Bonner Springs:
 - Weekly collection, unlimited
- ▶ Edwardsville:
 - Annual city-wide collection event



HOUSEHOLD HAZARDOUS WASTE – Current System Review

- ▶ WY Co owned and operated facility
- ▶ Open one Saturday each month, April through October



**Distribution of Materials in Pounds Collected at HHW Events
in 2019**

CONSTRUCTION & DEMOLITION WASTE

– Current System Review

- ▶ No C&D landfill facilities located in Wyandotte County
- ▶ C&D wastes disposed of in Johnson County landfill or transported outside of the County
- ▶ Small quantities diverted through Kansas City Habitat for Humanity ReStore



RESIDENTIAL RECOMMENDATIONS

REFUSE COLLECTION RECOMMENDATIONS

- ▶ Transition to a cart-based system to align with current industry practices (Edwardsville and Lake Quivira have implemented a cart refuse program)



CURBSIDE RECYCLING RECOMMENDATIONS

- ▶ Provide all customers a recycling container
- ▶ Transition to a cart-based system (Edwardsville and Lake Quivira have implemented a cart recycling program)
- ▶ Consider every other week collection frequency
- ▶ Continue to provide education and outreach



ORGANICS RECOMMENDATIONS

► Yard Waste

- 11% of UG's waste
- Continue to promote drop-off options for yard trimmings
- Provide separate collection of yard trimmings
 - Consider a variety of service options: weekly, monthly, seasonally, subscription



ORGANICS RECOMMENDATIONS

▶ Food Waste

- 18% of UG's waste
- Consider long-term potential for food waste diversion

▶ Evaluate a municipal organics compost facility

▶ Education and outreach on backyard composting and diversion options



BULKY ITEM RECOMMENDATIONS

- ▶ Provide separate bulky item collection
- ▶ Reduce bulky item collection frequency (Kansas City & Bonner Springs)
 - Monthly or quarterly
- ▶ Investigate opportunities for bulky item drop-off





ADDITIONAL RECOMMENDATIONS

COMMERCIAL/MULTI-FAMILY RECOMMENDATIONS

- ▶ License commercial haulers and require as a provision to report waste and diversion tonnages
- ▶ Include business licensing provision requiring adequate disposal service
- ▶ Provide education and outreach through a free technical assistance program to identify areas of increased diversion

ILLEGAL DUMPING

RECOMMENDATIONS

- ▶ Continue to promote prevention through municipal programs such as the UG Stabilization Occupation and Revitalization (SOAR) program
- ▶ Look for opportunities to provide cost-effective drop offs (brush drop off, transfer stations, neighborhood clean ups, public drop off center, etc.)

CONSTRUCTION & DEMOLITION AND HHW RECOMMENDATIONS

- ▶ Lead by example: adopt an ordinance for county funded projects to require a minimum standard of C&D recycling and use of recycled materials
- ▶ Continue monthly HHW collection events
- ▶ Explore opportunities to increase service frequency at the existing HHW facility
- ▶ Explore grant funding opportunities through KDHE to support the HHW program

EDUCATION AND OUTREACH RECOMMENDATIONS

- ▶ Continue existing education and outreach efforts
- ▶ Commit resources
- ▶ Develop a specific, targeted plan for each new or changing service
- ▶ Utilize clear consistent messaging
- ▶ Leverage existing resources and partnerships (MARC, Resource Recycling)

FACILITIES RECOMMENDATIONS

- ▶ Consider and evaluate municipally provided residential collection services
- ▶ Consider and evaluate municipally owned and/or operated transfer station
- ▶ Consider and evaluate municipally owned and/or operated organics processing facility



NEXT STEPS

SWMP APPROVAL

- ▶ Vote upon by SWMC
 - Approved by SWMC on March 28, 2022
- ▶ Introduced to UG Board of Commissioners and out for public notice late March
 - March 31, 2022, Board of Commissioners meeting presentation
 - April 8, 2022, The Wyandotte Echo Public Notice (online)
 - April 14, 2022, The Wyandotte Echo Public Notice (online/print)
- ▶ Public Hearing
- ▶ Voted upon by UG Board of Commissioners late April
- ▶ Submitted to KDHE by May 1



QUESTIONS



Staff Request for Commission Action

Tracking No. 211513

Full Commission Meeting Date: 4/28/2022

Committee: Full Commission

Date of Standing Committee Action: N/A
(If none, please explain):

Publication Required: No

<u>Date:</u> 04/14/2022	<u>Contact Name:</u> Kathleen VonAchen, Debbie Jonscher, Mike Grimm	<u>Contact Phone:</u> x5186, x5847, x5157	<u>Contact Email:</u> kvonachen@wycokck.org, djonscher@wycokck.org, mgrimm@wycokck.org	<u>Department/Division:</u> Finance
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Item Description:

A presentation from ETC Institute representative to review the results of the 2022 Community Survey.

For information only.

Action Requested:

N/A

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

2022 WYCO Draft Presentation (April 25 2022 - FINAL)



Community Survey Findings Report

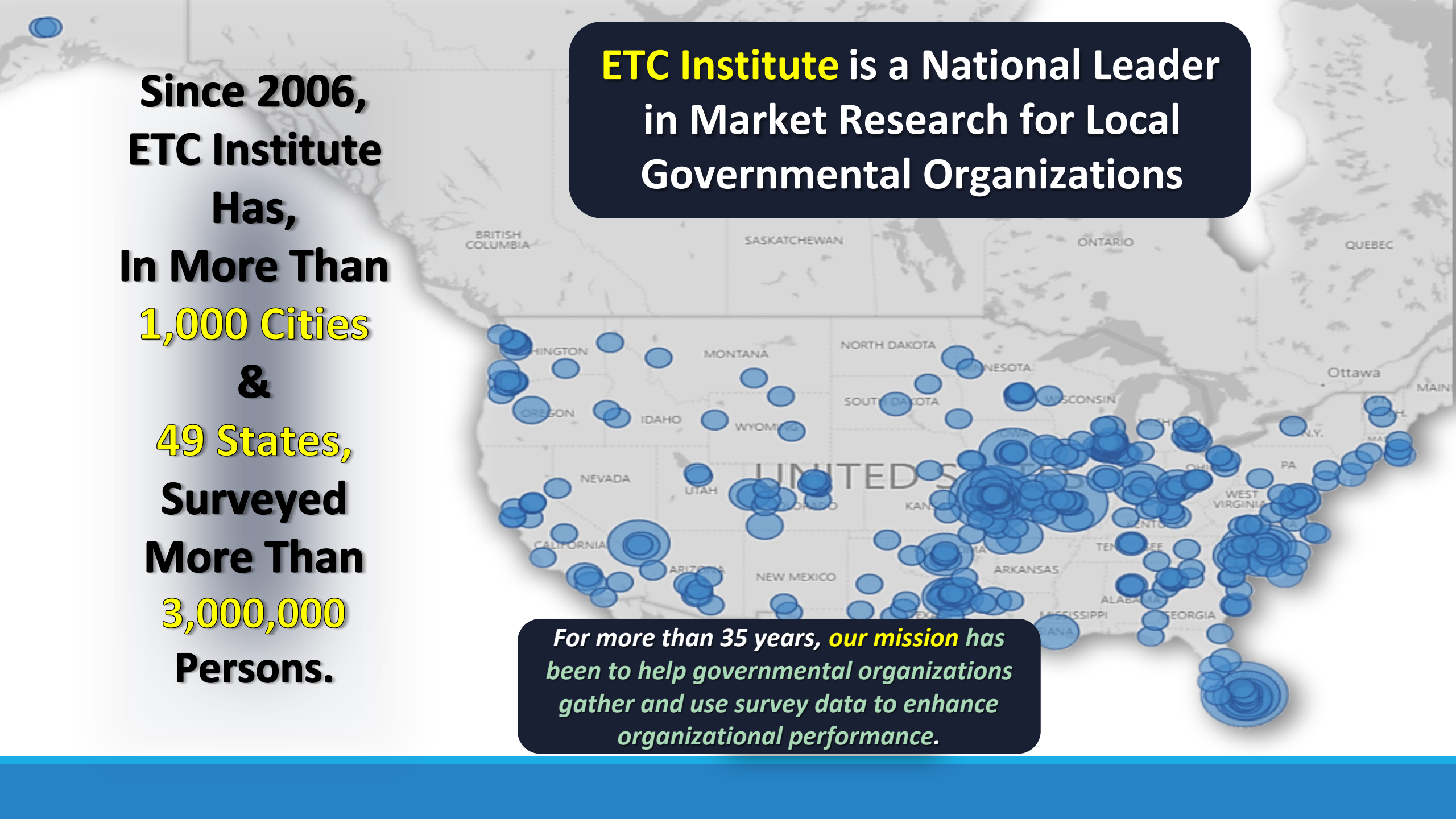
PRESENTED BY ETC INSTITUTE



Since 2006,
ETC Institute
Has,
In More Than
1,000 Cities
&
49 States,
Surveyed
More Than
3,000,000
Persons.

ETC Institute is a National Leader
in Market Research for Local
Governmental Organizations

*For more than 35 years, **our mission** has
been to help governmental organizations
gather and use survey data to enhance
organizational performance.*



Agenda

Purpose, Methodology, and Demographics

Summary of Major Findings

Summary

Questions

Purpose

To objectively assess resident satisfaction with the delivery of UG services



To compare the UG's performance with residents regionally and nationally



To help determine priorities for the community using Importance-Satisfaction Analysis

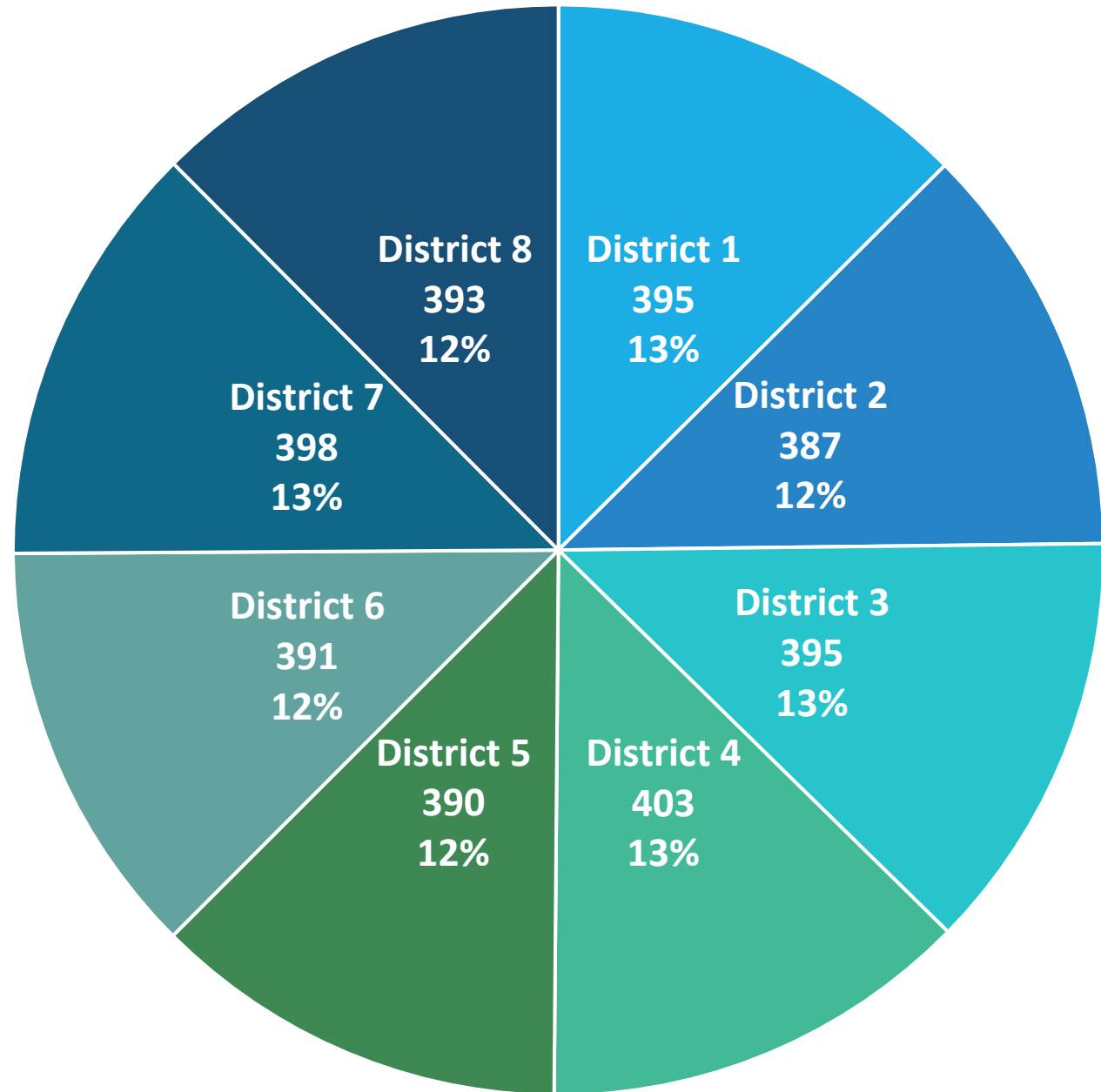
Methodology

Survey Description	Method of Administration	Sample	Margin of Error
Core set of questions, including specific questions for District 8	By mail and online to a random sample of households in The County	Stratified to ensure completion of 300 surveys in Each district – at least 30 from Each neighborhood area	3,152 completed surveys were collected +/- 1.7% at the 95% level of confidence

Respondents by Commission District

Overall results were weighted
by district to ensure that input
from each district was equally
valued

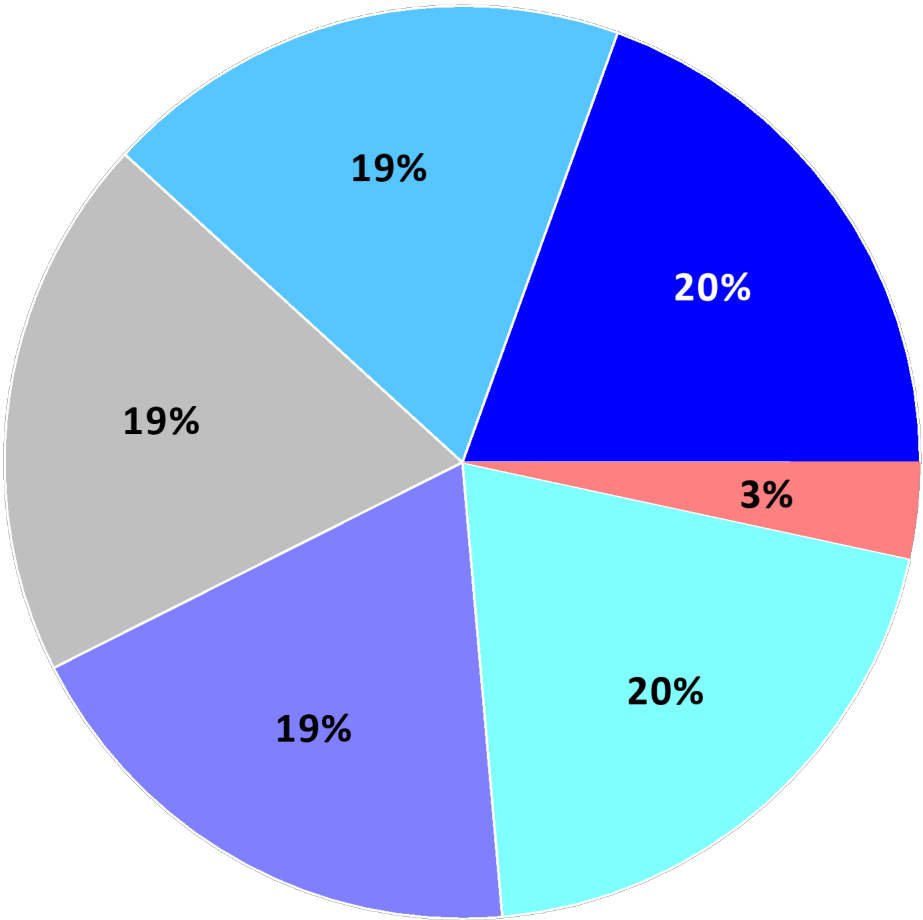
Responses by District



Good
Representation
by AGE

Demographics: Age of Respondent

by percentage of respondents

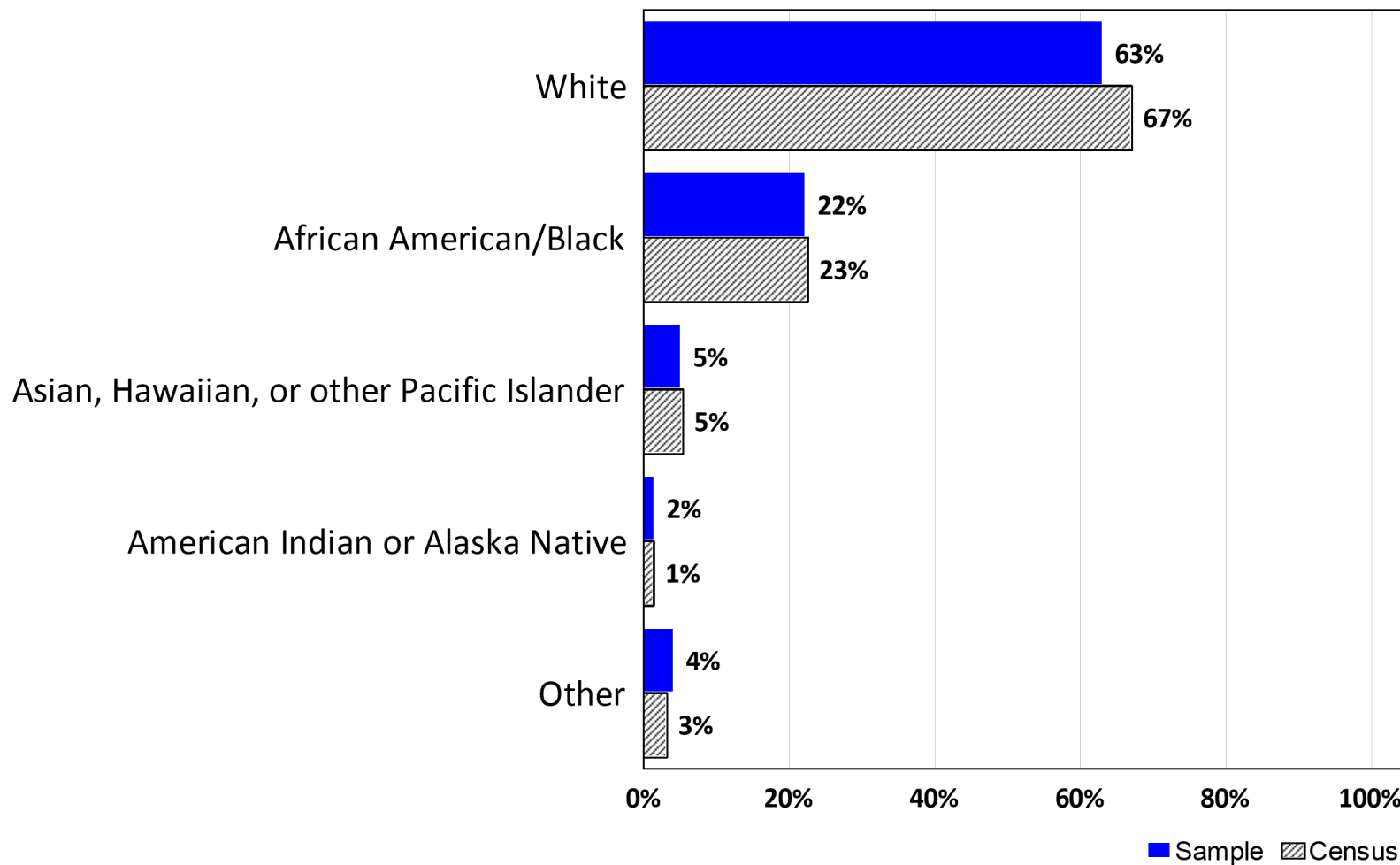


18-34 years 35-44 years 45-54 years 55-64 years 65+ years Not provided

Good Representation by RACE

Which of the following best describes your race?

by percentage of respondents



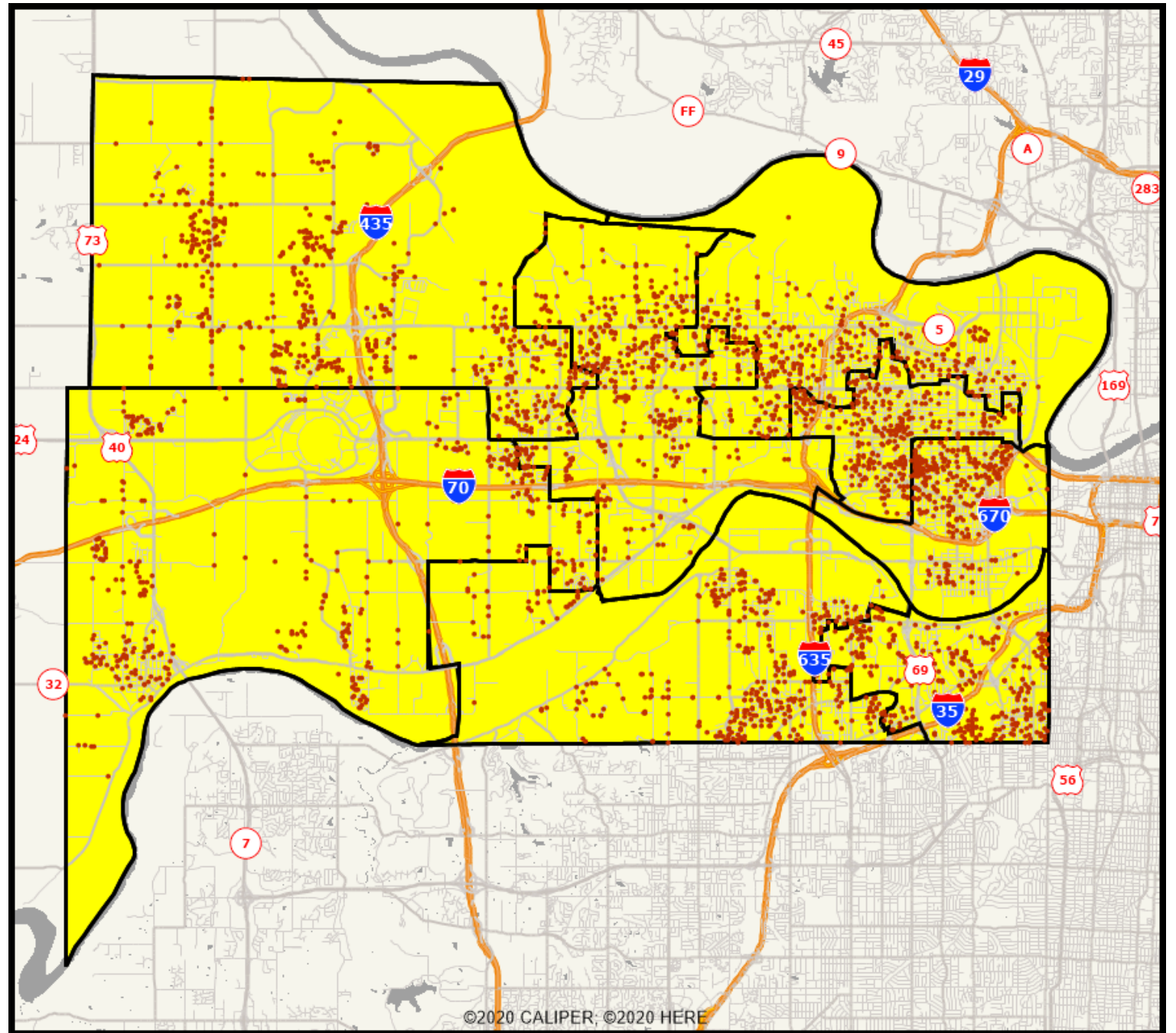
Good Representation by Hispanic/ Latino Ancestry

Census 29.8%

Location of Survey Respondents

Good representation of responses throughout the County

Home address of all respondents are geocoded to the block level within their district and neighborhood



2022 Unified Government Community Survey



Major Findings

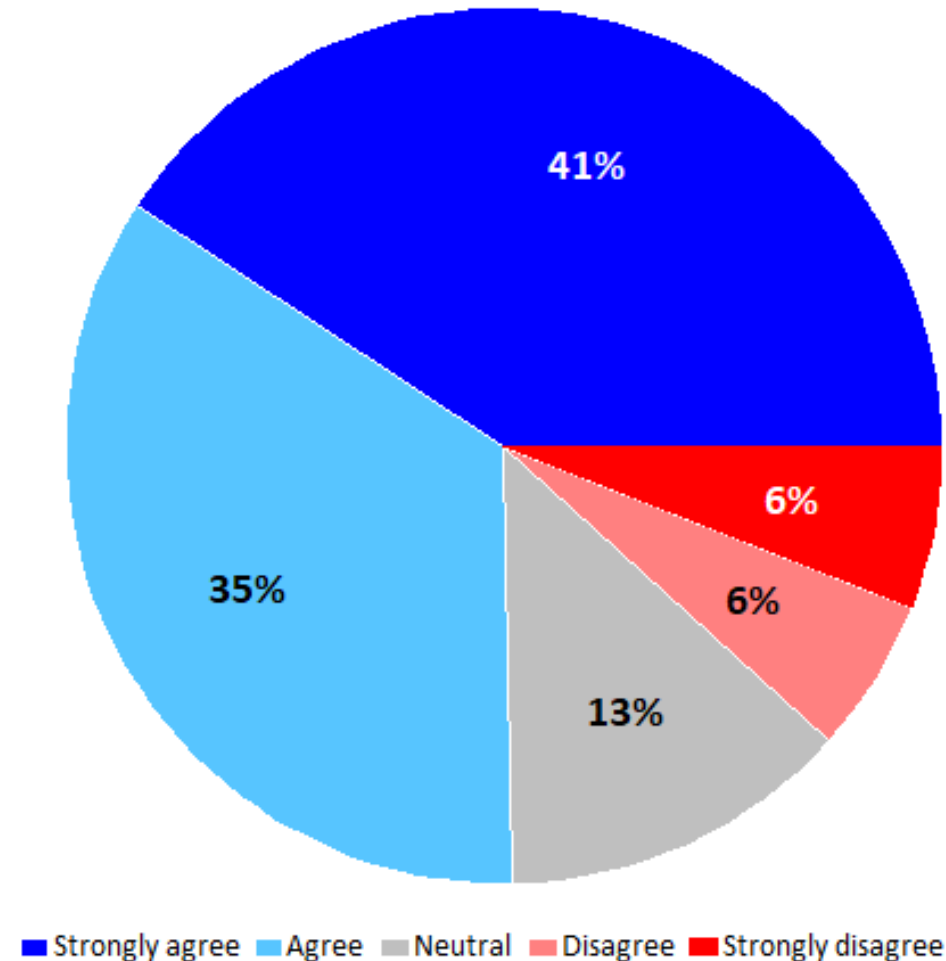
1. COVID Issues
2. Neighborhood/Community Services
3. County-Level Services
4. Public Safety
5. Maintenance
6. Parks and Recreation
7. Code Enforcement
8. Other Findings

COVID Issues

MAJOR FINDINGS #1

Q26. Agreement that the Unified Government Public Health Department Took Appropriate Steps During the COVID-19 Crisis to Protect the Health of Residents

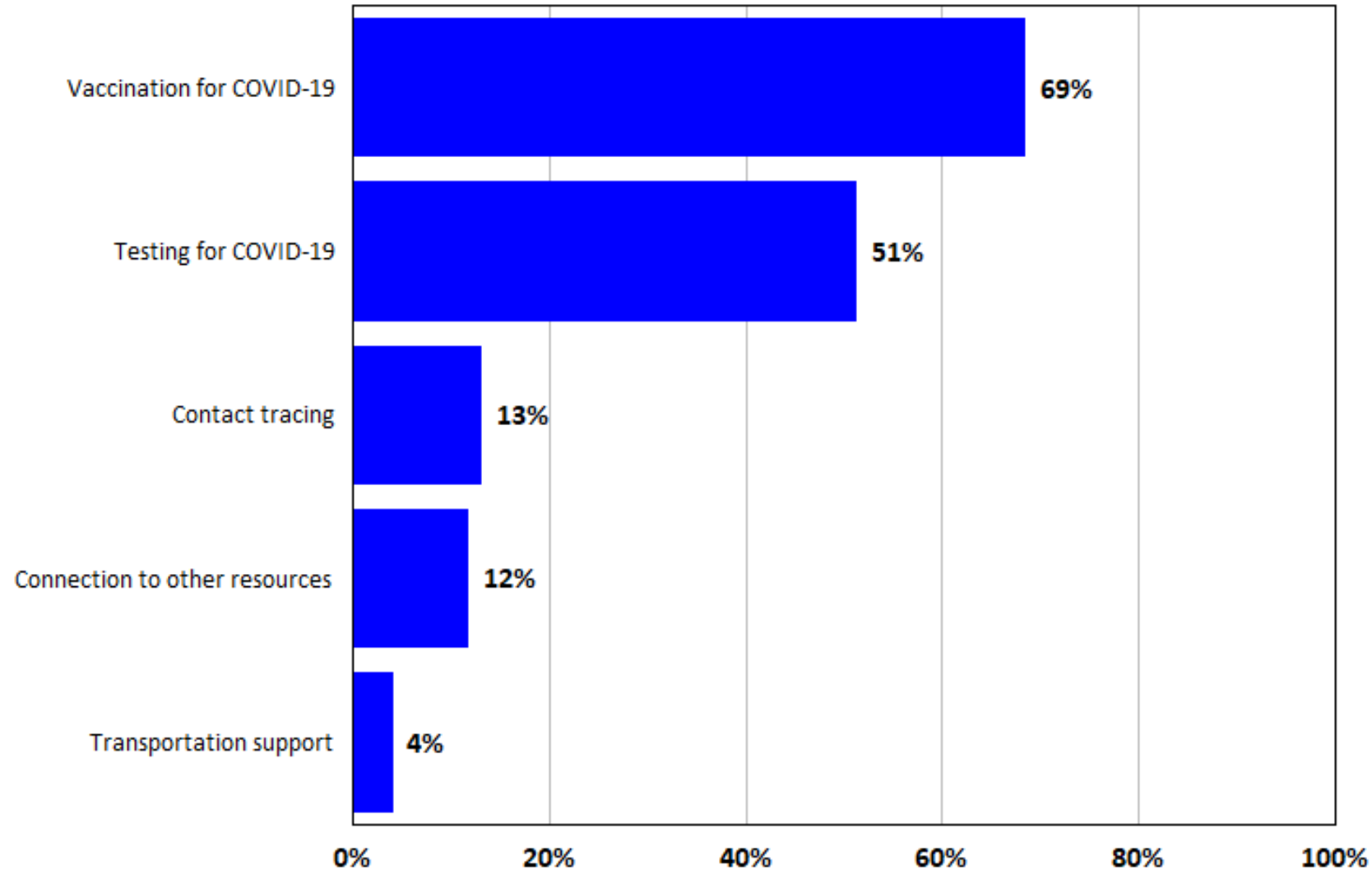
by percentage of respondents (excluding don't knows)



More than Three-Fourths of Respondents (76%) of Gave Positive Ratings!

Q25. Use of the Following Services from the Unified Government Department of Public Health

by percentage of respondents who selected the item (excluding don't knows - multiple selections could be made)



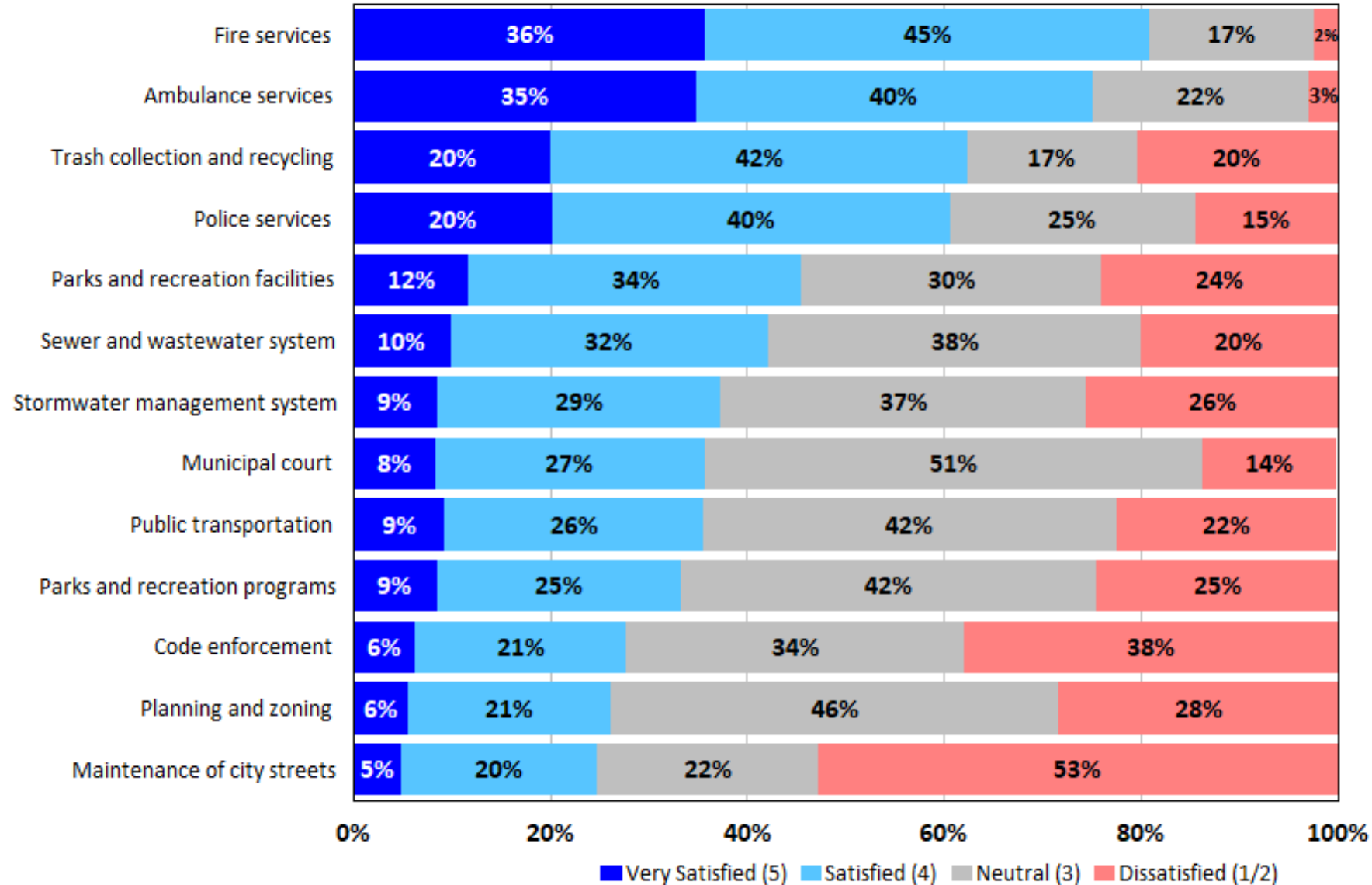
The Majority of Respondents Used Public Health Service Offered by the Unified Government

Neighborhood and Community Services

MAJOR FINDINGS #2

Q1. Satisfaction With Neighborhood/Community Services

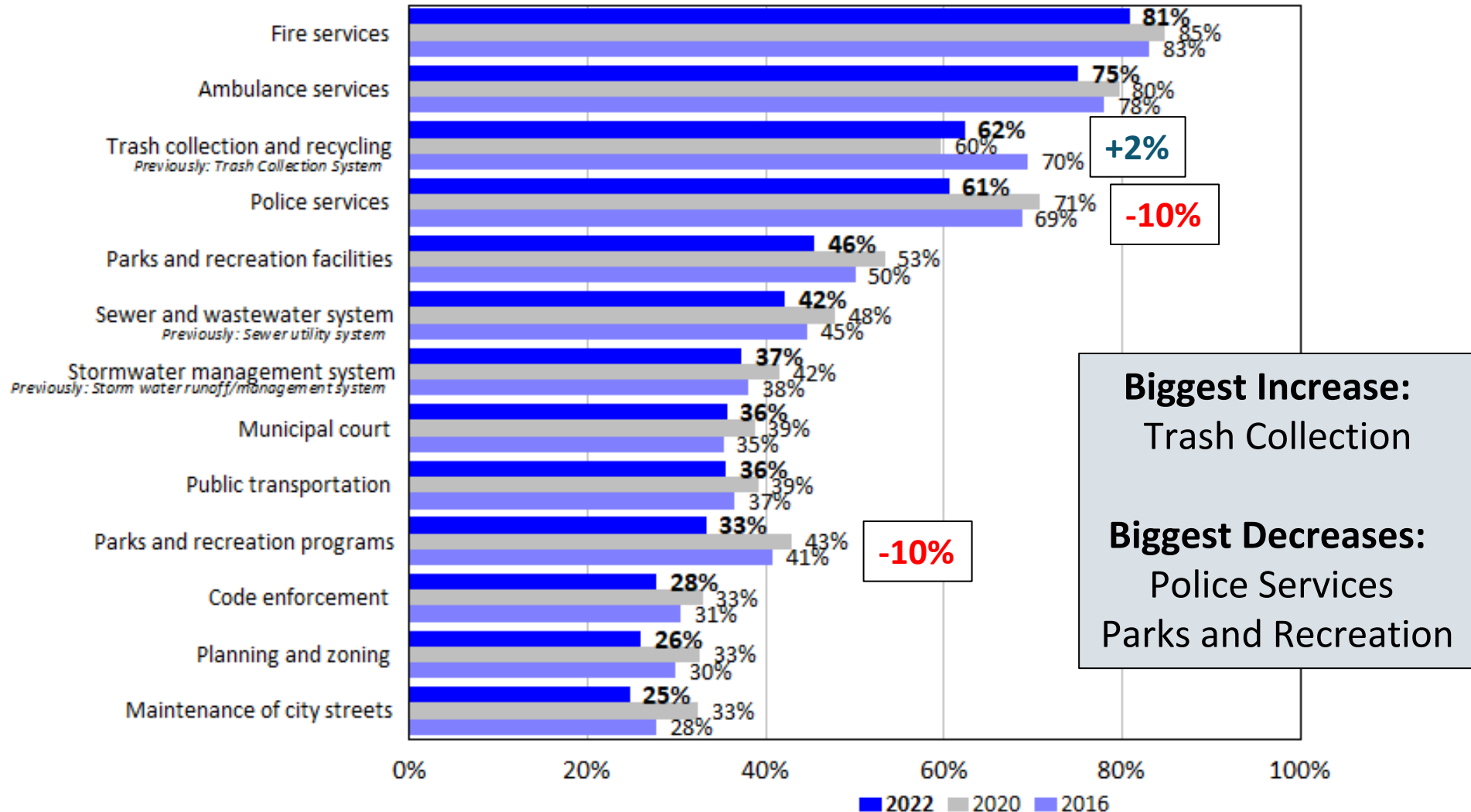
by percentage of respondents (excluding don't knows)



Satisfaction With Neighborhood/Community Services

Trends: 2022, 2020, and 2016

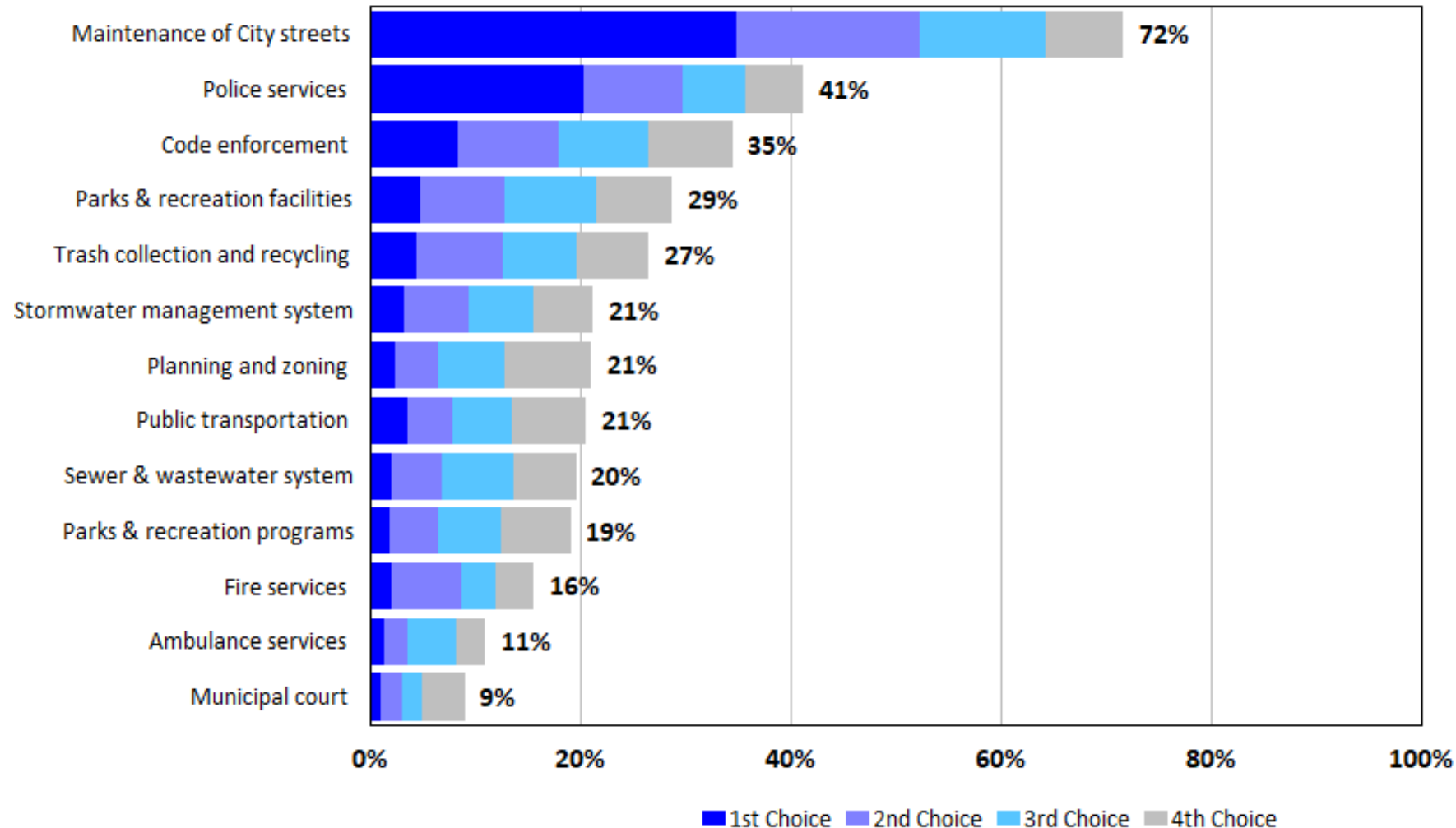
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Satisfaction declined in most areas, but the decreases were similar to decreases observed nationally during COVID

Q2. Neighborhood and Community Services That Should Receive the Most Emphasis For Improvement Over the Next 2 Years

by percentage of respondents who selected the item as one of their top four choices



Top 2 Priorities for Neighborhood and Community Services: Maintenance of Streets and Police Services

Priorities for Improving Neighborhood/Community Services by District

Rank	Overall Priorities	# of Districts in Top 5	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8
1st	Maintenance of city streets	8	Maintenance of city streets	Maintenance of city streets	Maintenance of city streets	Maintenance of city streets	Maintenance of city streets	Maintenance of city streets	Maintenance of city streets	Maintenance of city streets
2nd	Code enforcement	8	Code enforcement	Code enforcement	Code enforcement	Code enforcement	Parks and recreation facilities	Code enforcement	Code enforcement	Code enforcement
3rd	Police services	7	Police services	Police services	Public transportation	Police services	Planning and zoning	Police services	Planning and zoning	Police services
4th	Parks and recreation facilities	5	Parks and recreation programs	Parks and recreation facilities	Stormwater management system	Parks and recreation facilities	Code enforcement	Public transportation	Public transportation	Planning and zoning
5th	Planning and zoning	4	Parks and recreation facilities	Planning and zoning	Police services	Stormwater management system	Parks and recreation programs	Parks and recreation facilities	Police services	Parks and recreation programs

Maintenance of city streets is the top priority in all 8 districts for the second consecutive survey

2022 Importance-Satisfaction Rating

Kansas City, Kansas & Wyandotte County Community Survey

Neighborhood/Community Services

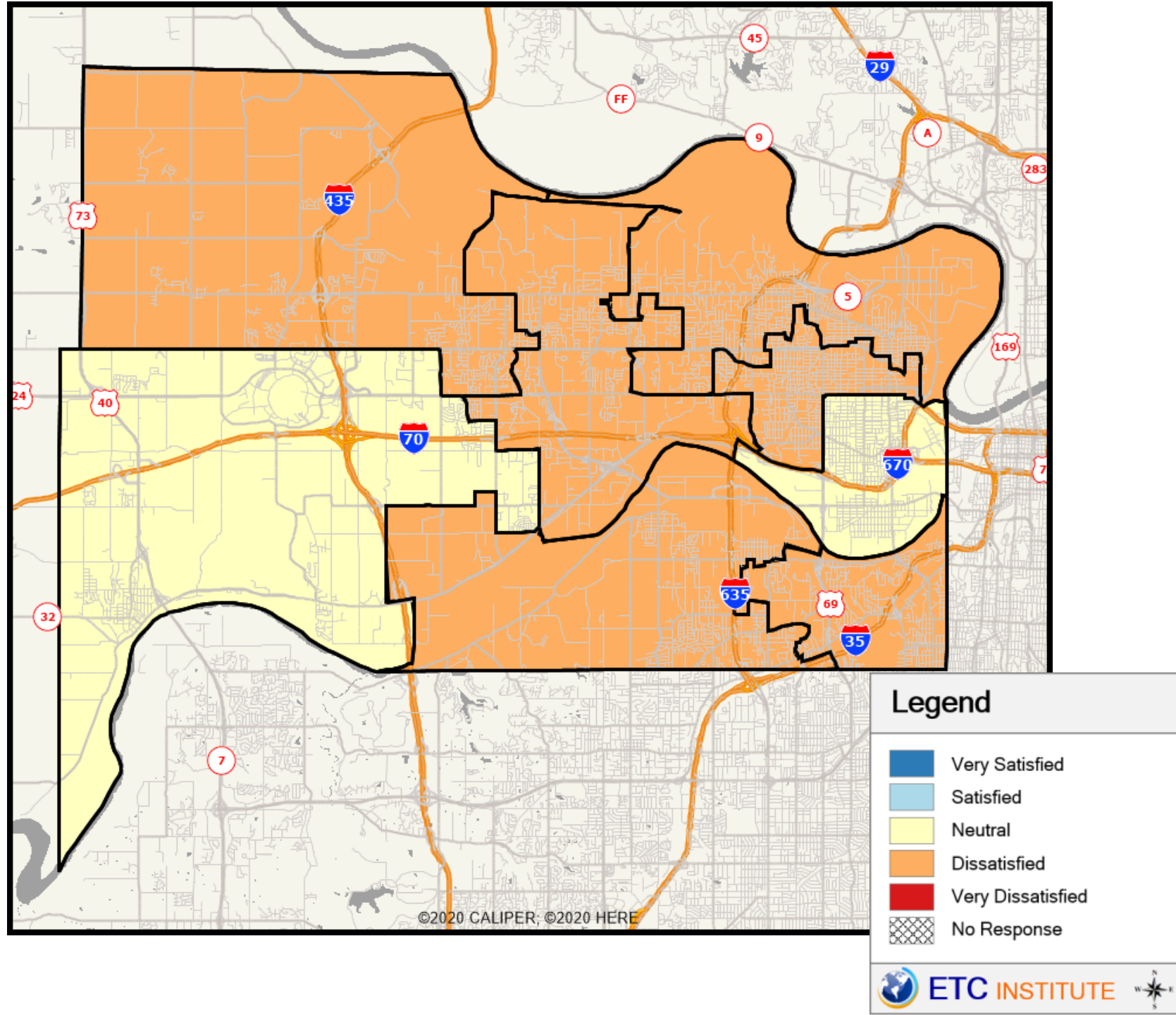
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Maintenance of city streets	72%	1	25%	13	0.5392	1
Code enforcement	35%	3	28%	11	0.2491	2
Police services	41%	2	61%	4	0.1623	3
Parks and recreation facilities	29%	4	46%	5	0.1567	4
Planning and zoning	21%	7	26%	12	0.1559	5
Stormwater management system	21%	6	37%	7	0.1333	6
Public transportation	21%	8	36%	9	0.1327	7
Parks and recreation programs	19%	10	33%	10	0.1272	8
Sewer and wastewater system	20%	9	42%	6	0.1133	9
Trash collection and recycling	27%	5	62%	3	0.1000	10
Municipal court	9%	13	36%	8	0.0579	11
Fire services	16%	11	81%	1	0.0298	12
Ambulance services	11%	12	75%	2	0.0274	13

Greatest Opportunities for Improvement: I-S Rating Above 0.15

Maintenance of City Streets

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis

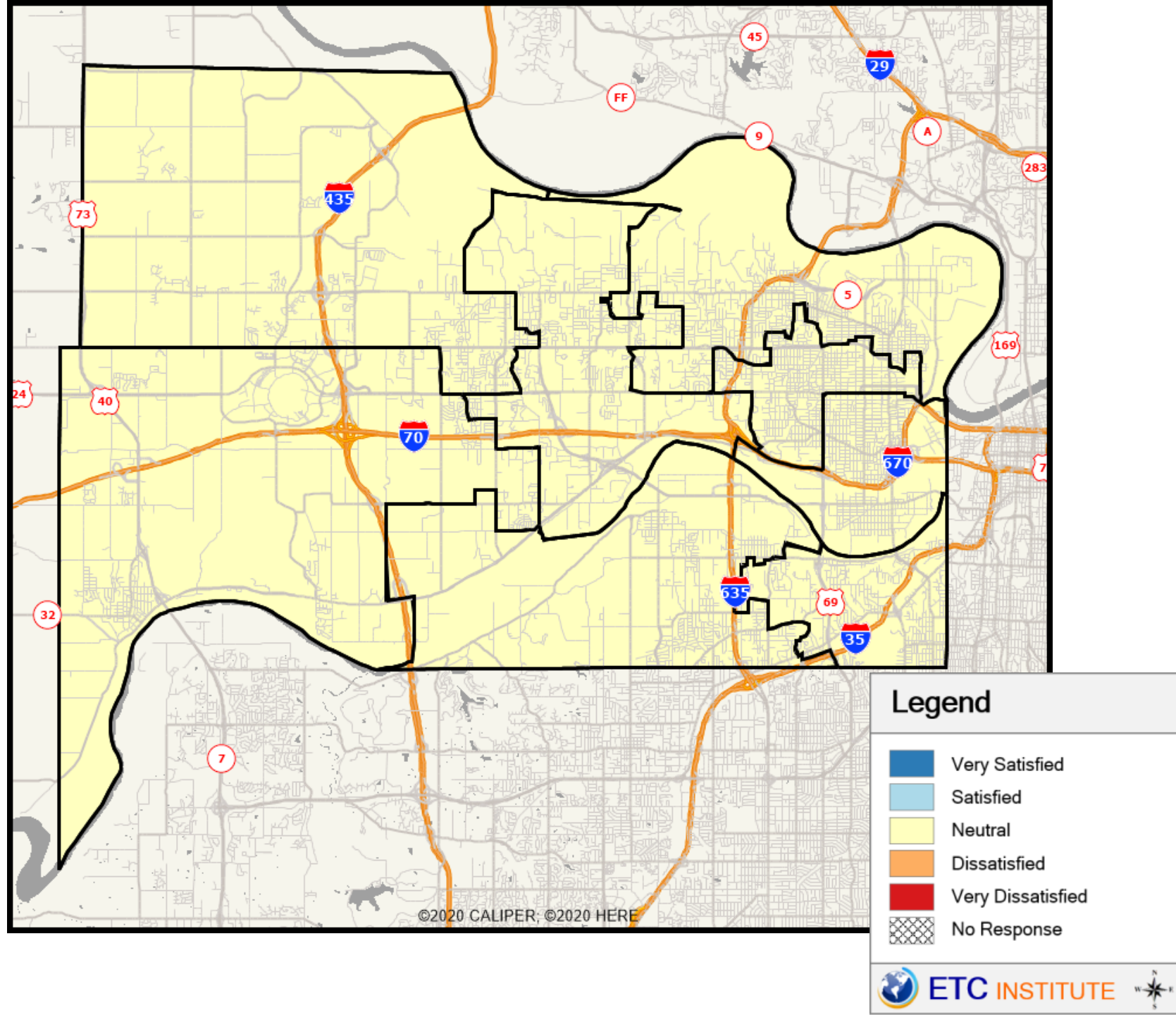
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Code Enforcement

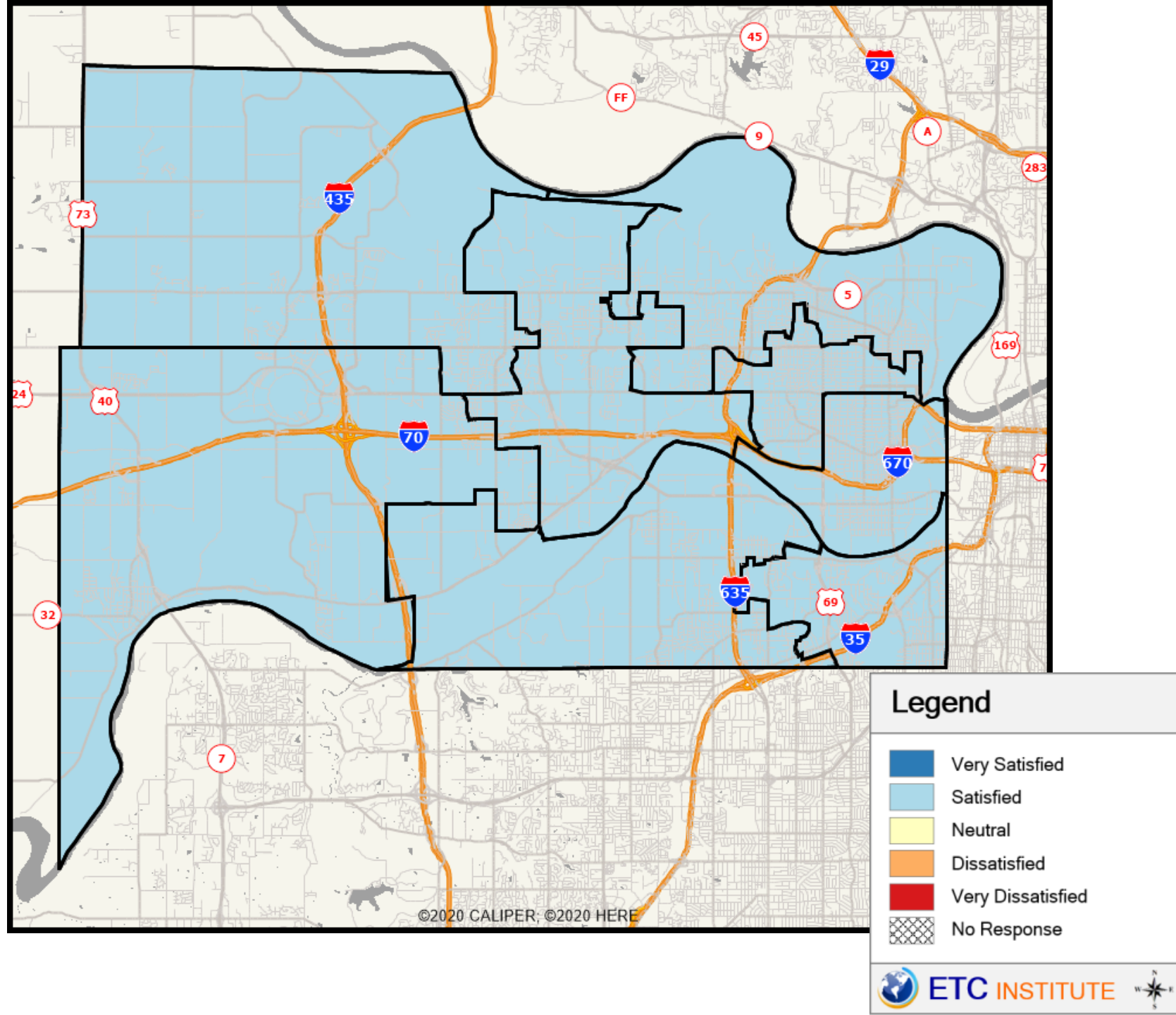
This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Police Services

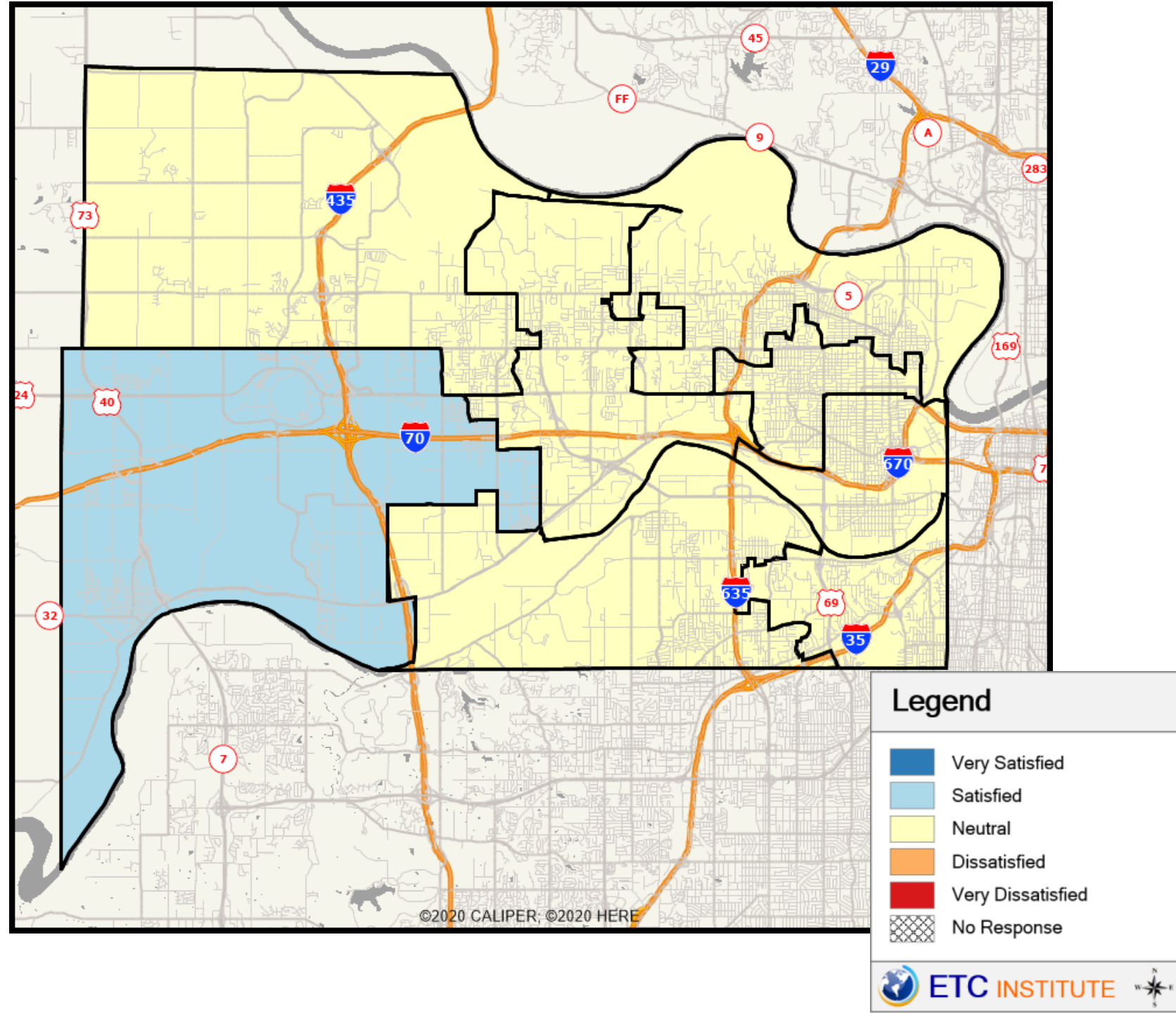
This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis



Parks and Recreation Facilities

This item was determined to be the fourth highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement

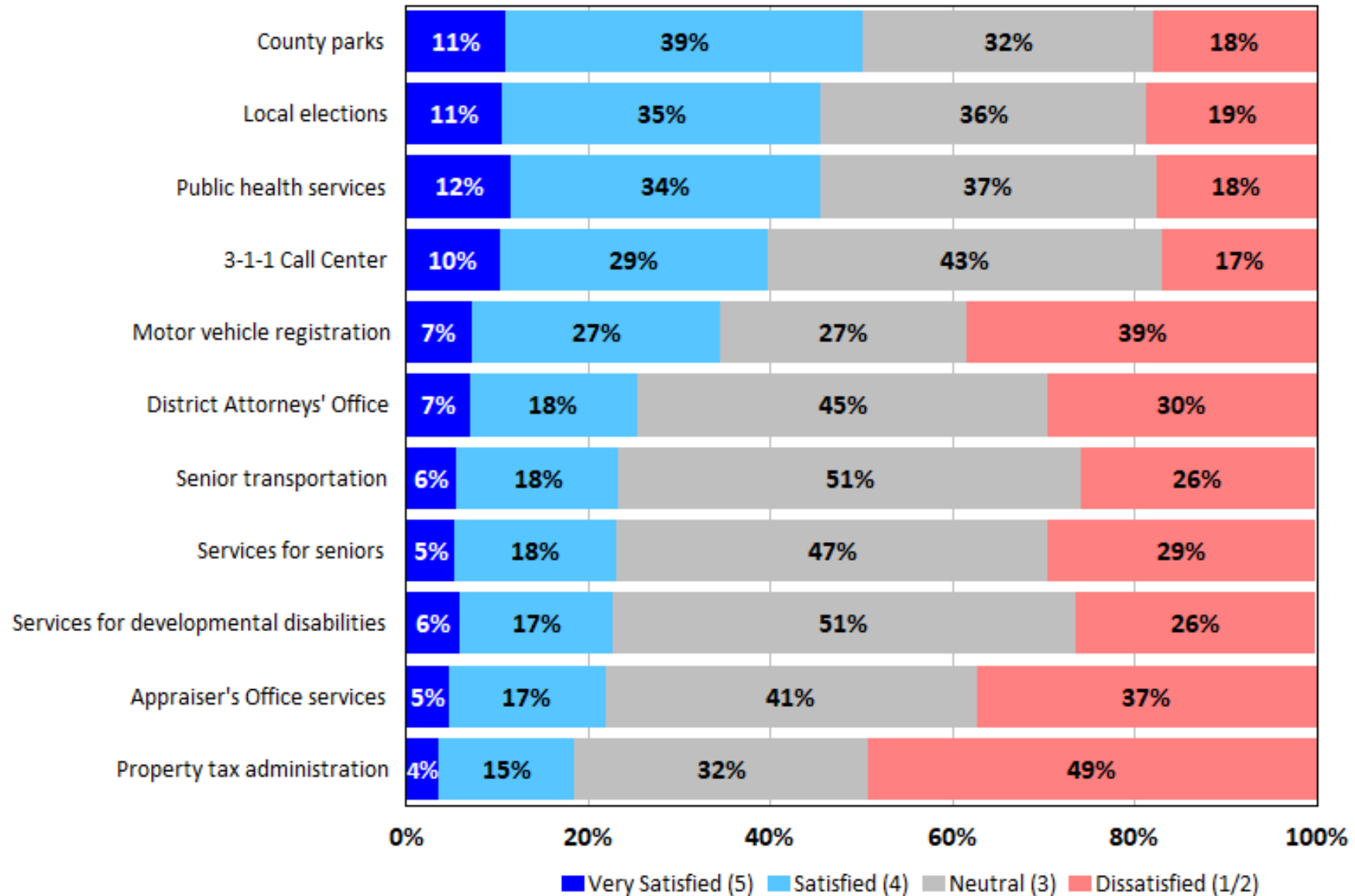


County Level Services

MAJOR FINDINGS #3

Q3. Satisfaction With County Level Services

by percentage of respondents (excluding don't knows)

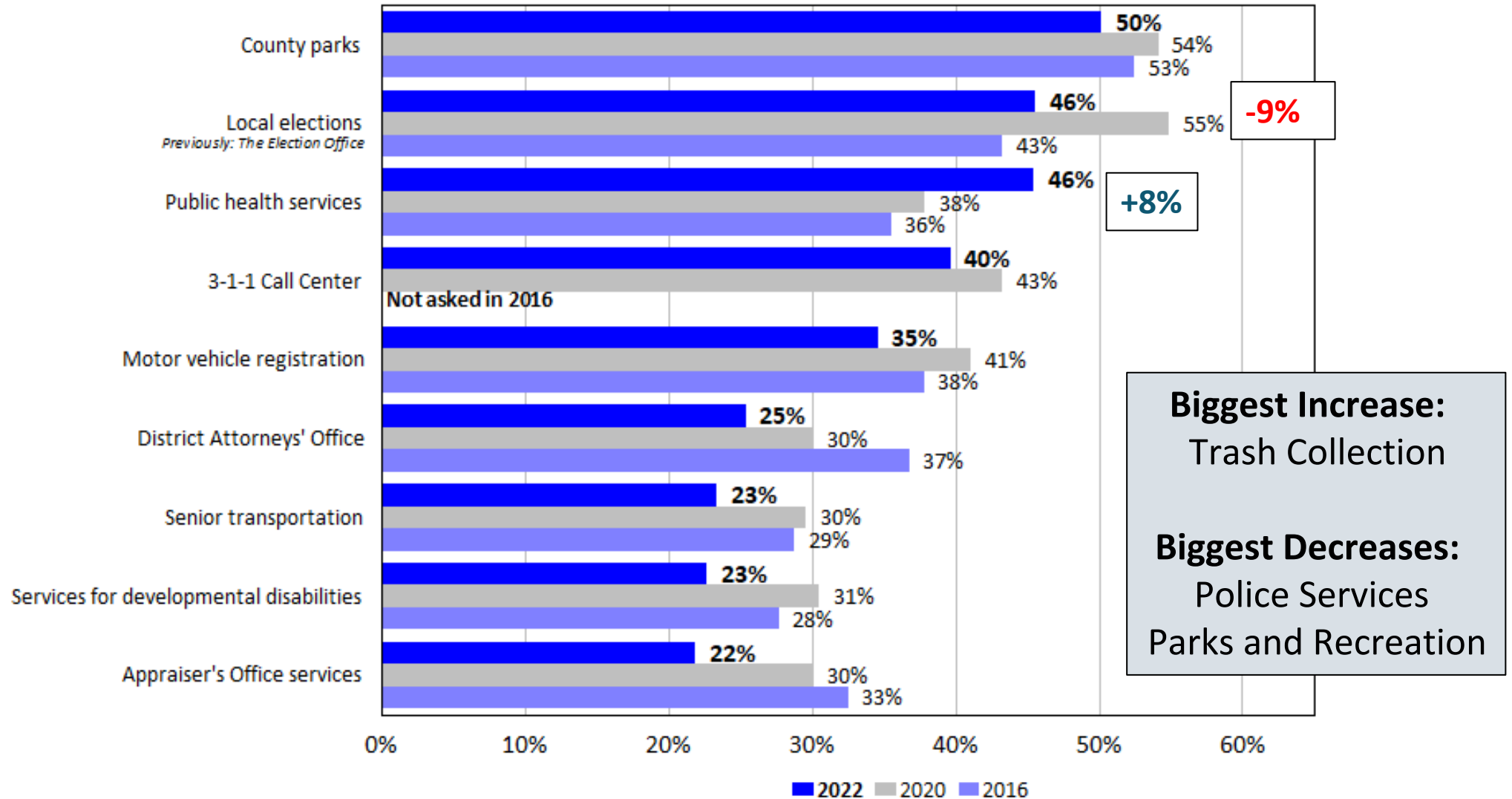


Satisfaction is HIGHEST with Parks and Elections. Satisfaction is LOWEST with Property Tax Administration.

Satisfaction With County Level Services

Trends: 2022, 2020, and 2016

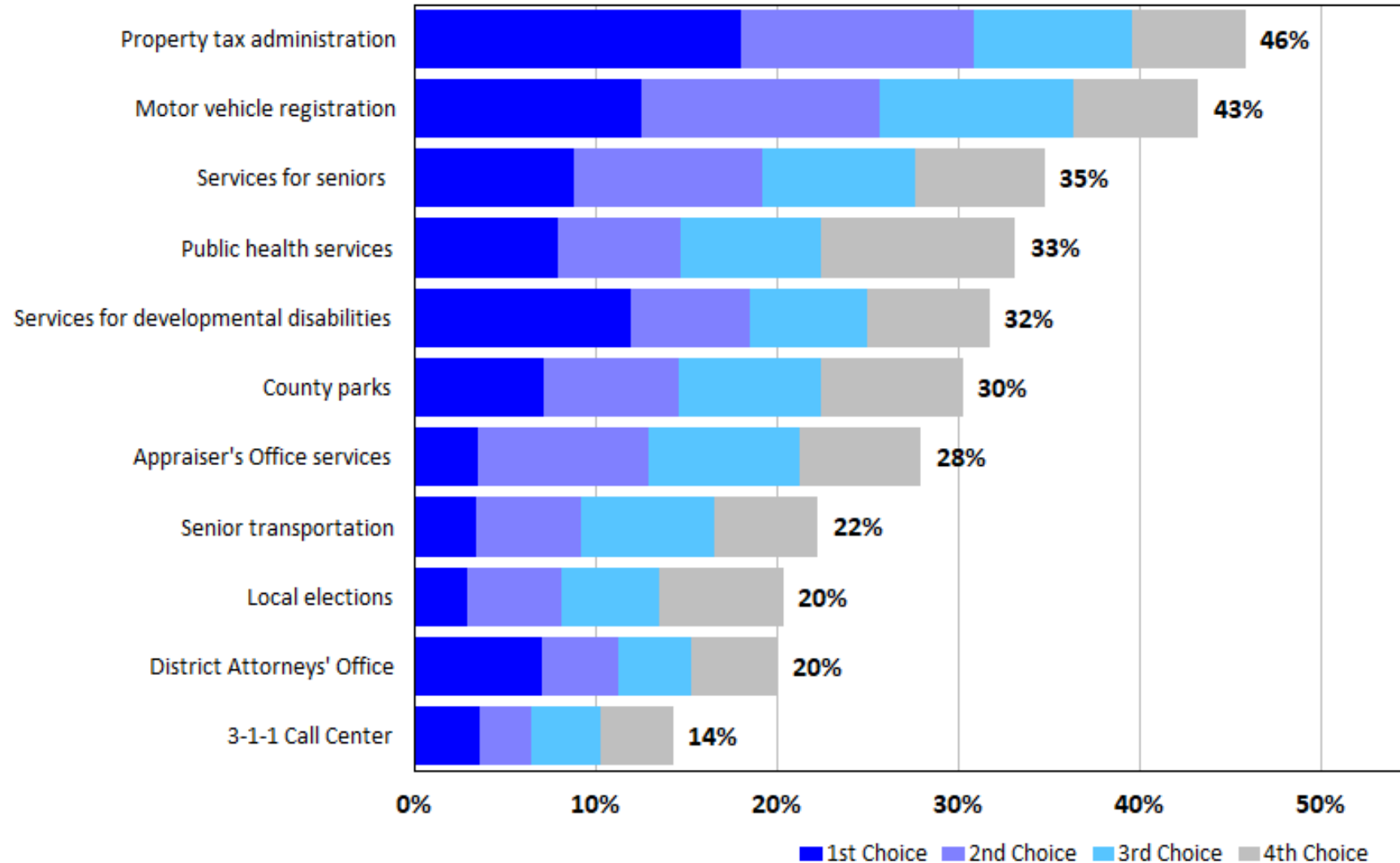
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Although satisfaction declined in most areas, satisfaction with public health services increased significantly.

Q4. County Level Services That Should Receive the Most Emphasis For Improvement Over the Next 2 Years

by percentage of respondents who selected the item as one of their top four choices



Top 2 Priorities for County Level Services: Property Tax Administration and Motor Vehicle Registration

Priorities for Improving Neighborhood/Community Services by District

Rank	Overall Priorities	# of Districts in Top 5	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8
1st	Property tax administration	8	Services for seniors	Services for seniors	Property tax administration	Property tax administration	Property tax administration	Property tax administration	Property tax administration	Property tax administration
2nd	Motor vehicle registration	8	Property tax administration	Property tax administration	Services for seniors	Services for seniors	Motor vehicle registration	Motor vehicle registration	Motor vehicle registration	Motor vehicle registration
3rd	Services for seniors	7	Motor vehicle registration	Services for developmental disabilities	Services for developmental disabilities	Services for developmental disabilities	Appraiser's Office services	Appraiser's Office services	Appraiser's Office services	Services for seniors
4th	Services for developmental disabilities	5	Services for developmental disabilities	Motor vehicle registration	Senior transportation	Motor vehicle registration	Services for seniors	Services for seniors	Services for seniors	Services for developmental disabilities
5th	Appraiser's Office services	4	Public health services	Public health services	Motor vehicle registration	Appraiser's Office services	District Attorneys' Office	Services for developmental disabilities	Services for developmental disabilities	Appraiser's Office services

The Top 3 Services Countywide Ranked Among the Top 5 Priorities in All 8 Districts

2022 Importance-Satisfaction Rating

Kansas City, Kansas & Wyandotte County Community Survey

County Level Services

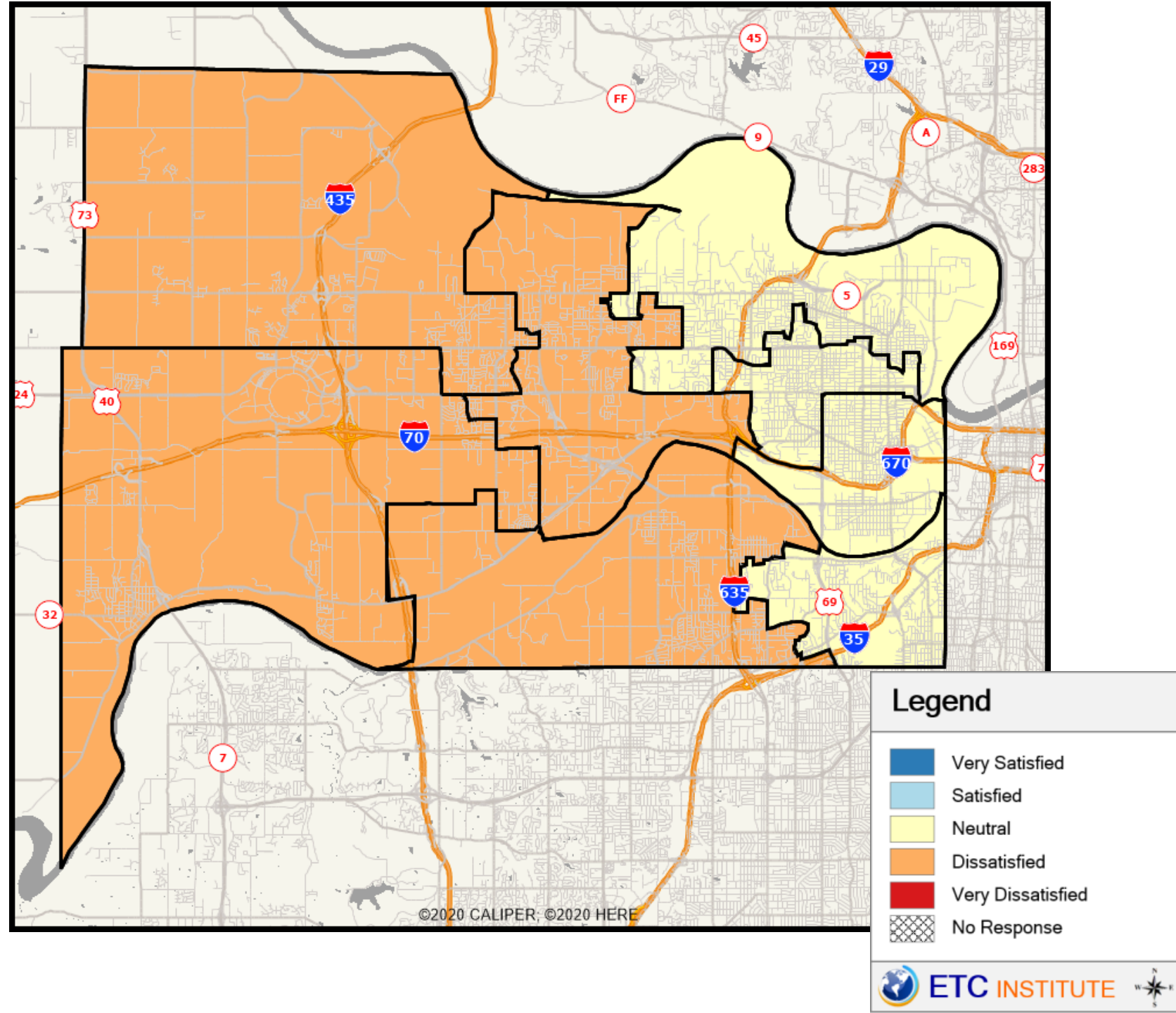
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Property tax administration (Ranked in Top 5 for all 8 Districts)	46%	1	19%	11	0.3741	1
Motor vehicle registration (Ranked in Top 5 for all 8 Districts)	43%	2	35%	5	0.2832	2
Services for seniors (Ranked in Top 5 for all 8 Districts)	35%	3	23%	8	0.2676	3
Services for developmental disabilities	32%	5	23%	9	0.2458	4
Appraiser's Office services	28%	7	22%	10	0.2187	5
Public health services	33%	4	46%	3	0.1809	6
Senior transportation	22%	8	23%	7	0.1708	7
County parks	30%	6	50%	1	0.1509	8
District Attorneys' Office	20%	10	25%	6	0.1499	9
Local elections	20%	9	46%	2	0.1110	10
3-1-1 Call Center	14%	11	40%	4	0.0862	11

Greatest Opportunities for Improvement: I-S Rating Above 0.15

Property Tax Administration

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis

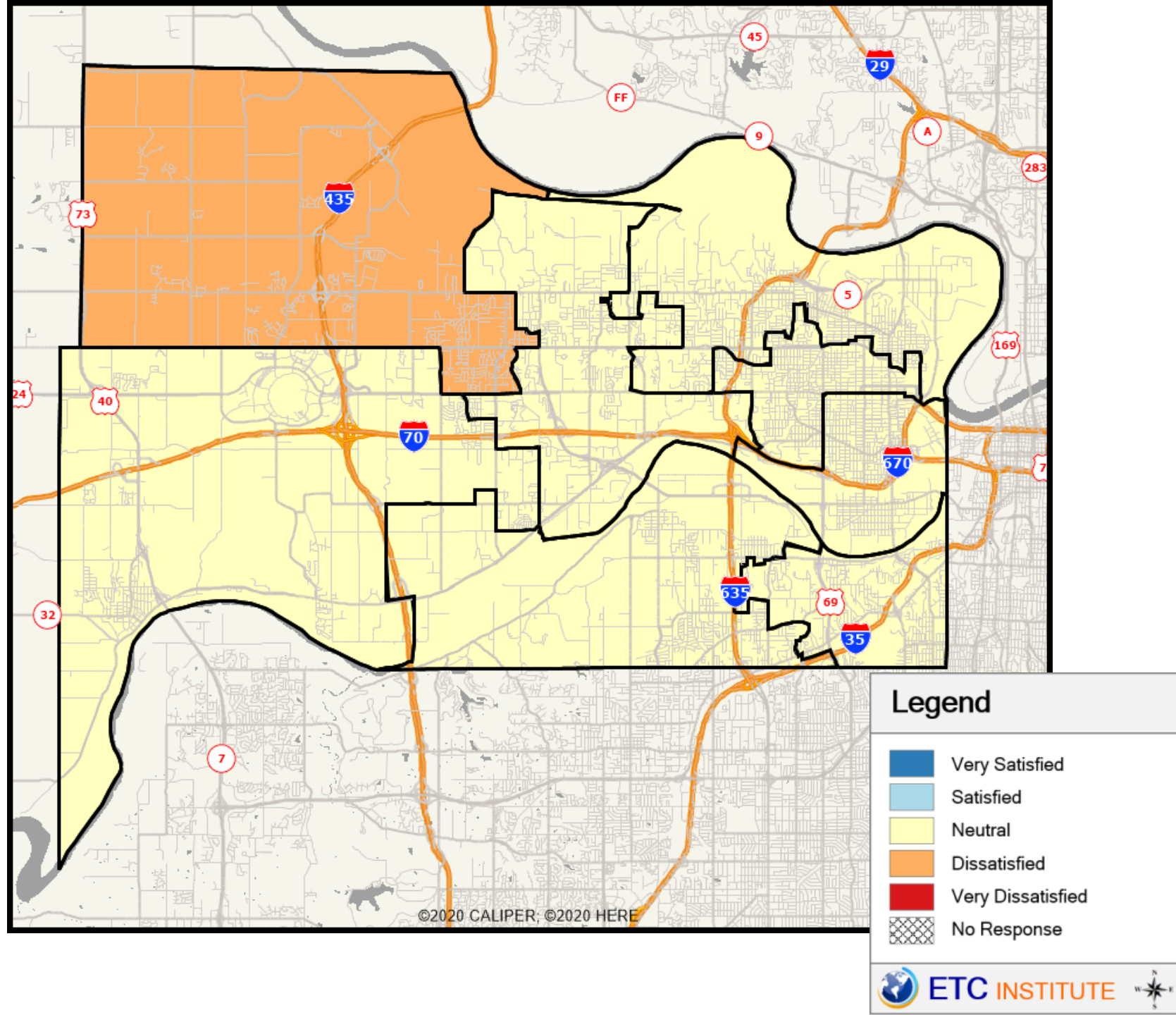
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Motor Vehicle Registration

This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis

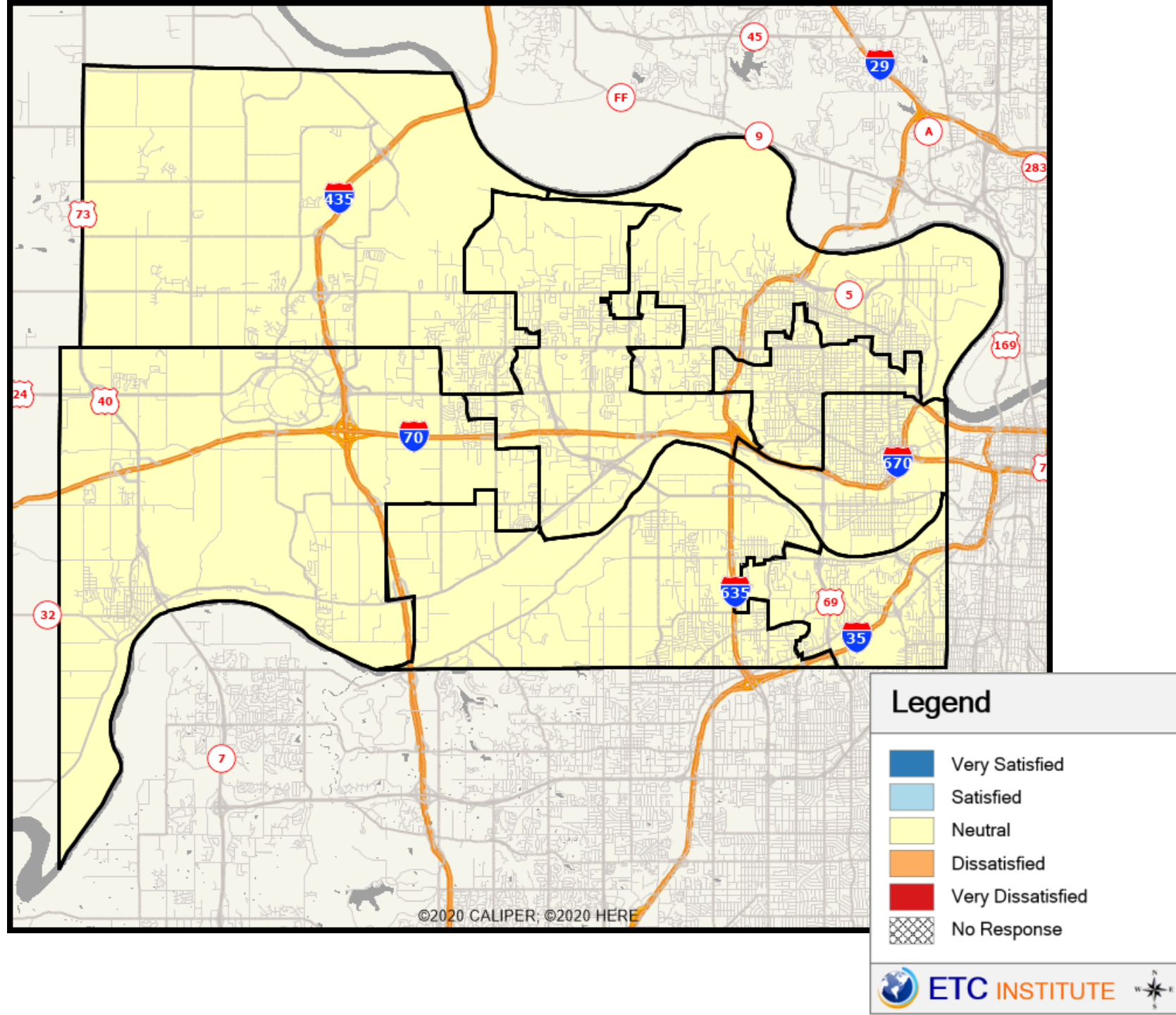
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Services for Seniors

This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis

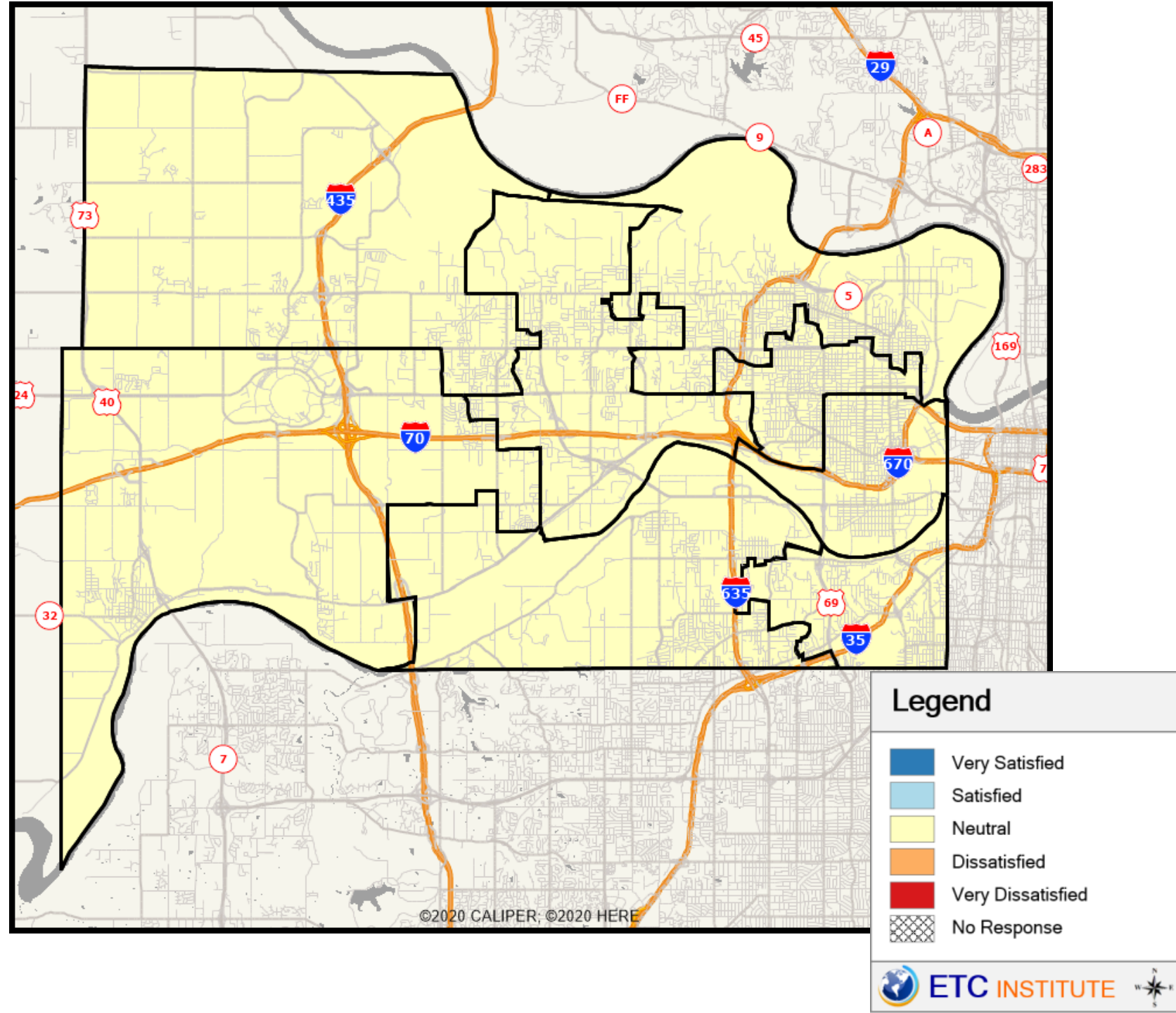
Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Services for Developmental Disabilities

This item was determined to be the fourth highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



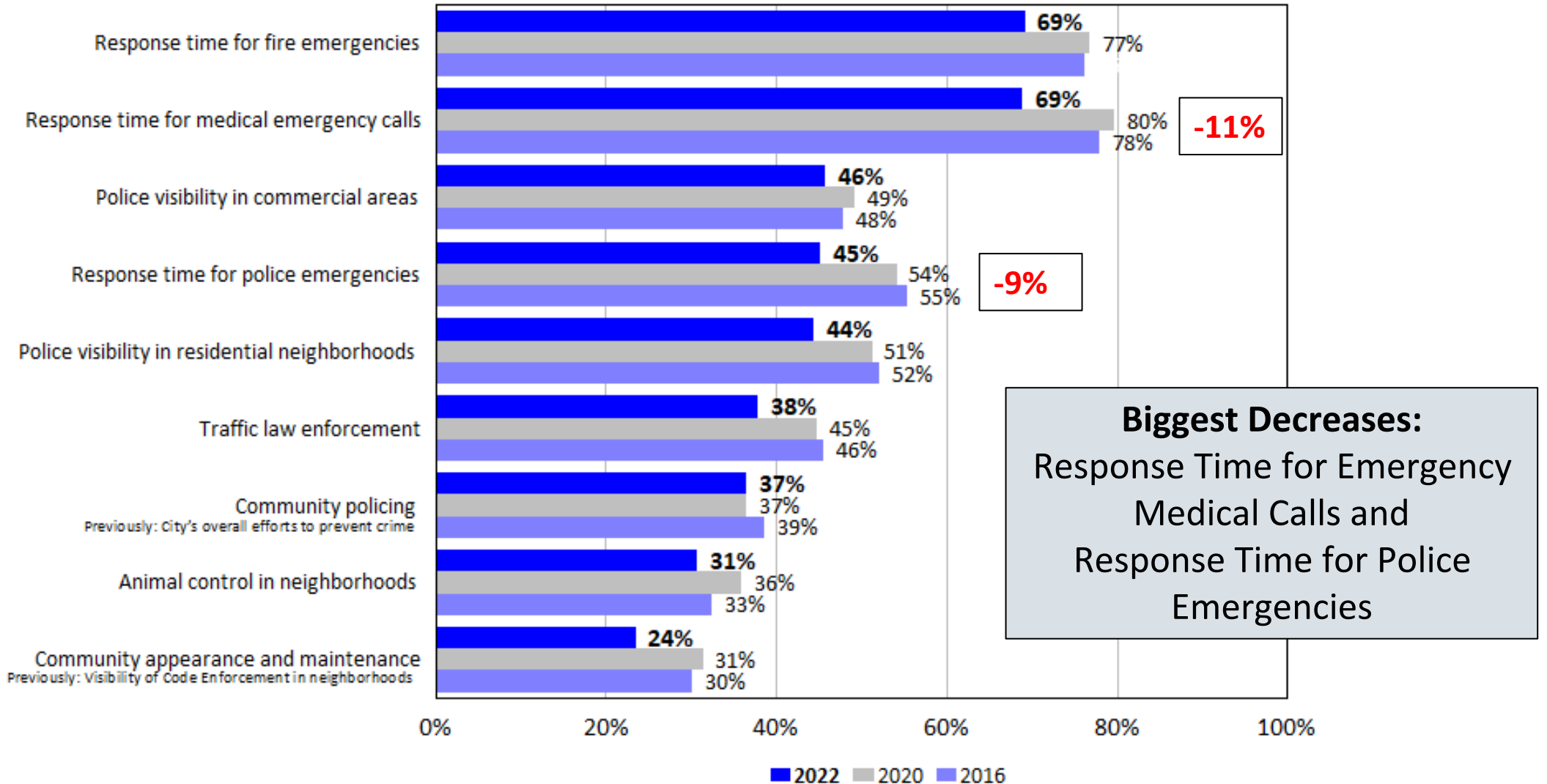
Public Safety Ratings and Priorities

MAJOR FINDINGS #4

Satisfaction With Public Safety

Trends: 2022, 2020, and 2016

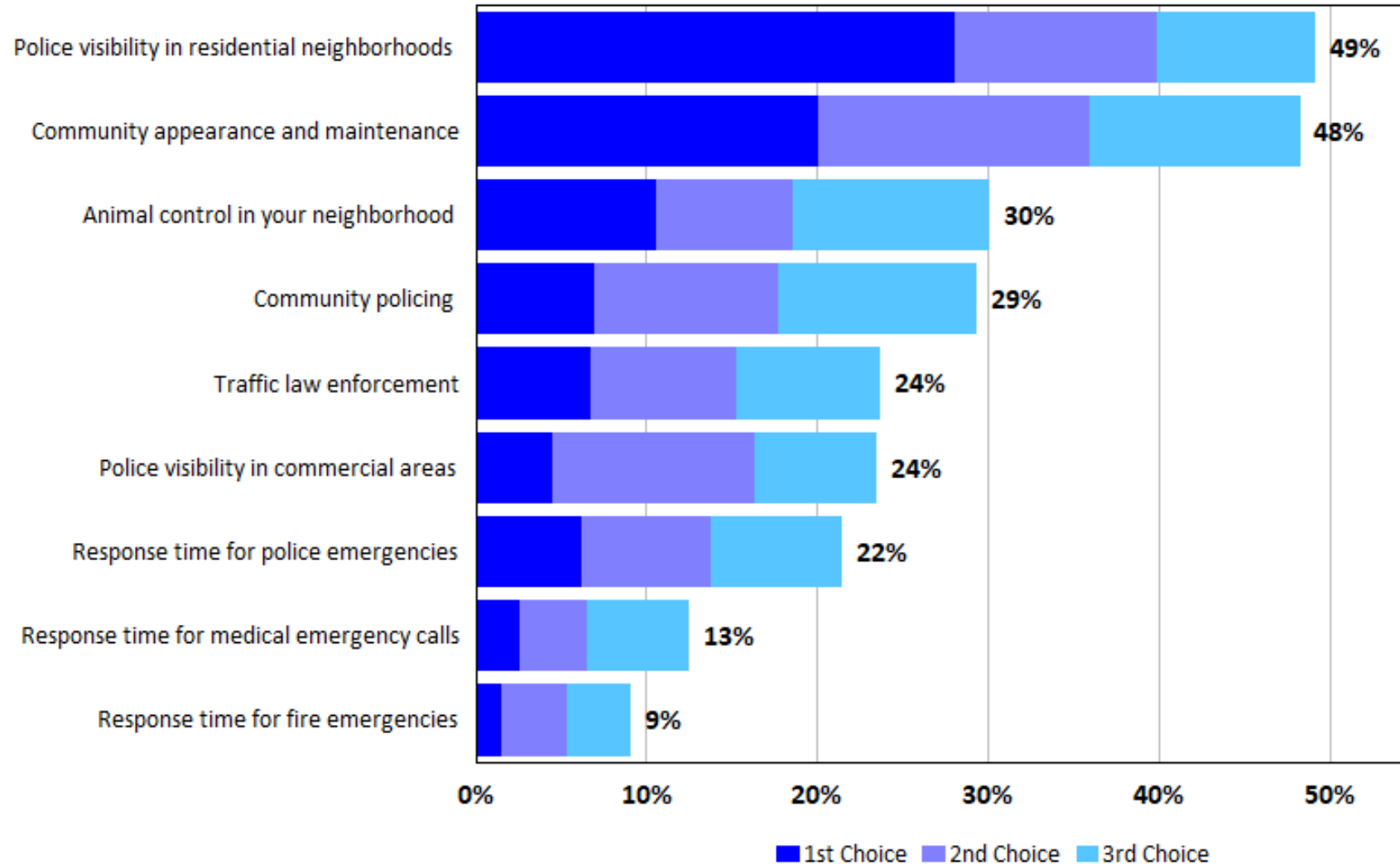
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Satisfaction with Public Safety Services Has Decreased in Most Communities Over the Past 2 Years

Q7. Public Safety Services That Should Receive the Most Emphasis Over the Next 2 Years

by percentage of respondents who selected the item as one of their top three choices



The Appearance of the Community Impacts Perceptions of Safety in the County

2022 Importance-Satisfaction Rating

Kansas City, Kansas & Wyandotte County Community Survey

Public Safety Services

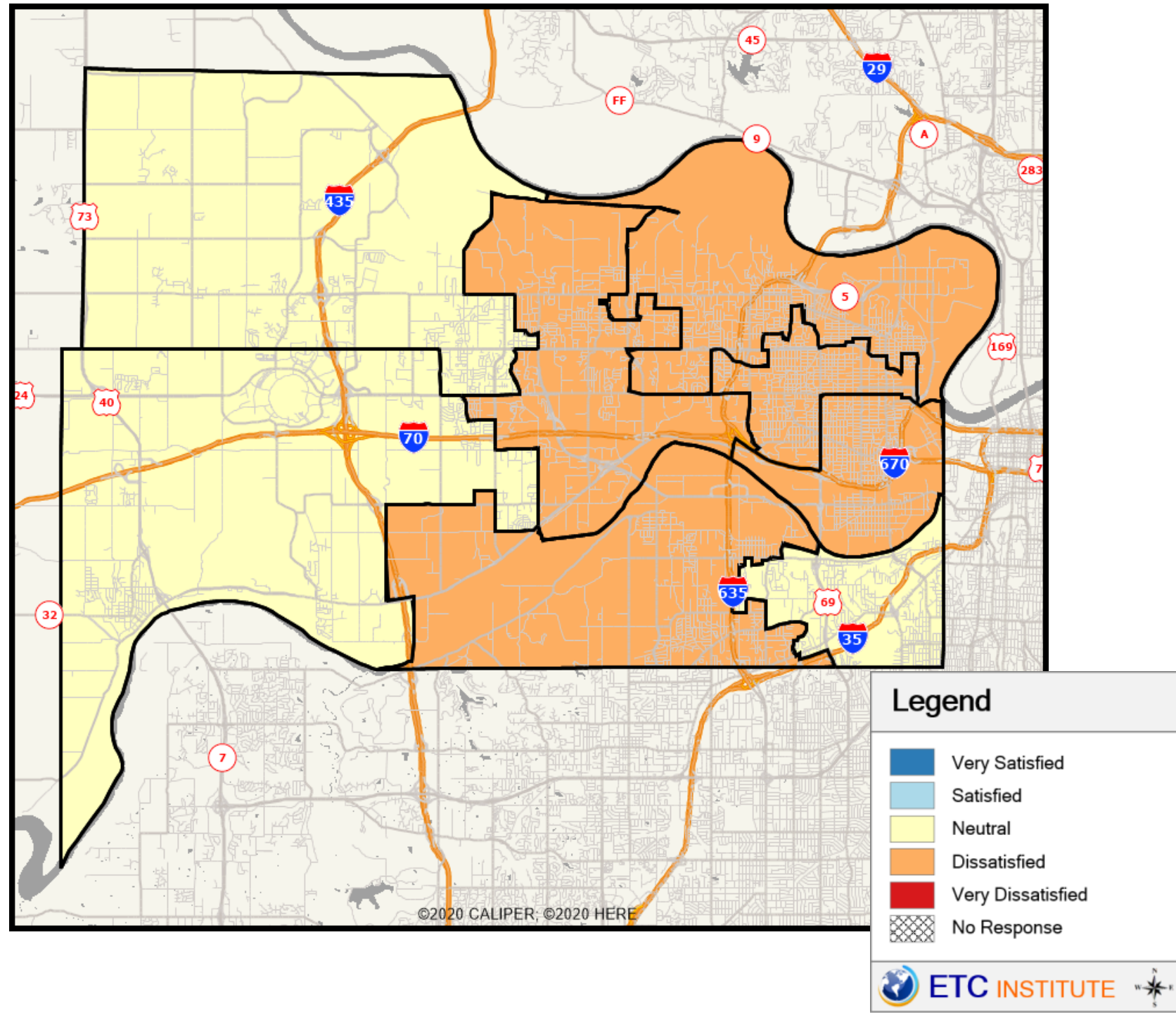
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Community appearance and maintenance	48%	2	24%	9	0.3695	1
Police visibility in residential neighborhoods	49%	1	44%	5	0.2736	2
Animal control in neighborhoods	30%	3	31%	8	0.2083	3
Community policing	29%	4	37%	7	0.1864	4
Traffic law enforcement	24%	5	38%	6	0.1474	5
Police visibility in commercial areas	24%	6	46%	3	0.1274	6
Response time for police emergencies	22%	7	45%	4	0.1178	7
Response time for medical emergency calls	13%	8	69%	2	0.0389	8
Response time for fire emergencies	9%	9	69%	1	0.0280	9

Greatest Opportunities for Improvement: I-S Rating Above 0.15

Community Appearance and Maintenance

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis

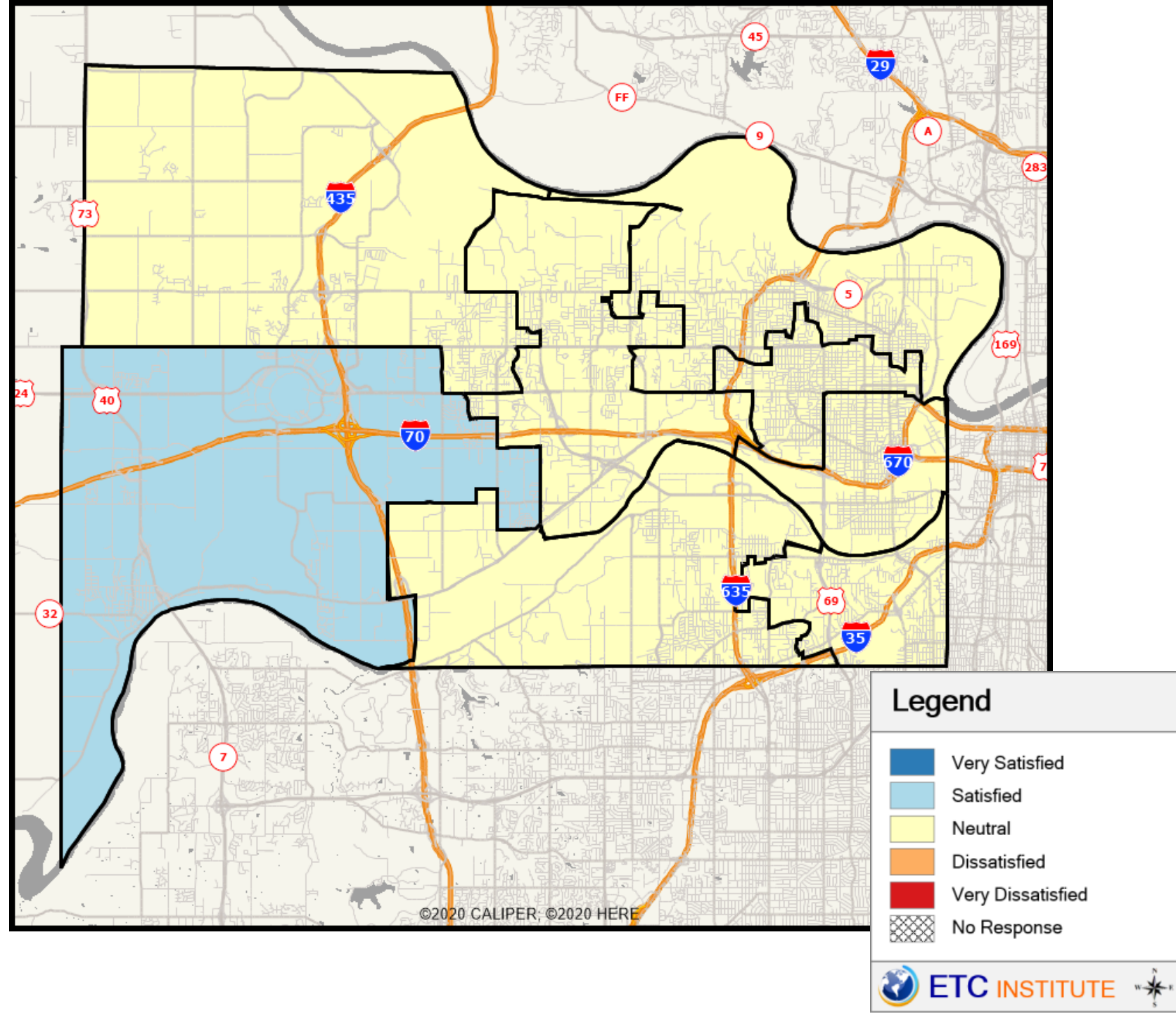
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Police Visibility in Residential Neighborhoods

This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis

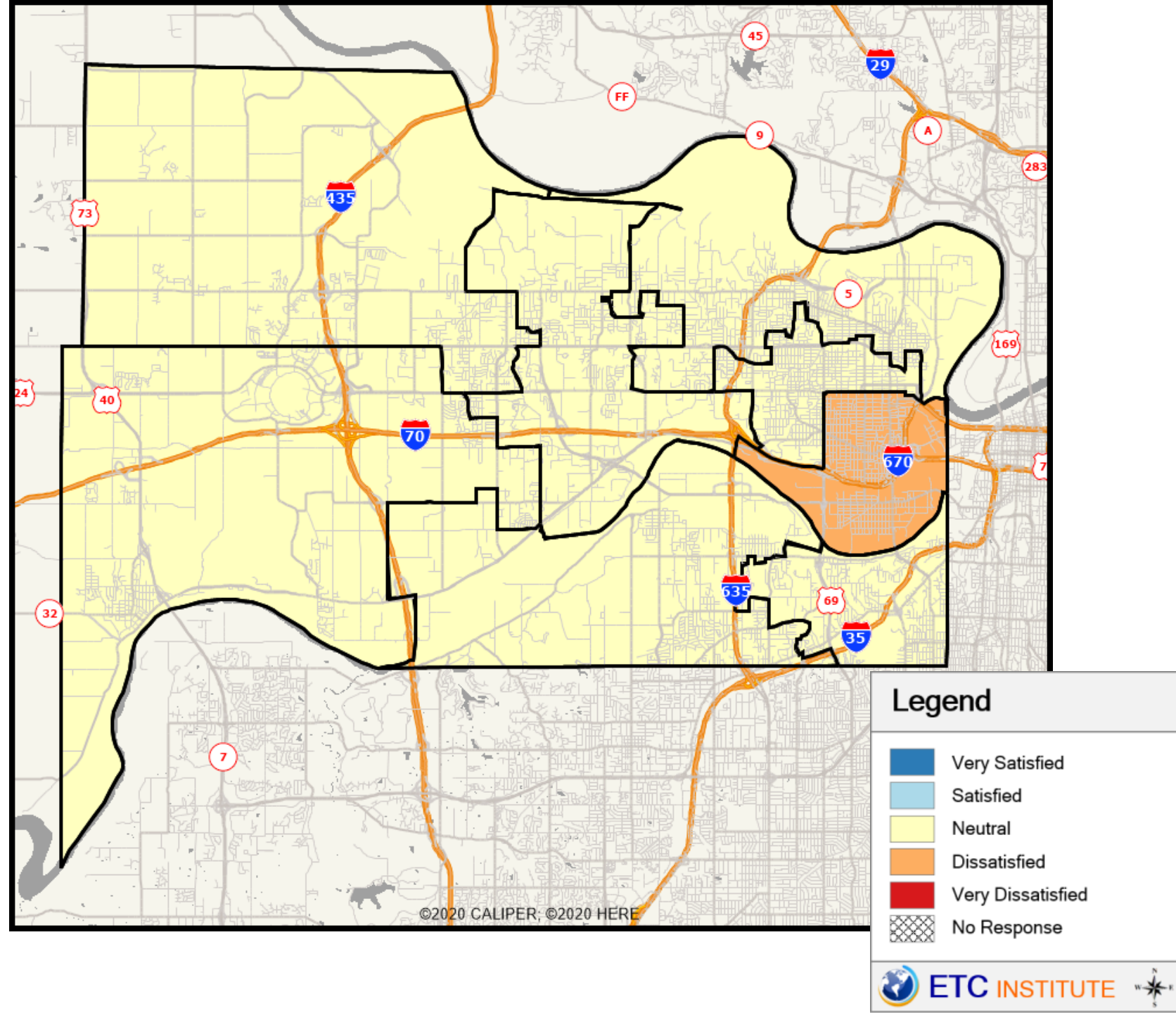
Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Animal Control in Neighborhoods

This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis

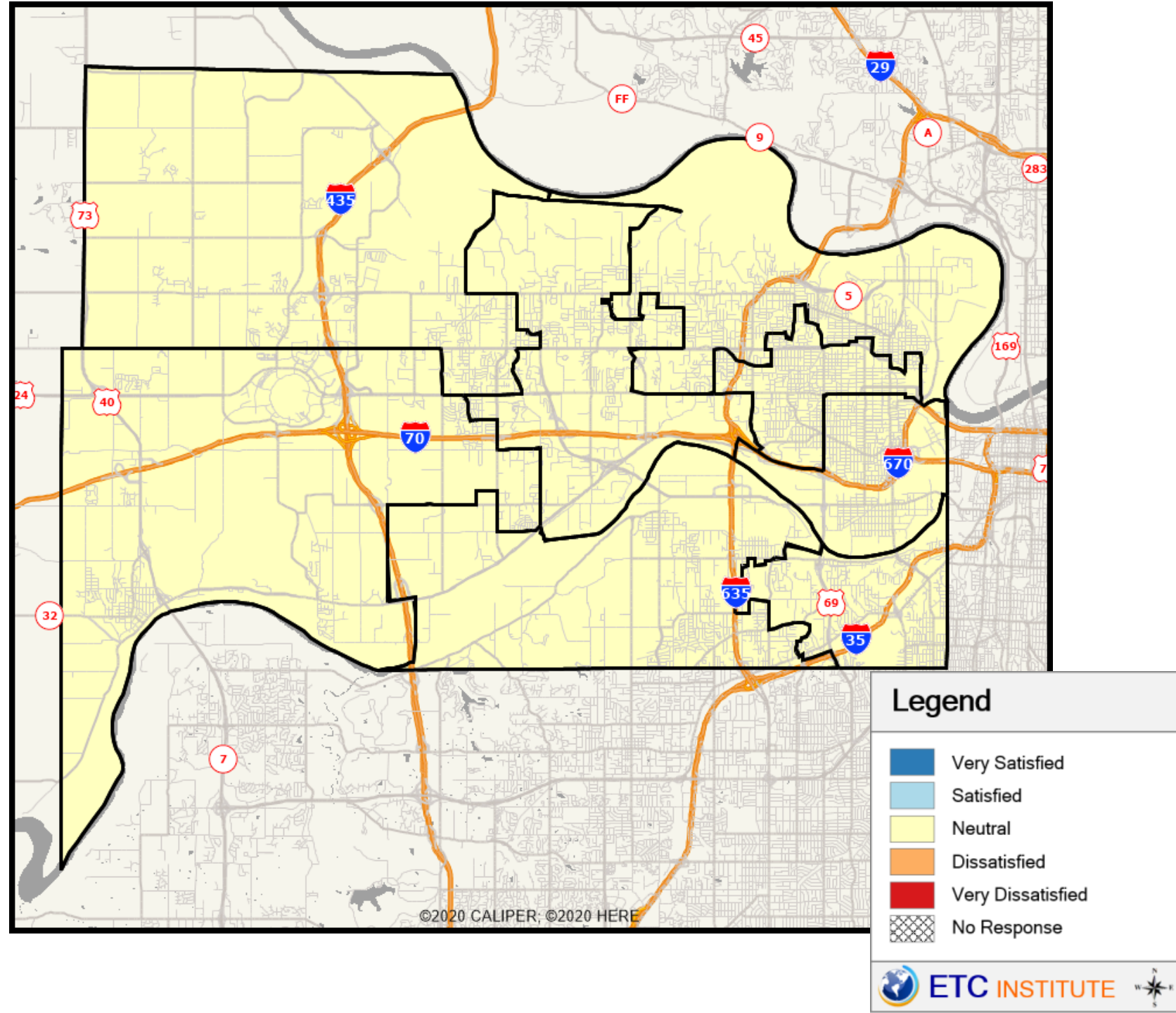
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Community Policing

This item was determined to be the fourth highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



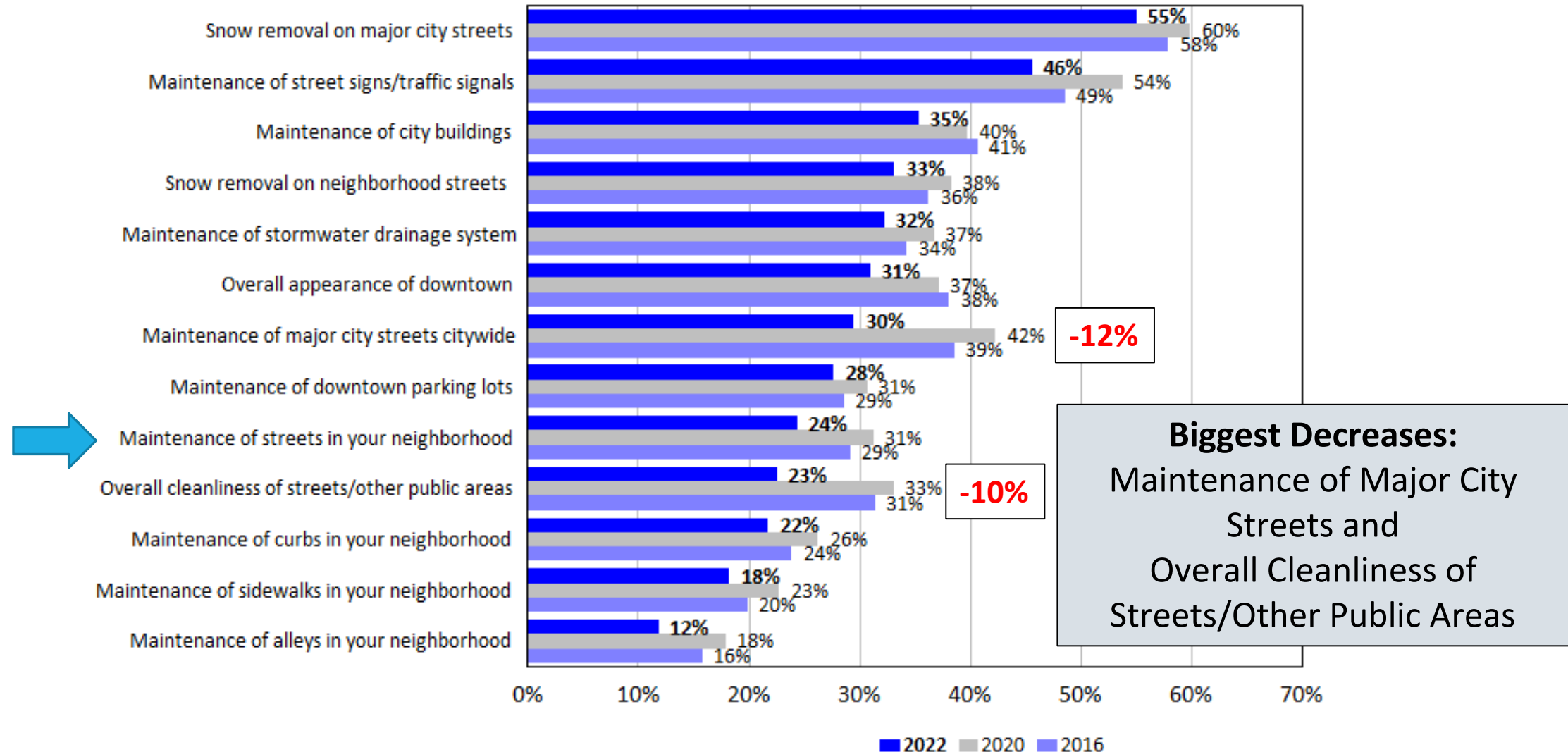
Maintenance Ratings and Priorities

MAJOR FINDINGS #5

Satisfaction With City Maintenance

Trends: 2022, 2020, and 2016

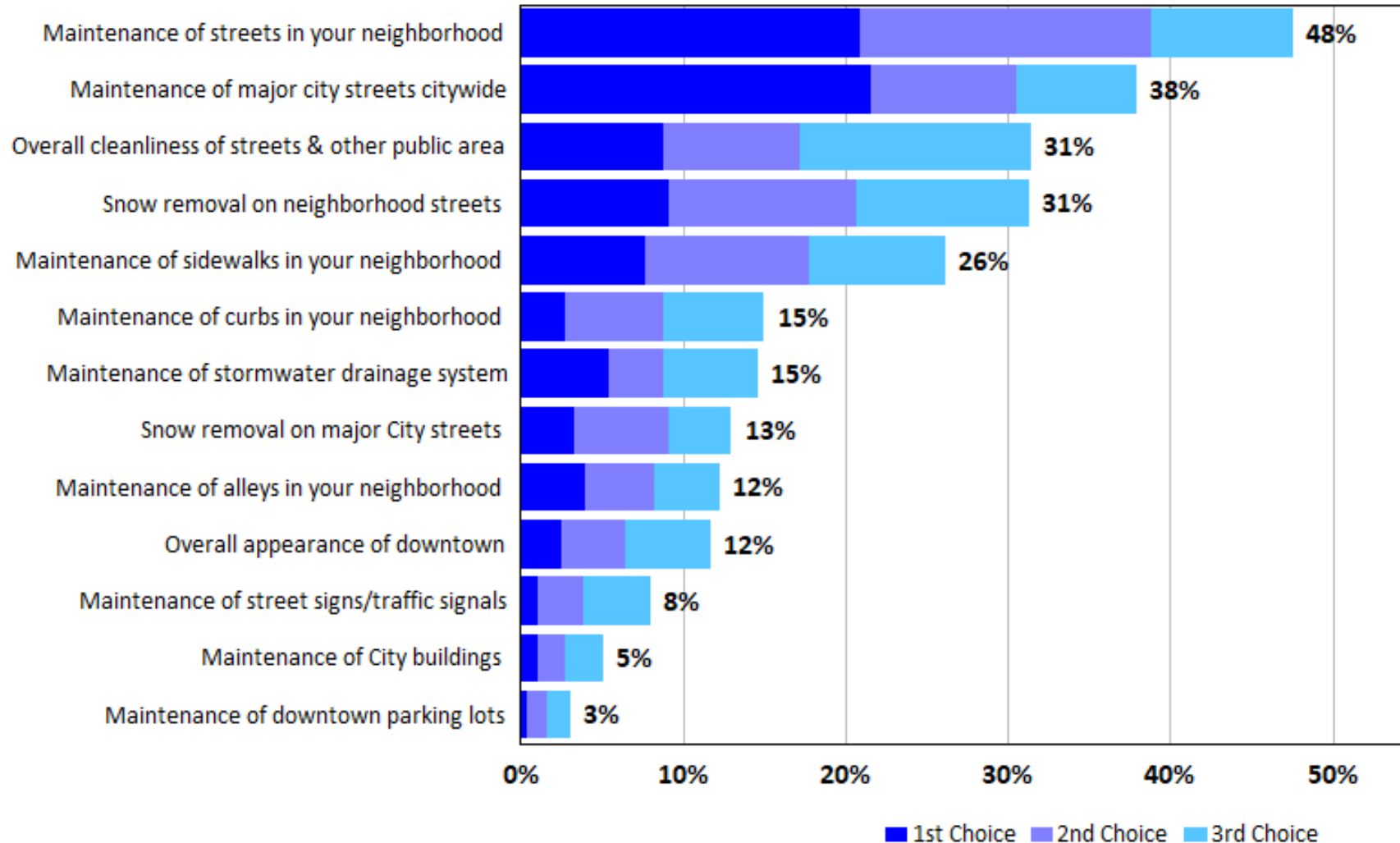
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Satisfaction with the Maintenance of Neighborhood Streets was 24% vs. 30% for Major City Streets

Q9. City Maintenance Services That Should Receive the Most Emphasis Over the Next 2 Years

by percentage of respondents who selected the item as one of their top three choices



Satisfaction with Neighborhood Streets Is the Top Maintenance Priority

2022 Importance-Satisfaction Rating

Kansas City, Kansas & Wyandotte County Community Survey

Maintenance Services

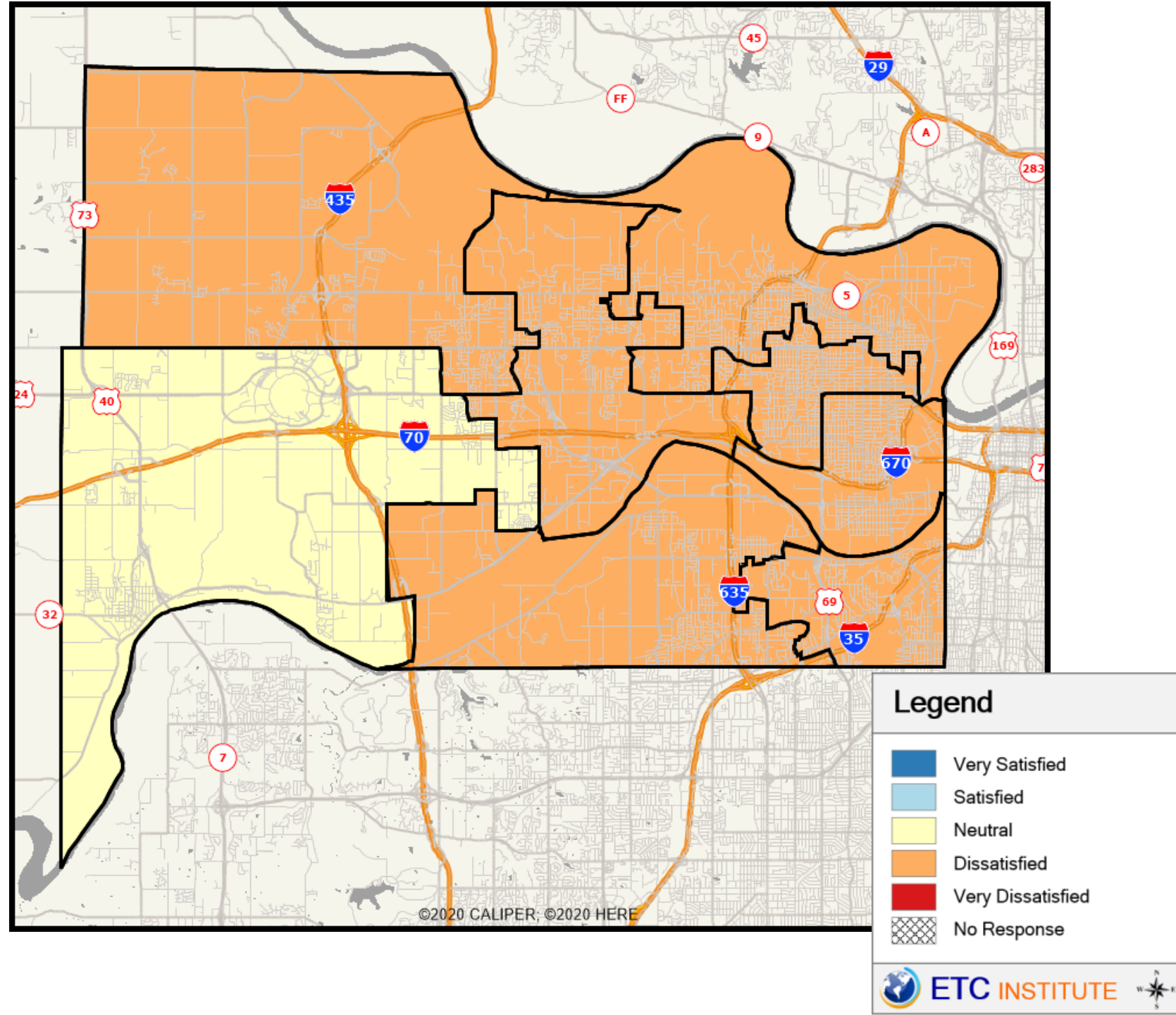
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Maintenance of streets in your neighborhood	48%	1	24%	9	0.3599	1
Maintenance of major city streets	38%	2	30%	7	0.2672	2
Overall cleanliness of streets/other public areas	31%	3	23%	10	0.2430	3
Maintenance of sidewalks in your neighborhood	26%	5	18%	12	0.2141	4
Snow removal on neighborhood streets	31%	4	33%	4	0.2091	5
Maintenance of curbs in your neighborhood	15%	6	22%	11	0.1173	6
Maintenance of alleys in your neighborhood	12%	9	12%	13	0.1084	7
Maintenance of stormwater drainage system	15%	7	32%	5	0.0988	8
Overall appearance of downtown	12%	10	31%	6	0.0807	9
Snow removal on major city streets	13%	8	55%	1	0.0585	10
Maintenance of street signs/traffic signals	8%	11	46%	2	0.0435	11
Maintenance of city buildings	5%	12	35%	3	0.0329	12
Maintenance of downtown parking lots	3%	13	28%	8	0.0224	13

Greatest Opportunities for Improvement: I-S Rating Above 0.15

Maintenance of Streets in Neighborhoods

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis

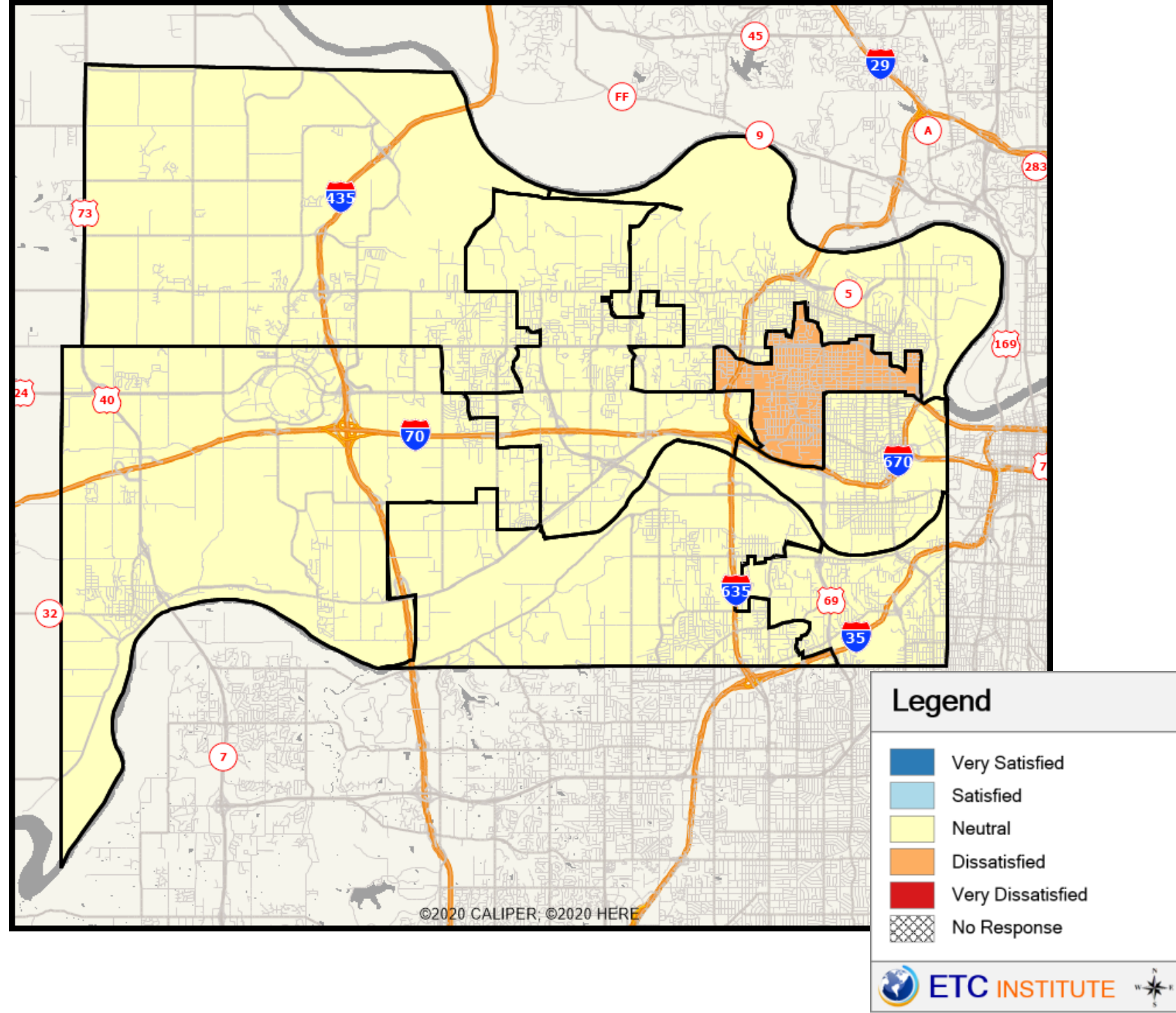
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Maintenance of Major City Streets

This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis

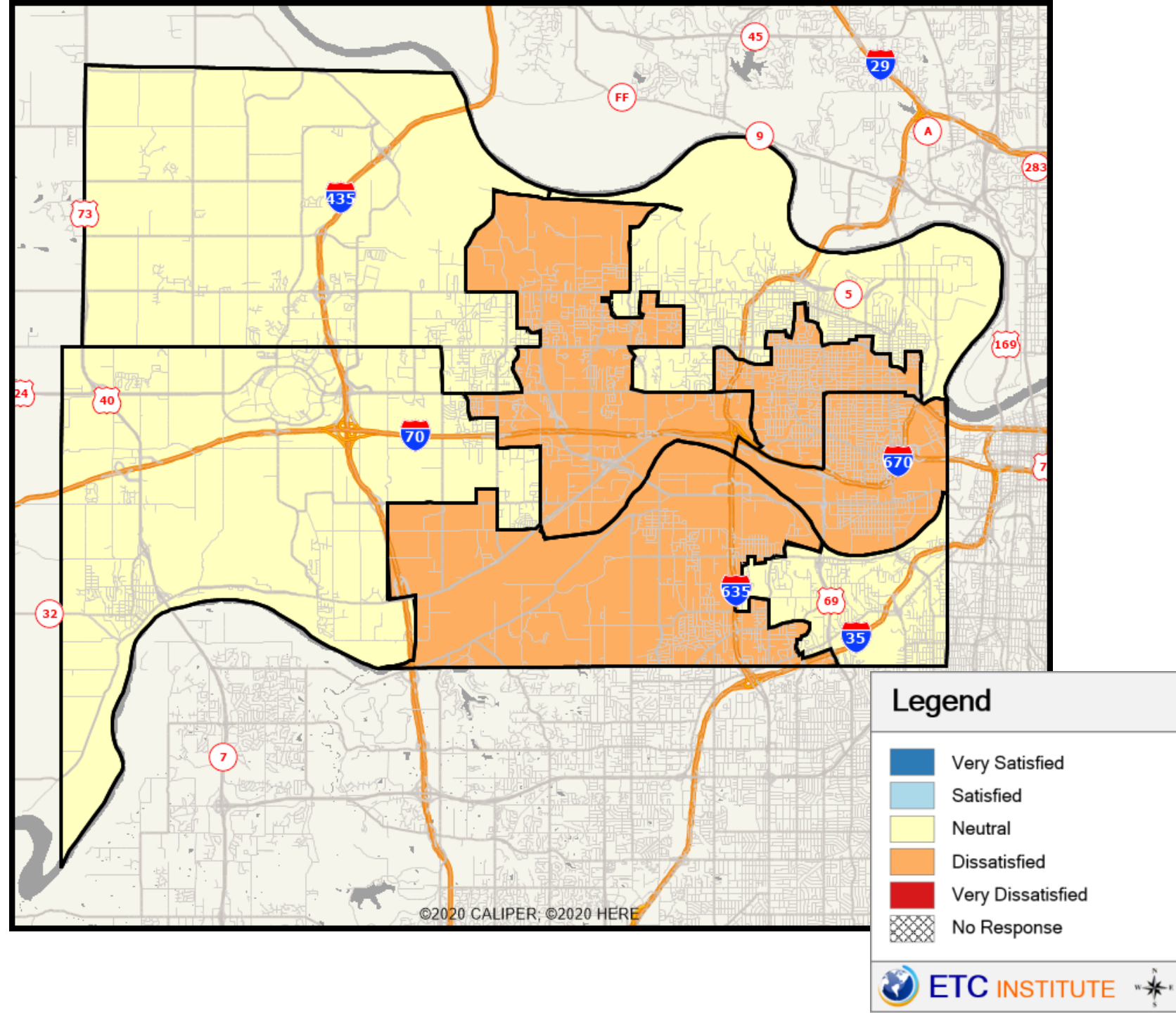
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Overall Cleanliness of Streets and Other Public Areas

This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis

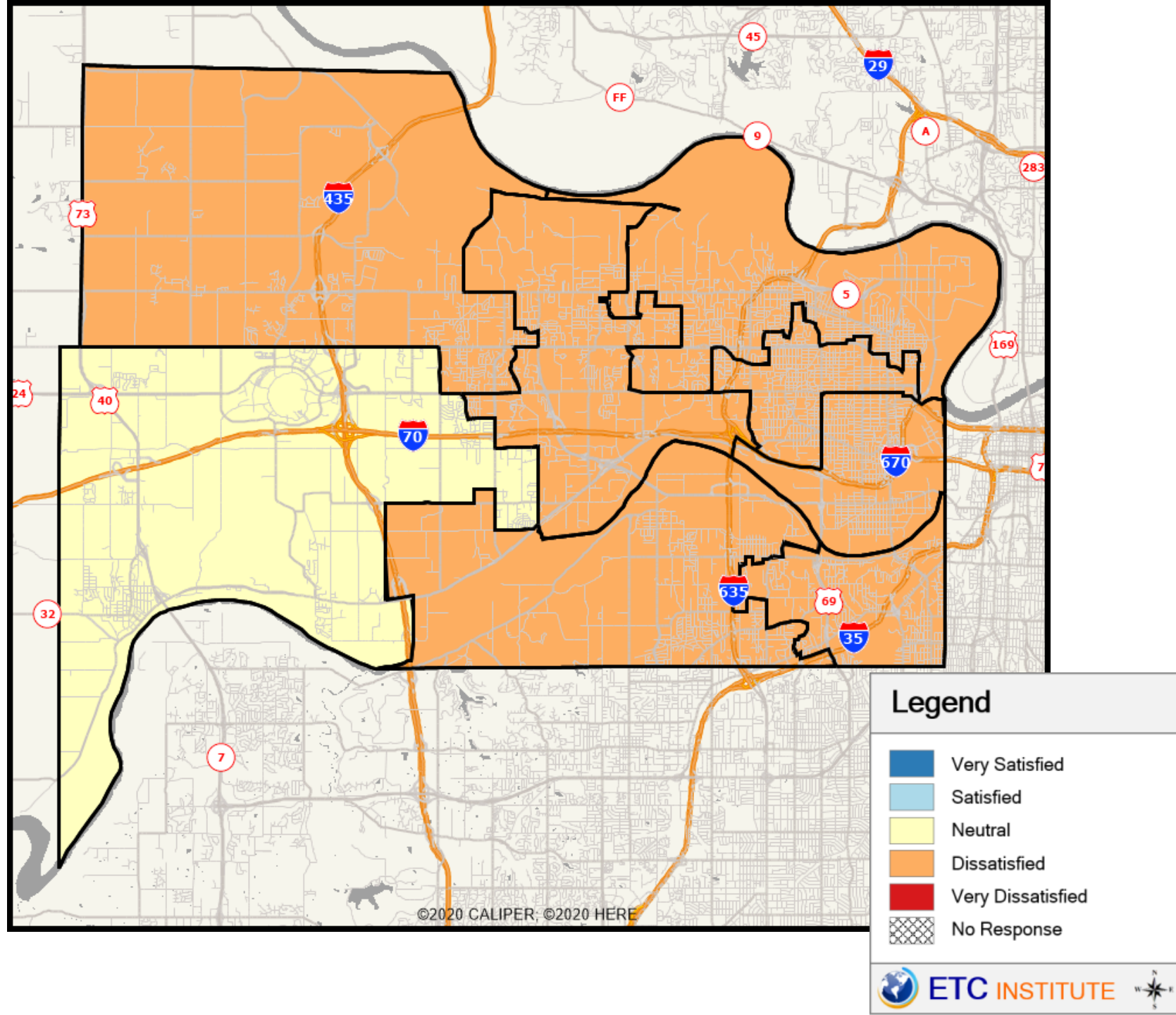
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Maintenance of Sidewalks in Neighborhoods

This item was determined to be the fourth highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



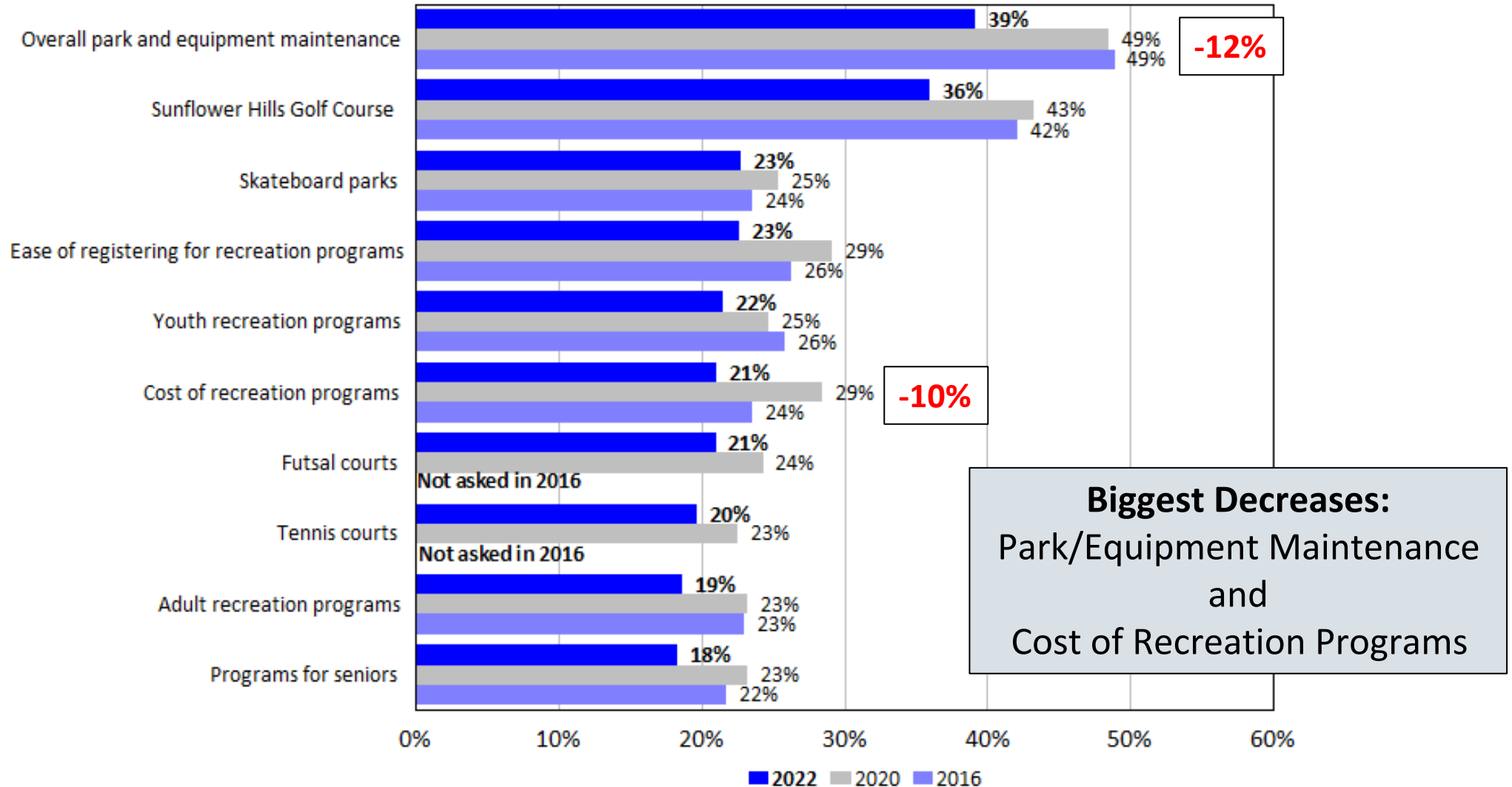
Parks and Recreation Ratings and Priorities

MAJOR FINDINGS #6

Satisfaction With Parks and Recreation

Trends: 2022, 2020, and 2016

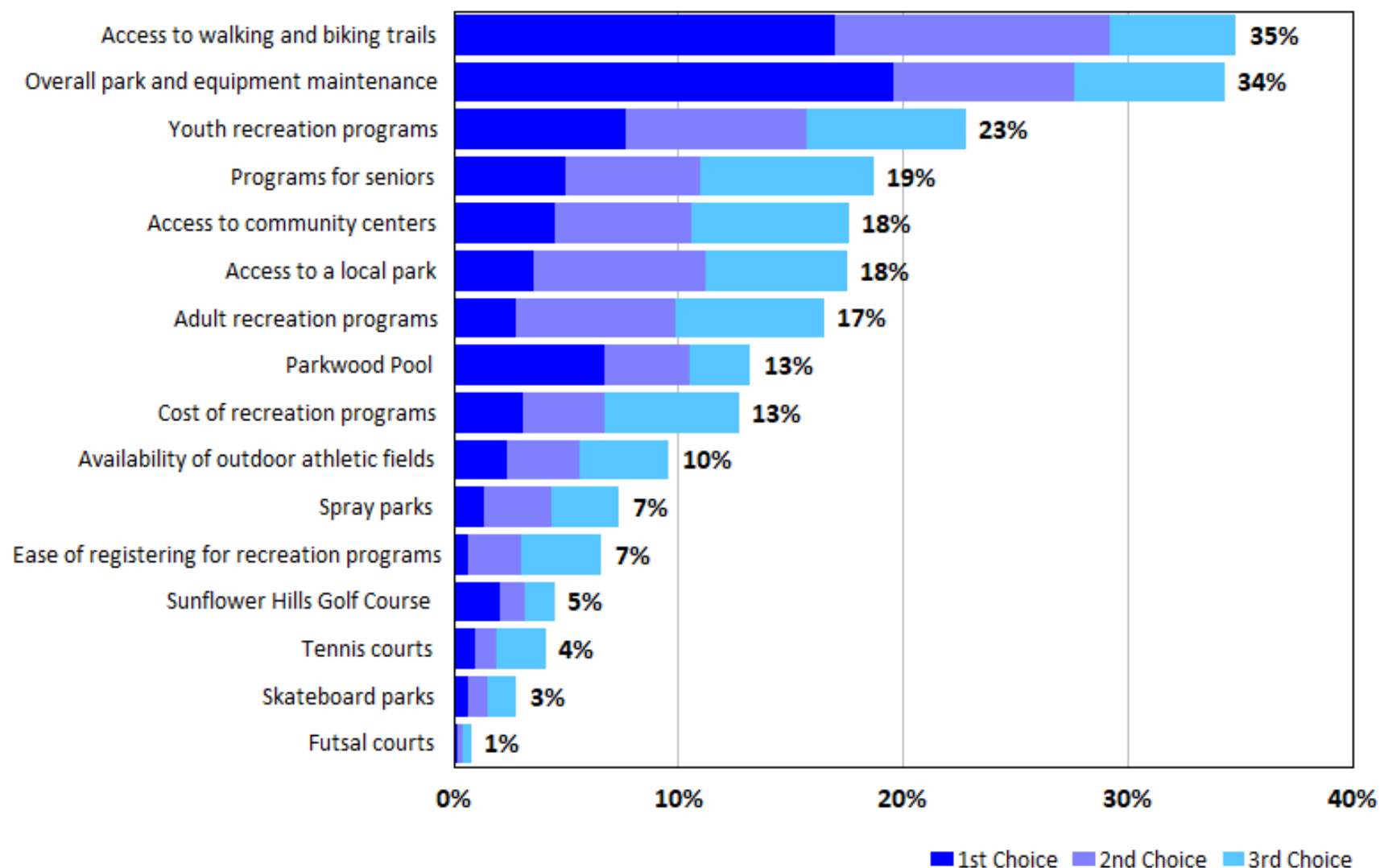
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)

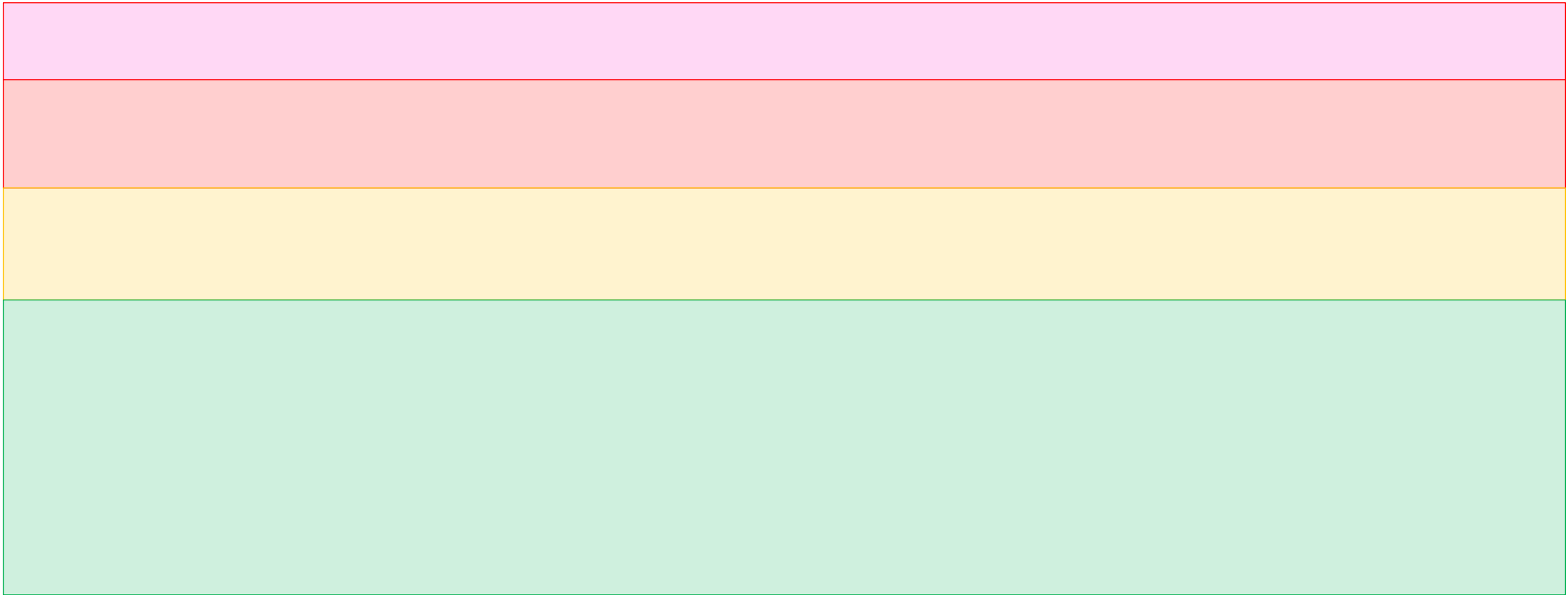


Satisfaction with Recreation Programs Declined Nationally During the Past 2 Years Due to COVID

Q11. Parks and Recreation Facilities and Services That Should Receive the Most Emphasis Over the Next 2 Years

by percentage of respondents who selected the item as one of their top three choices



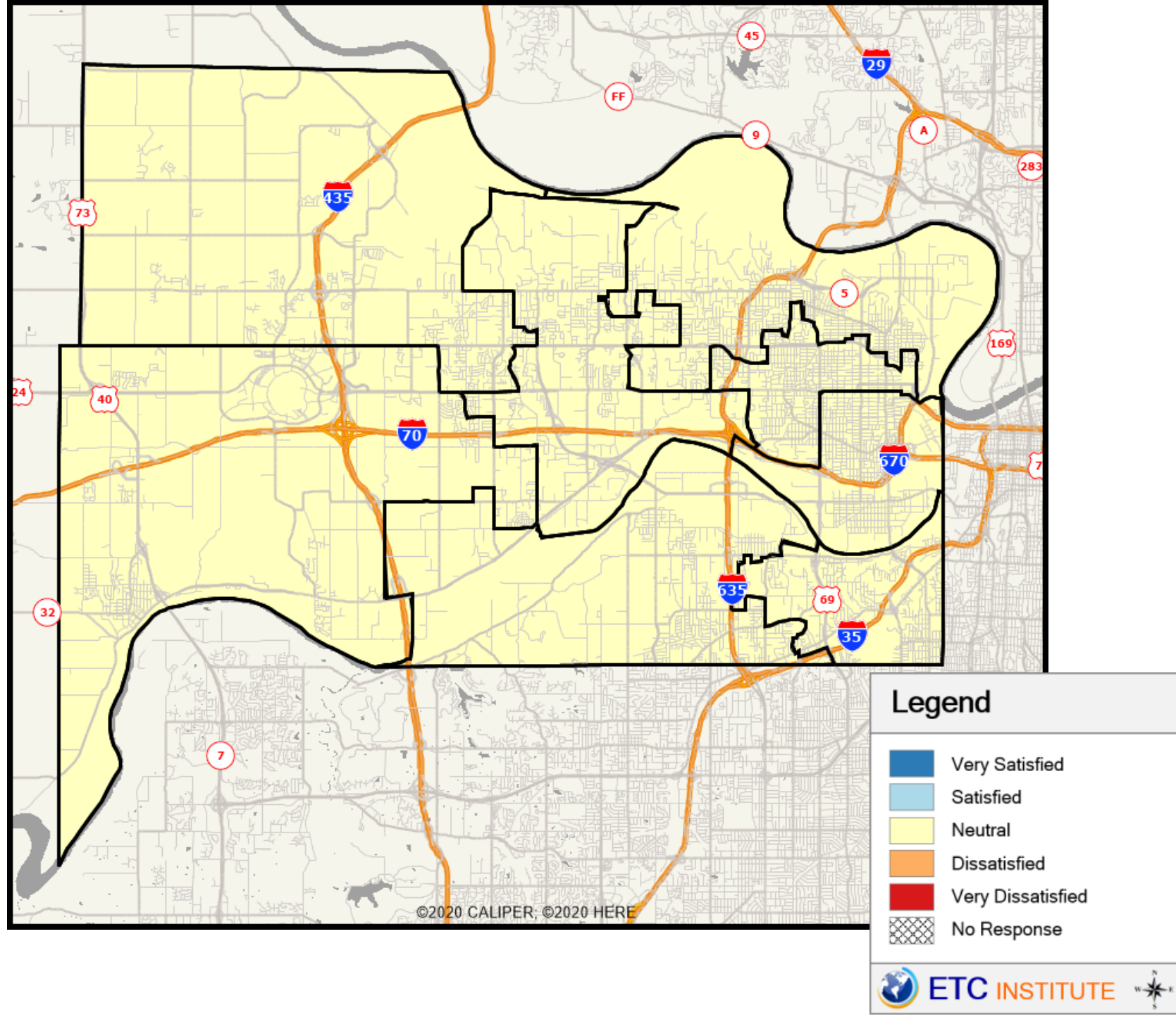


Greatest Opportunities for Improvement: I-S Rating Above 0.15

Access to Walking and Biking Trails

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis

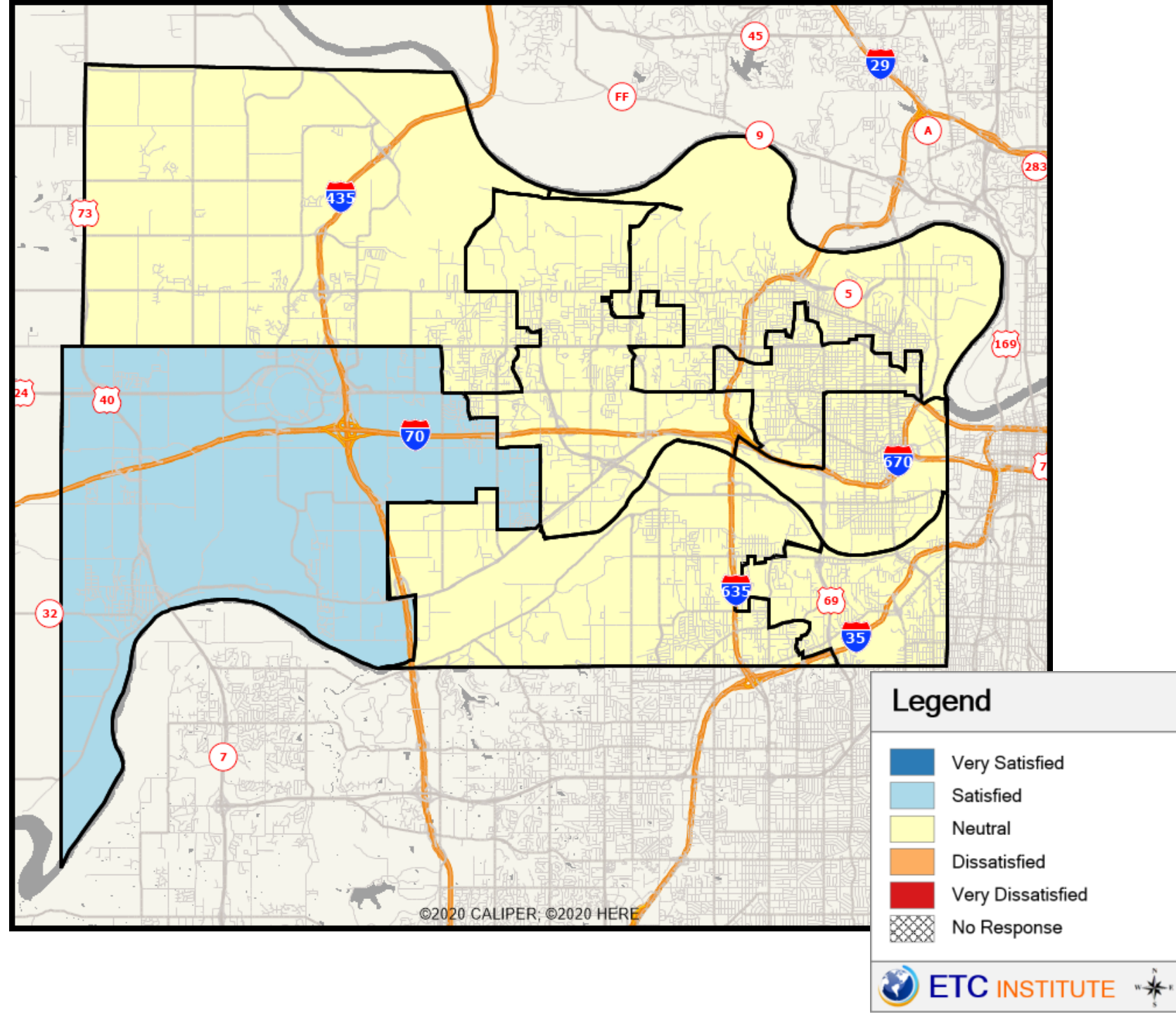
Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Overall Park and Equipment Maintenance

This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis

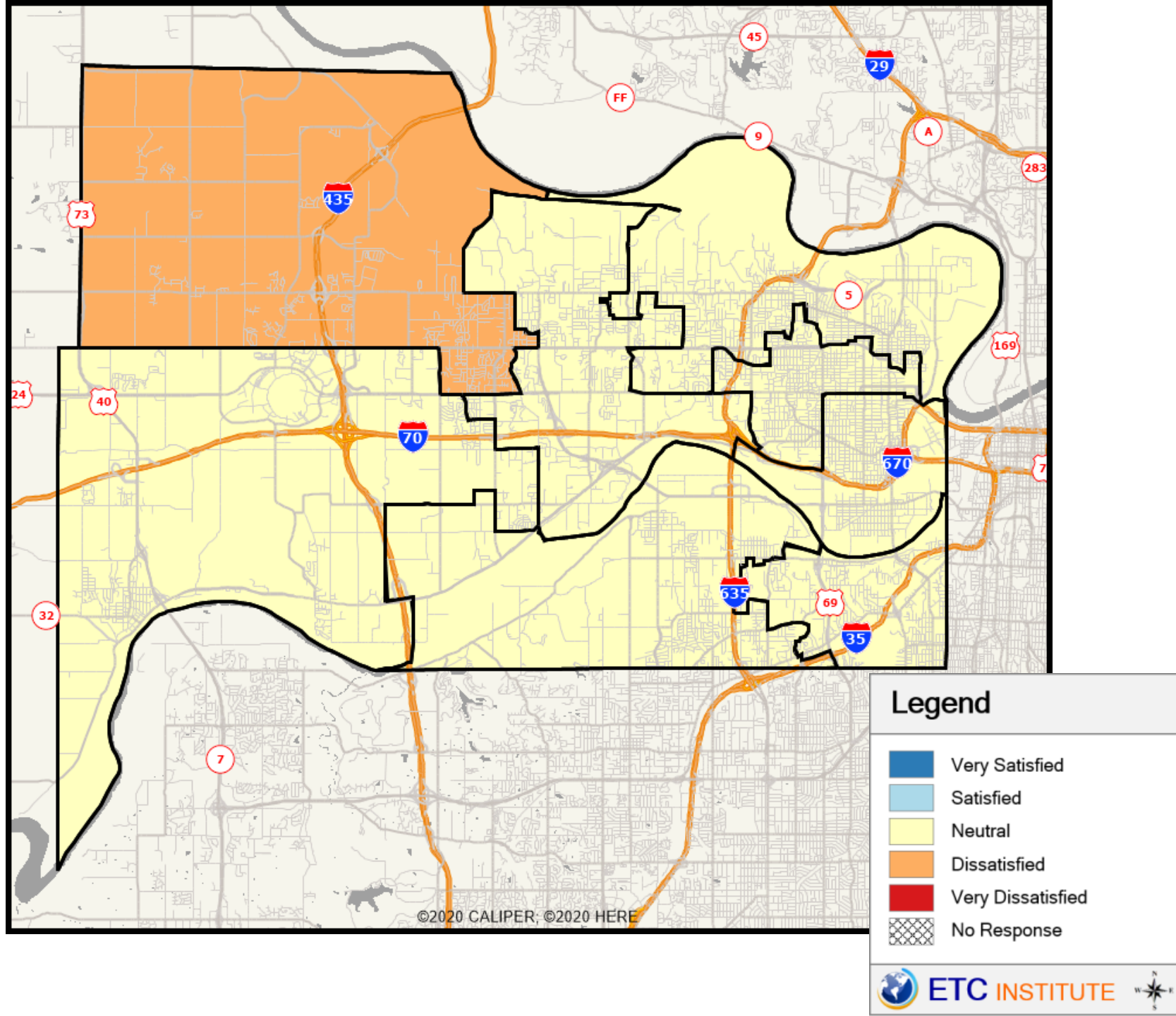
Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Youth Recreation Programs

This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis

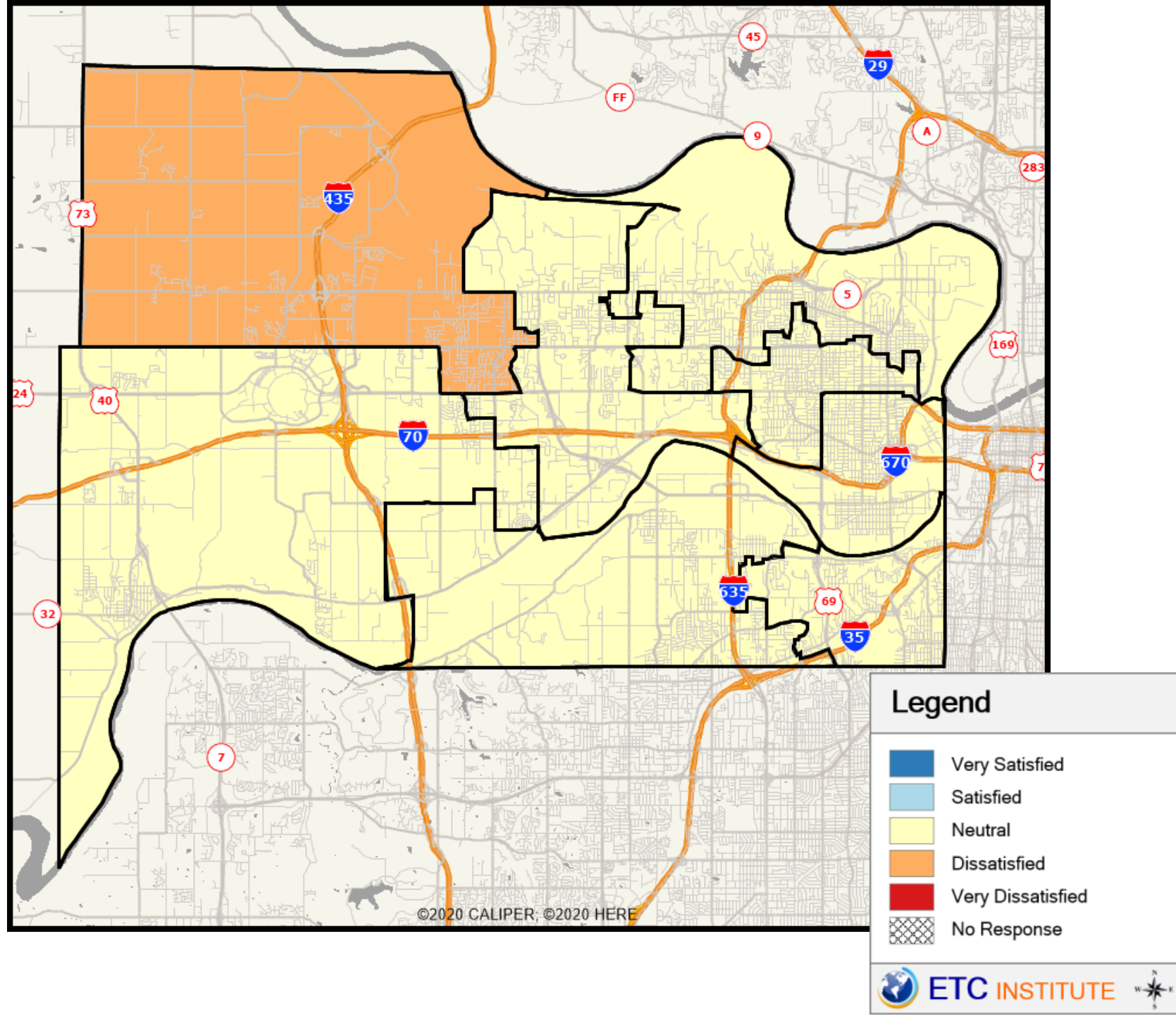
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Programs for Seniors

This item was determined to be the fourth highest priority for improvement based on the Importance-Satisfaction Analysis

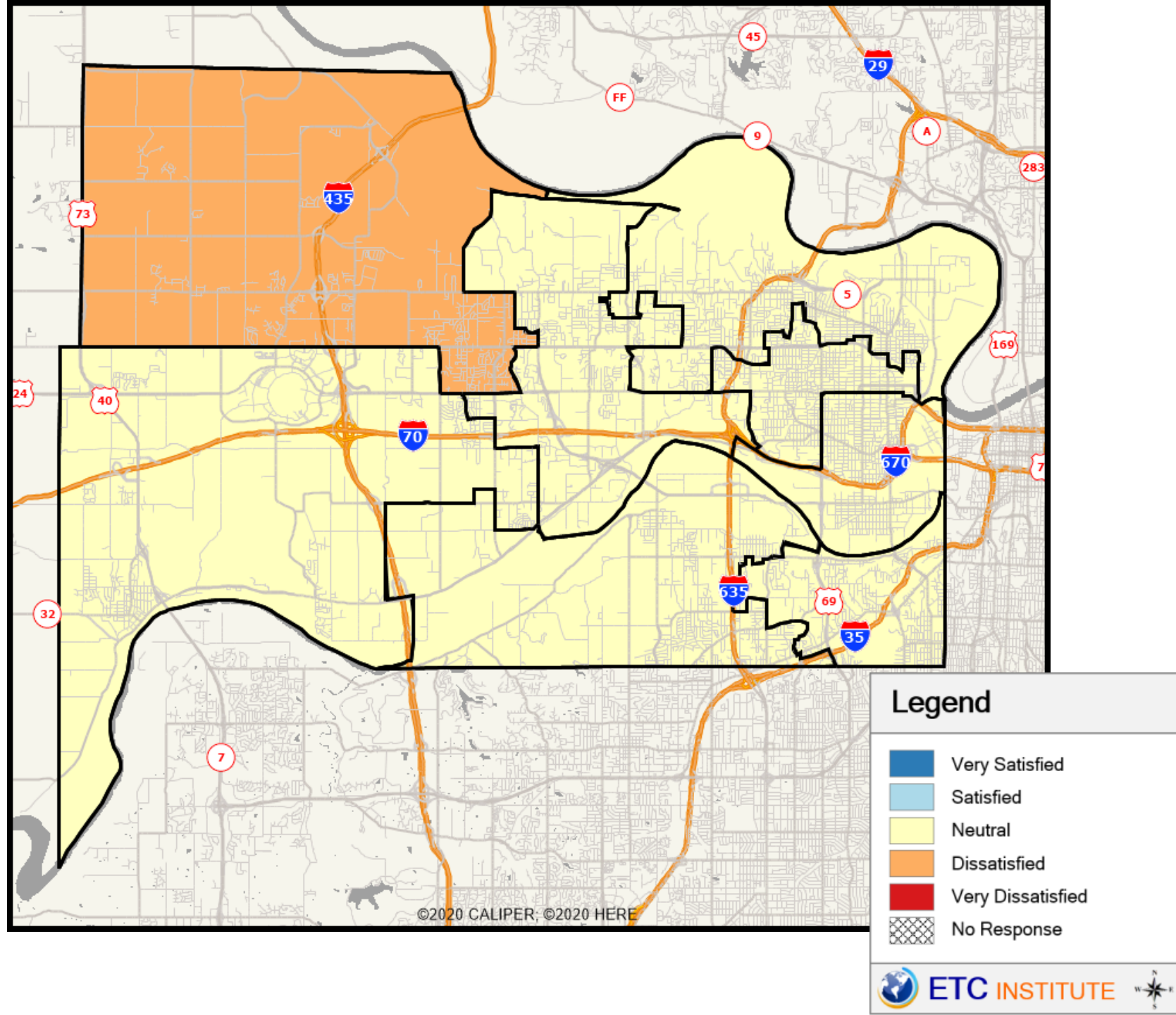
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Adult Recreation Programs

This item was determined to be the fifth highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



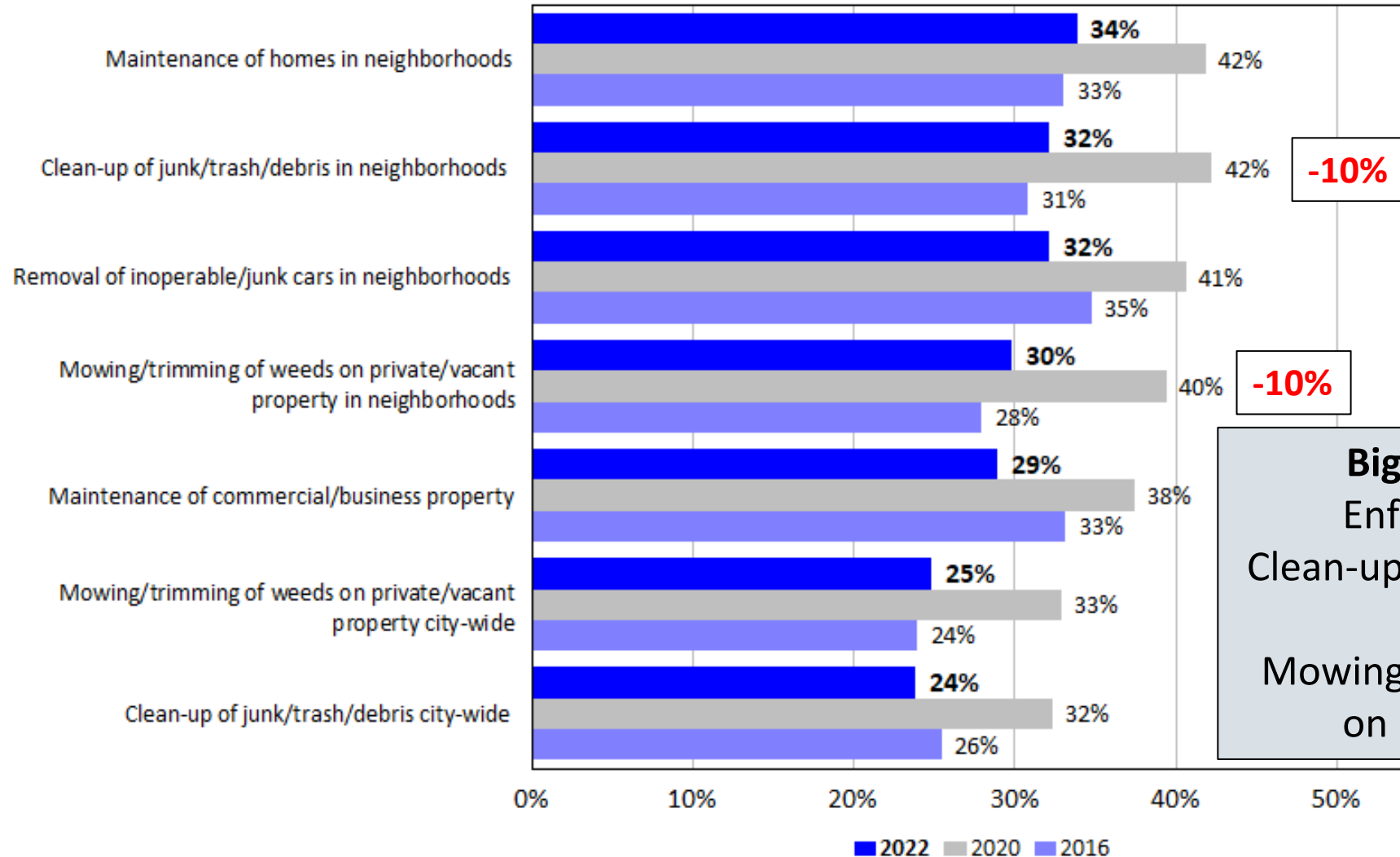
Code Enforcement Ratings and Priorities

MAJOR FINDINGS #7

Satisfaction With Enforcement of Codes and Ordinances

Trends: 2022, 2020, and 2016

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)

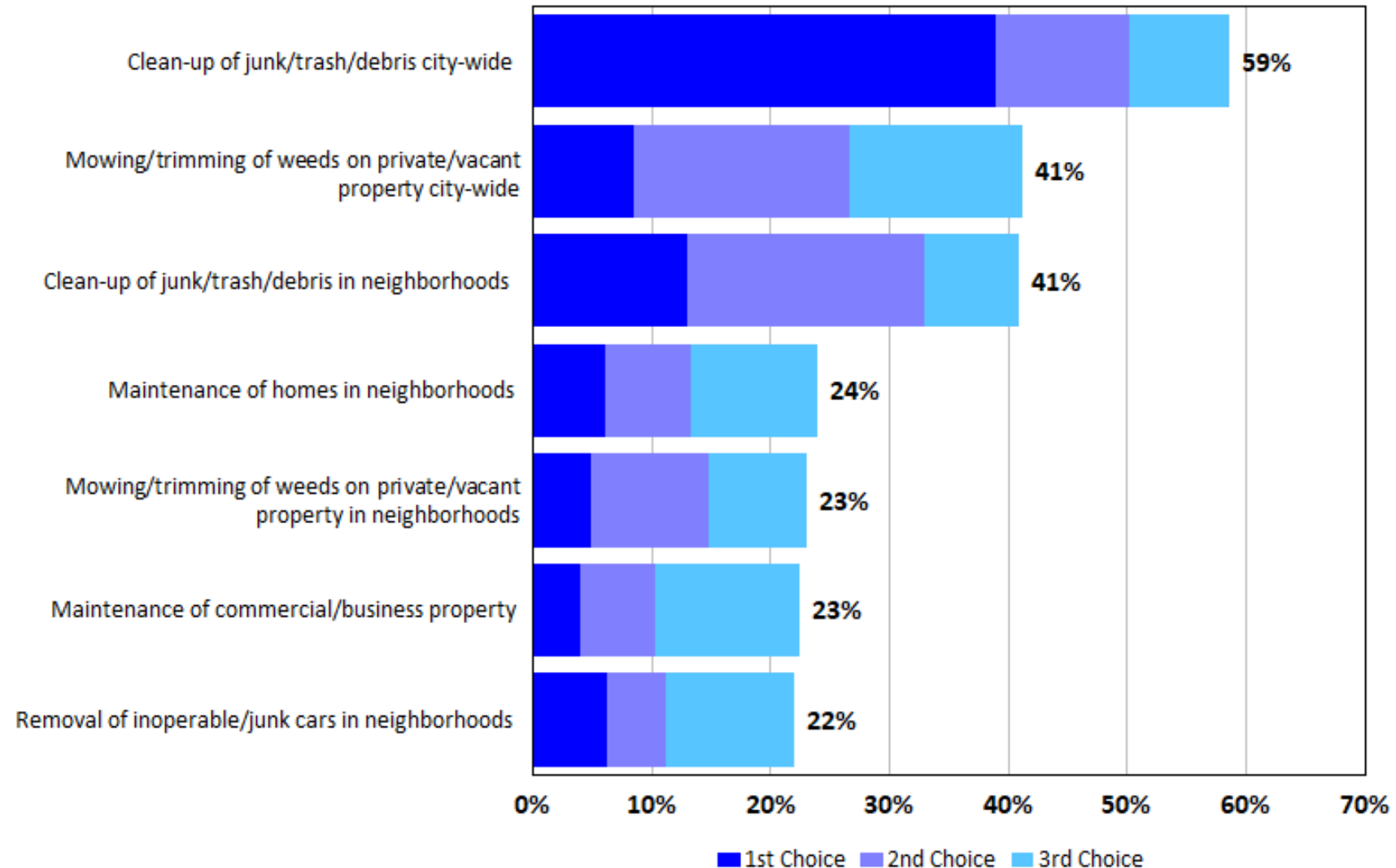


Biggest Decreases:
Enforcement of the
Clean-up of Junk/Trash/Debris
and
Mowing/Trimming of Weeds
on Private Property

COVID Made It More Difficult for Many Communities to Enforce Codes/Ordinances During the Past Two Years

Q18. Codes and Ordinances That Should Receive the Most Emphasis Over the Next 2 Years

by percentage of respondents who selected the item as one of their top three choices



Clean-Up of Junk/Trash/Debris City-Wide is the Most Important Code Enforcement Priority for Respondents

2022 Importance-Satisfaction Rating

Kansas City, Kansas & Wyandotte County Community Survey

Codes and Ordinances

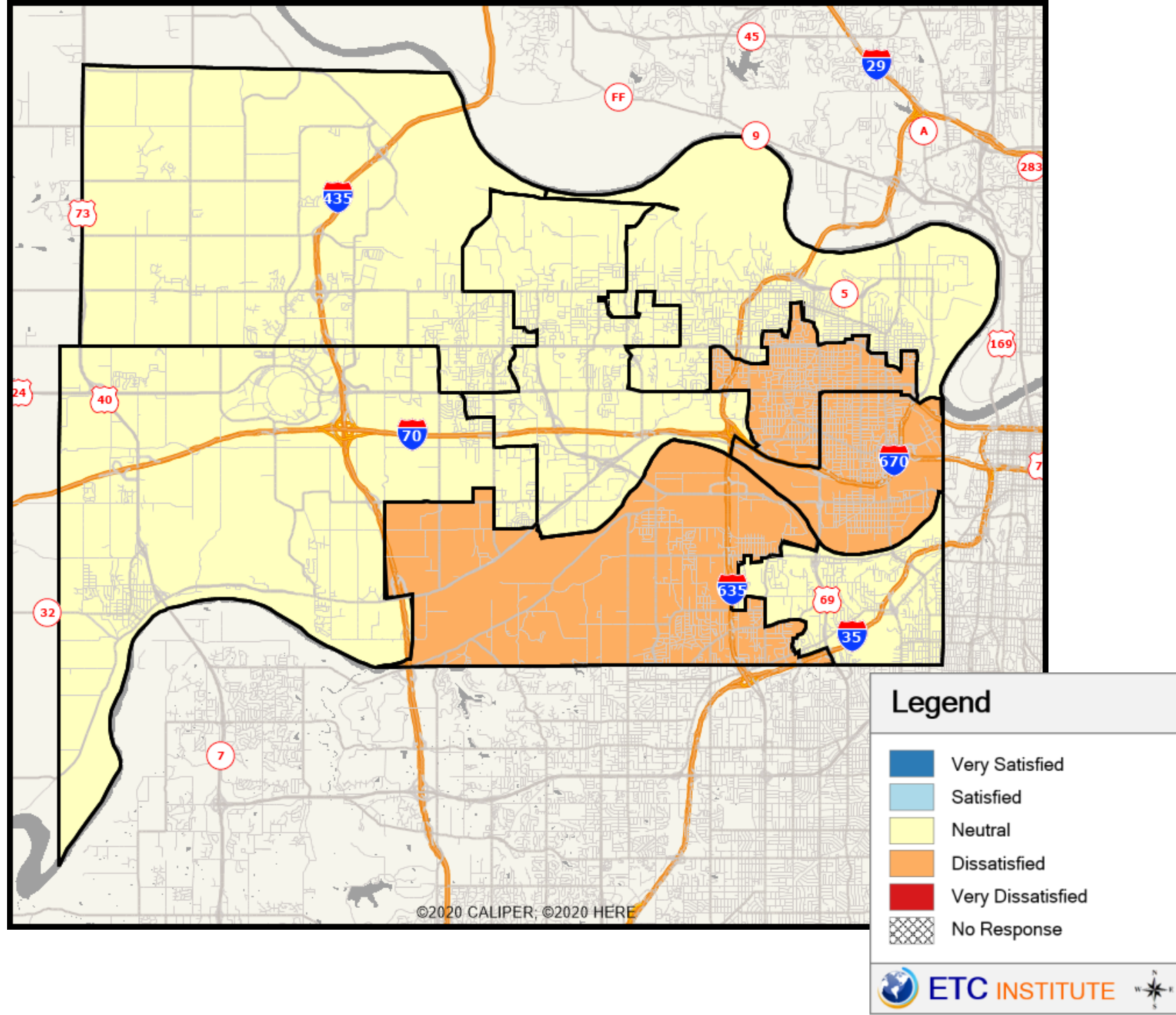
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance- Satisfaction Rating	I-S Rating Rank
Clean-up of junk/trash/debris city-wide	59%	1	24%	7	0.4459	1
Mowing/trimming of weeds on private/vacant property city-wide	41%	2	25%	6	0.3094	2
Clean-up of junk/trash/debris in neighborhoods	41%	3	33%	2	0.2768	3
Mowing/trimming of weeds on private/vacant property in neighborhoods	23%	5	30%	4	0.1619	4
Maintenance of commercial/business property	23%	6	29%	5	0.1598	5
Maintenance of homes in neighborhoods	24%	4	34%	1	0.1586	6
Removal of inoperable/junk cars in neighborhoods	22%	7	32%	3	0.1492	7

Greatest Opportunities for Improvement: I-S Rating Above 0.15

Clean-up of Junk/Trash/Debris City-Wide

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis

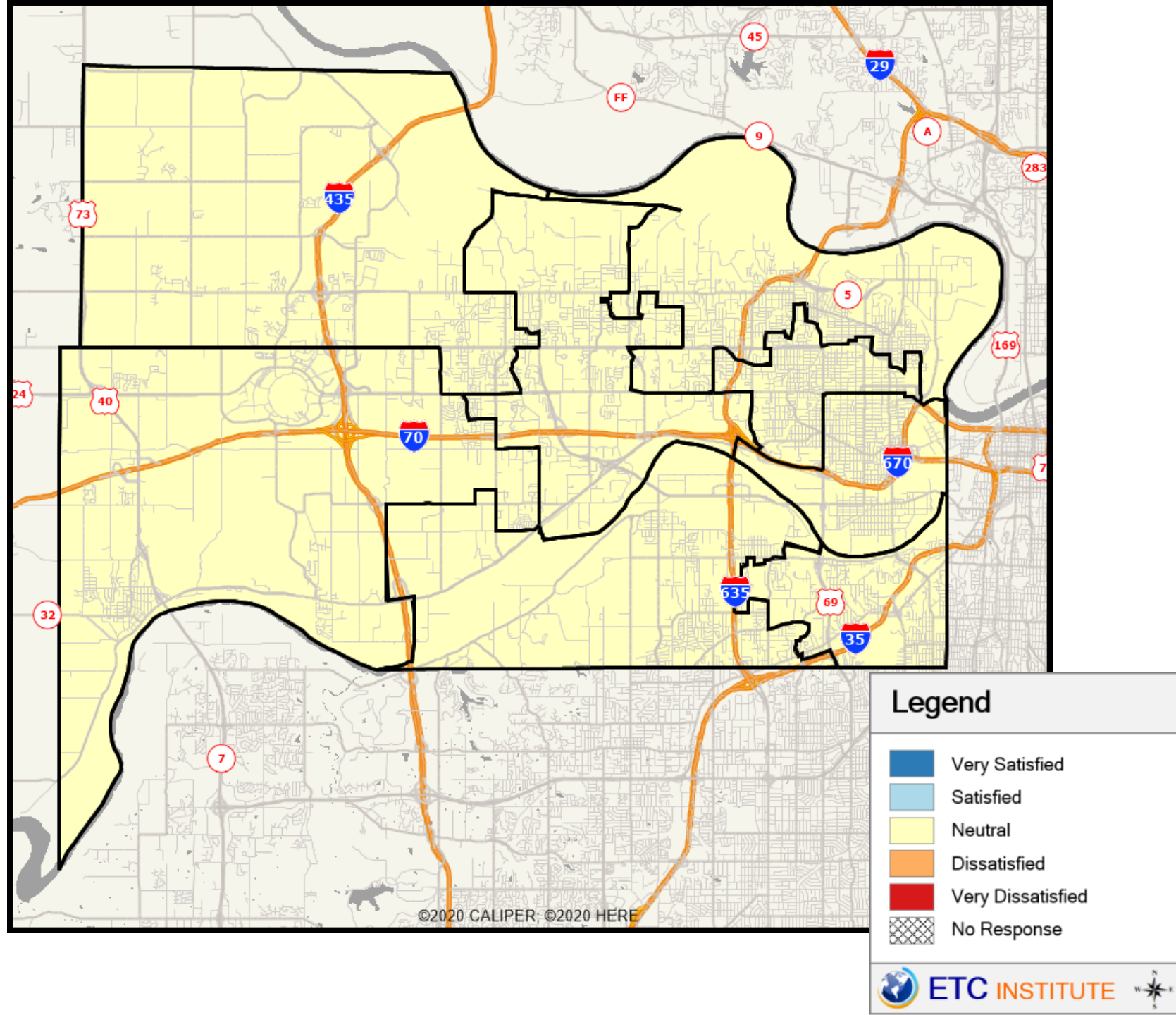
Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Mowing/Trimming of Weeds on Private/Vacant Property

This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis

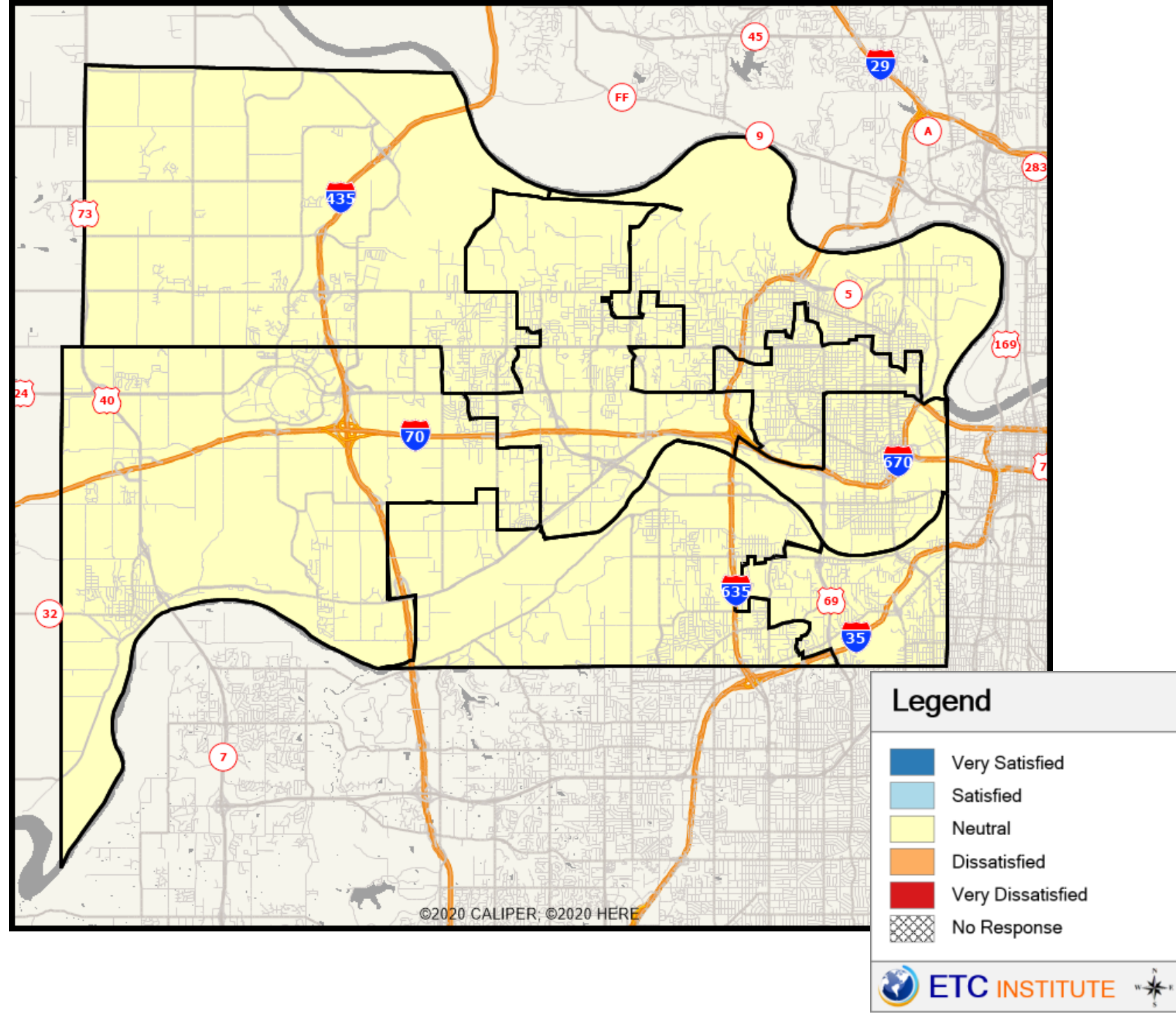
Areas in yellow show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement



Cleanup of Junk/Trash/Debris in Neighborhoods

This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis

Areas in yellow and orange show lower levels of satisfaction and can help the UG target resources to those areas with the most need for improvement

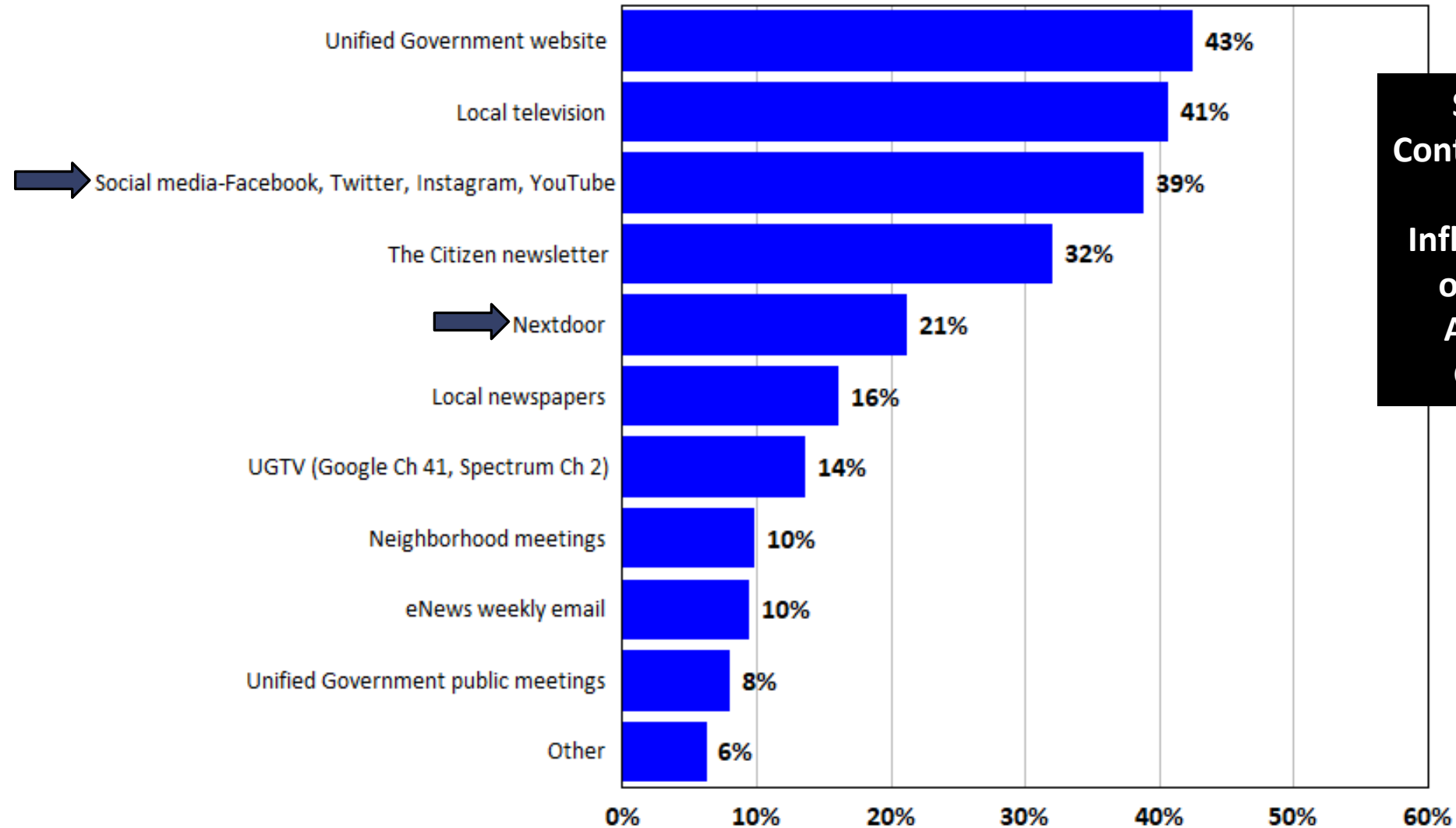


Other Issues

MAJOR FINDINGS #8

Q12. How Residents Get Information About the Unified Government

by percentage of respondents (multiple selections could be made)



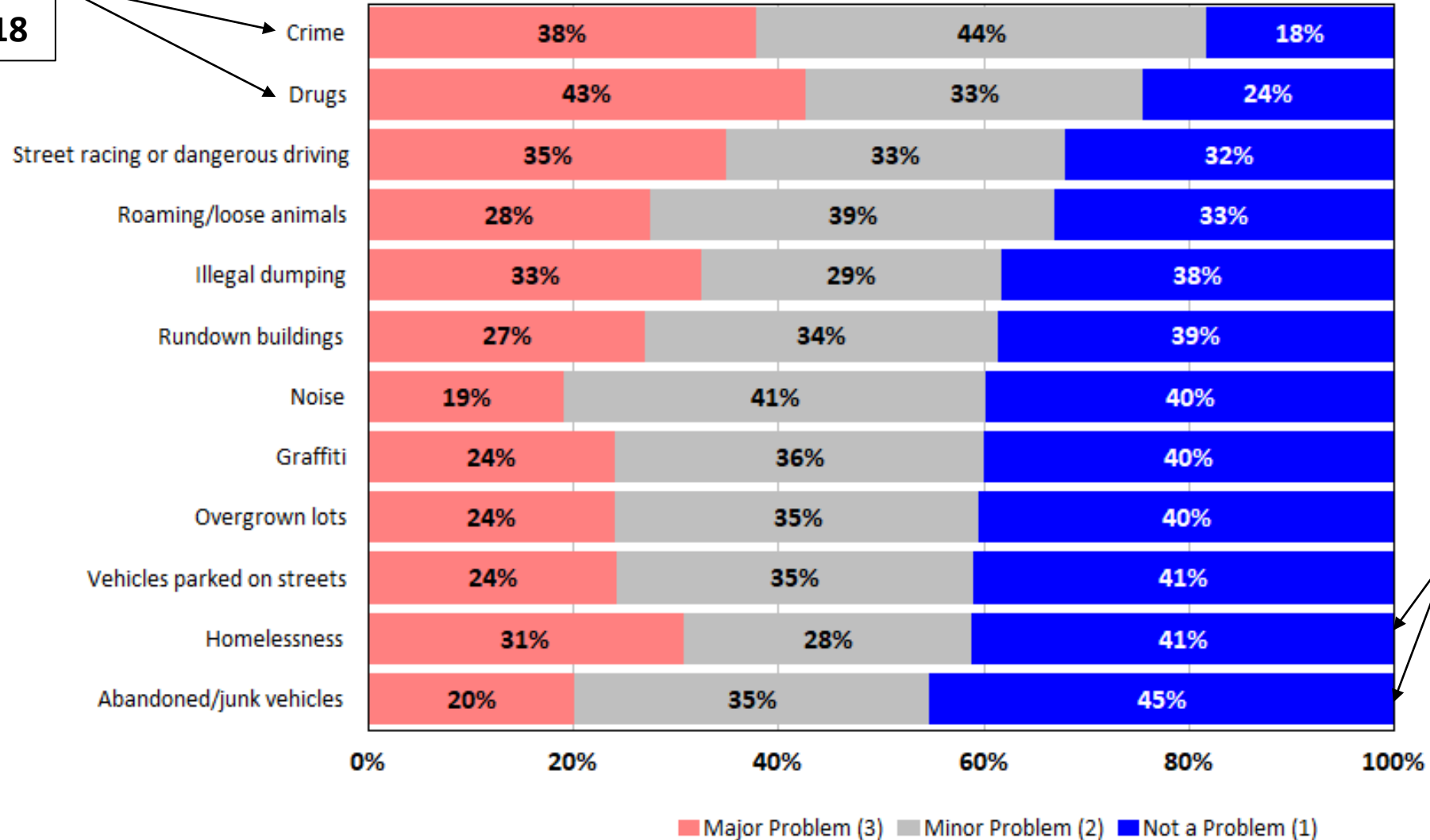
**Social Media
Continues to Be One
of the Most
Influential Sources
of Information
About County
Government**

The Top 4 Most Used Sources Were Also The Top 5 Most Preferred Sources

Q16. How Much of a Problem Each of the Following Issues are in Neighborhoods

by percentage of respondents (excluding don't knows)

Top 2 Items Are the Same as 2020 and 2018

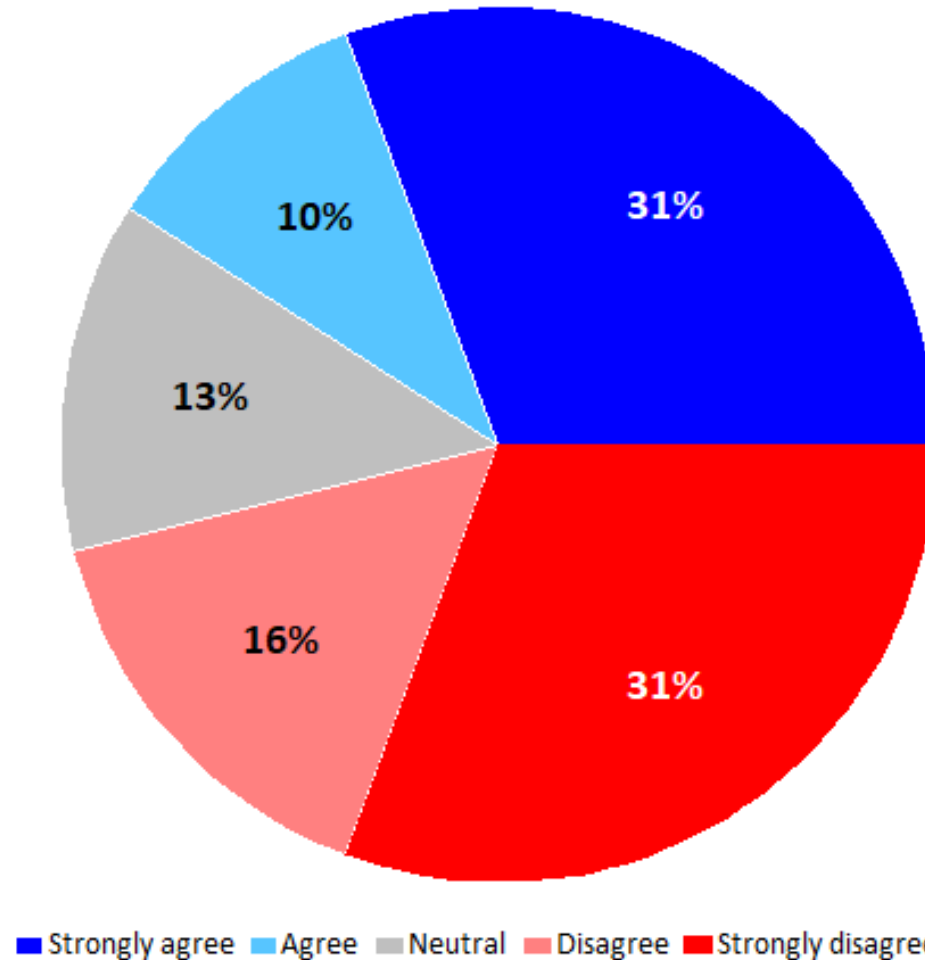


Bottom 2 Items Are the Same as 2020 and 2018

1 in 3 Respondents Reported that Homelessness is a Problem in Their Neighborhood – in 2020 it was 1 in 6

Q27. Agreement that the Unified Government Should Consider Banning the General Use of Fireworks in Wyandotte County by Residents

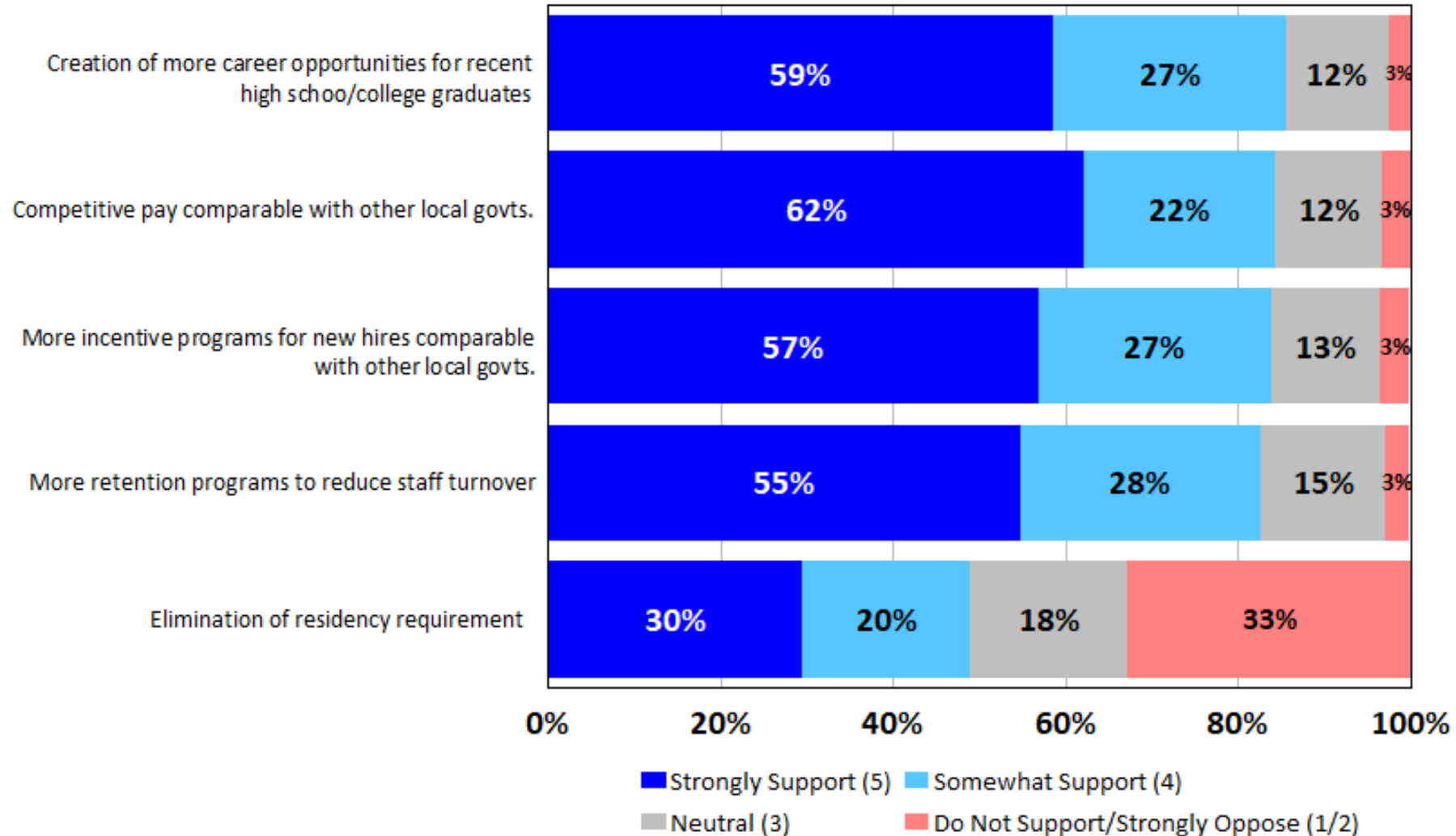
by percentage of respondents (excluding don't knows)



The County is Divided on this Issue: 31% Strongly Agree vs. 31% Strongly Disagree

Q28. Support for the Following Actions to Ensure There is a Skilled, Capable Workforce at the Unified Government

by percentage of respondents (excluding don't knows)



Respondents Strongly Support Most Actions

Summary

Most respondents (76%) think the Unified Government did a good job protecting the health of residents during the COVID Pandemic

Satisfaction with public health provided by the Unified Government increased significantly since 2020 even though satisfaction with most county services decreased during the Pandemic.

Top Priorities for Neighborhood and Community Services: (1) Street Maintenance, (2) Police Services, (3) Code Enforcement, and (4) Parks/Recreation. Street maintenance was the Top Priority in ALL 8 Districts

Top Priorities for County-Level Services: (1) Property Tax Administration, (2) Motor Vehicle Registration, (3) Services for Seniors, and (4) Services for Persons with Developmental Disabilities

Respondents support all actions that are being considered to ensure the Unified Government has a Skilled/Capable Workforce

Respondents are split on where or not fireworks should be banned for general use in the County

Questions?

THANK YOU



Staff Request for Commission Action

Tracking No. 211530

Full Commission Meeting Date: 4/28/22

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 4/4/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 04/21/2022	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Land Bank Manager. 3 Single Family Homes 1 Garage				
<u>Action Requested:</u> Approve				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> FC Memo Land Bank Options 04.28.22				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: April 21, 2022
SUBJECT: Option applications for consideration

The following **option application(s)** was presented at the 04/04/2022 meeting:

A. New Construction - Single Family Homes – 3 Homes

1. Darrick & Jamie Shipley
 - i. 1 N 80th Ter - 017906
2. Gordillo Ramon Hernandez
 - i. 1960 N 6th St – 140670
 - ii. Currently owns – 1964 N 6th ST – 140669
 - iii. *Comments* – The applicant currently owns the adjoining property to the Land Bank property. The plan was to build a home on the lot that the applicant owns. The house plan will not fit on the lot due to the setback requirements. They are requesting the adjoining land bank lot so the home will fit on the lots.
 - iv. *Staff Comments* - As per the Northeast Area Master Plan, this will require a Narrow Lot Design Guidelines review. This means it must be in compliance with said guidelines. The Land Bank will send the narrow lot design guidelines to the applicant. If they do not comply with any of these standards, they will have to seek a variance with the Board of Zoning Appeals.
3. Arthur Babick
 - i. 2007 S 19th St – 112309
 - ii. *Comments* – The applicant wants to move an entire home from 2911 W 47th Ter Westwood Kansas to a Land Bank lot. The original plan was to demo the home and build a new home. The applicant views this as waste of resources to tear down the home and send it to the landfill. The new plan is to recycle the home by moving it to a new location and to rehab the home. They are currently working with a contractor that moves homes.

B. New construction – Garage

1. Leandro Chavez

- i. 909 Ann Ave – 080645
- ii. Currently owns – 911 Ann Ave -080646
- iii. *Staff comments* –Usually we recommend alley access to the garage, but since the home already has driveway access off of Ann Ave the garage could work. Also, as the adjacent corner lot is so big, a bigger interior lot is okay.