



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 6, 2021

Project Name

Casino KC

Docket #10 Request

CD-CPC-2020-00196
Rezoning with plan

Applicant

David Eickman
Olsson

Owner

City of Kansas City, MO

Location	1800 E. Front Street
Area	About 30 acre
Zoning	M1-5
Council District	4 th
County	Jackson
School District	KCMO

Surrounding Land Uses

North: The Missouri River.
South: zoned M1-5, KCS/ IMRL rail tracks.
East: zoned M1-5, Evergy substation.
West: I-29/ I-35, Kit Bond Bridge.

Major Street Plan

The City's Major Street Plan identifies front street as a 4 through lane Thoroughfare at this location. Interstate 29/ 35 is classified as a freeway.

Land Use Plan

The Riverfront Industrial Area Plan recommends Commercial land use at this location. This proposal is consistent with the future land use plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The ordinance requires the applicant to hold a neighborhood meeting at least seven days prior to the City Plan Commission hearing date.

EXISTING CONDITIONS

The subject property is the Isle of Capris Casino located at the northeast corner of E. Front Street and I-29/35. The site is bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west. The site is bisected by a stub of old Front Street which acts as the main access to the site. The eastern portion of the site adjacent to the bridge and freeway is currently a parking lot. The existing casino is built around moat with a parking garage east of the building. There is a pedestrian bridge that connects the surface parking lot on the west side of Front Street to the casino. The main entrance to the casino is accessed from the north side of the casino.

NEARBY DEVELOPMENTS

To the north of the site is the Missouri River, to the south are existing railroad tracks. The Kit Bond Bridge is located just west of the site and to the east is an existing Evergy substation.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District M1-5 to District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and an amphitheater at this location.

PROFESSIONAL STAFF RECOMMENDATION

Docket #10 Recommendation
Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

CONTROLLING CASE

There is no controlling case on the subject parcel.

RELATED RELEVANT CASES

Case No. 12963-A-1 – 1800 E. Front Street – On January 9, 2018, the Board of Zoning Adjustment GRANTED a variance to the maximum allowed area of a monument sign for Variance Requests A and B and withdrew Variance Requests C and D in accordance with Exhibit 12.

Case No. 12963-A – 1800 E. Front Street - On June 10, 2003, the Board of Zoning Adjustment approved a variance to the required background of a roof sign and granted a variance to the maximum horizontal dimension of a roof sign in the amount of 24 feet, 6 inches, all to allow an existing roof sign with individual letters and no background to remain.



PLAN REVIEW

The applicant is requesting to rezone the 30-acre tract of land from District M1-5 (Manufacturing 1) to District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and an amphitheater in two phases. The plan is to renovate the existing riverboat-themed casino by cladding the entire boat in an internally illuminated translucent fabric material. The site is designed to accommodate the variety of intermodal transportation that will have access to this site including; internal pedestrian circulation, the Heritage Riverfront Trail, bus loop and a future streetcar terminus.

The proposal is to clad the main casino building and the existing garage with a new material. The new commercial building will be constructed with and accented with architectural fins as shown on the attached renderings. The material selections are attached to the staff report along with the submitted renderings.

Phase 1 of the plan proposes the remodeling of the existing 300,000 square foot casino and the construction of a new 40,000 square foot retail commercial building within the parking lot on the north side of the building. Phase 2 is proposed to be a future hotel west of the existing casino, an addition to the parking garage and an amphitheater at the southwest corner of the site next to the freeway on-ramp. The existing parking garage has a capacity of 609 parking spaces and the overall parking spaces are 1,175 for phase 1. With the eventual build out of phase two the overall parking will be 1,946 spaces which are in excess of the 1,942 parking spaces required by the zoning and development code.

Staff recommends that the MPD plan should include a preliminary plat allowing for vacation of the realigned Front Street and the consolidation of the unplatted parcels that make up the 30 acre development site. The preliminary plat will establish building setbacks and establish a new street frontage along E. Front Street. The plan shows the realignment of the main access drive around the west property line allowing for the existing Front Street right of way to become a pedestrian plaza with direct access to the casino.

The submitted plan did not include a signage plan as required by 88-445-10. Staff recommends that the applicant submit a signage plan that meets the requirement of Chapter 88-445, showing existing and proposed signage for this development. A lighting plan that meets the requirement of 88-430 shall be submitted as part of the final plan approval. A general landscape plan has been prepared by the applicant indicating street trees and shaded areas for planting beds in the common spaces. A more detailed landscape plan and guidelines will be provided at the time of final plan submittal.

The developer is required to submit a final MPD plan to the City Plan Commission for approval prior to issuance of building permit. This includes building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for each building or private open space tract containing a detention area, pedestrian pathways, fencing, playground equipment, etc.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	NO		
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Pedestrian Standards (88-450)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN

PLAN ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

The Riverfront Industrial Area Plan recommends Commercial land use at this location. This proposal is consistent with the future land use plan

88-515-08-B. zoning and use of nearby property;

Nearby properties are industrial in nature, which is compatible with the area as well as in conformance with the Riverfront Industrial Area Plan.

88-515-08-C. physical character of the area in which the subject property is located;

The physical character of the area is industrial.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The subject property is adequately served by public facilities. Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The property is currently an existing casino. The rezoning to MPD district will allow for the redevelopment of the parcel to a mixed use commercial and entertainment hub.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The property is currently an existing casino. The rezoning to MPD district will allow for the redevelopment of the parcel to a mixed use commercial and entertainment hub.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

The reason for the proposed rezoning is to allow for the redevelopment of the site, therefore approval of the rezoning request will not result in a detrimental effect to nearby properties.

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the request would not result in any gain to the public health, safety or welfare.

Per Section 88-280-01, the MPD district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards.

88-280-01-B. Specific Objectives

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes, and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

88-520-03-F. MPD Review Criteria

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- the preliminary development plan's consistency with any adopted land use plans for the area;
The Riverfront Industrial Area Plan recommends Commercial land use at this location and this proposal is in compliance.
- the preliminary development plan's consistency with the MPD district provisions of 88-280; and
The applicant did not submit an MPD statement. Staff recommends that an MPD statement be submitted and included on the face of the plan prior to City Council approval.
- the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.
This plan is proposed to be developed in two phases with construction scheduled to begin in the spring of 2021. Phase 2 is anticipated to begin about 5 years after.

88-280-06 Approval Criterion

MPD zoning may be approved only when the city council, after receiving the recommendation of the city plan commission, determines that the proposed development cannot be reasonably accommodated by other available regulations of this zoning and development code, and that a MPD would result in a greater benefit to the city as a whole than would development under conventional zoning district regulations. Such greater benefit may include implementation of adopted planning policies, natural resource preservation, urban design, neighborhood/community amenities, or a general level of development quality.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: April 05, 2021

Case Number: CD-CPC-2020-00196

Project: CasinoKC

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Extend existing trail along the northerly property line to the property boundary to the east. Or show alternate trail route to E. Front Street if an easement cannot be obtained from Evergy to extend the trail along the river. (1/11/2021)
2. A signage plan showing all existing and proposed signage for this development (3/12/2021)
3. Submit a preliminary plat sheet with all the required platting information. (3/12/2021)
4. Revise plan to provide an MPD Statement per 88-280-03. Revise Plans and Resubmit (4/05/2021)

Correction(s) by Long Range Planning of the City Planning and Development Department. Contact Gerald Williams at 816-513-2897 / Gerald.Williams@kcmo.org with questions.

5. That plans be revised to show a sidewalk from employee parking to the employee entrances (identified as D1E/D2E in the Traffic Impact Study). The sidewalk should provide for a continuous network from the parking area to the employee entrance. If any loading docks or other vehicular access points are crossed, adequate lighting and marking should be provided. (2/23/2021)

Correction(s) by Parks Department of the Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

6. Extend trail segment along entire north property line.

3/1/2021: Trail is labeled as Future trail segment per area plan. Show this trail to be constructed along length of north property line with this project. (1/06/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Gerald Williams at 816-513-2897 / Gerald.Williams@kcmo.org with questions.

7. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to final plan:
Revise and resubmit plans to show landscaping, rest areas/furniture, lighting and other conveniences to improve the visual interest and amenities of the site for pedestrians. (2/23/2021)
8. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to final plan:
Revise and resubmit plans to show adequate lighting and landscaping to enhance pedestrian security on site. Landscaping should not restrict the line of sight of pedestrians or drivers throughout the site. (2/23/2021)

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

9. City records indicate property line through the existing casino and future garage. Applicant shall combine lots at county office. (1/06/2021)
10. Coordinate for approval with KCMO levee committee for All excavation riverward and within 500 feet landward of the levee centerline, including excavation for building foundations, basements, piers, loading pits, ditches, pipe trenches. (1/06/2021)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

11. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (3/12/2021)
12. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (3/12/2021)
13. The developer shall secure approval of an MPD final development plan from the City Plan Commission prior to building permit. (3/12/2021)
14. That the developer submit an MPD Developer's Statement of Intent on how the proposed MPD meets the Purpose and Specific Objectives of 88-280-01 prior to action by the City Council. (4/05/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

15. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (12/30/2020)
16. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (12/30/2020)
17. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (12/30/2020)
18. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (12/30/2020)
19. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (12/30/2020)
20. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (12/30/2020)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

21. The developer must petition for the vacation of Front Street as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat. (12/30/2020)
22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (12/30/2020)
23. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (12/30/2020)
24. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (12/30/2020)
25. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (12/30/2020)
26. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (12/30/2020)
27. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (12/30/2020)
28. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (12/30/2020)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

29. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (1/06/2021)
30. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (1/06/2021)
31. . Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed (1/06/2021)
32. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (1/06/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

33. The developer shall work with MoDOT regarding any amphitheater event traffic control. (3/01/2021)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(1/06/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

35. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

See Corrections (1/06/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

36. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(1/06/2021)
37. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (1/06/2021)



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):



Officers

*Lynn Carlton, Chair
HOK*

*Richard Wetzel, Vice Chair
Centric*

*Michael J. Klamm, Vice Chair
CBRE*

*Leonard Graham, Vice Chair
Taliaferro & Browne*

*Charles Miller, Secretary
Lewis Rice*

*Christopher Briggs, Treasurer
PricewaterhouseCoopers*

March 11, 2021

Michael Donovan, General Manager
Casino KC
1800 East Front Street
Kansas City, MO 64120

Dear Mr. Donovan:

We are writing on behalf of the Downtown Council of Kansas City to express our full support of Casino KC Riverfront Redevelopment formerly known as the Isle of Capri. Plans are for the dated casino to undergo a significant modern facelift that will attract more tourism, be accessible by bus and will be located at the northern terminus of the streetcar line.

Casino KC will become a part of the amazing development of the City of KCMO. Economic development in the Riverfront area adds to the economic vitality of the region which will also attract even further surrounding development by being on the streetcar line. Plans are for refacing of the existing casino boat into a much more modern attractive building, the addition of 2 new restaurants, retail, bars, entertainment venues and a possible 150 room hotel. The Casino KC could become a critical component of post COVID-19 revitalization.

We would be grateful for your consideration of the endorsement of the Casino KC Riverfront Redevelopment project to further the vitality of Kansas City and the post COVID-19 economic redevelopment rebound.

Thank you for your time and we look forward to working with you.

Sincerely,



Lynn Carlton
HOK
Chair Downtown Council



William Dietrich
President & CEO
Downtown Council of Kansas City

cc: David Eickman, Jerry Riffel

Agbaji, Olofu

From: Jared Campbell <jared@downtownkc.org>
Sent: Thursday, February 25, 2021 3:54 PM
To: David Eickman; Riffel, Jerry
Cc: Bill Dietrich; Ann Holliday
Subject: Follow-up to Casino KC meeting

David,

Thank you for providing a great update this afternoon regarding the upcoming changes to Casino KC. It was exciting to see the renderings and learn more about the positive changes that will be happening for this project. The consideration given to multi-modal forms of transportation with the bus loop, bike parking along the Heritage Riverfront Trail and potential future streetcar stop was a nice touch.

Below is some supportive language from the Downtown Council if that would be helpful as you continue to work with the city:

The Downtown Council, a non-profit organization of businesses, property owners and cultural organizations, supports Casino KC's plans to redevelop the site with a new parking lot, retail building and facade improvements. The rebranding and refreshment of the property will make it a more appealing destination. We support this investment in the Downtown KC area.

Please continue to let us know what we can do to support this project. We will touch base with you on Monday regarding availability on Thursday's Downtown Council board meeting agenda.

Regards,

Jared

--

Jared Campbell

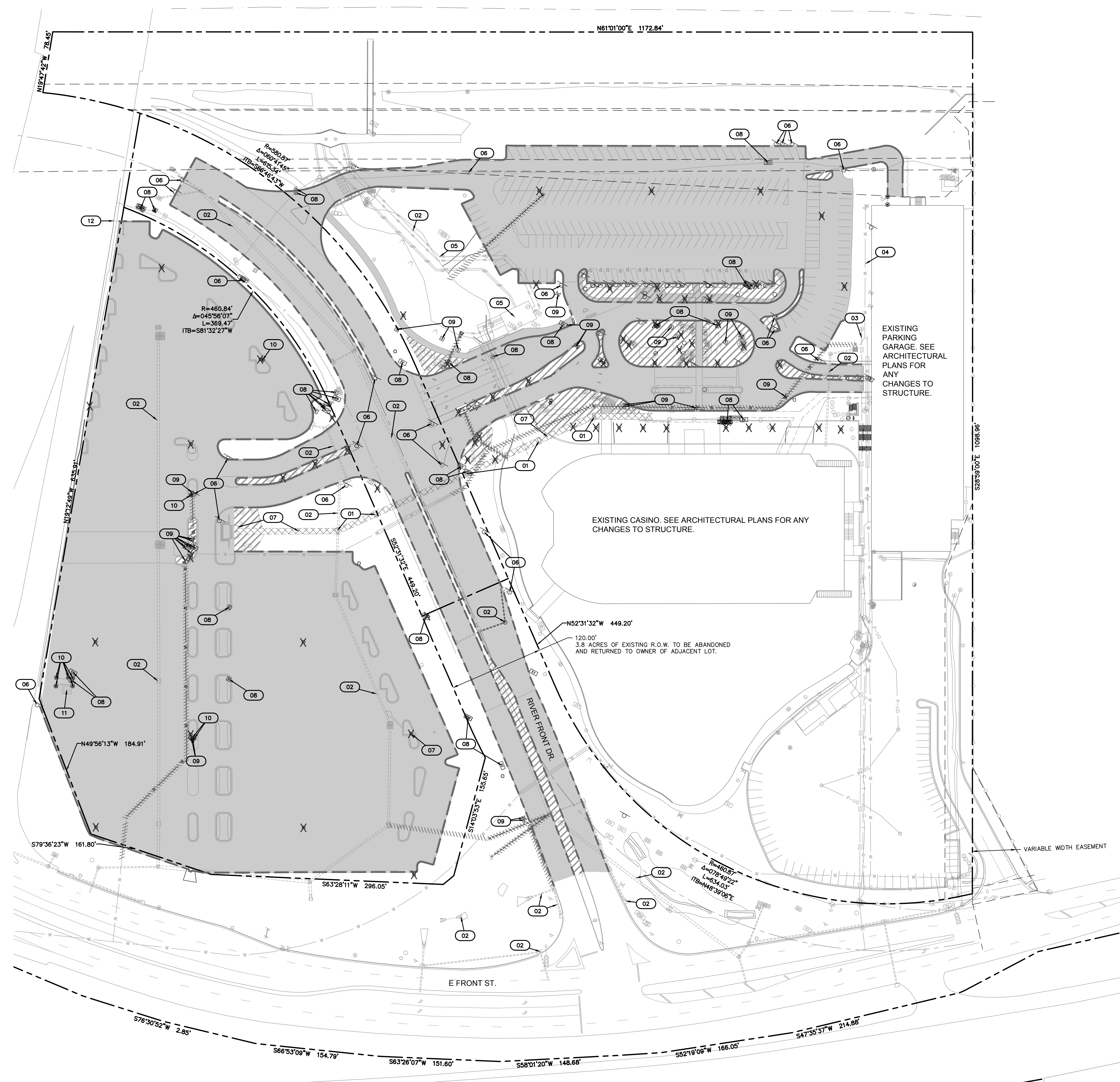
Resident Engagement Project Manager

Downtown Community Improvement Districts

Mobile: 816-304-2790 | Office: 816-421-5243 | Direct: 816-979-1082

1000 Walnut, Suite 200, Kansas City, MO 64106

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- DEMOLITION PLAN LEGEND**
- REMOVE EXISTING PAVEMENT.
 - REMOVE CURB AND ASSOCIATED GUTTER.
 - REMOVE PORTIONS OF EXISTING UTILITY SERVICES.
 - REMOVE EXISTING VEGETATION, LANDSCAPE ELEMENTS, AND SIGNAGE.
 - OVERHEAD CANOPY AND GANGWAY TO BE REMOVED IN COORDINATION WITH ARCHITECTURAL PLANS. (SEE KEYNOTE 08 FOR DETAILS).
 - X EXISTING LIGHT POLE TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.

- EXISTING CONDITIONS LEGEND***
- NOTE: EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED ARE DARKENED IN PLAN VIEW. LEGEND APPLIES TO ALL EXISTING ITEMS TO REMAIN.
- EASEMENT/SETBACK LINES
 - PROPERTY BOUNDARIES
 - EXISTING STORM SEWER
 - EXISTING PRESSURE PIPE
 - EXISTING SANITARY SEWER
 - EXISTING POWER SERVICE
 - EXISTING WATER PIPE
 - EXISTING TELECOM SERVICE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING SIGN
 - ⊠ EXISTING SPRINKLER BOX
 - ⊠ EXISTING SPRINKLER CONTROL VALVE
 - ⊠ EXISTING WATER VALVE
 - ⊠ EXISTING FIRE HYDRANT
 - ⊠ EXISTING WATER METER
 - ⊠ EXISTING ELECTRIC BOX
 - ⊠ EXISTING ELECTRIC VAULT
 - ⊠ EXISTING ELECTRIC METER
 - ⊠ EXISTING ELECTRIC RISER
 - ⊠ EXISTING ELECTRIC MANHOLE
 - ⊠ EXISTING ELECTRIC SECTIONALIZER
 - ⊠ EXISTING TRANSFORMER
 - ⊠ EXISTING TRAFFIC SIGNAL BOX
 - ⊠ EXISTING ELECTRIC CABINET
 - ⊠ EXISTING TELEPHONE VAULT
 - ⊠ EXISTING TELEPHONE PEDESTAL
 - ⊠ EXISTING FIBER OPTIC VAULT
 - ⊠ EXISTING GREASE TRAP
 - ⊠ EXISTING OVERHEAD WALKWAY COLUMN
 - ⊠ EXISTING VENT PIPE
 - ⊠ EXISTING BOLLARD
 - ⊠ EXISTING GRATE INLET
 - ⊠ EXISTING SANITARY MANHOLE
- *THIS LEGEND APPLIES TO ALL SHEETS UNLESS EXPLICITLY SHOWN OTHERWISE ON EACH SHEET.

- KEYNOTES**
- 01 EXISTING OVERHEAD WALKWAY AND SUPPORTS TO BE DEMOLISHED AND REMOVED. COORDINATE ALL STRUCTURAL DEMOLITIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS.
 - 02 EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR SHALL PROTECT.
 - 03 EXISTING STORM SEWER TO REMAIN. CONTRACTOR SHALL PROTECT.
 - 04 EXISTING WATER/FIRE SERVICE TO REMAIN. CONTRACTOR SHALL PROTECT.
 - 05 EXISTING PUMP STRUCTURE AND RELATED CONNECTIONS TO REMAIN. CONTRACTOR SHALL PROTECT.
 - 06 EXISTING SIGN TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.
 - 07 EXISTING CANOPY AND GANGWAY TO BE REMOVED. CONTRACTOR SHALL COORDINATE EXTENT OF REMOVAL, TIMING, ETC WITH ARCHITECTURAL PLANS AND DEVELOPER. GANGWAY SHALL NOT BE REMOVED PRIOR TO DEVELOPER'S AUTHORIZATION.
 - 08 EXISTING POWER UTILITY STRUCTURE TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.
 - 09 EXISTING WATER UTILITY STRUCTURE TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.
 - 10 EXISTING BOLLARD TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.
 - 11 EXISTING CASINO SIGN TO REMAIN. CONTRACTOR SHALL PROTECT.
 - 12 EXISTING HIGHWAY RETAINING WALL TO REMAIN. CONTRACTOR SHALL PROTECT.

OLSSON - CIVIL ENGINEERING
 1301 BIRINGTON SUITE 100
 NORTH HANSA CITY, MO 64116
 TEL: 816.361.1777
 www.olsson.com

EXISTING CONDITIONS & DEMOLITION PLAN
 MPD PLAN
 CASINO KC
 1800 E FRONT STREET
 KANSAS CITY, MO

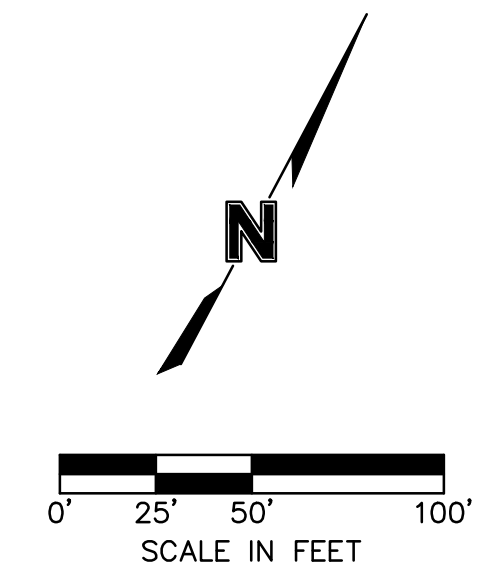
2020
 REVISIONS

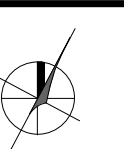
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 checked by: _____
 designed by: _____
 GAC/CC by: _____
 project no.: 020-2805
 date: 2/2

NO. REV. DATE DESCRIPTION

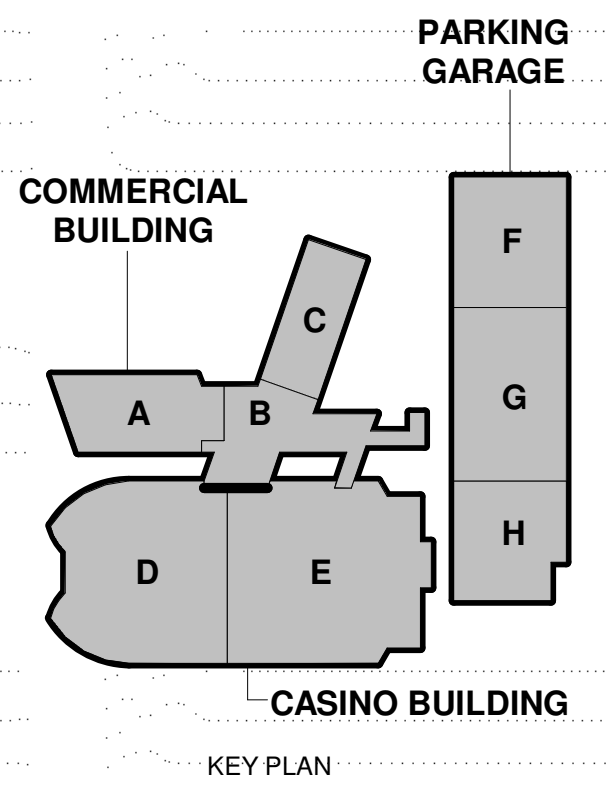
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 USER: ggoodwin
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REVISIONS

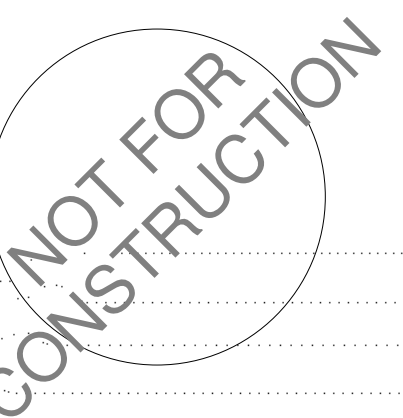




NORTH



REZONING & MPD
RESUBMISSION
02/01/2021



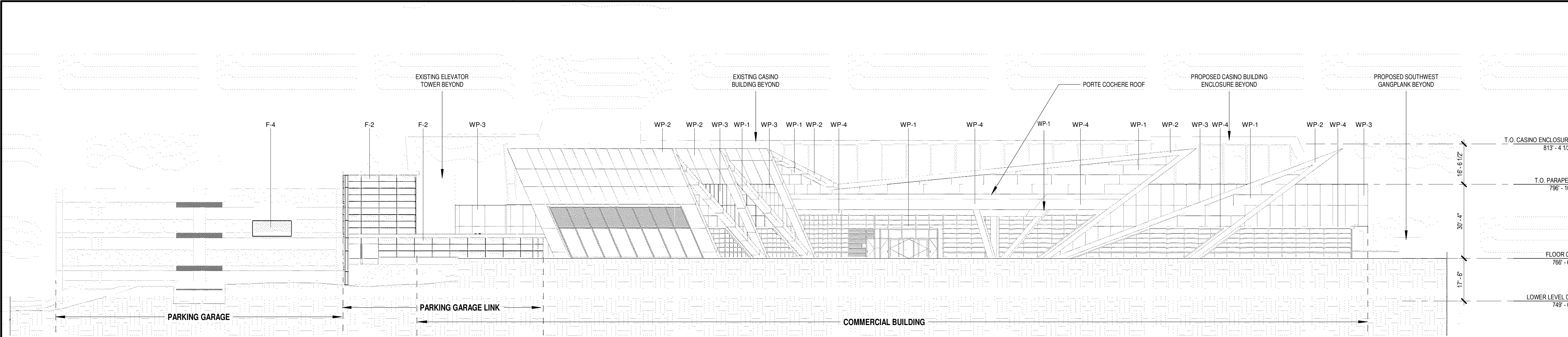
PIC [PH]	DL [CF]
PM [JK]	DTL [CF]
ISSUE	02/01/2021
JOB	H20004.D0
DRAWN	RR
SCALE	As indicated
REVISIONS	

EXTERIOR ELEVATIONS -
OVERALL COMMERCIAL
BUILDING - ZONING

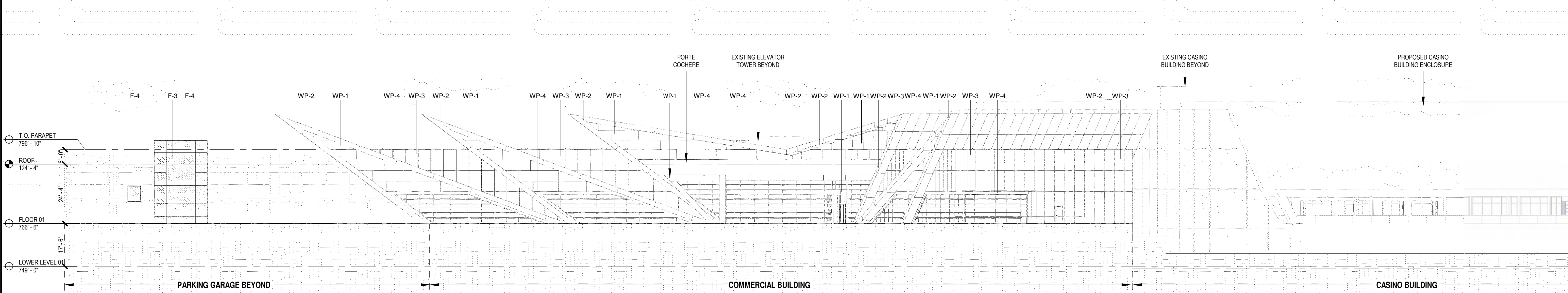
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ELEVATION KEY

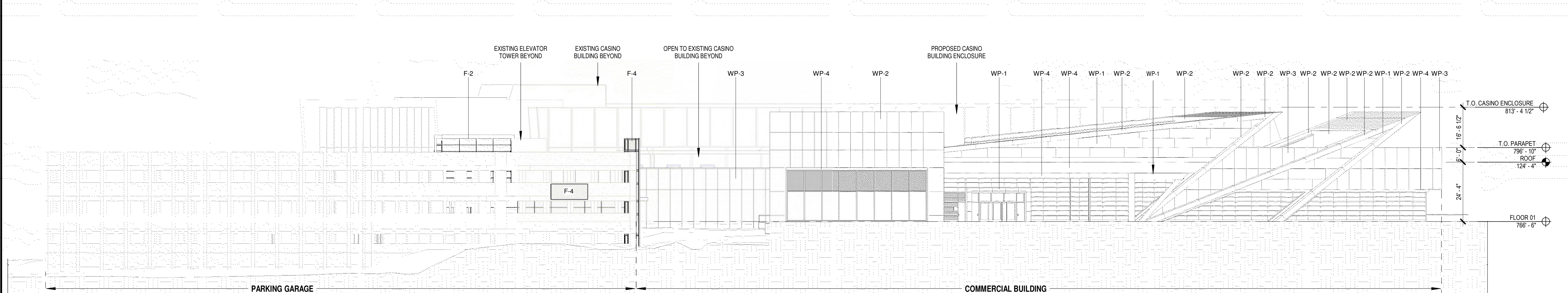
- F-1 = FABRIC 1
- F-2 = FABRIC 2
- F-3 = FABRIC 3
- F-4 = FABRIC 4
- WP-1 = METAL PANEL COLOR 1
- WP-2 = METAL PANEL COLOR 2
- WP-3 = METAL PANEL COLOR 3
- WP-4 = METAL PANEL COLOR 4
- WP-5 = METAL PANEL COLOR 5



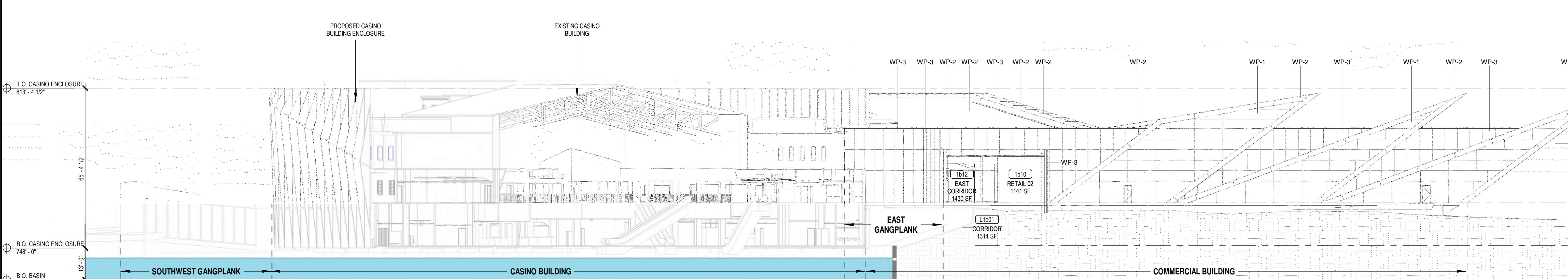
4 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - NORTH
1" = 20'-0"



3 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - NORTHWEST
1" = 20'-0"

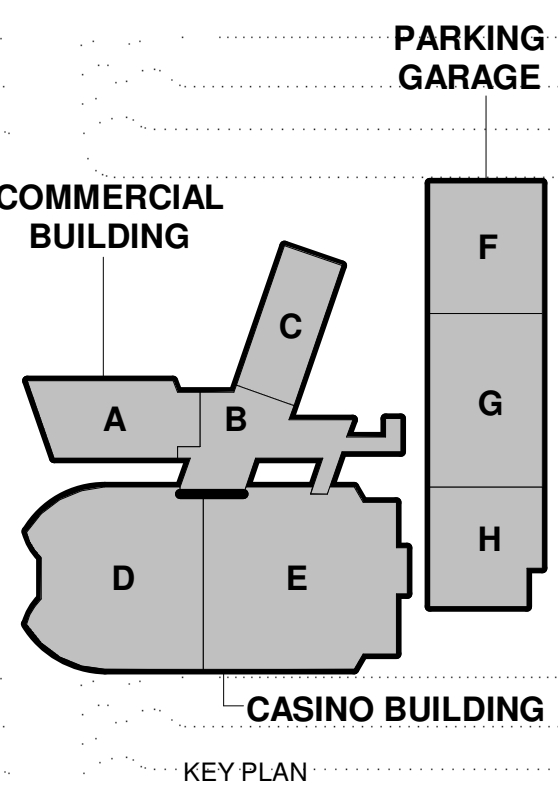


2 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - NORTHEAST
1" = 20'-0"



1 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - SOUTHEAST
1" = 20'-0"

2/1/2021 4:11:37 PM



REZONING & MPD
RESUBMISSION
02/01/2021

NOT FOR
CONSTRUCTION

PIC [PH] _____ DL [CF] _____
PM [JK] _____ DTL [CF] _____

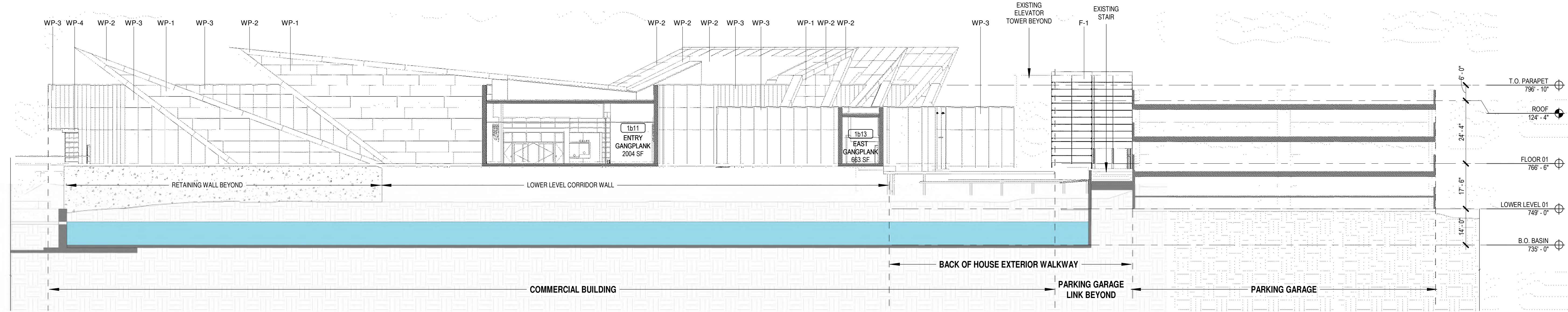
ISSUE 02/01/2021
JOB H20004.D0
DRAWN RR
SCALE As indicated
REVISIONS

EXTERIOR ELEVATIONS -
OVERALL COMMERCIAL
BUILDING - ZONING

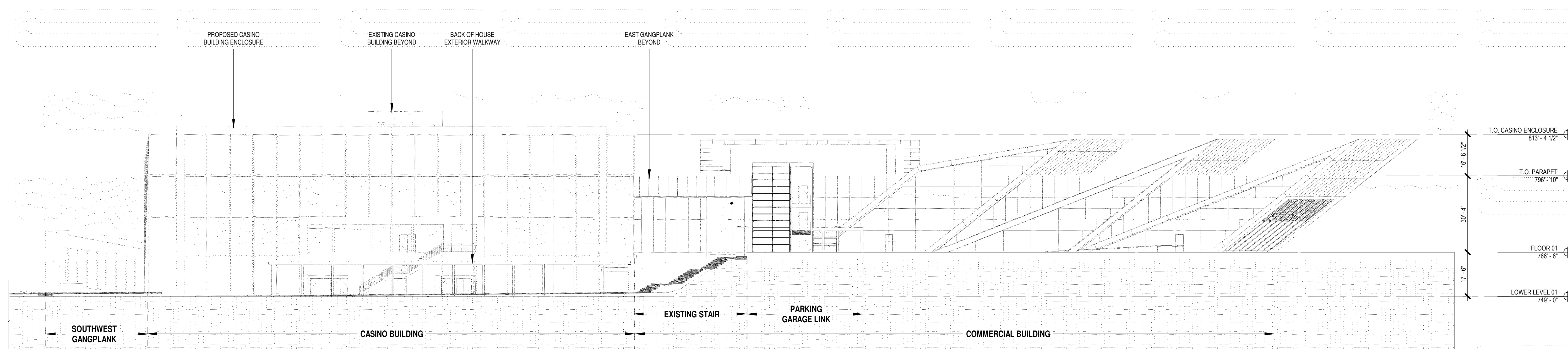
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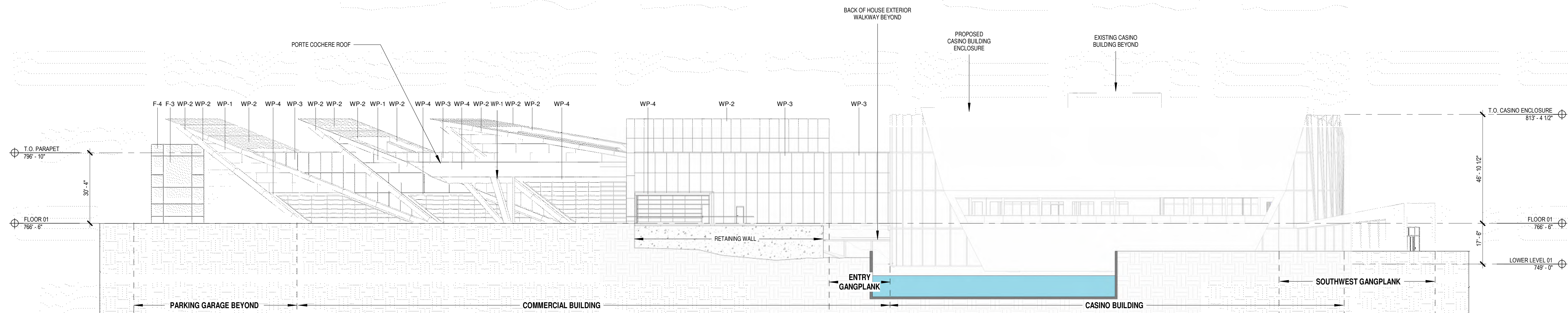
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F-2 = FABRIC 2
F-3 = FABRIC 3
F-4 = FABRIC 4
WP-1 = METAL PANEL COLOR 1
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WP-3 = METAL PANEL COLOR 3
WP-4 = METAL PANEL COLOR 4
WP-5 = METAL PANEL COLOR 5



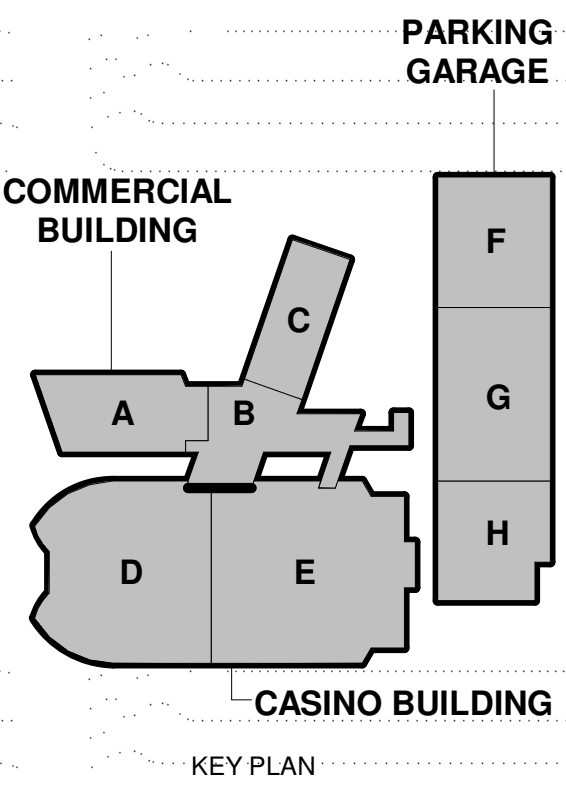
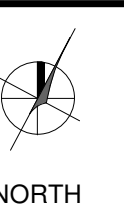
3 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - SOUTH
1" = 20'-0"



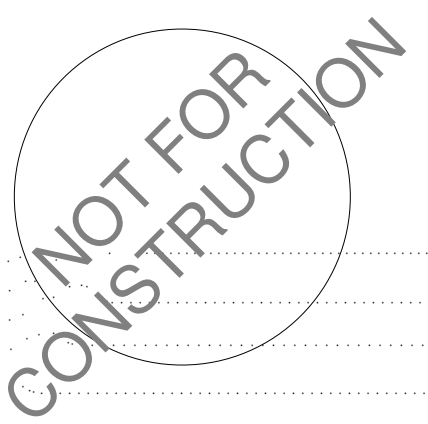
2 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - EAST
1" = 20'-0"



1 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - WEST
1" = 20'-0"



REZONING & MPD
RESUBMISSION
02/01/2021



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PM [JK] _____ DTL [CF] _____

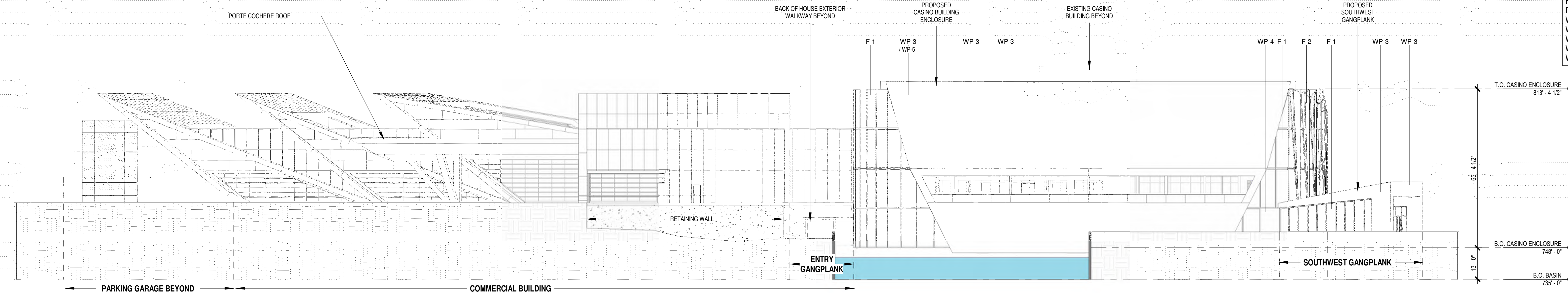
ISSUE 02/01/2021
JOB H20004.D0
DRAWN RR
SCALE As indicated
REVISIONS _____

EXTERIOR ELEVATIONS -
OVERALL CASINO BUILDING
ENCLOSURE - ZONING

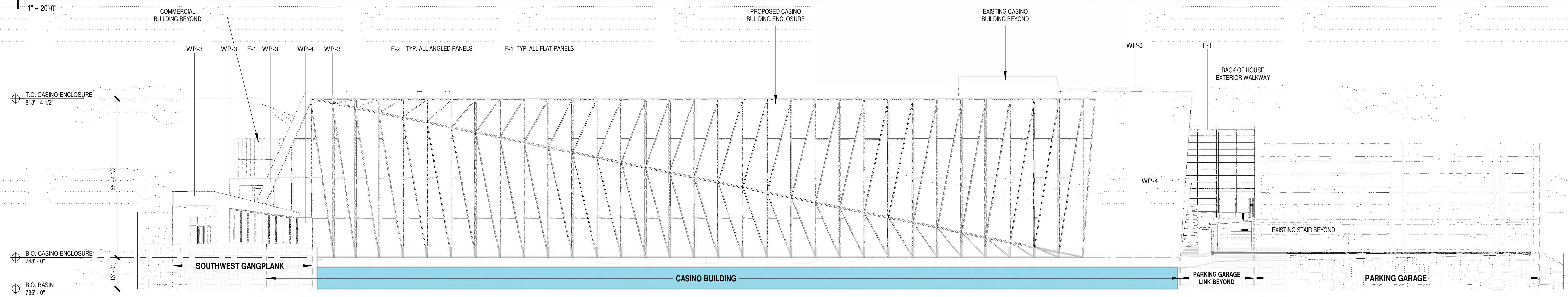
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ELEVATION KEY

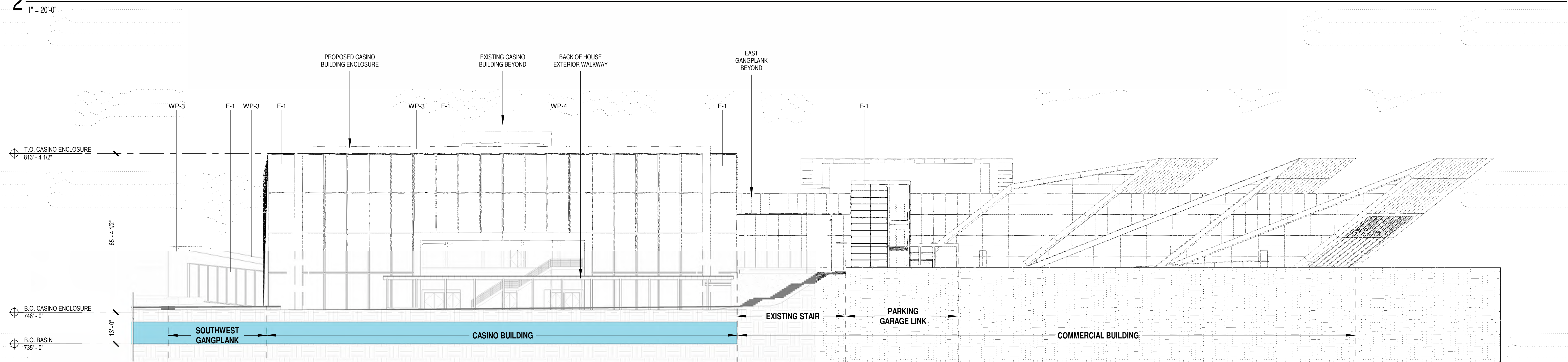
- F-1 = FABRIC 1
- F-2 = FABRIC 2
- F-3 = FABRIC 3
- F-4 = FABRIC 4
- WP-1 = METAL PANEL COLOR 1
- WP-2 = METAL PANEL COLOR 2
- WP-3 = METAL PANEL COLOR 3
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- WP-5 = METAL PANEL COLOR 5



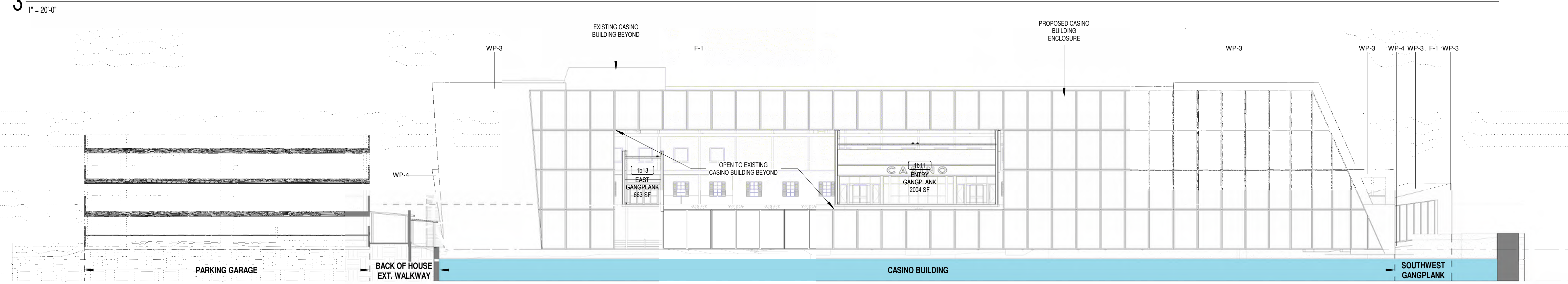
1 EXTERIOR ELEVATION - OVERALL CASINO BUILDING ENCLOSURE - WEST



2 EXTERIOR ELEVATION - OVERALL CASINO BUILDING ENCLOSURE - SOUTH



3 EXTERIOR ELEVATION - OVERALL CASINO BUILDING ENCLOSURE - EAST



4 EXTERIOR ELEVATION - OVERALL CASINO BUILDING ENCLOSURE - NORTH

2/1/2021 4:13:40 PM

CASINO KC MPD Submittal

Material Legend

2021 February 02

Reference Elevation Key on Drawings

F-1 FABRIC 1: Boat Enclosure Base Building Flat Panels, Parking Link south and east facing panels

Type 2B-Waterproof 'PTFE' Coated Fiberglass Membrane

Sheerfill II

Sun bleaches to a brilliant white

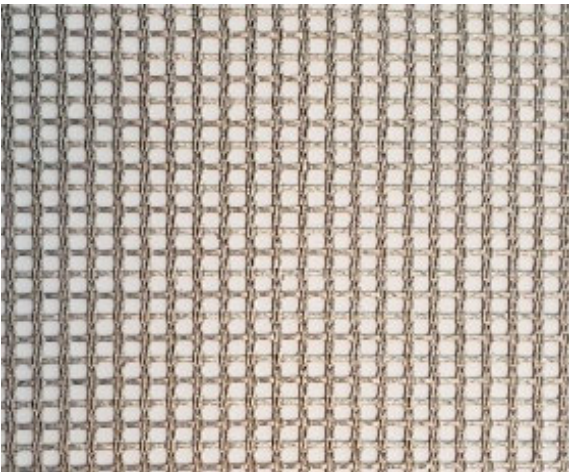


F-2 FABRIC 2: Boat Enclosure Base Angled Panels South Façade, Parking Link north and west facing panels, Southwest Gangplank (noted as F-5)

Type 2A-Ventilated 'PTFE' Coated Fiberglass mesh

Sheerfill-SMG-30 Silver

Passes ASTM E-136 "Non-Combustible", ASTM E-84 Class "A", NFPA 701

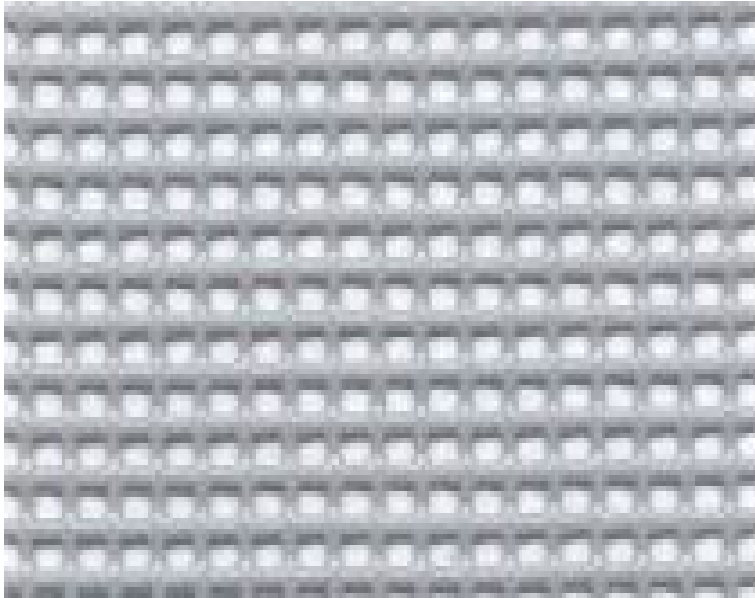


F-3 FABRIC 3: Parking Structure Signage

Type 1A- Ventilated PES MESH - Valmex TF400

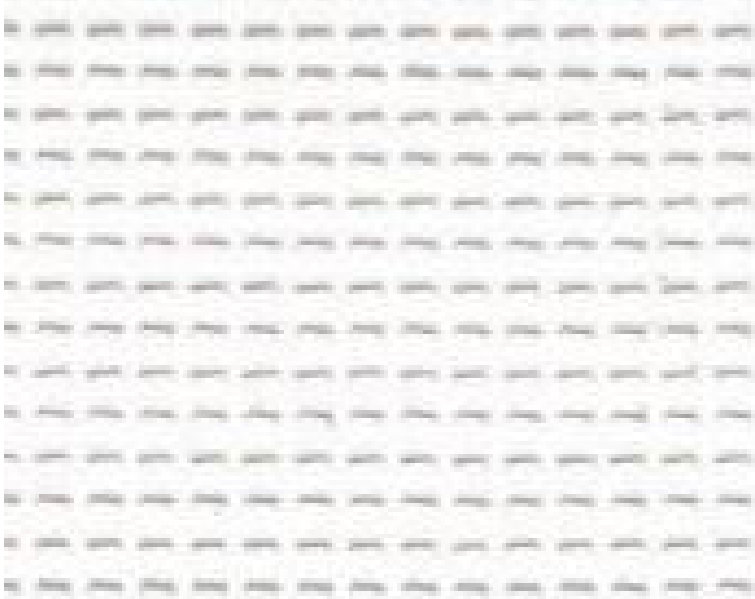
7280 5246 717717 Pale Gray

Multi-composed lacquering with highly concentrated PVDF mixture on both sides, weldable without grinding, protected against microbial and fungal attack, UV-protected



F-4 FABRIC 4: Parking Structure Signage with Casino KC Logo Printed

Type 1A- Ventilated PES MESH - Valmex TF400



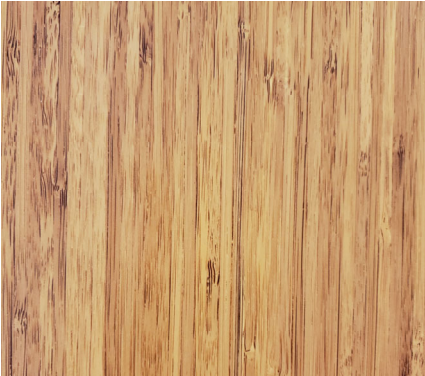
WP-1 METAL PANEL COLOR 1: Commercial Building Inside Fins, Porte Cochere Columns, Boat Enclosure West Columns:

Alpolic Metal Composite Materials - MST WHITE



WP-2 METAL PANEL COLOR 2: Commercial Building Fins:

Alpolic Metal Composite Materials – QCP BAMBOO



WP-3 METAL PANEL COLOR 3: Commercial Building Between Fins, Link to Parking Garage, Boat Enclosure West Upper, Southwest Gangplank, Boat Enclosure East

Alpolic Metal Composite Materials: Quartz Zinc 4-AZZ



WP-4 METAL PANEL COLOR 4: Commercial Building Frame at Windows, Porte Cochere Fascia, Boat Enclosure West Lower, Southwest Gangplank, Boat Enclosure Frame at Loading Area East
Alpolic Metal Composite Materials - BGY GREY



WP-5 METAL PANEL COLOR 5:
Boat Enclosure West End Accent Color
Alpolic Metal Composite Materials - PEX PEWTER METALLIC







