

# CITY PLAN COMMISSION STAFF REPORT

**CD-CPC-2025-00157**

**7750 E Front Street**



**KANSAS CITY**  
Planning & Dev

**November 5, 2025**

## Docket #11

### Request

Development Plan

### Applicant

Julie Wellner  
Wellner Architects, Inc.

### Owner

City of Kansas City, MO

### Site Information

|                  |                     |
|------------------|---------------------|
| Location         | 7750 E Front Street |
| Area             | 3.18 Acres          |
| Zoning           | M3-5                |
| Council District | 4 <sup>th</sup>     |
| County           | Jackson             |
| School District  | Kansas City         |

### Surrounding Land Uses

North: Open Space/Blue River, M3-5  
South: Industrial, M3-5  
East: Industrial, M3-5  
West: Industrial, M3-5

### KC Spirit Playbook Alignment

CD-CPC-2025-00157: Medium

### Land Use Plan

The Riverfront Industrial Area Plan recommends Heavy Industrial for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

N Century Avenue is not identified on the Major Street Plan and E Front Street is identified as a Thoroughfare.

## Approval Process



### Overview

The applicant seeks approval of a non-residential development plan for a detention center on about 3.18 acres generally located at the northwest corner of E Front Street and N Century Avenue. The proposed detention center will be directly south of the City's existing Tow Lot. The proposed detention center will only occupy 3.18 acres of the 65-acre site.

### Existing Conditions

The subject property is comprised of two lots and is developed with two parking lots, used for the tow lot. The southern portion of the property is open space and has a couple Water Treatment structures on the southern portion. There is also a vehicular access drive along the western side of the property.

### Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

### Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on October 28, 2025. A meeting summary is attached; see Attachment #3.

### Controlling + Related Cases

See Related Cases below.

### Project Timeline

The application was submitted on September 25, 2025. Scheduling deviations have not occurred.

### Professional Staff Recommendation

Docket #11 Approval, subject to conditions

## VICINITY MAP



## Related Cases

Ordinance No. 250890 - Reducing appropriation in the amount of \$15,028,929.97 in the Public Safety Sales Tax Fund; appropriating \$22,000,000.00 from the Unappropriated Fund Balance of the Public Safety Sales Tax Fund for the purpose of building a Temporary Modular Jail facility; designating requisitioning authority; authorizing the Director of General Services to execute contract EV-4177 in an amount up to \$15,975,000 with Brown and Root Industrial Services, Inc for construction of a Temporary Modular Jail; authorizing the Director of General Services to execute amendment no. 2 in the amount of \$1,513,837.00 for contract EV3851 with Treanor, Inc. for design professional services related to the temporary modular jail; and recognizing this ordinance as having an accelerated effective date. (Passed as amended October 16, 2025)

Ordinance No. 250889 - Reducing appropriations in the amount of \$15,028,929.97 in the Public Safety Sales Tax Fund; temporarily borrowing \$2,971,070.03 from the Unappropriated Fund Balance of the Capital Improvements Fund pursuant to Section 806(a)(3) of the City Charter and estimating revenue in the same amount to the Public Safety Sales Tax Fund; appropriating \$25,000,00.00 from the Unappropriated Fund Balance of the Public Safety Sales Tax Fund; and directing the Director of Finance to repay the temporary loan to the Capital Improvements Fund by April 30, 2027; designating requisitioning authority; authorizing the Director of General Services to execute contract EV-4177 in an amount up to \$19,225,000.00 with Brown & Root Industrial Services, Inc for

construction of a Temporary Modular Jail; and recognizing this ordinance as having an accelerated effective date. (Held in Committee October 14, 2025)

## PLAN REVIEW

The applicant is proposing a 54,800 square foot detention and corrections facility. The facility will have approximately 100 beds and a parking area for staff and visitors.

The proposed detention facility will be in operation 24 hours a day. The average stay in the facility will be a maximum of 14 days, those being detained will be released through a bonding/release process and transported to the Kansas City South Patrol Station.

The proposed construction materials include metal panels with accent banding.

The applicant is proposing to maintain the existing landscaping along the visitor parking lot and to the south of the proposed detention facility. Staff requested additional screening of the proposed building; however the applicant has decided to move forward with the existing landscaping as submitted in the application.

The proposal also includes a 12' fence with razor wire surrounding a portion of the drive access, employee parking, and the structure. The fence will provide the required screening of the building to vehicles heading north on N Century towards the Tow Lot and Detention Facility.

## PLAN ANALYSIS

| Standards                                                           | Meets                      | Notes                                                                                                                                                                  |
|---------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot and Building Standards (88-140)                                 | Yes                        |                                                                                                                                                                        |
| Detention and Correctional Facilities - Specific Standards (88-335) | Yes                        |                                                                                                                                                                        |
| Parking & Loading (88-420)                                          | No                         | The proposal is missing 4 short-term bicycle parking spaces, an Administrative Adjustment for the missing bicycle parking spaces is included in this development plan. |
| Landscaping & Screening (88-425)                                    |                            |                                                                                                                                                                        |
| Outdoor Lighting (88-430)                                           | Yes, subject to conditions | See condition #7.                                                                                                                                                      |
| Signs (88-445)                                                      | Yes, subject to conditions |                                                                                                                                                                        |
| Pedestrian Standards (88-450)                                       | No                         | See below, conditions #9, 10, 11.                                                                                                                                      |

### **88-335 – Detention and Correctional Facilities**

The proposed detention center complies with the four criteria listed in this section. The property is over the 2-acre minimum requirement and is located more than 400 feet from an R zoning district, residential dwelling unit, school, library, museum or cultural exhibit, community center, park, boulevard, parkway, day care use, religious assembly use due to the location abutting the Missouri River. All outdoor recreation areas and structures occupied by inmates are setback 25 feet in an M district and the proposed facility provides a minimum of 350 square feet per occupant (condition 5).

### **88-425 – Landscaping & Screening**

The Kansas City Water Department is proposing infrastructure improvements on the property to the south of the proposed detention center that will cover a majority of the property. These improvements are not proposed in conjunction with the proposed facility, however they will also as additional screening of the detention center from the south.

### **88-450 – Pedestrian Standards**

Staff is requesting an approximately 155' long section of sidewalk be added from the bus stop south of E Front Street to the intersection of N Century Ave and E Front Street (see photo below). The installation of this portion of sidewalk will create an impervious surface for visitors/employees to use as they exit the bus towards East Front Street. According to information from Corrections Division, the facility will operate with set hours for visitors, and will have a low impact on pedestrian access or pedestrian safety. Staff is including a condition (condition 10) to submit a preliminary plat sheet, prior to Neighborhood Planning and Development Committee, with a note included on the plat stating that a deferral agreement for the installation of sidewalks be approved prior to final certificate of occupancy. Condition 11 will require the deferral agreement between the Corrections Division and Public Works to construct public sidewalks along N Century Avenue when the future KC Water facilities are constructed.



## SPECIFIC REVIEW CRITERIA

### Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.**

The plan does not comply with all standards of the Zoning and Development Code; the applicant is seeking an administrative adjustment for short-term bicycle parking (approval of the administrative adjustment is included with this application). Staff has also included a condition (condition 11) for a deferral for the installation of sidewalks. Staff does not anticipate a large amount of bicycle activity at this site since it is quite isolated from any existing pedestrian infrastructure. As discussed above, staff has requested that a sidewalk segment be constructed from the intersection of N Century Ave and E Front Street to provide a connection to the existing bus stop on the southern portion of N Century Avenue (shown in the photo on page 5 of the staff report) as we believe visitors and employees for the detention center, proposed KC Water facilities, and existing tow will use public transportation to access the site.

"This site is appropriate for a detention center. Due to the specific use, much of the Playbook's Goal Supporting Criteria are not applicable. As an infill project supported with existing infrastructure, the site does meet goals related to sustainability.

The applicant's responses regarding ongoing conversations about the bus stop and landscape screening are acceptable.” – Luke Ranker, 4<sup>th</sup> District Planner, Community Planning Division

**B. The proposed use must be allowed in the district in which it is located.**

The proposed detention and correctional facility use is allowed with the approval of a special use permit in an M3-5 district, however due to the multiple principal structures and the zoning of the property the application is being reviewed through a development plan. Section 88-517-09-D also states the following, “If a use that would have required special use approval is approved on a development plan, no separate special use review will be required.”

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.**

Vehicular ingress and egress to and from the site is adequate. There are four different areas of parking; visitor parking, employee parking, fleet parking, and officer parking. Circulation on site is efficient and convenient.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

Staff is not anticipating an increase in pedestrian movement on the site. The applicant is providing half of the required short-term bicycle parking in compliance with the code for visitors or staff to use; an administrative adjustment for this requirement is included in this development plan. Additionally, KCATA staff has asked that the applicant provide a north-south sidewalk providing a pedestrian connection to the bus stop located on E Front Street. As discussed on pages 4 & 5 of this report, staff is asking for a 155’ long sidewalk from the bus stop south of E Front Street to the intersection of E Front Street to N Century Ave.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

The plan will provide adequate utilities based on City standards.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The proposed structure is located in the southern parking lot of the KC Tow Lot property; the structure will be 54,800 square feet and 35-feet tall. The property is located in an industrial area of the city that is developed with large buildings. The KC Tow Lot is developed with a building that has similar architectural features as the proposed detention center and is therefore compatible with the surrounding areas.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

There is existing landscaping on the property as highlighted on Sheet L100 of the submittal packet. The applicant is not proposing to add any new landscaping to the site.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The subject property is entirely paved; the proposed detention and correctional facility will not increase or decrease the amount of impervious surface on the property.

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

There are no trees on the property. The applicant is proposing to retain most of the landscaping on the site.

## **ATTACHMENTS**

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

## **PROFESSIONAL STAFF RECOMMENDATION**

**City staff recommends Approval with Conditions as stated in the conditions report.**

Respectfully submitted,



Larisa Chambi, AICP

Planning Supervisor



## Plan Conditions

Report Date: October 30, 2025

Case Number: CD-CPC-2025-00157

Project:

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) with questions.*

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. Per 88-335, the detention center shall provide a minimum of 350 square feet per occupant at all times.
6. The applicant shall consolidate the subject property and the property to the south into one lot by deed prior to the final Certificate of Occupancy.
7. The applicant shall submit a photometric plan in compliance with Section 88-430 of the zoning and development code at the time of building permit, or the applicant shall receive approval of an alternative compliance lighting plan prior to the issuance of a building permit.
8. An administrative adjustment to Section 88-420-09, requiring short-term bicycle parking be included in the review and approval of this development plan.
9. The applicant shall provide 155' (feet) of sidewalk from the bus stop located on N Century Avenue (south of E Front Street) to the southwest corner of E Front Street and N Century Avenue.
10. The applicant shall submit a preliminary plat sheet prior to the Neighborhood Planning and Development Committee meeting, the submitted preliminary plat sheet shall include a note stating that a deferral agreement for the installation of sidewalks will be approved prior to final certificate of occupancy.
11. That the Corrections Division and Public Works shall enter into a deferral agreement to construct public sidewalks along North Century Avenue when future KC Water facilities are constructed.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / [michael.schroeder@kcmo.org](mailto:michael.schroeder@kcmo.org) with questions.*

12. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
14. 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)
15. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

16. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
17. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access ( IFC-2018 § 912.2.1).
18. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
19. 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)
20. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
21. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. Shall provide fire lane signage on fire access drives.

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.*

23. Submit lighting plan of outdoor lighting prior to obtaining building permit - According to the Illumination Engineering Society Standards (IES) - A police facility should have an average maintained lighting level of 5 foot-candles (fc) in parking areas with an average to minimum ratio of 4:1, an average maintained fc level of 8fc at building entrances with an average to minimum ratio of 3:1 (G-1-22, Sec. 8.3), and an average maintained fc level of 2fc around the fencing with an average to minimum ratio of 6:1 10' inside fence/25" exterior of fence (G-1-22, Sec. 8.2.4/8.2.5).

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

24. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.  
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

*Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.*

25. Developer to work with the Levee District to determine if additional storm water requirements will need to be met prior to issuance of building permit.
26. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

KANSAS CITY, MO  
DETENTION AND REHAB CENTER – TEMPORARY  
DEVELOPMENT PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 50 NORTH, RANGE 32 WEST,  
AND PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 32 WEST.  
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



TABLE 1 - SITE DATA

| Site Data               | Existing | Proposed | Deviation Requested | Approved |
|-------------------------|----------|----------|---------------------|----------|
| Zoning                  | M3-5     | M3-5     | No                  |          |
| Gross Land Area         |          |          |                     |          |
| in square feet          | 138927   | 138927   | No                  |          |
| in acres                | 3.18     | 3.18     | No                  |          |
| Right-of-way Dedication |          |          |                     |          |
| in square feet          | 0        | 0        | No                  |          |
| in acres                | 0        | 0        | No                  |          |
| Right-of-way Vacation   |          |          |                     |          |
| in square feet          | 0        | 0        | No                  |          |
| in acres                | 0        | 0        | No                  |          |
| Net Land Area           |          |          |                     |          |
| in square feet          | 138927   | 138927   | No                  |          |
| in acres                | 3.18     | 3.18     | No                  |          |
| Building Area (sq. ft.) | 0        | 54,800   | No                  |          |
| Floor Area Ratio        | 0        | 0.39     | No                  |          |
| Residential Use Info    |          |          |                     |          |
| Total Dwelling Units    | 0        | 0        | No                  |          |
| Detached House          | 0        | 0        | No                  |          |
| Zero Lot Line House     | 0        | 0        | No                  |          |
| Cottage House           | 0        | 0        | No                  |          |
| Semi-attached House     | 0        | 0        | No                  |          |
| Townhouse               | 0        | 0        | No                  |          |
| Two-unit House          | 0        | 0        | No                  |          |
| Multi-unit House        | 0        | 0        | No                  |          |
| Colonnade               | 0        | 0        | No                  |          |
| Multiplex               | 0        | 0        | No                  |          |
| Multi-unit Building     | 0        | 0        | No                  |          |
| Total Lots              | 1        | 1        | No                  |          |
| Residential             | 0        | 0        | No                  |          |
| Public/Civic            | 1        | 1        | No                  |          |
| Commercial              | 0        | 0        | No                  |          |
| Industrial              | 0        | 0        | No                  |          |
| Other                   | 0        | 0        | No                  |          |

TABLE 2 - BUILDING DATA

| Building Data                  | Required | Proposed | Deviation Requested | Approved |
|--------------------------------|----------|----------|---------------------|----------|
| Rear Setback                   | NONE     | N/A      | No                  |          |
| Front Setback                  | NONE     | N/A      | No                  |          |
| Side Setback                   | NONE     | N/A      | No                  |          |
| Side Setback (abutting street) | N/A      | N/A      | No                  |          |
| Height                         | 60 ft    | 35 ft    | No                  |          |

TABLE 4 - PARKING

| Building Data        | Vehicle Spaces Required | Vehicle Spaces Proposed | Bike Spaces Required | Bike Spaces Proposed | Alternatives Proposed (See 88-420-16-4) |
|----------------------|-------------------------|-------------------------|----------------------|----------------------|-----------------------------------------|
| Proposed Use(s)      |                         |                         |                      |                      |                                         |
| Staff                | -                       | 29                      |                      |                      |                                         |
| Fleet Parking        | -                       | 16                      |                      |                      |                                         |
| Administrative Staff | -                       | 17                      |                      |                      |                                         |
| Public               | -                       | 19                      |                      |                      |                                         |
| Short Term Bicycle   | -                       |                         | 8                    | 4                    | YES                                     |
| Long Term Bicycle    | -                       |                         | 3                    | 3                    |                                         |
| Total                | 14                      | 81                      | 11                   | 7                    |                                         |

TABLE 5 - OTHER DEVELOPMENT STANDARDS

| 88-425 OTHER DEVELOPMENT STANDARDS              |                             |
|-------------------------------------------------|-----------------------------|
| 88-408 Parkland Dedication                      | Not Applicable              |
| 88-415 Stream Buffers                           | Not Applicable              |
| 88-430 Outdoor Lighting                         | Lighting Comply with 88-430 |
| 88-435 Outdoor Display, Storage, and Work Areas | Not Applicable              |
| 88-445 Signs                                    | Signage comply with 88-445  |
| 88-450 Pedestrian Standards                     | As Provided for Tow Lot     |

PROJECT SCHEDULE

CONSTRUCTION START: JANUARY 2026  
CONSTRUCTION END: MAY 2026  
THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

DEVELOPER / OWNER

NAME: KCMO ASSISTANT CITY MANAGER  
ADDRESS: 415 EAST 12TH STREET  
KANSAS CITY, MISSOURI 64106  
PHONE: 816-861-1079 (OFFICE)  
CONTACT: JEFF MARTIN P.E., ENV SP  
EMAIL: Jeff.martin@kcmo.org

CIVIL ENGINEER

TALIAFERRO & BROWNE, INC.  
LEONARD GRAHAM, P.E.  
RICHARD A. MONTGOMERY, P.E.  
PH: (816) 283-3456  
FAX: (816) 283-0810



LOCATION MAP

LEGAL DESCRIPTION

TRACT 1, COMMITMENT NCS-215219-KCTY {TRACT "A", SURVEY DATED 6-25-76 (DOC. 1283, PG. 1419 & 1423)}

Part of the Northwest Quarter of Section 30, Township 50 North, Range 32 West, and part of the West Half of fractional Section 19, Township 50 North, Range 32 West, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 30; thence due North along the West line of said Quarter Section, a distance of 1421.40 feet; thence South 89°36'35" East a distance of 217.21 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence South 89°36'35" East a distance of 140.25 feet; thence North 18°30'00" East a distance of 2342.53 feet; thence in a Northeasterly direction along a curve to the right having a radius of 2664.93 feet and tangent to the last described course, an arc distance of 781.40 feet; thence North 35°18'00" East, tangent to the last described course, a distance of 714.75 feet to a point in the Southwesterly right-of-way line of Levee District No. 1, said right-of-way line being 87 feet southwesterly of and parallel with the centerline of said Levee; thence North 43°50'30" West along said right-of-way line a distance of 482.92 feet to a point opposite and 87 feet Southwesterly of the centerline Station 299+15 of said Levee; thence South 69°21'27" West along said right-of-way line a distance of 38.08 feet to a point opposite and 122 feet southwesterly of centerline Station 299+00 of said Levee; thence North 34°44'55" West along said right-of-way line a distance of 86.62 feet; thence South 43°44'00" West a distance of 825.01 feet; thence in a southwesterly direction along a curve to the left having a radius of 2167.01 feet and tangent to the last described course on arc distance of 1654.06 feet; thence due South along a line that is 275 feet East of and parallel with the West lines of Sections 19 and 30, a distance of 1137.39 feet; thence in a Southerly and Southwesterly direction along a curve to the right having a radius of 3944.83 feet and tangent to the last described course, an arc distance of 676.00 feet to the TRUE POINT OF BEGINNING.

TRACT 2, COMMITMENT NCS-215219-KCTY {TRACT "B", SURVEY DATED 6-25-76 (DOC. 1595, PG.471)}

An irregular shaped tract or parcel of land located in the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, all in Township 50 North, Range 32 West, Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at a point in the Easterly right-of-way line of the CMSLP&P Railroad and the CR&P Railroad with is 1223.80 feet South and 357.45 feet East of the NW corner of said Section 30, Township 50 North, Range 32 West; thence N 18°30' E, 2342.54 feet coincident with aforesaid railroad right-of-way line to a point-of-curve; thence in a northeasterly direction on a curve to the right, having a radius of 2664.93 feet and being tangent to the last described course, through a central angle of 16°48' for an arc distance of 781.40 feet to a point of tangency; thence N 35°18' E, 258.23 feet to a point and corner; thence S 43°51' E, 151.83 feet to a point and corner; thence due South 3026.33 feet to a point and corner; thence N 89°36'30" W, 1350.00 feet to the Point-of-Beginning.

| SHEET INDEX |                      |
|-------------|----------------------|
| SHEET NO.   | SHEET TITLE          |
| G000        | COVER SHEET          |
| C100        | SITE SURVEY          |
| C101        | SITE PLAN            |
| C102        | GRADING PLAN         |
| C103        | OVERALL UTILITY PLAN |
| C104        | UTILITY PLAN         |
| L100        | LANDSCAPE PLAN       |
| A201        | ELEVATIONS           |

**T&B**  
TALIAFERRO & BROWNE

1020 E. 8TH STREET  
KANSAS CITY, MO. 64108  
PH: (816) 283-3456  
WWW.TB-ENG.COM

MISSOURI CERTIFICATE OF AUTHORITY  
ENGINEERING CORPORATION #00066  
LANDSCAPE ARCHITECT CORPORATION #001010460

**WELLNER**  
ARCHITECTS  
+ engineers

**TREANOR**

KANSAS CITY, MO  
DETENTION AND REHAB  
CENTER - TEMPORARY

DEVELOPMENT PLAN

DATE: 10/17/2025

G000

Note: Missouri State Plane Coordinates West Zone  
Conversion Data  
1 Meter = 3.28083333 Feet  
Project Grid Factor = 0.99991118

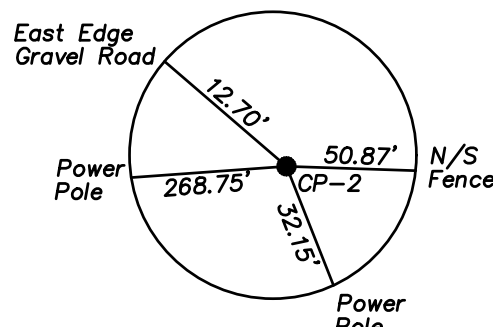
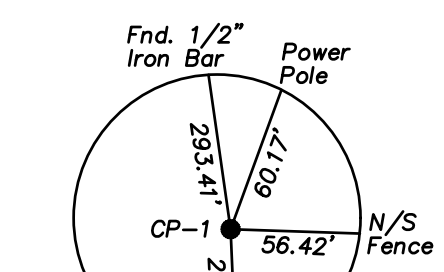
CP-1 (Set 1/2" Iron Bar w/ Cap)  
N 1081902.713  
E 2792197.672  
ELEV. = 734.39ft

RM1) EAST 1.4± FEET TO WEST EDGE GRAVEL ROAD  
RM2) NORTH 293.41 FEET TO 1/2" IRON BAR  
RM3) NORTHEAST 60.17 FEET TO POWER POLE  
RM4) EAST 56.42 FEET TO NORTH/SOUTH FENCE  
RM5) SOUTH 236.96 FEET TO POWER POLE

CP-2 (Set 1/2" Iron Bar w/ Cap)  
N 1080017.036  
E 2792139.959  
ELEV. = 734.67ft

RM1) NORTHWEST 12.70 FEET TO EAST EDGE GRAVEL ROAD  
RM2) EAST 50.87 FEET TO NORTH/SOUTH FENCE  
RM3) SOUTHEAST 32.15 FEET TO POWER POLE  
RM4) WEST 268.75 FEET TO POWER POLE

BENCH MARK  
TOP OF 1/2" IRON BAR W/CAP AT CP-1  
ELEVATION = 734.39ft



FLOOD NOTE:  
According to my interpretations of Community Panel No. 290173 0080 B of the Flood Insurance Rate Map for the City of Kansas City, Clay, Platte & Jackson Counties, Missouri, dated 08-05-1986, the subject property is in Flood Zone "B", ie. "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood" and Flood Zone "AH", ie. "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined." (APPROXIMATE LIMITS SHOWN HEREON)

TRACT 1, COMMITMENT NCS-215219-KCTY {TRACT "A", SURVEY DATED 6-25-76 (DOC. 1283, PG. 1419 & 1423)}  
Part of the Northwest Quarter of Section 30, Township 50 North, Range 32 West, and part of the West Half of fractional Section 19, Township 50 North, Range 32 West, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 30; thence due North along the West line of said Quarter Section, a distance of 1421.40 feet; thence South 89°36'35" East a distance of 217.21 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence South 89°36'35" East a distance of 140.25 feet; thence North 18°30'00" East a distance of 2342.53 feet; thence in a Northeasterly direction along a curve to the right having a radius of 2664.93 feet and tangent to the last described course, an arc distance of 781.40 feet; thence North 35°18'00" East, tangent to the last described course, a distance of 714.75 feet to a point in the Southwesterly right-of-way line of Levee District No. 1, said right-of-way line being 87 feet southwesterly of and parallel with the centerline of said Levee; thence North 43°50'30" West along said right-of-way line a distance of 482.92 feet to a point opposite and 87 feet Southwesterly of the centerline Station 2994+15 of said Levee; thence South 69°21'27" West along said right-of-way line a distance of 38.08 feet to a point opposite and 122 feet southwesterly of centerline Station 2994+00 of said Levee; thence North 34°44'55" West along said right-of-way line a distance of 86.62 feet; thence South 43°44'00" West a distance of 825.01 feet; thence in a southwesterly direction along a curve to the left having a radius of 2167.01 feet and tangent to the last described course an arc distance of 1654.08 feet; thence due South along a line that is 275 feet East of and parallel with the West lines of Sections 19 and 30, a distance of 1137.39 feet; thence in a Southerly and Southwesterly direction along a curve to the right having a radius of 3944.83 feet and tangent to the last described course, an arc distance of 676.00 feet to the TRUE POINT OF BEGINNING.

TRACT 2, COMMITMENT NCS-215219-KCTY {TRACT "B", SURVEY DATED 6-25-76 (DOC. 1595, PG.471)}

An irregular shaped tract or parcel of land located in the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, all in Township 50 North, Range 32 West, Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at a point in the Easterly right-of-way line of the CMSLP&P Railroad and the CR&P Railroad with is 1223.80 feet South and 357.45 feet East of the NW corner of said Section 30, Township 50 North, Range 32 West; thence N 18°30' E, 2342.54 feet coincident with aforesaid railroad right-of-way line to a point-of-curve; thence in a northeasterly direction on a curve to the right, having a radius of 2664.93 feet and being tangent to the last described course, through a central angle of 16°48' for an arc distance of 781.40 feet to a point of tangency; thence N 35°18' E, 258.23 feet to a point and corner; thence S 43°51' E, 151.83 feet to a point and corner; thence due South 3026.33 feet to a point and corner; thence N 89°36'30" W, 1350.00 feet to the Point-of-Beginning.

#### SURVEY NOTES:

- Property information shown hereon (record descriptions and easements) was provided by First American Title Insurance Company, Commitment No. NCS-215219-KCTY, effective February 03, 2008 at 8:00 a.m.  
This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search did not disclose. This survey does not certify to ownership of property.
- The utilities as shown on this drawing were developed from the information available (existing utility maps, above-ground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractor's responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) West Zone.
- A 35' Easement to Armco Steel Corp. (shown hereon) is shown on the Survey dated June 25, 1976 for the Water & Pollution Control Dept. of Kansas City MO, Drawing No. 9740 but does not appear in the Title Commitment NCS-215219-KCTY. A supporting document, Ordinance 11687-2154 was provided us which "specifically releases to the City a permanent easement granted by an instrument filed as Document No. 889379 in Book 1837, Page 287 on June 30, 1966."

#### TITLE NOTES:

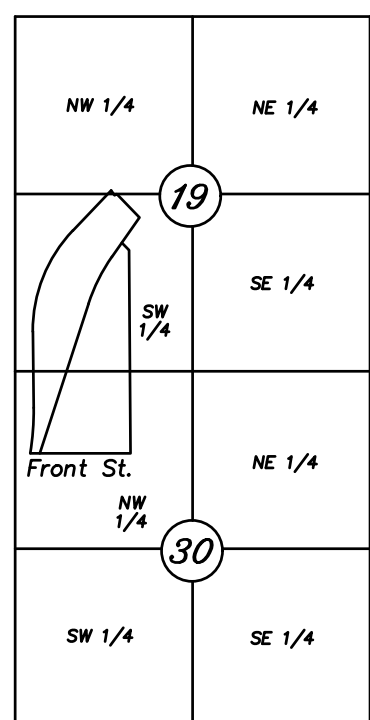
(#B) An Easement granted to Kansas City Power & Light Company recorded as Doc. No. 1-850763 in Book 1-1812, Page 324. (Shown hereon)

## TOW LOT CERTIFICATE OF SURVEY A PART OF SECTIONS 19 & 30, TWP.50N, RGE.32W KANSAS CITY, JACKSON COUNTY, MISSOURI

### MAP KEY

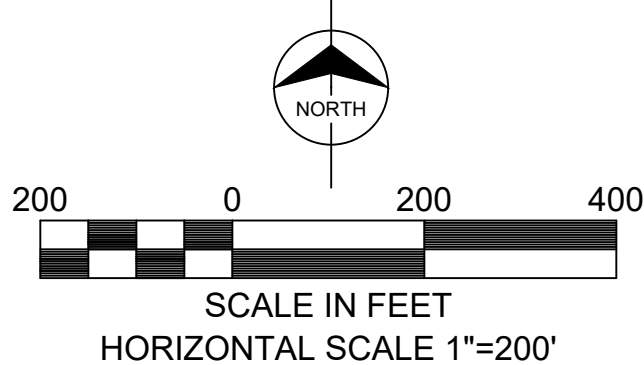
|                                  |             |
|----------------------------------|-------------|
| POWER POLE                       | PP          |
| LIGHT POLE                       | LP          |
| TELEPHONE POLE                   | TP          |
| OVERHEAD CONTACT SYSTEM          | OCS         |
| SIGNAL (PEDESTRIAN, TRAF. TRAIN) | PS,TS,TRAIN |
| TRAFFIC MAST                     | GUY         |
| ANCHOR                           |             |
| UNDERGROUND POWER LINES          | UGE         |
| OVERHEAD UTILITY LINES           | OHE         |
| UNDERGROUND TELEPHONE LINES      | UGT         |
| UNDERGROUND FIBER LINES          | UFD         |
| UNDERGROUND CABLE TV LINES       | CTV         |
| GAS LINE                         | G           |
| GAS SERVICE LINE                 | GS          |
| WATER LINE                       | W           |
| WATER SERVICE                    | W/S         |
| FIRE HYDRANT                     | FH          |
| WATER VALVE                      | WV          |
| WATER METER                      | WM          |
| WATER MANHOLE                    | WMH         |
| CURB STOP                        | CS          |
| SPRINKLER CONTROL BOX            | SCB         |
| CABLE TV PEDESTAL                | CATV PED    |
| ELECTRIC METER                   | EM          |
| ELECTRIC TRANSFORMER             | TRANS       |
| PULL BOX                         | PB          |
| TELEPHONE PEDESTAL               | TELE PED    |
| GAS METER                        | GM          |
| GAS VALVE                        | GV          |
| MAIL BOX                         | MB          |
| SIGN                             |             |
| TREE (DIA.)                      | 12"         |
| PINE TREE (DIA.)                 | 12"         |
| BUSH                             |             |
| TREE LINE                        |             |
| GUARD POST                       | GP          |
| FENCE                            |             |
| GUARD RAIL                       |             |
| YARD LIGHT                       | YL          |
| TRASH CAN                        |             |

- NOTE:
- Topographic and boundary surveys were not performed for the Kansas City, Missouri Detention and Rehab Center - temp project. Topographic and Boundary survey base files for the project are based on information taken from the 2006 Lovelace & Associates Certificate of Survey. 100% construction documents prepared in 2007 for the vehicle impound facility and the 2025 topographic survey for the Blue River WWTP facility plan.
  - Temporary jail site is located entirely within Flood Zone X (Area Protected by Levee)



VICINITY MAP  
150N, R32W

NOT TO SCALE



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ENGINEERING CORPORATION NUMBER  
LANDSCAPE ARCHITECT CORPORATION #01010400

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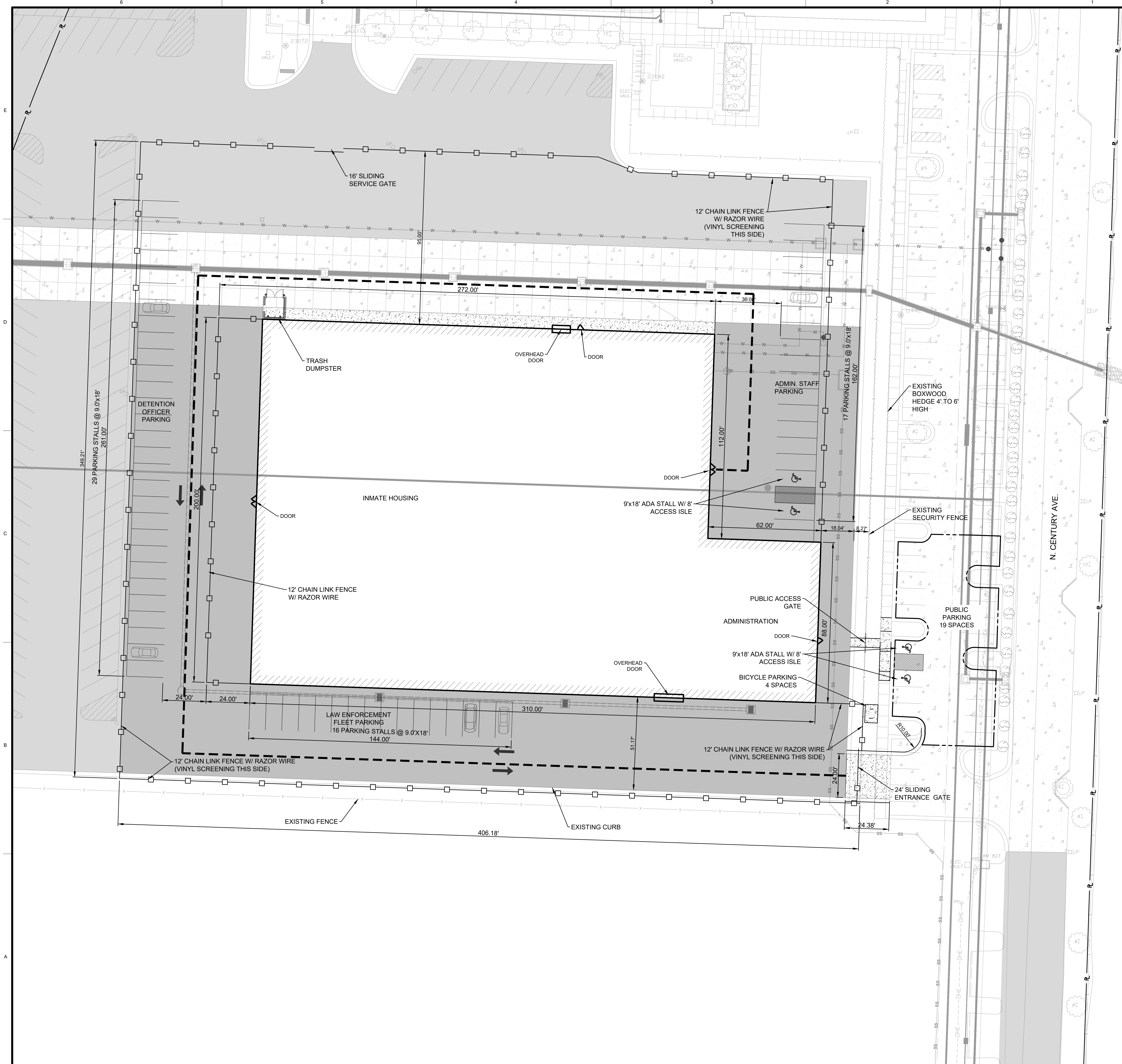
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**C100**

**SITE SURVEY**

Treanor NO. 79-1100



— W — W — PROPOSED WATER LINE

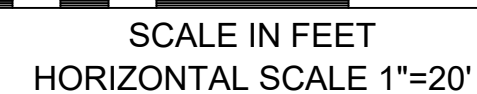
 PROPOSED WATER VAULTS

 PROPOSED STORM STRUCTURE

— — — — — PROPOSED STORM PIPE

 PROPOSED SANITARY STRUCTURES

— SS — SS — PROPOSED SANITARY SEWER PIPE



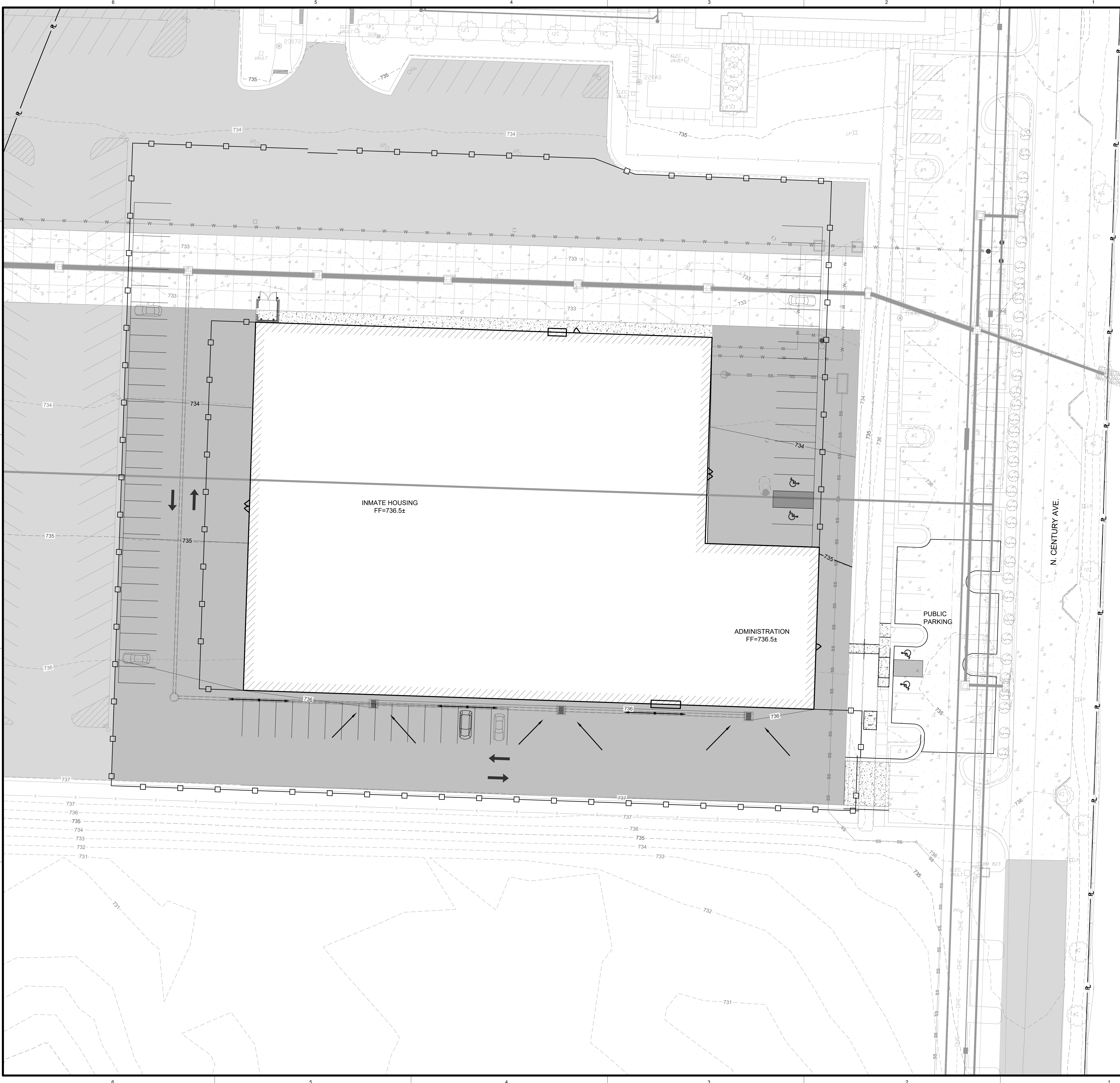
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Treanor NO. 79-1100

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PAVEMENT LEGEND

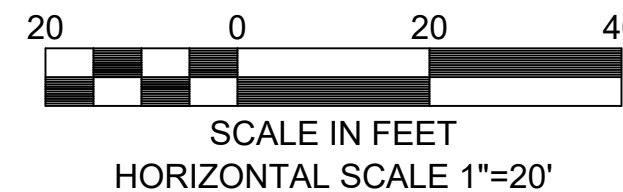
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER VAULTS
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED SANITARY STRUCTURES
- PROPOSED SANITARY SEWER PIPE

LEGEND

- FLOW ARROWS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS



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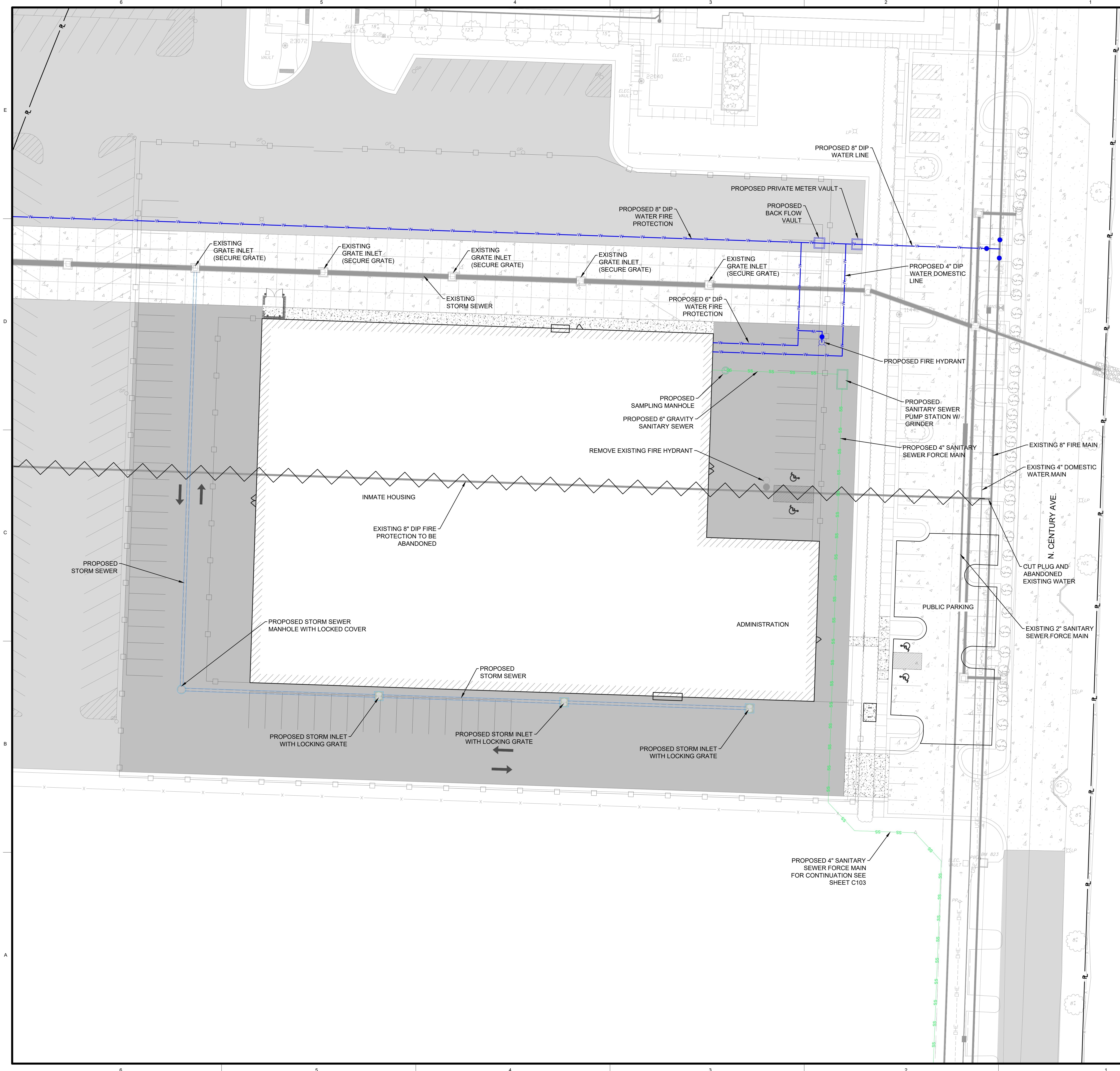
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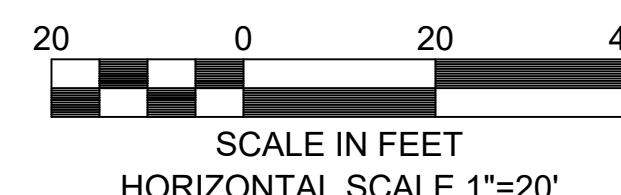
GRADING PLAN

Treanor NO. 79-1100





 PROPOSED WATER LINE  
 PROPOSED WATER VAULTS  
 PROPOSED STORM STRUCTURE  
 PROPOSED STORM PIPE  
 PROPOSED SANITARY STRUCTURES



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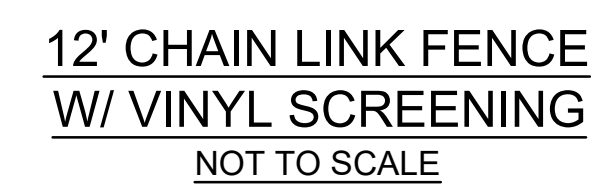
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KANSAS CITY  
MISSOURI

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# L100

LANDSCAPE PLAN

Treanor NO. 79-1100

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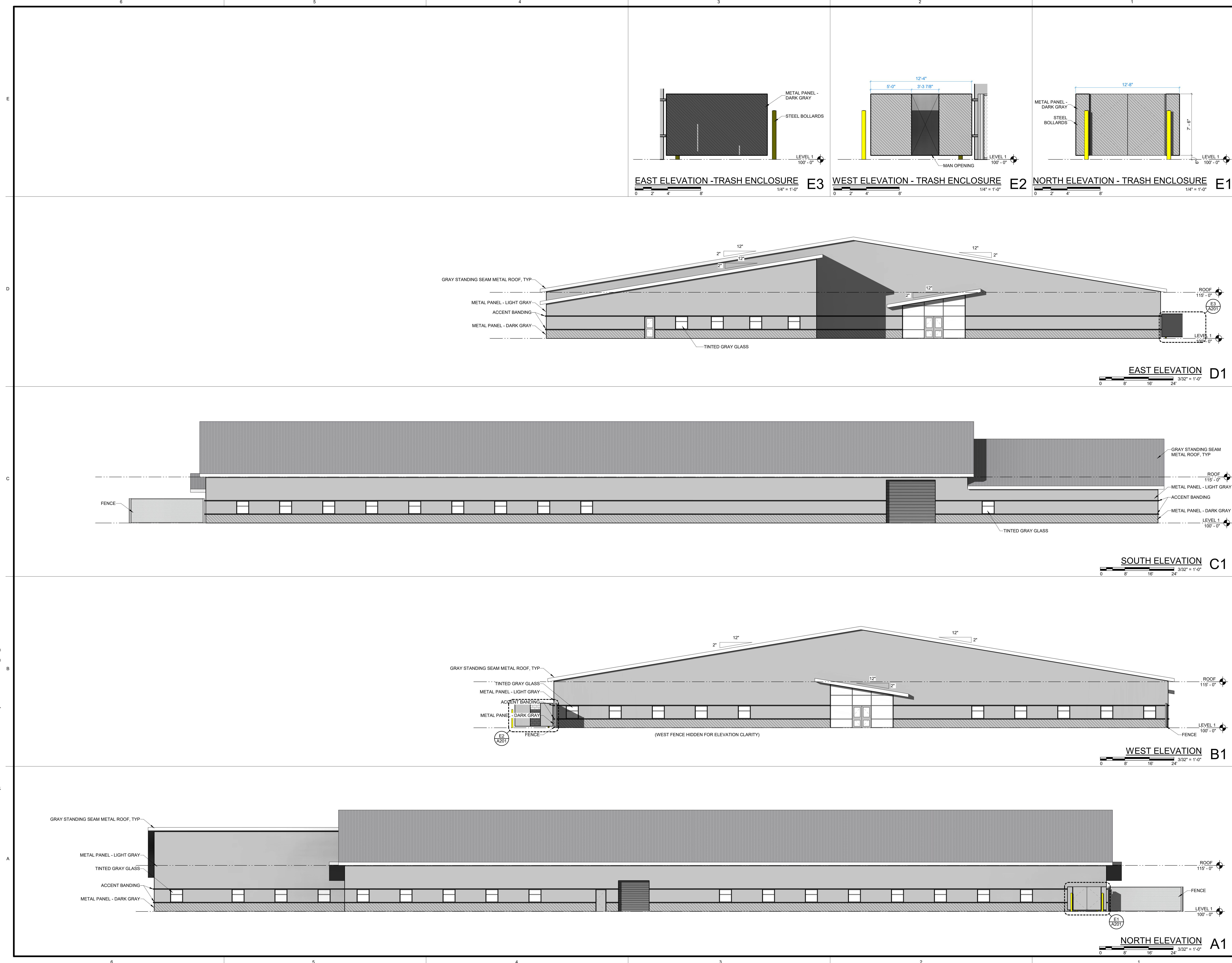


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**A201**

**ELEVATIONS**

Treanor NO. Project Number



DETENTION CENTER FOR THE CITY OF KCMO  
CD-CPC-2025-00157

MEETING SUMMARY  
PUBLIC ENGAGEMENT  
OCTOBER 28, 2025, 8 am – 9 am, Teams Meeting

No attendance by the public.  
See the attendance sheet for City staff and A/E team attendees.

## Participants



Invite someone or dial a number



 Share invite

### Presenters (1)



Julie Wellner  
Organizer



### Attendees (5)

AP

Andrew Pitts (External)



MC

Case, Megan (Unverified)



CB

Chris Birkenmaier (External)



DM

Dick Montgomery (External)



RR

Reyes, Rukhsana (Unverified)



### Others invited (2)

LN



Lamin Nyang (External)  
No response



Jason Barker  
Organizer

River Front Industrial Area Plan Alignment: **Medium**

KC Spirit Playbook Alignment: **Medium**

CC- Connected City  
DO - Diversity & Opportunity  
HAC- History, Arts & Culture  
HE - Healthy Environment  
PAA - People of All Ages  
POS - Parks & Open Spaces  
SAN - Strong & Accessible Neighborhoods  
SC - Smart City  
SEG - Sustainable & Equitable Growth  
WDC - Well Designed City

| Evaluation | Goal             | Notes                                                                                                                                                        |
|------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High       |                  |                                                                                                                                                              |
| Medium     | SEG<br>WDC<br>CC | SEG – Infill site supported with existing infrastructure<br>WDC – Complies with context guidelines<br>CC – Discussion with KCATA about bus stop on Front St. |
| Low        |                  |                                                                                                                                                              |

Alignment Comments:

*2-4 sentences providing justification for the alignment.*

This site is appropriate for a detention center. Due to the specific use, much of the Playbook's Goal Supporting Criteria are not applicable. As an infill project supported with existing infrastructure, the site does meet goals related to sustainability. The applicant's responses regarding ongoing conversations about the bus stop and landscape screening are acceptable.