Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, October 21, 2025 **1:30 PM** **26th Floor, Council Chamber**

Meeting Link: https://us02web.zoom.us/j/84530222968

PUBLIC OBSERVANCE OF MEETINGS
Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link: https://us02web.zoom.us/j/84530222968

Public Testimony is Limited to 2 Minutes

BEGINNING OF CONSENTS

Rea

250905 Sponsor: Councilmember Crispin Rea

Approving the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bounded by Union Avenue, Santa Fe Street, St Louis Avenue, Union Pacific Rail Road Right-of-Way, and Mulberry Street, creating 4 lots for the purpose of a mixed use community; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00001)

END OF CONSENTS

FIRST READINGS

COUNCIL

Parks-Shaw

250906 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Adopting the International Association for Public Participation (IAP2) standards as City's guiding principles and approach toward public engagement; directing the City Manager, within 90 days, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, review sections of City's Code of Ordinances that may need to be amended to implement such Recommendations and report to Council and propose any corresponding amendments to the City's Code.

Rea

250912 Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

HOUSING AND COMMUNITY DEVELOPMENT

Director of Housing and Community Development

250902 Sponsor: Director of Housing and Community Development Department

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute agreements with United Way of Greater Kansas City and First Call Technologies, LLC, $912,400.00 and $27,600.00, respectively; authorizing the Director of Housing and Community Development to expend up to $940,000.00 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

CITY PLANNING AND DEVELOPMENT

Director of City Planning & Development

250907 Sponsor: Director of City Planning and Development Department

Designating the honorary street name of "Lawrence A. Jones Way" for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street.

Director of City Planning & Development

250908 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

HELD IN COMMITTEE

Director of City Planning & Development

250850 Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

Director of City Planning & Development

250858 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

Director of City Planning & Development

250861 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, N.W. Prairie View Road to the east, N.W. 81st Street to the south (extended), and N. Berkley Avenue (extended) and N.W. Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Director of City Planning & Development

250871 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).
Held until 10.21.2025

Director of City Planning & Development

250872 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR to District B3-2. (CD-CPC-2025-00113)

Director of City Planning & Development

250874 Sponsor: Director of City Planning and Development Department

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents.
(CD-ROW-2025-00021)

Director of City Planning & Development

250875 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

Director of City Planning & Development

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

Director of City Planning & Development

250877 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Director of City Planning & Development

250878 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

Parks-Shaw

250887 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

ADDITIONAL BUSINESS

1. There may be general discussion for current Neighborhood Planning and Development Committee issues.

2. Closed Session
• Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
• Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
• Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
• Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
• Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
• Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
• Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:
• Livestream on the city's website at www.kcmo.gov
• Livestream on the city's YouTube channel at https://www.youtube.com/watch?v=3hOuBIg4fok
• Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
• To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk`s Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver`s License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment

414 E. 12th Street
Kansas City, MO
64106

File #: 250905

ORDINANCE NO. 250905

Sponsor: Councilmember Crispin Rea

Approving the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bounded by Union Avenue, Santa Fe Street, St Louis Avenue, Union Pacific Rail Road Right-of-Way, and Mulberry Street, creating 4 lots for the purpose of a mixed use community; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00001)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of West Bottoms Redevelopment UR District, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 1, 2025.

..end

_____

Approved as to form:

_____
Eluard Alegre
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6100
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Approving the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by Union Ave, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St a, creating 4 lots for the purpose of mixed use community; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00001)

Discussion

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by 11th St, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St allowing for the creation of 4 lots for a mixed-use community. This use was approved in Case No. CD-CPC-2022-00078 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use community with a mixture of historic structures that are adaptively reused and new structures. The plan also proposes to vacate several streets and alleys in order to allow for consolidation of lots with the Final Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land. .

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

☒ Ensure quality, lasting development of new growth.
☐ Increase and support local workforce development and minority, women, and locally owned businesses.
☐ Create a solutions-oriented culture to foster a more welcoming business environment.
☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
☐

Prior Legislation

Case No. CD-CPC-2022-00078– Ordinance 220555, approved a rezoning an area of about 21.85 acres generally located within the West Bottoms area from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed-use redevelopment, including a hotel, approved by City Council on June 30, 2022.

Case No. CD-CPC-2023-00051 – On July 18, 2023, the City Plan Commission approved a request to approve a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 2 acres generally located at 1218 Union Ave.

Case No. CD-CPC-2023-00082 – On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

Case No. CD-CPC-2023-00087 – On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

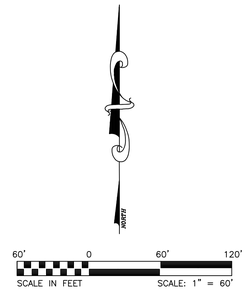
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

rev. 9-12-25

FINAL PLAT OF

WEST BOTTOMS REDEVELOPMENT UR DISTRICT

A REPLAT OF PART OF BLOCKS 39, 40, 43, OF TURNER AND CO'S ADDITION, BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



CITY PLAN COMMISSION

APPROVED DATE: _____

CASE NUMBER: _____

PUBLIC WORKS

_____

DIRECTOR MICHAEL SHAW

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE

NO. _____ DULY AUTHENTICATED AS PASSED THIS

_____ DAY OF _____ 2025.

_____
MAYOR
QUINTON LUCAS

_____
CITY CLERK
MARILYN SANDERS

I HEREBY CERTIFY THAT THE PLAT OF WEST BOTTOMS REDEVELOPMENT UR DISTRICT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7-11-24
DATE:

_____
JOHN R. MCKEAN L.S. NO. 2419
14343 E 2450 Rd. Fontana, Kansas 913-757-2310

VICINITY MAP
NO SCALE

_____
VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

_____
Jackson County GIS Department

LAND DATA	AREA
TOTAL LAND AREA	152,454 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	152,454 SQ. FT.

PLAT DATA	COUNT
NUMBER OF LOTS	4
NUMBER OF TRACTS	

DESCRIPTION:
ALL THAT PART OF BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND BLOCKS 39, 40 AND 43 OF TURNER & CO'S ADDITION, TO THE CITY OF KANSAS CITY, AND PART OF THE NORTHEAST QUARTER OF SECTION, 6 TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:
BLOCK A
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 39 OF SAID TURNER & CO'S ADDITION; THENCE NORTH 87°41'45" WEST ALONG THE SOUTH LINE OF SAID BLOCK 39, 144.24 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 39; THENCE NORTH 02°11'01" EAST ALONG THE WEST LINE OF SAID LOT 22, 86.70 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE NORTH 61°16'47" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 167.83 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 39; THENCE SOUTH 02°06'12" WEST 173.20 FEET TO THE POINT OF BEGINNING. CONTAINING 18,734 SQUARE FEET OF LAND MORE OR LESS.
BLOCK B
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 40 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 02°06'12" EAST ALONG THE WEST LINE OF SAID BLOCK 40, 201.84 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE SOUTH 87°44'54" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 48.19 FEET; THENCE NORTH 02°07'16" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 40; THENCE SOUTH 87°44'54" EAST ALONG THE NORTH LINE OF SAID BLOCK 40, 20.36 FEET; THENCE NORTH 61°34'43" EAST 68.61 FEET TO THE CENTER OF ST. LOUIS STREET AS PLATTED; THENCE SOUTH 87°44'54" EAST ALONG THE CENTER OF SAID ST. LOUIS STREET, 144.66 FEET TO A POINT BEING ON A LINE EXTENSION OF THE CENTERLINE OF THE ALLEY AS SHOWN IN BLOCK 29 OF SAID WEST KANSAS ADDITION; THENCE NORTH 02°14'35" EAST ALONG THE CENTER LINE OF THE ALLEY IN SAID BLOCK 29 AND THE EXTENSION THEREOF, 85.79 FEET TO A POINT ON THE SOUTH LINE OF SAID RAILROAD; THENCE NORTH 61°36'35" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 34.14 FEET TO A POINT ON THE NORTH LINE OF LOT 20 OF SAID BLOCK 29; THENCE SOUTH 87°44'54" EAST 84.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 20 SAID POINT ALSO BEING ON THE WEST LINE OF SANTA FE STREET; THENCE SOUTH 02°14'35" WEST ALONG THE WEST LINE OF SAID SANTA FE STREET, 388.53 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 40; THENCE NORTH 87°58'19" WEST 385.04 FEET TO THE POINT OF BEGINNING. CONTAINING 115,857 SQUARE FEET OF LAND MORE OR LESS.
BLOCK C
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28 OF SAID WEST KANSAS ADDITION; THENCE SOUTH 87°44'50" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE EXTENSION THEREOF, 119.58 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 28; THENCE SOUTH 01°56'21" WEST ALONG THE EAST LINE OF SAID BLOCK 28, 50.48 FEET; THENCE SOUTH 48°22'25" EAST 33.26 FEET TO A POINT ON THE NORTH LINE OF ST. LOUIS AVENUE AS NOW ESTABLISHED; THENCE SOUTH 42°11'21" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE, 105.23 FEET; THENCE NORTH 87°44'54" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE 78.00 FEET TO A POINT ON THE EAST LINE OF SANTA FE STREET; THENCE NORTH 02°14'35" EAST 152.27 FEET TO THE POINT OF BEGINNING. CONTAINING 17,863 SQUARE FEET OF LAND MORE OR LESS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACTS OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "**WEST BOTTOMS REDEVELOPMENT UR DISTRICT**".

BASIS OF BEARINGS: NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, NAD83, BASED ON AN OPUS SOLUTION.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM
SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

WATER MAIN EASEMENT - A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

SEWER EASEMENT - A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PAYMENT IN LIEU OF PARKLAND - THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $226568.80 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 294 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PEDESTRIAN RIGHT-OF-WAY EASEMENT : A PEDESTRIAN RIGHT-OF-WAY EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "PED R/W ESMT" WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

FLOOD PLAIN: THE SUBJECT PROPERTY IS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0251G, MAP REVISED DATE: JANUARY 20, 2017.

DEVELOPER:
WEST BOTTOMS PROPCO MASTER LLC
130 W 42 ST FLOOR 22
NEW YORK, NY 10036

IN TESTIMONY WHEREOF West Bottoms Propco Master LLC CAUSED THIS INSTRUMENT TO BE EXECUTED

THIS _____DAY OF _____,2025

_____
West Bottoms Propco Master LLC,
ITS MANAGER BY: GRANT ROMAS

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME GRANT ROMAS, MANAGER, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE WEST BOTTOMS PROPCO MASTER LLC, MANAGER, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID TADD M. MILLER, MANAGER, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00001

West Bottoms Redevelopment UR Final Plat

October 1, 2025

Docket # C3

Request
Final Plat

Applicant
David Laurence
SK Design Group

Owner
Grant Hromas
Somera Road Inc.

Site Information

Location	1200 Union Ave
Area	3.5 Acres
Zoning	UR
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Mixed Use, D1-10
South: Mixed Use, M3-5
East: Mixed Use, M3-5
West: Mixed Use, M3-5

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
West 12th Street is identified on City's Major Street Plan as an Established Arterial with four lanes.

Approval Process

Overview
The applicant is seeking approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by 11th St, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St allowing for the creation of 4 lots for a mixed-use community.

Existing Conditions
The subject site consists of four vacant lots (mixture of fully paved and undeveloped) and four lots developed with historic buildings. This plat consists of properties that are within the existing West Bottoms Neighborhood and part of the West Bottoms UR Plan by Somera Road. There is no associated regulated stream with the subject site.

Neighborhood(s)
This site is located within the Historic West Bottoms Neighborhood Association.

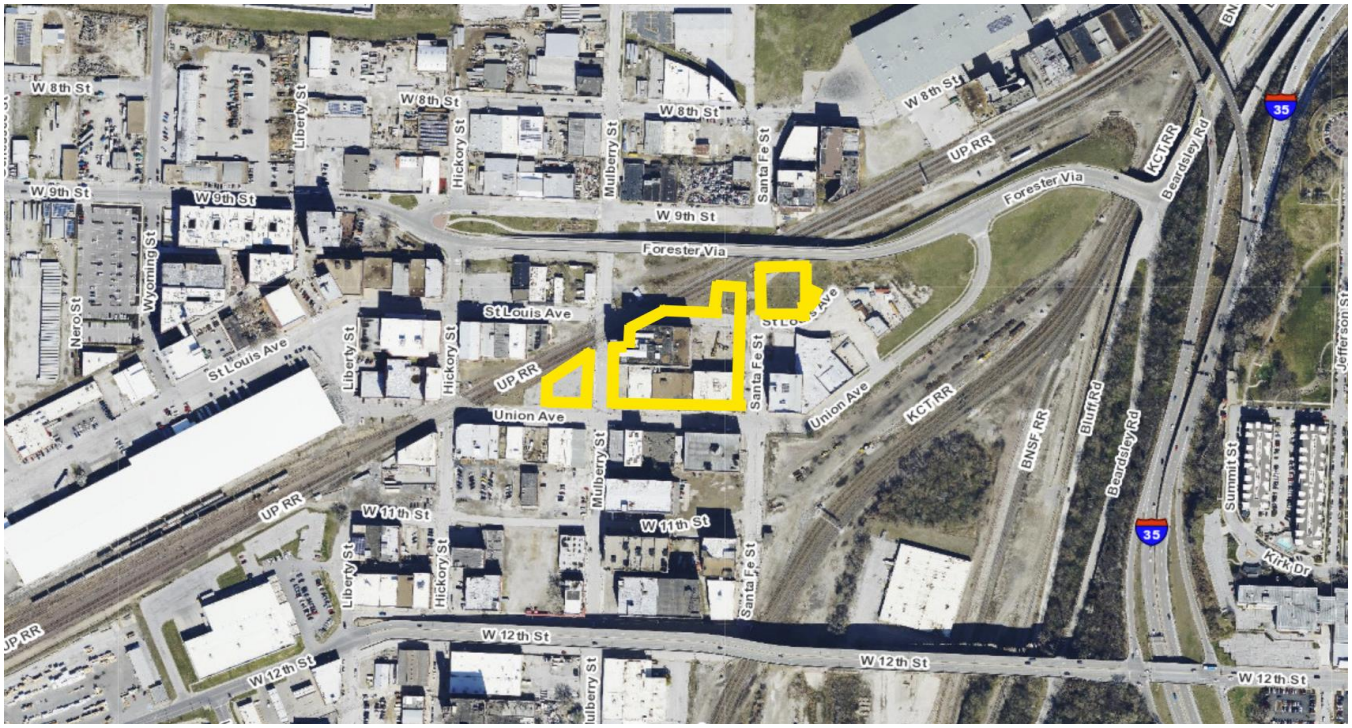
Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case
Case No. CD-CPC-2022-00078– Ordinance 220555, approved a rezoning an area of about 21.85 acres generally located within the West Bottoms area from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed-use redevelopment, including a hotel, approved by City Council on June 30, 2022.

Project Timeline
The application for the subject request was filed on January 13, 2025. Scheduling deviations have occurred due to delays in resubmittals by the applicant.

Professional Staff Recommendation
Docket #C3 Recommendation: Approval Subject to Conditions

VICINITY MAP



RELATED CASES

Case No. CD-CPC-2023-00051 – On July 18, 2023, the City Plan Commission approved a request to approve a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 2 acres generally located at 1218 Union Ave.

Case No. CD-CPC-2023-00082 – On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

Case No. CD-CPC-2023-00087 – On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

PLAT REVIEW

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by 11th St, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St allowing for the creation of 4 lots for a mixed-use community. This use was approved in Case No. CD-CPC-2022-00078 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use community with a mixture of historic structures that are adaptively reused and new structures. The plan also proposes to vacate several streets and alleys in order to allow for consolidation of lots with the Final Plat.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-206)	Yes	Application is in conformance with the controlling UR Plan.
Parkland Dedication (88-408)	Yes, Subject to Conditions	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal Professional Staff Recommendation

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: September 25, 2025

Case Number: CLD-FnPlat-2025-00001

Project: West Bottoms Redevelopment UR Final Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00001.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. Upload a copy of the Cross Access Easement which was required to be recorded simultaneously with the vacation approved by Ordinance 240697 (Crooks Alley). Additionally, the Final Plat should reference this cross access easement across the alley.
5. That prior to recording the applicant add the County Recording Block as found in the Directors Minimal Submittal Requirements.

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

6. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
7. 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
8. 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)
9. 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)
10. 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)
11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Shall provide fire lane signage on fire access drives.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2022 acquisition rate of $64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer must petition for the vacation of streets and alleys 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.
15. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

18. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

19. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

20. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.

21. 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.

22. The project is located in the Zone X area that is protected by the levee. The developer shall be in communication with the Levee District to obtain approval and to determine any additional requirements of the Levee District for the project.

23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

24. 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.

25. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

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.

27. The developer shall enter into a covenant agreement acceptable to KC Water for the maintenance of the proposed deep well system prior to recording the final plat.

28. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

rev. 9-12-25

FINAL PLAT OF

WEST BOTTOMS REDEVELOPMENT UR DISTRICT

A REPLAT OF PART OF BLOCKS 39, 40, 43, OF TURNER AND CO'S ADDITION, BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

CITY PLAN COMMISSION

APPROVED DATE: _____

CASE NUMBER: _____

PUBLIC WORKS

_____

DIRECTOR MICHAEL SHAW

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE

NO. _____ DULY AUTHENTICATED AS PASSED THIS

_____ DAY OF _____ 2025.

_____
MAYOR
QUINTON LUCAS

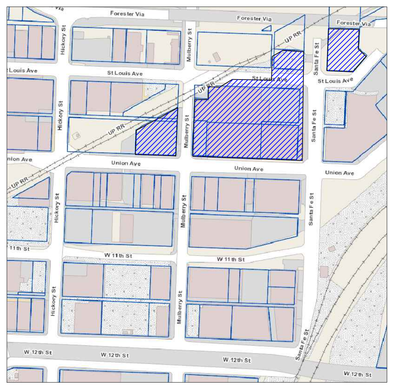
_____
CITY CLERK
MARILYN SANDERS

I HEREBY CERTIFY THAT THE PLAT OF WEST BOTTOMS REDEVELOPMENT UR DISTRICT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7-11-24
DATE:

_____
JOHN R. MCKEAN L.S. NO. 2419
14343 E 2450 Rd. Fontana, Kansas 913-757-2310

VICINITY MAP
NO SCALE



_____
VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

_____
Jackson County GIS Department

LAND DATA	AREA
TOTAL LAND AREA	152,454 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	152,454 SQ. FT.

PLAT DATA	COUNT
NUMBER OF LOTS	4
NUMBER OF TRACTS	

DESCRIPTION:
ALL THAT PART OF BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND BLOCKS 39, 40 AND 43 OF TURNER & CO'S ADDITION, TO THE CITY OF KANSAS CITY, AND PART OF THE NORTHEAST QUARTER OF SECTION, 6 TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:
BLOCK A
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 39 OF SAID TURNER & CO'S ADDITION; THENCE NORTH 87°41'45" WEST ALONG THE SOUTH LINE OF SAID BLOCK 39, 144.24 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 39; THENCE NORTH 02°11'01" EAST ALONG THE WEST LINE OF SAID LOT 22, 86.70 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE NORTH 61°16'47" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 167.83 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 39; THENCE SOUTH 02°06'12" WEST 173.20 FEET TO THE POINT OF BEGINNING. CONTAINING 18,734 SQUARE FEET OF LAND MORE OR LESS.
BLOCK B
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 40 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 02°06'12" EAST ALONG THE WEST LINE OF SAID BLOCK 40, 201.84 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE SOUTH 87°44'54" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 48.19 FEET; THENCE NORTH 02°07'16" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 40; THENCE SOUTH 87°44'54" EAST ALONG THE NORTH LINE OF SAID BLOCK 40, 20.36 FEET; THENCE NORTH 61°34'43" EAST 68.61 FEET TO THE CENTER OF ST. LOUIS STREET AS PLATTED; THENCE SOUTH 87°44'54" EAST ALONG THE CENTER OF SAID ST. LOUIS STREET, 144.66 FEET TO A POINT BEING ON A LINE EXTENSION OF THE CENTERLINE OF THE ALLEY AS SHOWN IN BLOCK 29 OF SAID WEST KANSAS ADDITION; THENCE NORTH 02°14'35" EAST ALONG THE CENTER LINE OF THE ALLEY IN SAID BLOCK 29 AND THE EXTENSION THEREOF, 85.79 FEET TO A POINT ON THE SOUTH LINE OF SAID RAILROAD; THENCE NORTH 61°36'35" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 34.14 FEET TO A POINT ON THE NORTH LINE OF LOT 20 OF SAID BLOCK 29; THENCE SOUTH 87°44'54" EAST 84.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 20 SAID POINT ALSO BEING ON THE WEST LINE OF SANTA FE STREET; THENCE SOUTH 02°14'35" WEST ALONG THE WEST LINE OF SAID SANTA FE STREET, 388.53 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 40; THENCE NORTH 87°58'19" WEST 385.04 FEET TO THE POINT OF BEGINNING. CONTAINING 115,857 SQUARE FEET OF LAND MORE OR LESS.
BLOCK C
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28 OF SAID WEST KANSAS ADDITION; THENCE SOUTH 87°44'50" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE EXTENSION THEREOF, 119.58 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 28; THENCE SOUTH 01°56'21" WEST ALONG THE EAST LINE OF SAID BLOCK 28, 50.48 FEET; THENCE SOUTH 48°22'25" EAST 33.26 FEET TO A POINT ON THE NORTH LINE OF ST. LOUIS AVENUE AS NOW ESTABLISHED; THENCE SOUTH 42°11'21" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE, 105.23 FEET; THENCE NORTH 87°44'54" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE 78.00 FEET TO A POINT ON THE EAST LINE OF SANTA FE STREET; THENCE NORTH 02°14'35" EAST 152.27 FEET TO THE POINT OF BEGINNING. CONTAINING 17,863 SQUARE FEET OF LAND MORE OR LESS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACTS OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "**WEST BOTTOMS REDEVELOPMENT UR DISTRICT**".

BASIS OF BEARINGS: NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, NAD83, BASED ON AN OPUS SOLUTION.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM
SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

WATER MAIN EASEMENT - A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

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PAYMENT IN LIEU OF PARKLAND- THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $226568.80 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 294 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PEDESTRIAN RIGHT-OF-WAY EASEMENT : A PEDESTRIAN RIGHT-OF-WAY EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "PED R/W ESMT" WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

FLOOD PLAIN: THE SUBJECT PROPERTY IS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0251G, MAP REVISED DATE: JANUARY 20, 2017.

DEVELOPER:
WEST BOTTOMS PROPCO MASTER LLC
130 W 42 ST FLOOR 22
NEW YORK, NY 10036

IN TESTIMONY WHEREOF West Bottoms Propco Master LLC CAUSED THIS INSTRUMENT TO BE EXECUTED

THIS _____DAY OF _____,2025

_____
West Bottoms Propco Master LLC,
ITS MANAGER BY: GRANT ROMAS

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME GRANT ROMAS, MANAGER, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE WEST BOTTOMS PROPCO MASTER LLC, MANAGER, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID TADD M. MILLER, MANAGER, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

October 01, 2025

David Laurence
SK Design Group
4600 College Blvd, 100
Overland Park, KS 66211

Re: **CLD-FnPlat-2025-00001** - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by Union Ave, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right of Way, and Mulberry St allowing for the creation of 4 lots for a mixed use community.

Dear David Laurence:

At its meeting on October 01, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the . All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to f action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

Matthew Barnes
Lead Planner

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00001.

2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

4. Upload a copy of the Cross Access Easement which was required to be recorded simultaneously with the vacation approved by Ordinance 240697 (Crooks Alley). Additionally, the Final Plat should reference this cross access easement across the alley.

5. That prior to recording the applicant add the County Recording Block as found in the Directors Minimal Submittal Requirements.

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

6. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

7. 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

8. 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)

9. 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)

10. 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)

11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

12. Shall provide fire lane signage on fire access drives.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2022 acquisition rate of $64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer must petition for the vacation of streets and alleys 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.

15. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

18. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

19. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

20. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.

21. 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.

22. The project is located in the Zone X area that is protected by the levee. The developer shall be in communication with the Levee District to obtain approval and to determine any additional requirements of the Levee District for the project.

23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

24. 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.

25. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

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.

27. The developer shall enter into a covenant agreement acceptable to KC Water for the maintenance of the proposed deep well system prior to recording the final plat.

28. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

File #: 250906

RESOLUTION NO. 250906

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Adopting the International Association for Public Participation (IAP2) standards as City's guiding principles and approach toward public engagement; directing the City Manager, within 90 days, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, review sections of City's Code of Ordinances that may need to be amended to implement such Recommendations and report to Council and propose any corresponding amendments to the City's Code.

WHEREAS, the City Council previously adopted Resolution No. 230126, which directed the City Manager to develop and implement a community engagement process for significant infrastructure plans and projects in Kansas City; and

WHEREAS, the City Council later adopted Committee Substitute for Resolution No. 230998, which directed more extensive community collaboration in City's development of a public engagement plan, with an explicit goal to "further enhance citizen participation and engagement to enable Kansas Citians to have a greater say in the planning, design, and implementation of their community"; and

WHEREAS, the Neighborhood Services Department, with assistance from the UMKC Center for Neighborhoods and the Kansas City Neighborhood Advisory Council, applied standards outlined by the International Association for Public Participation (IAP2) to analyze public input concerning the appropriate degree of public engagement for various City services, with such data gathered over three in-person public input sessions attended by individuals representing 38 neighborhood organizations and via 108 online survey responses; and

WHEREAS, the resulting analysis is outlined in the "Kansas City Public Engagement Plan Recommendations," which propose improvements to City's public engagement practices for specific areas identified by the public and the adoption of comprehensive public engagement procedures that conform with IAP2 standards; and

WHEREAS, the City values voices throughout the community and recognizes the vital importance of collaboration between community members and their government to better ensure that Kansas City's growth and services reflect the character, values and priorities of its residents; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the International Association for Public Participation (IAP2) standards are hereby adopted as City's guiding principles and approach toward public engagement, requiring that all City projects affecting resident quality of life at least satisfy the "Inform" level of resident engagement, and encouraging higher levels of engagement on the IAP2 Spectrum wherever possible through tools and accountability measures. A copy of the Kansas City Public Engagement Plan Recommendations, outlining the IAP2 Spectrum and proposing improved City procedures conforming with IAP2 standards based on extensive public input gathered by the Neighborhood Services Department, is on file with the City Clerk.

Section 2. That the City Manager is hereby directed, within 90 days of the passage of this resolution, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, including reviewing City's Code of Ordinances to identify sections that may need to be amended to implement such Recommendations.

Section 3. That the City Manager is hereby directed to report such implementation plan and propose any corresponding amendments to the City's Code of Ordinances to the City Council within 90 days of the passage of this resolution.

..end

Kansas City
Public Engagement Plan
Recommendations

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Introduction

As a government entity, Kansas City is entrusted to administer and invest public resources to accomplish a variety of goals and objectives that benefit the city and the residents who live there. City Council believes that creating healthy, thriving, equitable communities requires engaged community stakeholders, residents, businesses, organizations, and institutions and all Kansas Citians, regardless of station or circumstance, can provide valuable contributions in city policy decisions.

In order to bring the City closer to this goal, in 2023 Kansas City, City Council passed two resolutions:

> **Resolution 230126** passed in February 2023 and directed the City Manager to develop and implement community engagement policies, processes, and procedures for significant infrastructure plans and projects in Kansas City.
>
> **Resolution 230998** passed in December 2023 and provided more specific action items and expectations surrounding the development of a public engagement plan. The full text of these Resolutions can be found in the Appendix.

The creation of this document and the generation of the recommendations put forth is the result of these resolutions.

Definitions

Affected Area
A geographic area in which residents will directly experience impacts of construction and/or development. Examples include changes to traffic, construction noise, changes to parking, etc.

Community/Public Engagement
A range of strategic and collaborative interactions between the city and the interested or affected individuals and organizations to address issues, solve problems, and make decisions that affect them. It is a two-way interaction that seeks to build relationships, share information, and gather input to ensure that the perspectives and needs of the community are considered in the decision-making process.

Project Manager
A professional who organizes, plans, and executes projects working within constraints like budgets and schedules. They lead teams, define project goals, communicate with stakeholders, and see a project through to its end.

The Public
The people, businesses, social groups, neighborhood associations, and other members of the Kansas City community who may be affected by city decisions.

Public Engagement Plan
A systematic approach that will be used by city staff and city contractors to determine the appropriate level of public participation for a project. This plan will include tools to help facilitate engagement between the city and residents and accountability metrics to monitor adherence to the public engagement plan and public engagement strategy for the individual project.

Public Engagement Strategy
A written, intentional plan for a particular project that outlines:

- The timeline for the project
- A list of stakeholders who will and/or could be affected by the project
- How these stakeholders will be involved in the project
- How results of public engagement will be reported.

Registered Neighborhood or Civic Organization
A neighborhood or civic organization who has formally registered with the City via Neighborhood Direct and has met the requirements outlined in 88-505-11.

Stakeholders
Any individual, group of individuals, organization, or political entity that has an interest in or is potentially impacted by a city policy, program, or project.

Purpose

The purpose of the Public Engagement Plan is to set consistent and comprehensive standards of engagement for a variety of project types ranging from infrastructure projects to development to budgeting and strategic planning to ensure that the growth of the city is reflective of the character, values, and priorities of the residents of Kansas City. By redefining the city standard for public involvement in civic decision-making, Kansas City is centering the will of its residents as a priority. This Public Engagement Plan will not only offer tools and strategies to city staff to ensure appropriate and equitable public engagement becomes the standard, but also recommend accountability measures so that this high standard is maintained, and tools for residents to more effectively communicate with the city.

Public Engagement Principles and Values

Kansas City recognizes the vital importance of collaboration between community members and city government in making decisions that will impact the community. Decisions that are developed collaboratively produce better results and better stand the test of time. To this end, Kansas City pledges itself to the following principles and values of public participation and civic engagement:

Inclusiveness and Equity

For each project anticipated to have meaningful and/or significant impact on the public, the City will require the development of a communications and engagement strategy outlining a plan to reach out to all effected community members with an emphasis on ensuring the engagement of the population most affected by the project, especially those who are traditionally underrepresented.

Mutual Accountability

The city and the public are mutually accountable for a fair process, honest and respectful participation, informed and fact-based discussion, outcomes that reflect input, and acceptance of the results. This is to say that in matters of public engagement, the city and the public are mutually expected to make a good-faith effort to work together and to act upon and accept the results of engagement efforts. This commitment acknowledges that public engagement is a two-way process requiring give and take both from the city and from the public.

Respect

When taking part in public engagement, any organizing parties will articulate participation ground rules based on mutual respect from the beginning of the project. The baseline standard is that all participants act in good faith and that there is a common goal of gathering public input which will be used responsibly and reported upon at the project's completion.

Early Involvement

There will be a mutual effort between the city and members of the public, especially those who are most affected by a project, to participate in the public engagement process from the beginning and throughout the project.

Sustained Collaboration

In order to foster an environment in which sustained collaboration between the city the public is a welcoming and easier-to-understand process, the city will maintain a set of standard engagement procedures, tools, and educational materials for both City staff and the public with the goal being that public engagement principles and practices are widely known and understood. With this greater understanding and accessibility, residents will know how to participate and increase their degree of involvement, and city staff will be better equipped to receive public input and participation.

Consistency

The City will develop consistent standards across city departments regarding the application of public engagement. This is to both foster a work environment wherein public engagement is valued and expected and to build trust within the community.

Follow-up and Evaluation

Residents who participate in public engagement activities have the right to know how their input was used in a project. To this end, as a standard of public engagement, an after-action report summarizing all public engagement efforts for a project should be submitted to City Council upon a

project's completion. The summary of this report should also be made available to the public through Compass KC and/or the Speak Easy engagement platform.

Additionally, neighborhood leaders who have been contacted through the City's public engagement process should receive materials to record how they assisted in spreading the word about engagement opportunities in their neighborhood as well as a developer scorecard (where applicable) and should have the opportunity to submit the record of their efforts and scorecard to the final project report in Compass KC and/or the Speak Easy public engagement platform.

Development Process for Recommendations

The recommendations presented in this document were developed over the course of one year and are the result of a combination of input from the residents of Kansas City, which was gathered via in person public input sessions and an online survey, and the current national and international standards of public participation outlined by the International Association for Public Participation (IAP2). The public input sessions were held in locations that covered the North (Northland Neighborhoods Inc.), Central (Rockhurst University), and South (MCPL Red Bridge Branch) areas of Kansas City, and were held in the evenings and on the weekend to allow for working residents to attend. Translation services were made available at all workshops.

Summary of Data Gathered from Public Input Sessions and Survey

At the Public Input Sessions residents were given an overview of the IAP2 Spectrum of engagement and were asked to work in groups to identify various scenarios in their community and what level of engagement they would like for those scenarios. Residents were also asked to provide input on what barriers may exist to public engagement in these scenarios, what could help improve engagement for those scenarios, and on what timeline they would like to be notified and engaged.

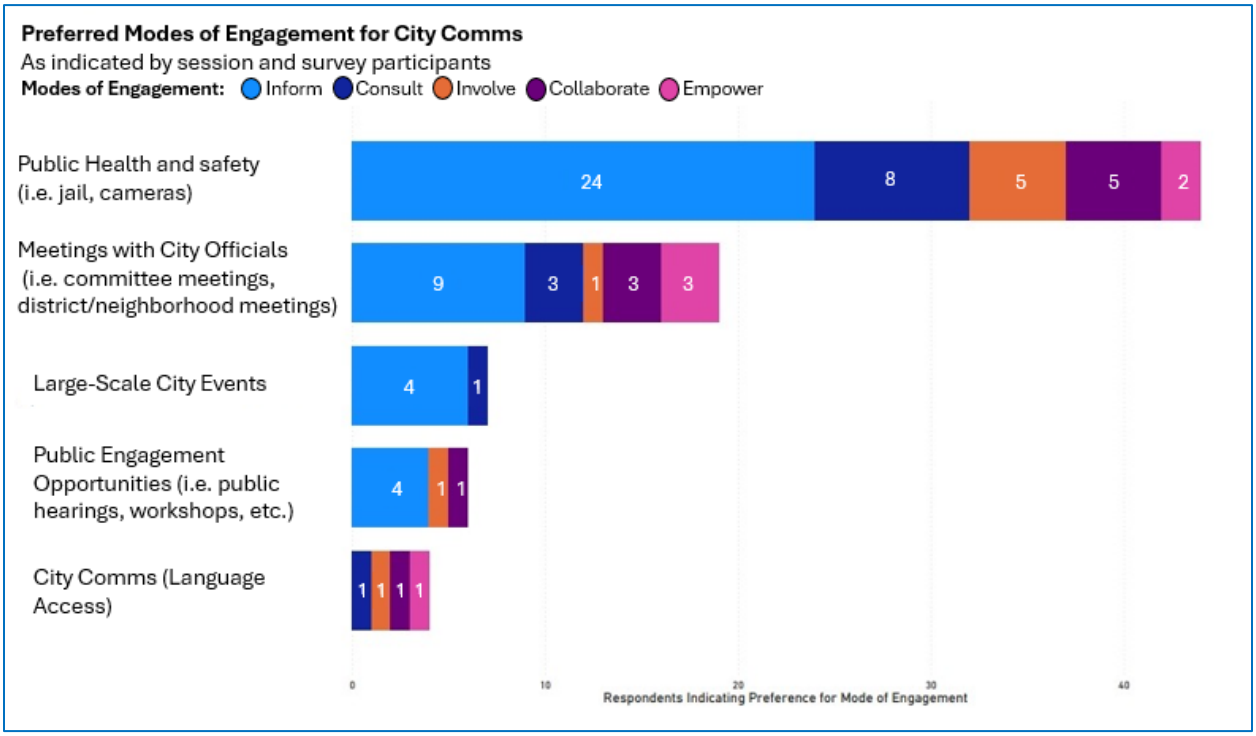
The survey was essentially an online version of the Public Input Sessions. Residents were presented information about the IAP2 Spectrum of Engagement and were given a series of scenarios to consider. Residents were then asked what level of engagement they would prefer for those scenarios. They were also given an opportunity to describe a scenario that may not have been listed and indicate what level of engagement they would prefer for that scenario as well. They were also asked what barriers may exist to communication in those scenarios, the timeframe in which they would like to be engaged in those scenarios, and what may make engagement easier in those scenarios.

Using the feedback from both the public input sessions and survey, scenarios residents came up with were then coded into five categories based on the most common responses: Communications; Development/Dangerous Buildings; Parks, Trees and Green Infrastructure; Streets, Sidewalks, and Transit; and Miscellaneous. In the analysis of this feedback, these main categories were also broken into sub-categories indicating the most common scenarios mentioned regarding those topics, and the levels of engagement most frequently requested for those specific types of scenarios.

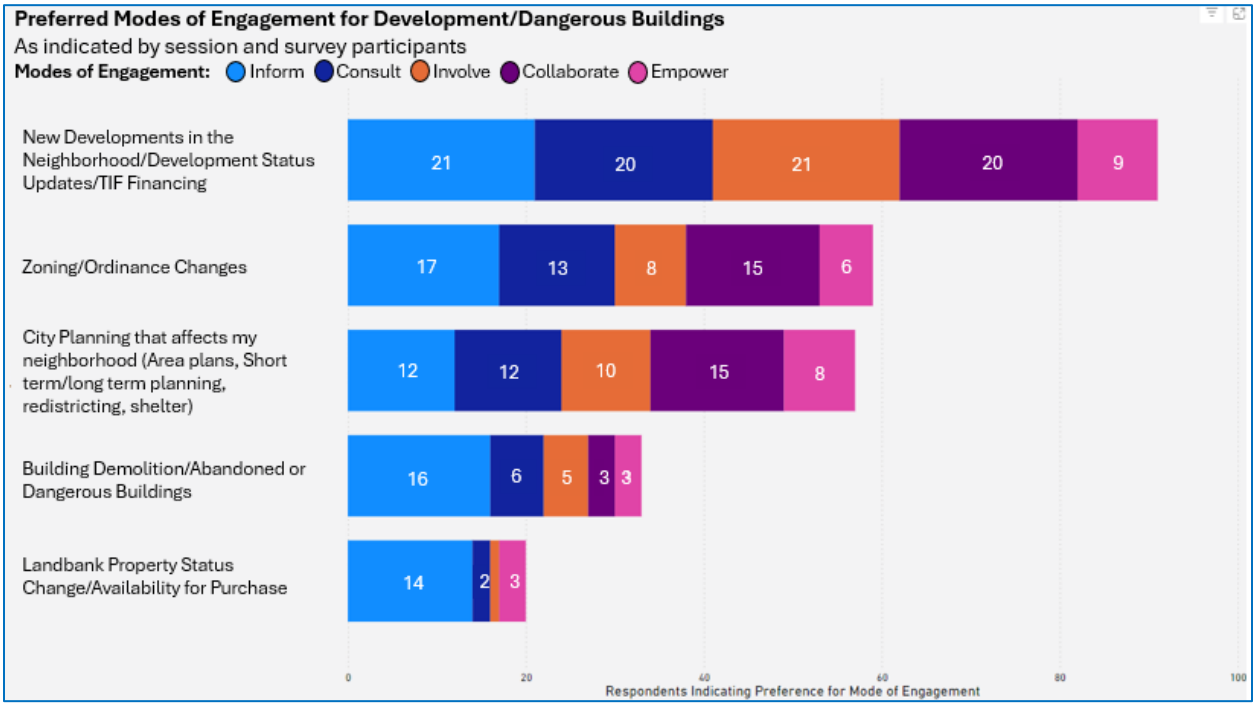
In the charts on the subsequent pages, each chart represents one of the five main categories. Each bar represents a sub-category, and the colors of the bars represent the levels of engagement the

public indicated that they would prefer regarding those topics. The white numbers in the bars are the number of times that topic came up for that level of engagement.

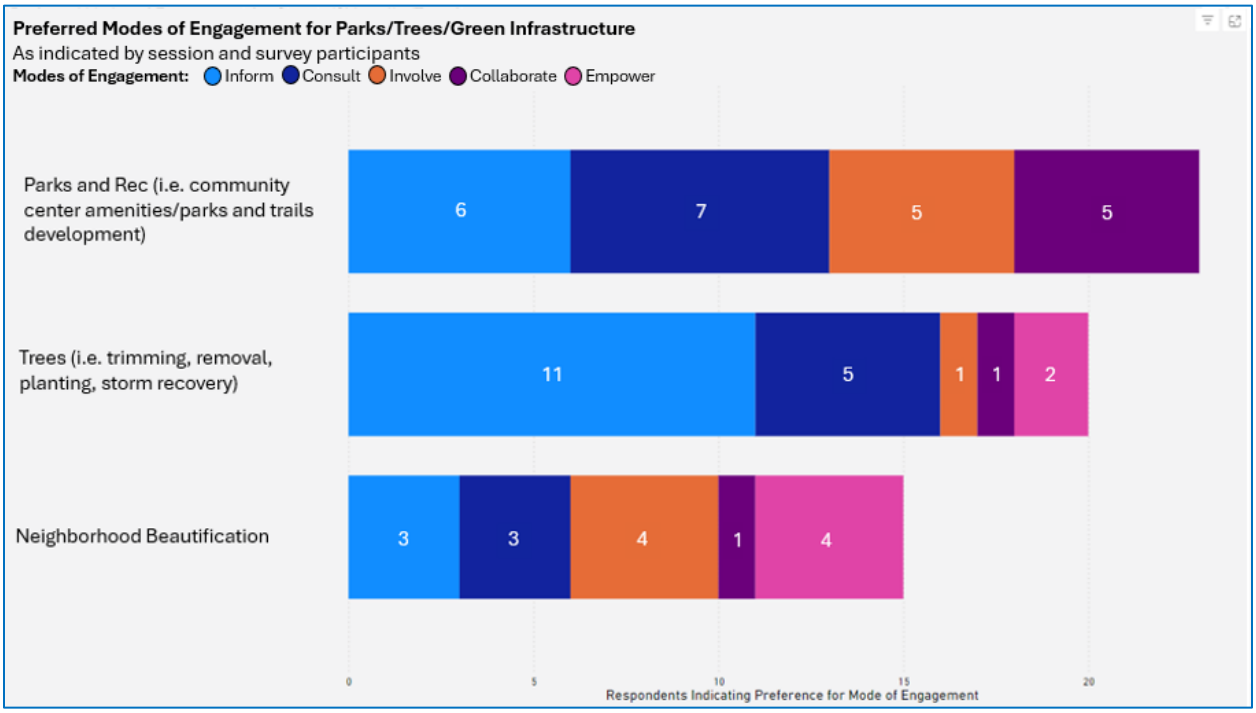
Category - Communications



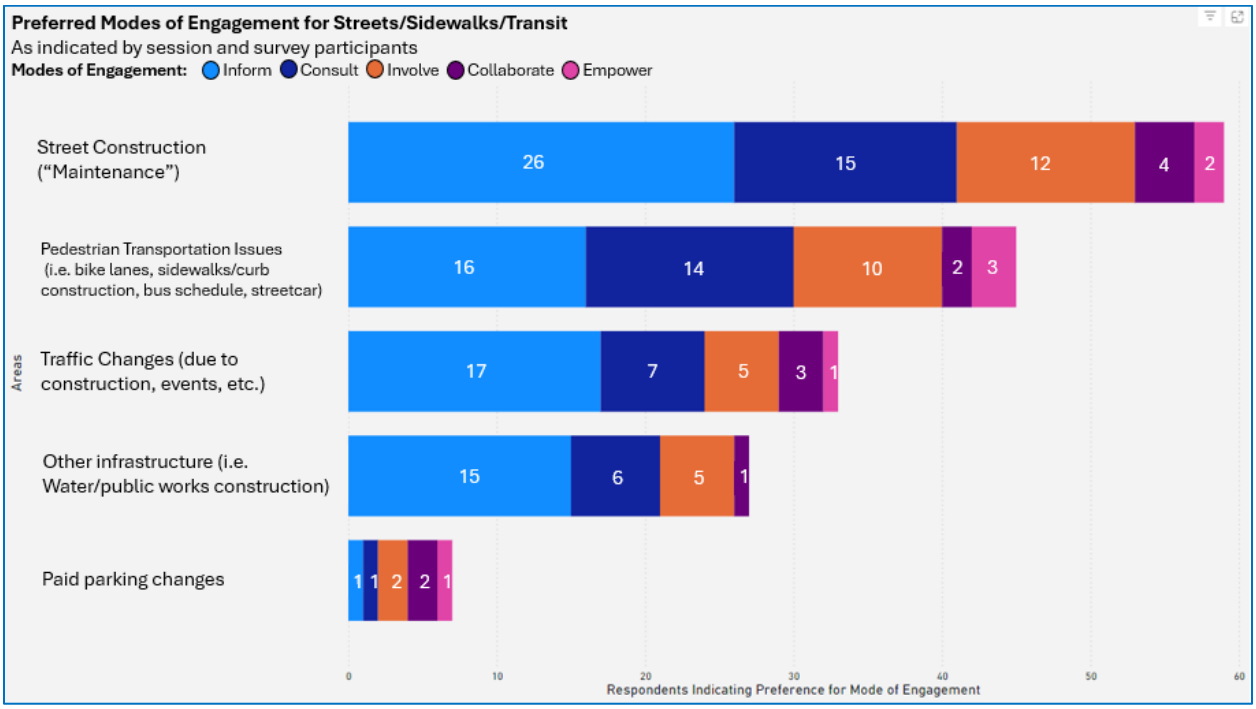
Category Development/Dangerous Buildings



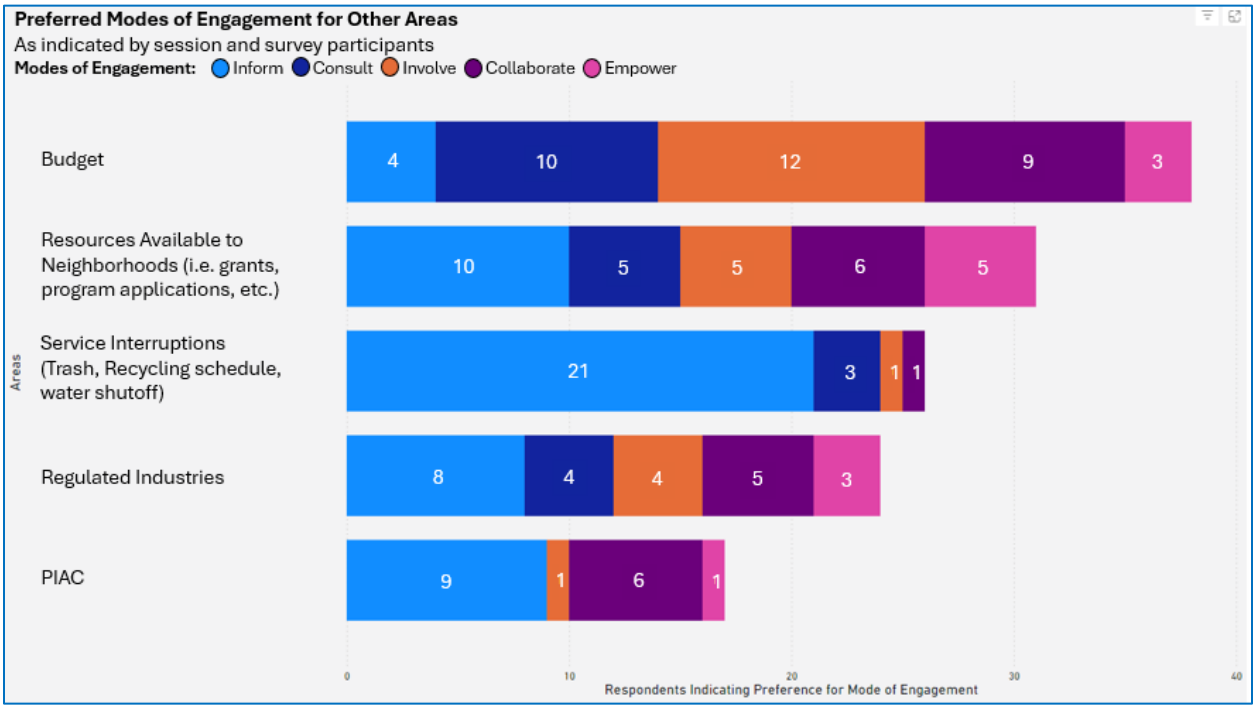
Category: Parks/Trees/Green Infrastructure



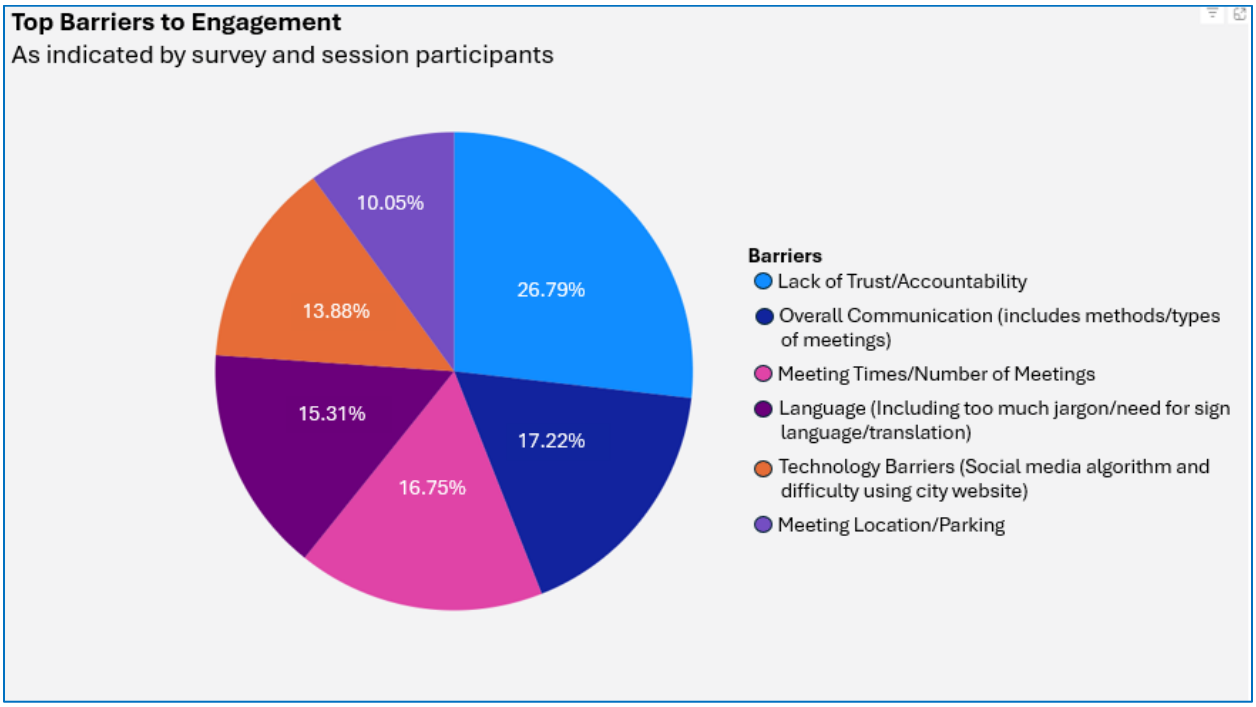
Category: Streets/Sidewalks/Transit



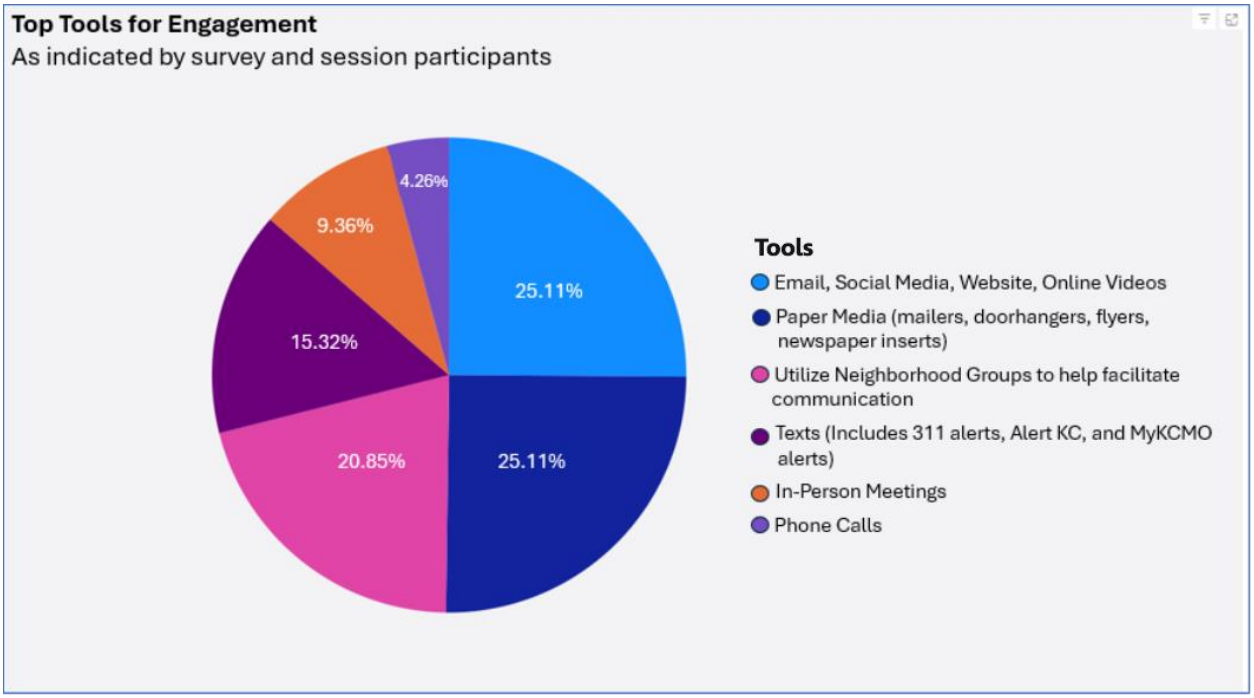
Category: Miscellaneous



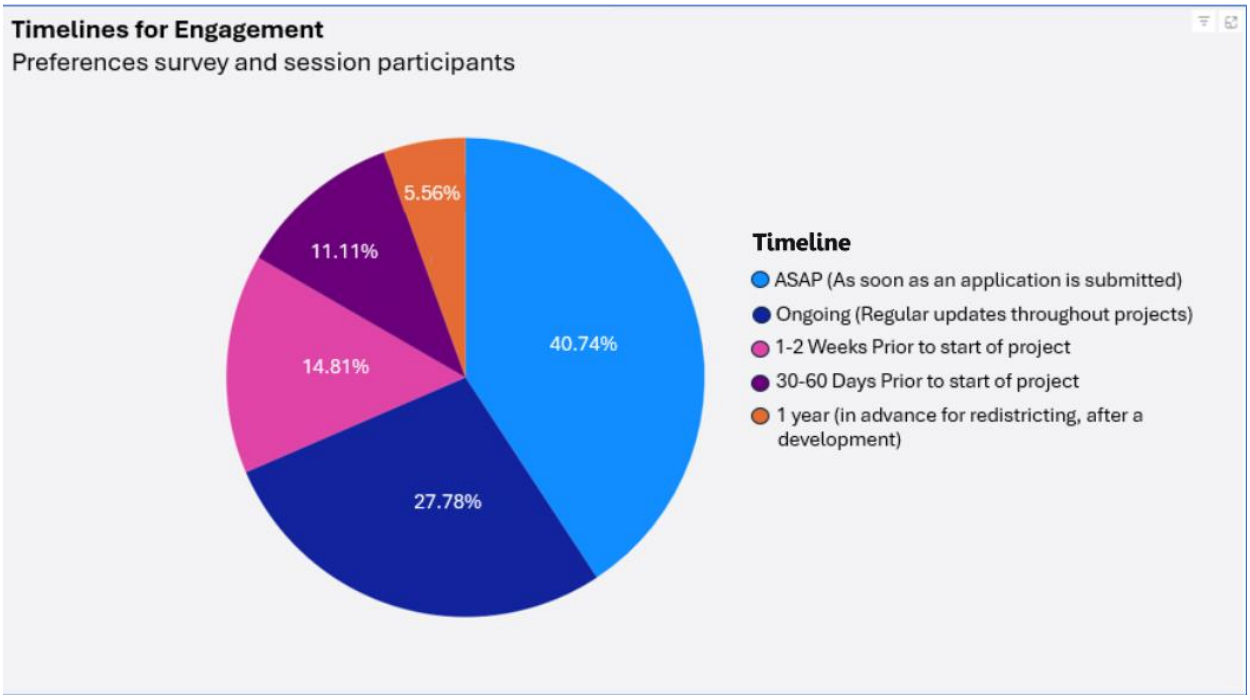
The most commonly identified barriers to public engagement were:



The most commonly recommended methods of engagement:



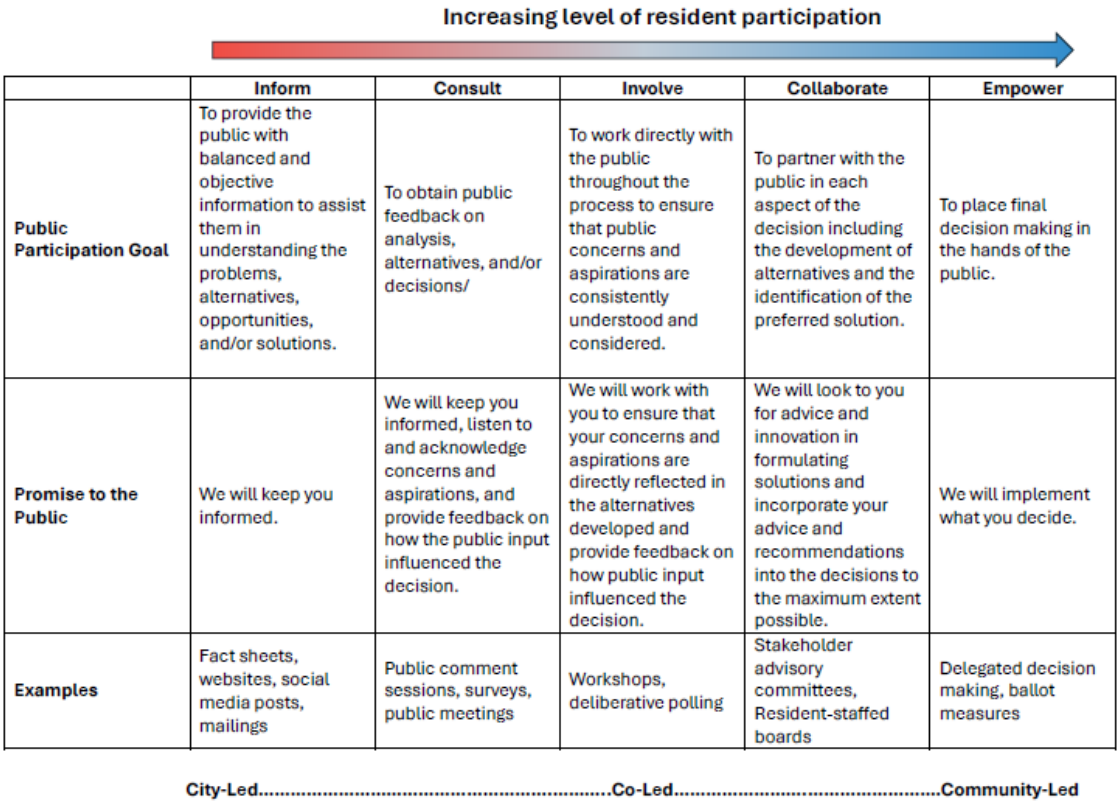
Preferred timeframe for engagement:



IAP2 Framework

The framework used in the creation of this plan comes from the International Association for Public Participation (IAP2). The International Association for Public Participation was founded in 1990 with the goal of promoting the values and best practices associated with involving the public in government and industry decisions which affect their lives. It is currently considered a professional standard for public engagement in many cities throughout the United States including but not limited to: Salt Lake City, Boulder, and Los Angeles.

In particular, the IAP2 Spectrum for Public Engagement© was an inspiration for this plan and serves as a guide in determining the level of public engagement that is appropriate for various projects and offers recommendations for actions to engage the public at various levels of participation. You will find the spectrum below in Figure 1.



[1]**Figure 1** (Above)– The International Association for Public Participation Spectrum of Public Engagement©, iap2.org with minor alterations for the City of Kansas City, Missouri.

The IAP2 Spectrum for Public Engagement© provides five levels of public participation: Inform, Consult, Involve, Collaborate, and Empower.

As one moves from the far left of the scale (Inform) to the far right of the scale (Empower), the amount of public engagement increases for a project. It should also be noted that as the level of

public engagement increases, so too does resident responsibility and the overall time it will take to complete a project. A project with a Collaborate level of engagement will likely require more of an investment in time from both staff and residents than a project with a Consult level of engagement.

It should also be noted that projects can span multiple levels of engagement. Informing residents is the baseline level of engagement that would be expected in every project, however the purpose of this plan is to encourage higher levels of engagement as is ethical, practical, and advisable, and to provide tools and guidance on how and when higher levels of engagement should be attempted.

Recommended Updates to Public Engagement Policy and Procedures

Taking into consideration the input received from the public and current engagement practices, we would like to recommend the following:

1. Kansas City should formally adopt the IAP2 approach to engagement as the standard for engagement with our city. This approach would center the public engagement values and principles listed in the above section, would consider the "Inform" level of engagement as the basic requirement for all projects that may affect resident quality of life, and would encourage higher levels of engagement wherever possible through tools and accountability measures including a Developer Report Card where applicable. Examples of projects that may affect resident quality of life include but are not limited to: the city budget, area plans, redistricting, utility construction, neighborhood development, and major changes to public infrastructure or pay structures.
    - This is to address the barrier of low trust by adopting a clear standard of public engagement and provide tools for city staff, developers, and residents to more clearly communicate with each other.

2. The city should expand the radius of notification for development, teardown of dangerous buildings, and regulated industries to 500 ft. as the standard.
    - This is to create a consistent, expanded radius of notification for issues pertaining to development (i.e. notification of application, intent to construct, etc.) and Regulated Industries (alcohol, short-term rentals, cannabis, etc.) and to offer more residents an opportunity to provide input into those decisions.

3. When notices such as but not limited to Notices of Application or public meeting notices are sent, they should be sent not only to the owner but to the resident(s) of properties - if different - in the affected area.
    - As Kansas City approaches 44% renter occupied dwellings we should adapt our notification process to account for so many residents who are not owners, but who

nonetheless hold a stake in the development of their neighborhood and the city at large.

4. The city should increase efforts to support and inform neighborhood leaders and explore the possibility of recruiting residents of the city to act as neighborhood liaisons who would serve as additional points of contact for their neighborhood.
    - This is to build partnerships within the community and to address barriers of transportation and language. Neighborhood organizations are already local, organized groups whose expertise and connections can be leveraged to help engage residents more as a whole. Additionally, as more residents become liaisons between the city and residents in their neighborhood, they would be able to apply localized knowledge to more effectively share information in ways that are understandable to those in their community. This may also serve to reduce travel for residents who would like to get more information about various projects, as that information would be provided through the liaison.

5. Notifications regarding public hearings relating to construction on utilities (i.e. water, sewer, etc.) should be mailed to registered neighborhood and civic organizations in the affected area in addition to the property owners. There should also be consideration on how to inform residents who are not homeowners but renters. Notices of Intent to Construct on such projects would also be entered into public record with information to indicate the content of the notice, date it was mailed, and list of neighborhood organizations it was mailed to.
    - This is to build trust and accountability and to give residents more of a notification when construction is happening in their area.

6. The deadline to respond to a Notice of Application should expand from 10 days to 15 days to account for transit time in the mail and to provide neighborhood leaders enough time to organize their fellow residents to formulate an appropriate response.
    - While this would expand the overall timeline for development, it would also work to address the barrier of timing of notifications, and the timing and location of public meetings. The 15 days would allow residents more time to properly coordinate a time and location for the required public meeting that would work best for all affected residents.

7. The city should develop educational materials available to the public on how to effectively provide input at public hearings and should create more easily accessible instructions on how to apply to have a seat on a committee or board. As boards and committees are generally voluntary where they are not appointed, these applications should be included in a citywide directory of volunteer opportunities. The city should also re-examine the two-

minute time limit per person for public testimony and consider expanding that time to five minutes per person.

- This is to empower residents with more, easier to access opportunities for direct involvement in the decision-making process.

8. Project notifications should be more comprehensive including at a minimum the following information:
    - Project start date
    - Anticipated project end date (Or project timeline)
    - Details on how to provide feedback including meeting dates and contact information
    - Directions on how to get more information about the project and project progress
    - Anticipated effect on traffic (if applicable)
    - Whether the project will require actions to be taken on the part of the resident (i.e. moving vehicles, plants, etc.)

    In the case of water and sewage construction, in addition to the content already included in notifications, they should include estimated impact on traffic and should be sent to each contact of record for the registered neighborhood and/or civic organization(s) whose boundaries include the subject sewer district or districts or streets or other points between which the project is to be constructed.

9. To address the boundary of language access, the Office of Language Access should be fully staffed and receive funding adequate to address the issue of language access throughout the city both in person and in printed materials produced by the City. This should include not only translation services, but also efforts to expand use of sign language and reduction of jargon in public engagement materials.

10. The City should explore the use of alternative methods of communication and notification including but not limited to expansion of the use of the Alert KC text alert system and/or MyKCMO app as a possible method of notification regarding such things as large-scale city events that may affect traffic, storm recovery efforts, or traffic alerts regarding large-scale construction. The City should also explore expansion of the use of physical media (i.e. flyers and mail inserts) as a method of informing residents.

11. The City should add a disclaimer to the kcmo.gov/news page explaining how information is disseminated to local news outlets and conduct an audit of website and MyKCMO app accessibility and ease-of-use.

12. The City should create a more accessible database in which residents may check on the progress of approved PIAC projects, possibly as an extension of the Citizen Connect application tracker currently used by the City Planning and Development Department.

Recommended Engagement Process

Where an IAP2 compliant engagement process is not already in use, this recommended process is to ensure uniform methods are used in the creation of a public engagement strategy, that stakeholder discovery and engagement is adequate considering the project in question, and that adequate follow-up is provided to residents. This recommended process is primarily built to expand upon the existing public engagement processes, and to recommend additional processes where applicable.

The Public Engagement Process should be broken into three phases: 1. Public Engagement Design and Planning, 2. Data Collection and Reporting, and 3. Reporting Engagement Efforts and Outcomes. While not all projects will require an extensive public engagement process, such as emergency situations or minor sidewalk repair, an effort will be made to attain more expansive levels of engagement wherever possible.

Phase 1 – Public Engagement Design and Planning

This phase of the public engagement process should begin as soon as possible. Ideally it should be done concurrently with the completion of a development application or the inception of a project that will have a significant effect on the character or quality of life in the city or a neighborhood. In this phase the developer or project manager will:

- Create an anticipated timeline for the project including important deadlines and milestones such as application deadlines, public hearings, ground breaking, and goal completion date. These deadlines may be variable and may need to be updated throughout the development process, but at least a rough timeline should be created. As the rest of the plan is created, it should also include important engagement activities and the timeline expected for those.
- Identify which city department(s) and office(s) will be involved in this project as well as individuals and/or groups who are the ultimate decisionmakers in the project.
- Identify community stakeholders including those who have been historically overlooked.
- Estimate the level of participation appropriate for the project using tools provided in the Public Engagement Strategy Design Worksheet and Public Engagement Toolbox.
- Based on the estimated appropriate level of participation, brainstorm ideas for how public engagement efforts will meet that level of participation.

Directions on how to do this will be provided in a Public Engagement Strategy Design Worksheet which can be viewed in the Supplementary Documents for this plan.

Phase 2 – Data Collection and Reporting

During this phase Developers and/or Project Managers will use the “Stay on Track” Worksheet to track how well they are adhering to the public engagement strategy developed in Phase 1. This is also the phase during which the actual Public Engagement happens, whether this is a survey, series of workshops or meetings, or a combination of several public engagement strategies. Data from these must be collected and prepared for inclusion in the “Closing the Loop” report in Phase

3. It is highly encouraged for Developers/Project managers to provide regular updates to identified stakeholders throughout the process. This may be on a project website, Speak Easy, via an email or paper newsletter, or through another method appropriate for the given project.

Phase 3 – Reporting Engagement Efforts and Outcomes

This is the follow-up stage of the public engagement process. In this phase, Developers and/or Project Managers will compile a summary all public engagement documentation, analysis, and commentary into a final report to be submitted to committee at the end of this project. This report may include such things as the engagement timeline, public meeting minutes, a record of addresses and/or Neighborhood Organizations notifications were sent to and when, and any other relevant information to show how public input was utilized. This report should be added to the Compass KC case record and/or Speak Easy for public viewing.

Accountability Measures

Record of Public Engagement

As part of reporting for any development or construction project, a record of public engagement efforts should be attached to the project record in Compass KC and/or Speak Easy. This record should be viewable to the public and may include such things as:

- The Public Engagement Strategy Design Worksheet including project timeline.
- A copy of the Notice of Application and list of addresses and/or Neighborhood Organizations the notice was sent to, whether a response was received, and what date the response was received if applicable.
- A copy of the meeting minutes from the required public meeting and any subsequent optional public meeting including sign in sheet, information on which suggestions were made from the public, and information provided to the public about the project at the meeting.
- A copy of the Closing-the-loop Report/Summary detailing how public input was reported back to stakeholders who participated in the public engagement process.

Developer Scorecard

As part of the engagement process, stakeholders in the project are to be provided with the Developer Scorecard and instructions on how to submit this scorecard to the appropriate committee. Copies of the scorecards that have been submitted both by the public and developers should be made publicly viewable with the project record on Compass KC.

Regular Project Updates

In order to foster a well-informed community, on matters of development, zoning, road construction, and water department construction that affects flow of traffic, updates should be provided to Compass KC, Speak Easy, and/or neighborhood organizations within the affected area no less than once per month.

Acknowledgements

Throughout the development of this plan, the City requested and received input from many residents and neighborhood organizations. We acknowledge their time, effort, and contributions here.

Sean Ackerson
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Brooke Snider
Carl Stafford
Marquita Taylor
Richard Trombla
Teri Trombla
Wilson Vance
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KB Winterowd
UMKC Center for Neighborhoods
KC Neighborhood Advisory Council
Rockhurst University
Mid-Continent Public Library
Northland Neighborhoods Inc.

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We would also like to acknowledge the many neighborhoods who were represented throughout this planning process.

49/63 Coalition
Blue Hills
Briarwood West
Brookside
Brookside Park
Brooktree
Candlelight Ridge
Center Planning and Dev.
Chaumiere
Country Valley
East Meyer Cluster
Eastwood Hills
Foxcroft
Hyde Park
Independence Plaza
Indian Mound
Longfellow
Manheim Park
Maple Park
Marlborough
Mt. Caramel
Oak Park
Red Bridge
Rockhill Crest
Rockhill Ridge
Royal Oaks
Sacred Heart
Santa Fe Neighborhood
Sherwood Estates
Shoal Creek
South Round Top
Southmoreland
Southtown Council
Tri-Blenheim
Volker
Waldo
Washington Wheatley
Westside

Appendix

Notice of Application

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- ☐ Permit
- ☐ Preliminary plat
- ☐ Development plan
- ☐ Rezoning from District to District

Project Description:

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name:

Email:

Phone:

Title/Role:

Company/Employer:

Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,

Public Meeting Notice

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

COMPASSKC

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Resolution 230126

File #: 230126 Version: 1

Type: Resolution Status: Passed

File Created: 2/2/2023 In Control: Council

On Agenda: 2/9/2023 Final Action: 2/9/2023

Title: Sponsor: Councilmember Melissa Robinson RESOLUTION – Directing the city Manager to develop and implement community engagement policies, processes, and procedures for significant infrastructure plans and projects in Kansas City; and to report back to the City Council the City's community engagement policies, processes, and procedures within sixty (60) days.

Sponsors: Melissa Robinson

Text: RESOLUTION NO. 230126

Sponsor: Councilmember Melissa Robinson

RESOLUTION – Directing the City Manager to develop and implement community engagement policies, processes, and procedures for significant infrastructure plans and projects in Kansas City; and to report back to the City Council the City's community engagement policies, processes, and procedures within sixty (60) days.

Body

WHEREAS, the City has installed bicycle lanes on Truman Road without the proper community engagement which created animosity and distrust of city government; and

WHEREAS, creating healthy, thriving, equitable communities requires engaged community stakeholders, residents, businesses, organizations, and institutions; and engagement enables people to have a greater say in the planning design, and implementation of their community; and

WHEREAS, the City aims to provide services and solutions that are better suited to people's needs and the City recognizes when people are allowed to have input into decisions that affect their lives, they are more committed and empowered to get involved int eh hard work of making their community better after the planning process ends; and

WHEREAS, the City acknowledges that Public engagement builds community connections, increases an individual's or organization's skills to influence change, and helps individuals and organizations see their role in our mission to deliver quality, customer-focused municipal services with an emphasis on public safety, neighborhood livability, job creation, responsible planning for economic growth, infrastructure improvements, transportation systems, public health, and the environment; and

WHEREAS, the public engagement process should provide a timely framework for the notification and meeting process for nearby property owners and registered neighborhood/civic organizations to provide information and answer questions and hear any concerns about the significant infrastructure plan or project which may impact the area; and

WHEREAS, a definition of “community engagement” and the expectations as it relates to public engagement for certain types of significant infrastructure plans or projects shall be included in the policies, processes, and procedures; and

WHEREAS, collaboration with and support from neighborhood associations and residents is a critical step prior to city council approval and significant infrastructure plans and projects in Kansas City; and NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to develop and implement community engagement policies, processes, and procedures for significant infrastructure plans and projects in Kansas city.

Section 2. That the City Manager is hereby directed to report back to the City Council the City’s proposed community engagement policies, processes, and procedures within sixty (60) days of the passage of this resolution.

End

Resolution 230998

File #: 230998 Version: 2

Type: Resolution Status: Final Reading, Debate

File Created: 11/27/2023 In Control: Council

On Agenda: 12/7/2023 Final Action:

Title: Sponsor: Mayor Pro Tem Ryana Parks-Shaw RESOLUTION – Directing the City Manager to develop a Public Engagement Plan; and directing the City manager to report back to the City Council in 90 days for final approval of the plan.

Title

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION – Directing the City Manager to develop a Public Engagement Plan; and directing the City Manager to report back to the City Council in 90 days for final approval of the plan.

Body

WHEREAS, the City Council believes that all Kansas Citians, regardless of station or circumstance, and provide valuable contributions in City policy decisions; and

WHEREAS, creating healthy, thriving, equitable communities requires engaged community stakeholders, residents, businesses, organizations, and institutions; and

WHEREAS, the City Council previously adopted Resolution 230126 which directed the City Manager to develop and implement community engagement processes for significant infrastructure plans and projects in Kansas City; and

WHEREAS, the City Council aims to further enhance citizen participation and engagement to enable Kansas Citians to have a greater say in the planning, design, and implementation of their community; and

WHEREAS, the City seeks to provide services and solutions that are better suited to people's needs and the City recognizes when people are allowed to have input into decisions that affect their lives they are more committed and empowered to get involved in the hard work of making their community better after the planning process ends; and

WHEREAS, implementing a Public Engagement Plan will provide a structured framework for the public to engage in meaningful dialogue; and

WHEREAS, such a plan will aim to improve transparency, inclusivity, collaboration and effective decision-making; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. Directing the City Manager to develop a Public Engagement Plan to present to the City Council for final approval. In developing the plan, the City Manager shall:

a) Determine and implement best practices and key principles for the purpose of more meaningfully engaging Kansas Citians in the development of City policy, plans, and projects.
b) It shall be the purpose of this policy to ensure public participation in the formulation of City public policy shall be welcomed and encouraged. Further, it is the purpose of this policy to ensure all Kansas Citians, regardless of station or circumstance, shall have the opportunity to express their views on matters of public policy and that their views are given fair and respectful consideration.
c) Ensure that, prior to the adoption of public policies which will significantly impact the quality of life of members of the community, the City has fully disclosed the nature of the proposed policy or action, the public has had reasonable opportunity to be informed, consulted, involved, or to collaborate on the proposed action, and the decision-making body has had sufficient opportunity to fairly consider and reflect before action.
d) Develop and implement procedures to ensure expectations for public engagement are clear, adequate resources are available to meet expectations, and provide accountability metrics for staff.
e) The public engagement process should provide a timely framework for the notification and meeting process for nearby property owners and registered neighborhood and civic organizations to provide information, answer questions, and hear any concerns about public policies which may impact the area.
f) Direct city departments to conduct ongoing assessments of civic engagement performance by project in accordance with best practices and key principles to be identified in subsection (a), including but not limited to:
    a. Assessing community evaluation of performance according to each principle;
    b. Assessing the organizing and communication process;
    c. Assessing project accountability and transparency;
    d. Managing resources to provide appropriate facilitation training to staff involved in civic engagement work throughout the City; and
    e. Incorporating internal and external evaluation methods for further measurement and insights into the quality of the civic engagement process as a whole and each department's performance in pursuit of the Civic Engagement Principles.
g) Establish a Civic Engagement Interdepartmental Working Group to advise city departments, the City Manager, and City Council in these assessment processes and to

develop a proposed plan for future annual review of civic engagement performance in collaboration with the community.

h) The City Manager shall develop policies in alignment with the plan to ensure implementation which may include an Administrative Regulation, Ordinance, or Resolution.
i) The Public Engagement Plan shall strive to increase applications and participation from areas with historically low participation.

Section 2. That the City Manager is hereby directed to report back to the City Council within 90 days of the passage of this resolution.

End.

Supplementary Documents for Public Engagement Plan

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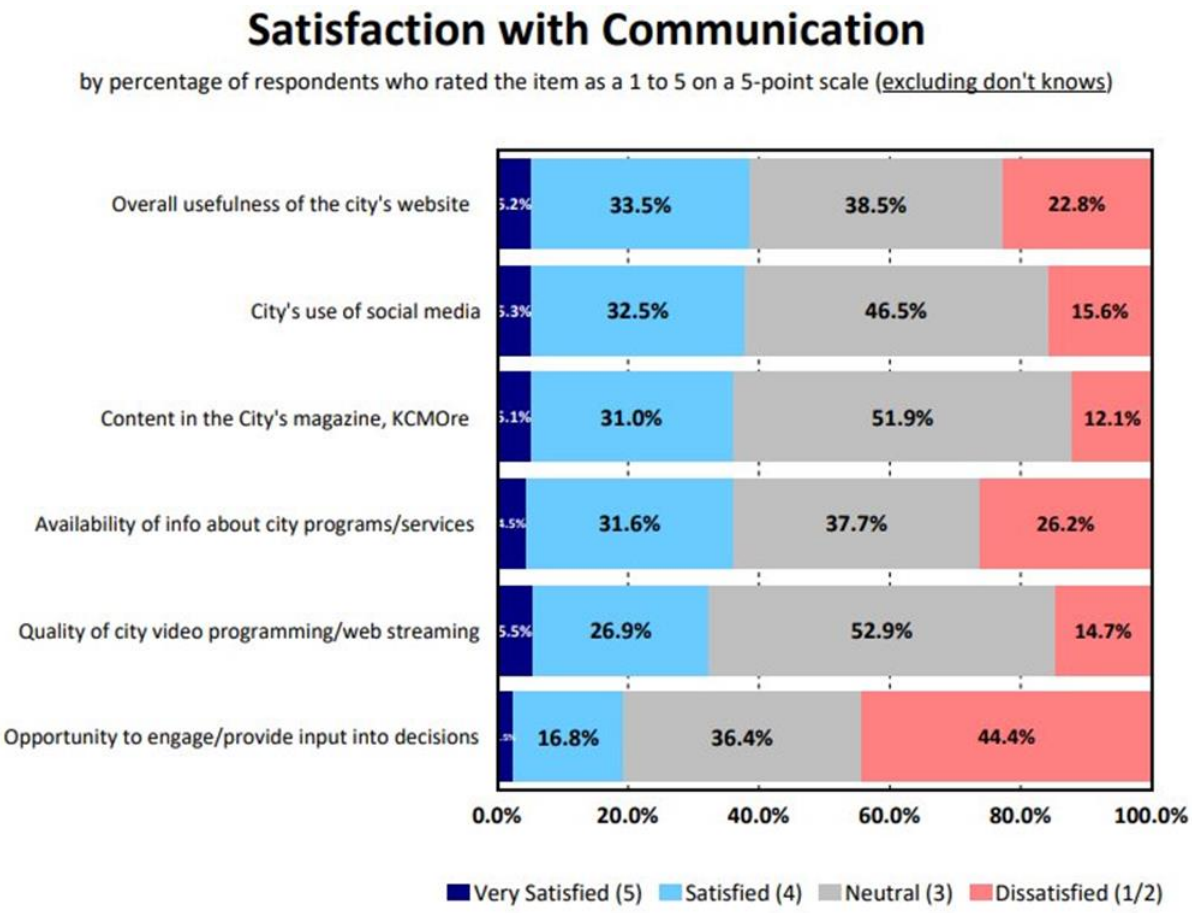
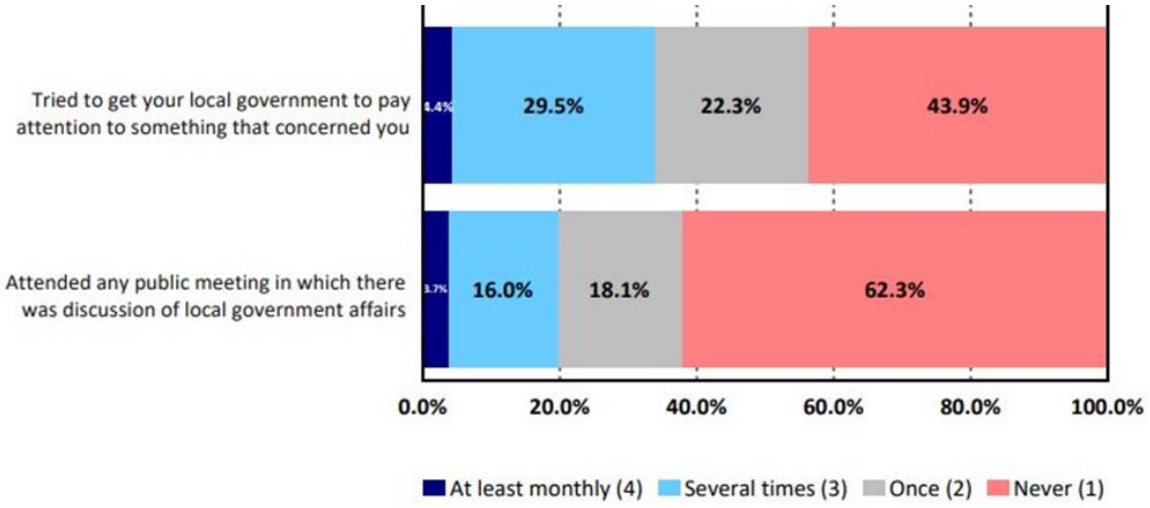
2022-2023 Resident Survey Satisfaction Results for Public Engagement

The Resident Satisfaction survey is conducted annually to gauge resident satisfaction regarding various facets of city life and services and perception of life in Kansas City as a whole. The results of this survey are used to identify areas where the City is seeing success and areas in which the City has room for improvement. Below are two charts focusing on public engagement and input.



In the above chart we see that 44.4% of residents were not satisfied with opportunities to engage/provide input into decision and that only 19.2% reported being either satisfied or very satisfied with those opportunities. This would indicate that this is an area for improvement for the City.



The chart above shows that the majority of surveyed residents have either never or only once tried to get local government pay attention to something that concerned them, and well over half of surveyed residents have never attended any public meeting in which there was discussion of local government affairs.

Explainer on the Three Phases – Required, Phase 1

Engagement planning can quickly become overwhelming. There are numerous tasks and details to consider, making it hard to know where to start and what to do next. This explainer will guide you through the three phases of engagement planning, including specific tasks to help you create and carry out an effective engagement plan.

Please note, before considering your engagement plan, you should fully understand the scope of your project. This may include: **a project summary**, **project timeline**, and **project goals**. Having all of this project information in one place that is easily accessible to the contributing team members and, when applicable, to the public helps ensure everyone is on the same page and understands the project scope and goals, decision-making process, and any other supporting elements of the project.

- A **Project Summary** should be able to explain the scope and purpose of your project or initiative. This should include information about what problems the project is addressing, why changes need to be made, and how this project will make those changes. In addition, it should identify the need and use of engagement, specifically how the engagement outcomes will be used in the decision-making process. This includes information about who the decision-makers are and what the decision-making process looks like.
- The **Project Timeline** should identify important deadlines such as when decisions need to be made. It can be easier to start with the end in mind, working backward from the determined final date. Be clear on which dates are flexible and which ones are non-negotiable. Once your project timeline is determined, you will add your engagement timeline to this schedule. It is important to understand your timeline fully to know when decisions need to be made and required activities that lead to that point.
- It is important for every project to have specific and measurable **Project Goals**. Be sure to include both overall project goals and goals specific to engagement and messaging. Setting a goal for your community engagement will provide a benchmark. Establish outreach goals that include the community members and groups you are trying to engage. Keep track of what worked and what didn't and include that information in your **After-Action Report**.

Definition of the "Public" as per Salt Lake City's Engagement guide:

"Any individual or group that can be affected directly or indirectly by the outcome of a decision."

Statement on Inclusion and Fairness

During engagement efforts, it can be easy to gather the voices of those who are geographically close by, already involved, or have the time and resources to be involved. However, only hearing the voices that are easy to gather leads to solutions that may not effectively address or solve the problem. Effective engagement brings all voices to the table. This means seeking out people who may be overlooked or even actively excluded from the conversation. This includes finding ways to engage the public where they are at, providing opportunities that are accessible and fair for all. When planning engagement, be intentional about how, when, and where you are engaging to make it as inclusive as possible. Inclusive feedback leads to robust feedback. It is hard to make good decisions when we don't have all the data. Giving all voices an opportunity to be heard leads to better understanding of the issues and can bring about new innovative, and creative solutions, resulting in better decision making. Inclusive engagement is effective engagement. Throughout the planning process, think about how you can make the engagement more accessible, inclusive, and fair.

Phases of Engagement

There are three phases of engagement, each of which are crucial to effective public engagement and ensuring accountability in our interactions with the public. These phases are:

- **Phase 1:** Engagement Plan Development
    - Decide Engagement Level
    - Plan Engagement Techniques
    - Create Message Strategy
- **Phase 2:** Engagement Logistics
    - Stay on Track
    - Gather Data
    - Make Changes
- **Phase 3:** Closing the Loop
    - Analyze Data
    - Share Engagement Results

We will cover each of these phases in detail including which tasks are expected to be completed in each phase, which documents are required and which ones may be used as supplementary planning references, and who resources are that could help at each phase of engagement.

Phase 1 – Engagement Plan Development

This phase should begin directly after you have gained a full understanding of the scope of your project by developing your Project Summary, Project Timeline, and Project Goals and have reviewed the engagement standards for Kansas City. The purpose of Phase 1 is to make a deliberate plan for how you will engage with the public throughout the project. Whether it is asking for input, collaborating on ideas, or simply informing the public of decisions that have already been made, it is important to have a plan in place for public engagement.

It is important to remember that no one level or method of engagement is inherently better than another, as long as they are implemented according to the public's needs. Remember, there is no "right" way to engage. It's okay to fail and learn from mistakes as long as there is constant effort to improve outreach and participation for better informed decision-making. Be willing to make changes and updates as needed throughout the project.

There are some things to consider throughout this phase of the project:

- What are the participation process goals?
- How much influence will the input from engagement realistically have on the project?
- What is the desired gain from engaging with stakeholders?
- What does the public expect or need from engagement?
- What are the stakeholders' perceptions and level of interest?
- What key issues have been raised by the project team, community leaders, and other stakeholders?
- How will you engage difficult-to-reach or underrepresented stakeholders?
- What past participation processes have worked and what has failed?

Required Documents

- **Public Engagement Strategy Design Worksheet**

  This is the foundation of your Engagement plan. This worksheet will help you identify involved departments, roles for specific individuals, who are the decision-makers in the project, what level of influence the public may have in this project, internal/external engagement expectations, approximate level of community interest, recommended level of public engagement, and potential stakeholders who should be contacted.

- **Engagement Timeline**

  Once you have your Project Timeline and understand which level of engagement you would like to aim for, you will need to create an Engagement Timeline. This will involve adding all planned engagement activities to your existing Project Timeline. When creating this timeline it is important to consider deadlines, the city's review process, time for analyzing engagement data, and time needed to prepare materials for your chosen methods of engagement.

Together these documents will form the core of your engagement plan. Once your project has been completed, these should be submitted as part of your **After-Action Report.**

Supplemental Documents

- ***Participant Levels Diagram (Stakeholders)***
  This diagram can help you identify/define stakeholders and what level of participation they are likely to desire during the engagement process.
- ***General Threshold Applicability Guidelines For Civic Engagement***
  This provides some examples of project types, whether or not they require a public hearing, what type of output is generally expected from that type of project, typical length of project, and typical minimum level of engagement expected.
- ***Risks of Bad Engagement***
  Emphasizes the importance of well-planned and executed public engagement and outlines the risks associated with poorly planned, poorly executed public engagement.
- ***Community Network Analysis How-To***
  If you are struggling to identify potential stakeholders, this provides an exercise to assist in the stakeholder identification process. This process can also be used to identify potential trusted messengers.
- ***Engagement Methods Reference Guide***
  This guide offers ideas for several methods of engagement based on: Recommended Level of Engagement, Scale, Engagement Context, and Engagement Purpose. Once you know what level(s) of engagement are appropriate for your project, this can be a good guide for choosing which engagement strategies you would like to use.
- ***Community Engagement Techniques Reference Guide***
  This shorter guide offers specific examples of engagement techniques, overall uses of these techniques, considerations, and pros and cons of these techniques.
- ***Block Talks Sheet***
  This informational sheet provides details on an engagement technique that may be particularly useful for transportation, parks, and infrastructure projects.

By the end of Phase 1 you should:

- Have your engagement plan and timeline solidified;
- Know which individuals and groups you will be reaching out to for public engagement, and
- Know how you will measure/record engagement in each of your chosen engagement methods.

Phase 2 – Engagement Logistics

This phase is focused on implementing the plan designed in Phase 1, ensuring you are tracking/recording engagement data in a way that will allow for easy analysis in Phase 3, and, if required, pivoting your engagement strategy.

Required Document

- **Stay on Track Worksheet**

  This worksheet includes several checklists to help you stay on track with the engagement plan that you developed using the Public Engagement Strategy Design Worksheet. It also has checklists to help you develop talking points, a social media plan, and your **After-Action Report.**

Supplemental Documents

- ***Partner Organization Engagement Strategy Worksheet***

  When there may be differing levels of anticipated interest between internal and external stakeholders, this form can help you strategize and think through what considerations may need to be put into place when engaging with these stakeholders.

- ***Survey Best Practices***

  This checklist serves as a guide to best practices when conducting a survey. It also offers some advice for survey data cleaning and analysis. You can also always refer to the DataKC team for advice when designing surveys and/or analyzing survey results.

When building your engagement plan, think about the type of feedback you will be receiving and the means for transcribing the feedback in a way that is easy to analyze. When gathering feedback, make sure to note the method of engagement, who was reached, and how many people provided feedback. Always include some form of demographic questions as they will help in further analysis. In addition, try to record how many people you talked to in each Council District (if applicable). Open ended comments should be transcribed verbatim to the fullest extent possible, then categorized and paraphrased as is applicable to the project.

While analysis primarily takes place in Phase 3, make sure there is sufficient time for analyzing data after the engagement period ends and before decisions need to be made. It is recommended to give a minimum of two weeks for analysis, though larger projects and more comprehensive outreach efforts may require more time.

Phase 3 – Closing the Loop

While this is the final phase, it is just as if not more important the first two. It is critically important to follow up with the Public after the engagement phase of your project is completed to let them know how public input was utilized. Without this final step, public trust is corrupted, and citizens may become less likely to engage with the City in the future. Additionally, as part of the Kansas City Public Engagement Plan, Closing the Loop is a metric for which project staff will be held accountable.

Required Document

- **After-Action Report and Summary**

  This report is a full description of engagement methods, feedback results, and analysis of results as it pertains to the project. This can include graphs and visuals to represent data. Make sure raw data is also accessible where applicable.

Sharing your After-Action Report

If your project includes multiple rounds of engagement, it could be helpful to have multiple occasions of reporting back to the public. However, at a minimum it is required to have a final report at the end of your project which will be submitted both to the City and to the stakeholders who were involved in your public engagement. While the After-Action Report is comprehensive and required, you may choose other additional methods of presenting your After-Action Report to the public. This could include a:

- **Mini Report –** A simplified version of your full report, only sharing information that is absolutely necessary. This often includes infographics and visuals rather than just data.
- **Presentation –** Using information from the After-Action Report, add a verbal element to sharing results by being able to explain the trends and findings from the various feedback received and analyzed. (If presenting to Council, prepare engagement numbers broken down by council district if applicable)

NOTE: All methods are required to include the feedback received, how the feedback was used and/or how the feedback impacted the decision made, and what decision was ultimately made.

Email and social media are excellent ways to share these reports. Also, consider who was contacted during the engagement process. If there are specific points of contact, consider sending engagement reports directly to them to share with their community.

INTERNAL TOUCH-BASE AFTER ENGAGEMENT

Take time to discuss with the project team what worked and what didn't for this project in regard to engagement. Discuss which goals were and were not met and why. Make sure findings and evaluations are recorded and shared with the Community Engagement Coordinator. Internal evaluations should take place throughout the project if there are multiple rounds of engagement. At the very least, an evaluation discussion should take place at the very end of the project, when all engagement results are shared with the public. Such discussions will help project managers and

the Community Engagement Coordinator to be more effective in their public engagement, whether it is for the project at hand or future projects.

Public Engagement Strategy Design Worksheet

Public Engagement Strategy Design Worksheet

This worksheet is the first step in developing your Public Engagement Strategy and will form the foundation of your engagement efforts. It will help you identify any involved departments, roles for specific individuals throughout the project, identify who the decision-makers are in the project, what level of influence the Public may have in this project, internal and external engagement expectations, predict approximate level of community interest, what level of public engagement is recommended, and which potential stakeholders should be contacted. Complete as much of the following information as you can. Only fill out the parts that are relevant to your project. Some of the worksheet pages are adapted from © International Association for Public Participation, iap2.org.

Project Name: _____

Project Start Date: _____ **Expected End Date:** _____

Project Summary/Goals: _____

_____

_____

_____

_____

I have created a project timeline that includes important dates and deadlines for the successful completion of this project. ☐ **Yes** ☐ **No**

If No, do not proceed further until you have developed a project timeline.

Project Lead: _____ **Phone:** _____

Email: _____

Departments Involved:

- ☐ City Manager's Office
- ☐ Convention & Entertainment Facilities
- ☐ Fire Department
- ☐ Housing and Community Development
- ☐ Neighborhood Services
- ☐ Parks & Recreation
- ☐ Police
- ☐ Public Works
- ☐ Water
- ☐ Other Divisions
  Specify: _____
- ☐ Aviation
- ☐ Corporate Safety and Risk Management
- ☐ Civil Rights & Equal Opportunity
- ☐ Health
- ☐ Human Resources
- ☐ Municipal Court
- ☐ Office of Environmental Quality
- ☐ Regulated Industries
- ☐ Other Divisions
  Specify: _____

Page **1** of **11**

IDENTIFYING YOUR ENGAGEMENT TEAM

Roles	Specific Individuals in These Roles	Responsibilities for Each Individual for this Step
1. Who are the ultimate decision-makers?		
2. Who has overall management responsibility for public participation?		
3. Who else on your staff is responsible for public participation?		
4. Who are the individuals who control the funding for your engagement?		
5. What external individuals might be important to the credibility of public participation? (Community members, organizations, etc.)		
6. What internal resources with special expertise will be important to the process, such as graphics or social media support?		
7. What outside resources with special expertise will be important in the process, such as independent technical experts, contractors, vendors, etc.?		

Additional Thoughts

INTERNAL PERCEPTIONS AND EXPECTATIONS

Directions: Check the appropriate boxes based on the scale below (1 to 5). Then, follow the instructions at the bottom of the worksheet to score your assessment. Refer to the attached worksheet supplement (Page 10) for more details on the various levels of impact on the Engagement Spectrum.

Assessment Questions	Very Low	Low	Moderate	High	Very High
What is the legally required level of public participation?(For Development Chapter 88/Chapter 10)					
To what extent do internal staff members believe the public could help improve the outcome of this project? (Does your team think public engagement is important for this project?)					
At what level do internal staff members perceive public interest in this project?					
What is the potential for the public to influence the decision-making process?					
What level of media interest do you anticipate?					
What is the likelihood that decision-makers will fully consider public input?					
What level of resources are likely to be needed to support public participation? (Time, funding, etc.)					
What is the anticipated level of political controversy?					

Scoring					
1. Total the number of checks in each column.					
2. Multiply the total of checks in each column by the weighting number in each column.	X1	X2	X3	X4	X5
3. Enter the result for each column.					
4. Add the column scores together and enter in the next column.					
5. Divide the total score by the number of questions.	/8				
6. Enter the result in the next column. **This is the average score.**					

Scale:

1-2 = Very low to low; Spectrum recommendation: at least Inform
2-3 = Low to moderate; Spectrum recommendation: at least Consult
3-4 = Moderate to high; Spectrum recommendation: probably Involve
4-5 = High to very high; Spectrum recommendation: minimum Involve, consider Collaborate or Empower

What level of engagement does your score recommend? _____

EXTERNAL PERCEPTIONS AND EXPECTATIONS

Directions: Check the appropriate boxes based on the scale below (1 to 5). Then, follow the instructions below to score your assessment

Assessment Questions	Very Low	Low	Moderate	High	Very High
How difficult will it likely be to reach the community members who should be informed and engaged about this project?					
What is the potential for public outrage related to the project/decision?					
How important are the potential impacts of this project to the community?					
How much do stakeholders care about the problem/opportunity to be addressed and the decision to be made?					
What degree of public participation do the stakeholders and community appear to want?					

Scoring					
1. Total the number of checks in each column.					
2. Multiply the total of checks in each column by the weighting number in each column.	X1	X2	X3	X4	X5
3. Enter the result for each column.					
4. Add the column scores together and enter in the next column.					
5. Divide the total score by the number of questions.	/5				
6. Enter the result in the next column. **This is the average score.**					

Scale:

1-2 = Very low to low; Spectrum recommendation: at least Inform
2-3 = Low to moderate; Spectrum recommendation: at least Consult
3-4 = Moderate to high; Spectrum recommendation: probably Involve
4-5 = High to very high; Spectrum recommendation: minimum Involve, consider Collaborate or Empower

What level of engagement does your score recommend? _____

Review Average Scores from the Expectations Worksheets

The results from the expectations worksheets give a general sense of the level of public participation that should be recommended to the decision maker. By no means should these worksheets be considered scientific, but they should offer a reasonable recommendation.

Depending on the project, a minimum level of public participation may be prescribed by regulation. In this case, the worksheet may be useful in determining whether the required level is sufficient or if another level on the IAP2 Spectrum© should be considered.

If any questions were registered at the "Very Low" level, careful evaluation should be given to the level of public participation, even if the average score was otherwise low. The minimum level of engagement for every project should at least be Inform.

Summarize the Expectation Assessments

The Spectrum level expectations summary matrix below provides a visual summary of the expectations assessments. Plot the level as it was assessed for each of the key participants. Based on the plotting, what level of the IAP2 Spectrum© will you recommend?

Expectations of the Key Participants	Inform	Consult	Involve	Collaborate	Empower
1. What level is appropriate based on internal expectations?					
2. What level is appropriate based on external expectations?					
3. What level is recommended by the Community Engagement Coordinator? (Optional)					

LEVEL OF COMMUNITY INTEREST

Some projects may be of great interest and/or importance to the community at large. This may include residents, employees, the business community, nonprofits, schools, etc. Some projects may be more controversial or have interest beyond just the City of Kansas City, MO (e.g. regional or state interest). Think about the type of comments and input you expect to get from various stakeholders. Answer these questions and be ready to incorporate these considerations into your engagement strategy.

What decision is being made? Has a decision already been made?

Who is the ultimate decision-maker? How much influence does the Public realistically have over the final decision?

What type of input would be the most meaningful to this project?

What are the biggest issues expected to come up?

What does a successful outcome look like?

How will we measure, report, and celebrate success?

How will we gather input data?

How will this data be used?

Other notes:

IDENTIFYING STAKEHOLDERS

☐ City Council ☐ Specific Council Member_____

Advisory Boards to be Notified and/or Consulted (Check any that may apply)

- ☐ Air Quality Appeals Board
- ☐ Alcohol Beverage Advisory Board
- ☐ Bicycle and Pedestrian Advisory Committee
- ☐ Board of Police Commissioners
- ☐ Convention Management Advisory Authority
- ☐ Crossroads Arts Advisory Committee
- ☐ Downtown Economic Stimulus Authority
- ☐ Downtown Transportation Development District (TDD)
- ☐ Economic Development Committee
- ☐ Emergency Technology Board
- ☐ Firefighters Pension System Board of Trustees
- ☐ Heart of the City TIF Advisory Committee
- ☐ Industrial Development Authority
- ☐ Kansas City Futures Youth & Young Adult Council
- ☐ Public Improvements Advisory Committee (PIAC)
- ☐ Municipal Art Commission
- ☐ Ethics Commission
- ☐ Mayor's Commission on Reparations
- ☐ Port KC
- ☐ KCATA
- ☐ Housing Authority
- ☐ Human Rights Commission
- ☐ Equity Task Force
- ☐ Office of Environmental Quality
- ☐ Historic Preservation Commission
- ☐ Liquor Control Board of Review
- ☐ Jackson County Board of Equalization
- ☐ Tax Increment Financing (TIF) Commission
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

Outside Organizations & Groups Invested in the Process/Project – Stakeholders

There are numerous organizations in KCMO that work with the community in a variety of ways. *Are you planning to involve any of these groups? If so, what will their role be?*

_____

_____

Here is a sample list of organizations that may be interested in being involved with your project depending on the topic. This list is <u>not</u> comprehensive, it is only meant to give you an idea of organizations to contact. You should feel welcome to contact others not listed here.

- ☐ KC Neighborhood Advisory Council (KCNAC)
- ☐ Guadalupe Centers
- ☐ Historic East Neighborhood Coalition (HENC)
- ☐ Blue Ridge Area Quality of Life Initiative
- ☐ Marlborough Community Coalition
- ☐ Bridging the Gap
- ☐ Center for Neighborhoods – UMKC
- ☐ Community Assistance Council
- ☐ KC Centurions
- ☐ KC Downtown Neighborhood Association
- ☐ South Kansas City Alliance (SKCA)
- ☐ Greater Kansas City Chamber of Commerce
- ☐ Visit KC
- ☐ Mid-America Regional Council (MARC)
- ☐ Northland Neighborhoods, Inc.
- ☐ Jazz District Renaissance Corporation
- ☐ Blue Hills Community Services Corporation
- ☐ KC Healthy Kids
- ☐ Ivanhoe Neighborhood Council
- ☐ Local Initiatives Support Coalition (LISC)
- ☐ The Whole Person
- ☐ BikeWalk KC
- ☐ KC Tenants
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

Community Members

When considering who in the community would care of be affected by your project, take into consideration the following:

- Who will be directly impacted?
- Who will be indirectly impacted?
- How does it hit on the public's values and beliefs?
- Is there a history of similar projects in this area? How were they received and what impact did they have?
- What are the potential impacts?
    - Financial
    - Transportation
    - Environment
    - Inconvenience
    - Change to Routine
    - What else?
- What stakeholders will be hard to reach/engage and how will you overcome that?
- What factors might prompt engagement?

Additional Thoughts

Public Engagement Strategy Summary

Who will you be reaching out to for public engagement?

How will you engage these groups?

When will you do this engagement? (You may attach an engagement timeline)

How will you record/report public engagement feedback?

How will you report how feedback was used/if and how it affected final decision-making or design?

Worksheet Supplement

	1	2	3	4	5
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities, and/or solutions.	To obtain public feedback on analysis, alternatives, and/or decisions.	To work directly with the Public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the Public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decision to the maximum extent possible.	We will implement what you decide.
EXAMPLES OF TOOLS	Fact sheets, websites, open houses, mailings, social media.	Public comment sessions, focus groups, surveys, public meetings.	Workshops, deliberative polling.	Stakeholder advisory committees, consensus-building, participatory decision-making.	Committees, advisory councils, resident juries.

It is important to remember that no one level or method of engagement is inherently better than another, as long as they are implemented according to the public's needs. Remember, there is no one "right" way to engage. Throughout the course of your project, you may encounter stakeholders who have different engagement needs. It is okay if you need to adjust your engagement strategy throughout your project, just be sure to document what changes were made and why.

Stay on Track

The purpose of this document is to help you stay on track with the Engagement Plan you developed using the Community Engagement Project Worksheet. It also has checklists that will help you develop talking points, a social media plan (if applicable), and your After-Action Report.

Engagement Plan

Checklist for the Engagement Plan

- ❑ Public Engagement Strategy Design Worksheet has been completed
- ❑ The Engagement Timeline has been created for this project (Examples of timeline events below. Note: These are examples only and are not required, you may use your own engagement methods for this timeline)
  - Creation of project webpage, email address, hotline/phone number
  - Schedule Neighborhood Association/District Problem Solvers presentations
  - Facebook Live Q&A
  - Language Translation
  - Surveys (When/how will they be conducted?)
- ❑ Project summary for public consumption has been created (What is the project, how will engagement be used, etc.)
- ❑ Engagement Methods have been selected (Examples below)
  - Project Webpage
  - Neighborhood Association Presentation
  - On-Site Community Conversation
  - Business Community Outreach
- ❑ Stakeholders have been identified and contacted.
  - Internal Stakeholder (Name) _____
  - Internal Stakeholder (Name) _____
  - Internal Stakeholder (Name) _____
  - External Stakeholder (Name) _____
  - External Stakeholder (Name) _____
  - External Stakeholder (Name) _____

Note: The Project Manager's responsibility is to notify the Mayor's Office, City Council's aides, and other internal (advisory boards and commissions), and external (non-profits, and other non-government organizations) stakeholders affected by the project. The Community Engagement Coordinator can help identify the groups to contact. If applicable, the Project Manager is also responsible for requesting time on the Neighborhood Association/HOA agendas and scheduling meetings with external partners.

Most projects have multiple phases of public engagement. Every stage should include notifying applicable internal and external stakeholders and individuals who signed up for project updates.

Talking Points

Talking points are the building blocks for all project messaging and engagement. Talking points will help with survey language, visual communications (flyers, postcards, etc.) and helps the team be on the same page about the project.

Checklist for Talking Points:

- ❑ All the project information is in one place (e.g. Project Scope, Goals, Timeline). This information is used to build all the materials for the project engagement.
- ❑ This project has a clearly outlined purpose and you can articulate the need for it.
- ❑ Main project messages have been created.
- ❑ If there will be planned improvements, those have been described in detail.
- ❑ If ongoing outreach and education will be a facet of this project, that timeline has been created and methods of outreach and education have been identified.
- ❑ A key statement and 3-point summary have been created to describe this project.
- ❑ We can clearly explain the project goals in layman's terms.
- ❑ We can clearly explain the project details in layman's terms.
- ❑ We can clearly explain the project's funding details in layman's terms.
- ❑ We have thought of and have a list of FAQs (This should include impact on traffic if there is an anticipated impact on traffic)
- ❑ We have contact information for anyone who might want more information about the project.

Social Media Plan

To support and coordinate with the Kansas City Communications Department, a social media plan is a must. This plan helps to coordinate and schedule multiple competing social media posts. The project lead or Project Manager may contact the Communications Department to request posting on Kansas City accounts or share a social media plan.

Checklist for Social Media Plan:

- ❑ We know what design mediums we will be using (Examples below)
    - Copy/Text
    - Images/Graphics
    - Video
    - Maps
- ❑ Social Media Platforms
    - Nextdoor
    - Facebook
    - Instagram
    - X (Formerly Twitter)

- ❑ Post Schedule (When/How frequently do we intend to post on each platform?

After-Action Report

The After-Action Report is a full description of engagement methods, feedback results, and analysis of engagement results as it pertains to the project. This can include graphs and visuals to represent data and will need to be shared both with the Public (particularly any external stakeholders who were contacted during the engagement process) and with internal stakeholders.

It is critically important to follow up with the public after the engagement phase of your project is completed to let them know how public input was utilized. Without this final step, public trust is corrupted, and citizens may become less likely to engage with the City in the future. Additionally, as part of the City of Kansas City, MO Public Engagement Plan, Closing the Loop is a metric for which project staff will be held accountable.

After-Action Report Checklist:

- ❑ Title page
- ❑ Table of Contents: Give a list of everything that is in the report
- ❑ Executive Summary: Summarize the report, its findings, and how public input impacted final decision-making. Make sure it's polished. Some people only read the summary.
- ❑ Background: Explain the need for public engagement in context of this project.
- ❑ Methods: Explain who was included in your engagement, which engagement methods you chose and why. If any surveys were used as engagement methods, explain your survey method and analysis.
- ❑ Engagement Results: This is the main body, which provides important statistics and analysis of public input that was gathered during your engagement process and explains how this input impacted the final decisions made on the project.
- ❑ Appendices: Provides supporting material including the actual surveys and, if necessary, a glossary of terms.
- ❑ The completed After-Action Report has been sent to all stakeholders who were engaged in this project's public engagement process.

If your project includes multiple rounds of engagement, it could be helpful to have multiple occasions of reporting back to the public. However, at a minimum it is required to have a final report at the end of your project which will be submitted both to the City and to the stakeholders who were involved in your public engagement. This report must include: the feedback received, how the feedback was used and/or how the feedback impacted the decision made, and what decision was ultimately made.

After-Action Report Summary

This Summary form is to assist in the development of your After-Action Report. The After-Action Report is a full description of engagement methods, feedback results, and analysis of results as it pertains to the project. This can include graphs and visuals to represent data. Make sure raw data is also accessible where applicable.

PROJECT INFORMATION	
Project Name and ID #:	Department/Division(s):
Project Manager:	Phone: Email:
Contacts/Team:	
Brief Description of the Project:	
Project Timeline: (If attached separately, write “Attached”)	
BUDGET	
Project Budget:	
Budget Spent on Engagement:	
Was there any engagement you wanted to do but couldn’t afford?	
PUBLIC INVOLVEMENT	
Stakeholders Involved:	

How was the public involved? *(Inform, Consult, Involve, Collaborate, Empower? Methods used for each phase)*
OUTCOMES
What were the successes of your engagement?
What were the obstacles you encountered?
What lessons were learned throughout the engagement process?
What would you do differently in a similar project?
Have you reported back to the public to Close the Loop? Yes No
How did you report back to the public/external stakeholders?
Was the report back successful? (Did external stakeholders acknowledge the report back and/or did they have additional feedback after receipt of the report?)

Have you put a report out on the project website (if applicable)? Yes No
PLEASE SUBMIT A COPY OF THIS SUMMARY TO THE COMMUNITY ENGAGEMENT COORDINATOR AT OCE@KCMO.ORG AND PUBLICENGAGEMENT@KCMO.ORG

Developer Scorecard

Using the Developer Scorecard

Step 1: Fill out the Project information on the next page.

Step 2: As you complete the subsequent score sheets, note that not all criteria may apply to your community or project. You should tailor this Scorecard to be relevant to your specific purpose(s) and area. Feel free to take notes in the empty space and add, change, or put NA (not applicable) for items in the scale that do not apply to your community or project.

Step 3: Hold conversations with your group around each criterion and give each one a score.

Step 4: Use the scoring table below to determine the letter grade for each criterion. You can also calculate a final score to give an overall letter grade for the project.

Scoring

	Column 1	Column 2	Column 3	Column 4	Column 5
	Total Possible	Section Score	Calculation Col 2/Col1	Final Score Col 3 X 100	Letter Grade (A-F)
Community Engagement	48				
Housing & Neighborhood Development	40				
Safety	36				
Equitable Jobs Access	44				
Neighborhood Infrastructure	40				
Environmental Impact	32				
Food Access and Security	32				
Overall Grade (Total)	272				

Final Score	Letter Grade
100-90	A
89-80	B
79-70	C
69-60	D
59-0	F

Overall Grade: _____

Project Information

Project Plan/Name:

_____

Location of Project/Plan:

_____

Is the project part of a bigger land use plan? (Circle) Y/N

Public Investment(s):

- ☐ Public Subsidy Funding amount and source
- ☐ Tax abatement amount and source
- ☐ Public land sale and amount
- ☐ Zoning changes/variances
- ☐ Infrastructure Improvements (sewer/water, street, sidewalk, etc.)
- ☐ Other: _____

Contact Information

Name: _____ Organization: _____

Phone: _____ Email: _____

Role: ___ Developer ___Resident ___ Business Owner

___ Nonprofit, Church, or Community Leader

___ Other_____

Description of Project

_____

_____

_____

_____

_____

Community Engagement Section Score __/48

Equitable community engagement occurs when community members most affected are involved in the development process. This includes communities who have been historically excluded from engagement processes such as: low wealth individuals, people of color, indigenous people, people living with disabilities, families, senior citizens, and new immigrants. Additionally, it is important that neighborhood groups and community organizations are engaged in development projects.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. Neighbors were engaged before the development process began.					
2. Throughout the project, or when significant changes occurred, developers and planners engaged with community members and responded to community priorities.					
3. Neighbors were given power in the decision-making process.					
4. The developer was transparent about outcomes and intentions.					
5. The developer has demonstrated accountability for community-engaged requests.					
6. The project was initiated by community members or neighbors themselves.					
7. The developer or the city has made a concerted effort to engage and educate neighbors about the proposed development and the processes around it.					
8. The developer or business has other developments throughout Kansas City, Missouri that have been generally well-received.					
9. Development connects to, highlights, and respects community characteristics, local history, points of interest, and key features.					
10. The developer provided neighbors the footprint and/or a visual design of the plan prior to development.					
11. The proposal matches the neighbors' vision of their community or even enhances the neighbor's ideals.					
12. The development was completed in a timely manner aligned with the initial timeline provided.					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

_____

_____

Housing & Neighborhood Development Section Score __/40

We want to ensure that all development makes affordable housing a priority. Equitable housing practices are important because when individuals and families have affordable, quality, and stable housing, they can make important choices about healthy food, health care, childcare, education, and other economic decisions without having the sacrifice other needs that impact livability.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. The housing development is designated as affordable or preserves/increases affordable housing for people who make 30% of Area Median Income					
2. The project and project materials are appropriately designed to match the cultural landscape of the surrounding neighborhood.					
3. Developer Lease Agreement defines provisions for rent increases that assure the designated affordable housing units are maintained for at least 15 years (i.e residents who are at or below 50 % of the area median income are not charged more than 30% of their income)					
4. The development ensures they will not displace current residents.					
5. The development is consistent with the vision of the neighbors.					
6. The project commits to homeownership or wealth building for historically disadvantaged members of the community.					
7. The project redevelops vacant lots or vacant dwellings.					
8. Housing units will improve the infrastructure of the neighborhood, thereby improving the overall walkability.					
9. The developer has built previous units in KCMO and has a record of demonstrated accountability in maintaining their properties.					
10. The developers with previous units built in KCMO has eviction rates that remain low or only evict for "just cause".					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

_____

_____

_____

Safety

Section Score __/36

Ensuring that developments take into consideration the safety of not only the development itself but how the development contributes to the safety of the surrounding neighborhood can help ensure that any undue burden of crime in the surrounding neighborhood can be reduced.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. The proposal has a plan to improve streetscaping where the development will occur. *Streetscaping includes sidewalks, lighting, traffic patterns, and greening.*					
2. The developer can show how and where their development plans tie into KCMO's Vision Zero plan.					
3. Pathways to mental health supports and social work for neighbors are increased through this proposal.					
4. Developer or business owner participates in community-based meetings, neighborhood watch events, and National Night Out events to promote neighborhood relationship building and overall safety.					
5. Developer works to improve the streetscape to slow down fast-moving traffic. *Using medians, pinch-points, speed humps, improving greening and art, etc.*					
6. Project partners with local pedestrian safety advocates to ensure the safety and accessibility of all pedestrians in the community.					
7. Transportation planners or transportation plans associated with the project are appropriate with the development pattern and have engaged neighbors.					
8. The developer has shown due diligence to maintain their buildings, green spaces, offices, businesses, or right of way.					
9. The development contributes to youth engagement in the community whether via work opportunities or gathering spaces.					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

_____

_____

_____

Equitable Jobs Access Section Score __/44

Economic development opportunities should reflect residents and small businesses as a priority. Equitable economic development positively impacts livability in Kansas City. Projects should create and provide job opportunities that drive long-term wealth opportunities for individual residents and the community. Upward mobility for low-income residents and residents of color is essential for economic justice.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. The development and/or business owner intends to hire from within the neighborhood.					
2. The development would like to hire and train young people.					
3. The developer and/or business owner intends to hire and train people with disabilities and pay them a living wage.					
4. The development can hire people who are immigrants or who speak Spanish, including those with ITIN numbers and protected statuses.					
5. The jobs that are created hire at a living wage with benefits and the right to unionize.					
6. The developer hires neighbors who are re-entering the workforce after incarceration.					
7. The project partners with workforce development or training programs to work to hire from within the neighborhood.					
8. If the developer or project uses short term work, priority is given to locals for contracts.					
9. The jobs that are available are not solely low wage jobs, but also provide opportunity for long-term employment and advancement.					
10. Lease agreements give priority to neighborhood business opportunities.					
11. New capital and investment opportunities are created to promote local small business development and entrepreneurial opportunities, especially for women and POC. These opportunities include affordable rental spaces for new businesses and skill-building for residents interested in starting their own business.					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

_____

_____

Neighborhood Infrastructure Section Score __/40

Development does not occur in a vacuum and as such will inherently affect the surrounding neighborhood(s) in one way or another. To ensure this relationship may be a positive one, it is encouraged for developments to support or expand upon existing neighborhood infrastructure. This could include roadways, trails and walkways, public transit infrastructure, or maintenance of trees and walkways.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. The developer has plans to work with current and future residents to either support or establish a neighborhood group to address maintenance concerns, but this group will not be burdensome or punitive like an HOA.					
2. The development plans to improve the sidewalks, pavement, alleyways, and roadways near the development.					
3. With previous developments, the developer has improved or maintained the project well.					
4. The development improves a designated brownfield or industrial area making it more welcome and safe for neighbors to enjoy.					
5. Project increases connections to all modes of public transit and makes walking, biking, and public transit an easy choice.					
6. Project improves the public transportation infrastructure. Development includes transit benefits such as shade trees and other shade options, trash cans, places to sit, appropriate lighting, etc.					
7. Project promotes traffic calming and pedestrian safety.					
8. Parking accommodates bicycle use and storage and does not limit access or passage to pedestrians and people with disabilities.					
9. Developers commit to long term maintenance of transit stops and corners, such as snow clearance, tree trimming, clearing access to transit for people with disabilities.					
10. The development improves and appropriately addresses current drainage to ensure there is no flooding in a roadway, alleyway, or walkway.					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

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_____

Environmental Impact Section Score __/32

Development should be made with the existing community and the environment in mind. Particularly considering the disproportionate environmental burden carried by residents of color in Kansas City, we are working towards a Kansas City where development and environmental justice go hand in hand, so all of our residents benefit from a healthy and sustainable environment.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. Development plans include cleaning or repairing any negative environmental impacts caused by development. These impacts include but are not limited to: pollution of air, water or soil; waste removal; replanting exposed soil to prevent erosion.					
2. The project's designed environment uses native plants and grasses, while removing and/or discouraging invasive plant species. It uses plants that are friendly to bees and butterflies, captures rainwater, and prevents soil erosion.					
3. Design includes environmentally responsible, resource efficient materials and processes throughout the project's life span.					
4. Management of property uses environmentally friendly practices and maintenance.					
5. Development promotes or maintains access to green spaces. Any green space disturbed by development is replaced or restored.					
6. The developer shares the results of their environmental assessment and research to prove their development will at least not increase the heat in an area and at best will reduce any heat islands in the area.					
7. The development includes greening with planned maintenance of green space.					
8. The development improves the heat resiliency in the neighborhood by planting native, resilient trees*, creating designated green space, or reducing the use of pavement, building energy efficient homes, or ensuring efficient HVAC systems for health and safety.					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

_____

_____

Food Access and Security Section Score __/32

Easy access to nourishing, affordable, fresh food is crucial to promoting neighborhood stability, community equity, and overall resident health. Support for food access and security can come directly in the form of grocery stores, supermarkets, or community gardens and markets, or in the form of support for local food entrepreneurs.

Questions	Excellent 4	Good 3	Poor 2	No 1	Don't know 0
1. The proposal promotes a grocery store or supermarket in or near the neighborhood.					
2. The development is a culturally appropriate restaurant that speaks to the culture of the neighborhood. *Potential and current residents feel comfortable walking into the restaurant*					
3. The proposal would promote food entrepreneurship for people living in the area. *A community commercial kitchen or a food business hoping to hire from the neighborhood.*					
4. The proposal supports the development of community gardens or neighborhood grown foods.					
5. The project would help to maintain community gardens or development of them on vacant lots or dwelling units.					
6. The development would improve walkability and accessibility of the neighborhood because it centers food.					
7. The proposal highlights fellowship of neighbors through the use of food.					
8. The proposal reuses vacant land for farm stands or markets, promoting the sale of fresh and locally grown organic produce or goods.					

Additional Information

(Do you wish to clarify any answers or have additional comments related to this section?)

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Public Engagement Toolkit

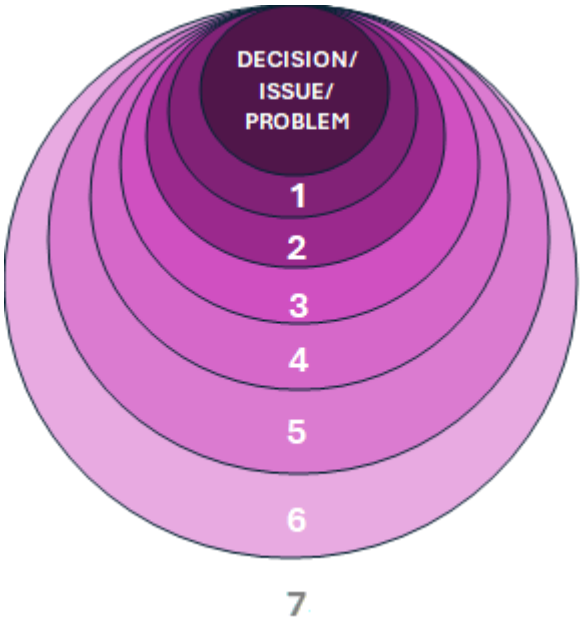
The following materials are supplementary and are intended to help guide staff and developers through the three phases. None of these are required, but are intended to inspire, assist, and guide, particularly if the person conducting public engagement does not have a great deal of experience in that field.

Phase 1 Tools

Participant Levels Diagram

The closer a person or group is to the decision or issue, the more focus should be devoted to them in engagement efforts.

When utilizing this tool, it is important to remember that people may move between levels of interest through the duration of a project or initiative.



Levels

1. **DECISION MAKERS**
   Make final decisions or have veto power over a decision.
2. **PLANNERS**
   These individuals are in planning commissions, neighborhood communities, or funding agencies. They are extremely involved and have influence on decisions.

3. **ADVISORS**
   These individuals will commit time and energy to have an influence on decisions. They care deeply abut the issue and often participate in engagement at any opportunity.

4. **REVIEWERS**
   These individuals are interested in the issue and will get involved in simple ways. They may get involved upon request, but it is not a priority for them.

5. **OBSERVERS**
   Informed but unless they become concerned about the project, tend to not get involved.

6. **UNSURPRISED**
   Aware of the project, but choose not to participate due to lack of time or interest. They are uninterested or unsurprised by decisions.

7. **UNINFORMED**
   Don't know about the project or the associated decisions.

General Threshold Applicability Guidelines

This document available separately due to formatting requirements.

Risks of Bad Engagement

KNOW THE RISKS! BAD ENGAGEMENT CAN BE WORSE THAN NO ENGAGEMENT AT ALL! BAD ENGAGEMENT CAN LEAD TO:

CIVIC DISENGAGEMENT

LOSS OF PUBLIC TRUST

PROJECT DELAYS OR FAILURES

CIVIC DISENGAGEMENT

ACTIONS SPEAK LOUDER THAN WORDS. IT DOESN'T MATTER IF STAFF AND ELECTED OFFICIALS VERBALLY ENCOURAGE PUBLIC INVOLVEMENT IF ACTIONS SAY OTHERWISE. MIXED MESSAGES ARE BROADCASTED WHEN:

- CLAIMING TO WANT TO INCLUDE UNDERREPRESENTED GROUPS BUT USING ENGAGEMENT METHODS THAT EXCLUDE THEM.
- USING JARGON AND DIFFICULT-TO-UNDERSTAND LANGUAGE WITHOUT ANY DEFINITION, GUIDE, OR EXPLANATION.
- FAILING TO MAKE ENGAGEMENT EVENTS ADA COMPLIANT.
- ASKING THE PUBLIC FOR INPUT BUT CREATING THE IMPRESSION THAT THE INPUT IS NOT BEING CONSIDERED.

MIXED MESSAGES HARM THE CITY'S RELATIONSHIPS WITH THE PUBLIC, PRODUCING THE PERCEPTION THAT THE CITY IS CHECKING A BOX RATHER THAN VALUING THOUGHTFUL COMMENTS AND DISCUSSION. IF SECTIONS OF THE PUBLIC ARE IGNORED THROUGH BIASED ENGAGEMENT METHODS AND PUBLIC ENGAGEMENT ISN'T USED TO CREATE SOLUTIONS, THE PUBLIC WILL BE LESS LIKELY TO CONTINUE ENGAGING WITH THE CITY IN THE FUTURE.

LOSS OF PUBLIC TRUST

IT IS IMPORTANT TO BUILD A RELATIONSHIP BASED ON TRUST BETWEEN CITY STAFF, ELECTED OFFICIALS, AND THE PUBLIC. SUCH A RELATINOSHIP IS BASED ON RESPECT, CONFIDENCE, AND TRANSPARENCY. PUBLIC OUTREACH EFFORTS THAT DON'T CLEARLY EXPLAIN TO THE PUBLIC WHAT OPTIONS ARE BEING CONSIDERED BY THE CITY AND HOW FEEDBACK WILL BE USED CAN MAKE THE PUBLIC FEEL IGNORED, TALKED DOWN TO, AND CONFUSED. TO AVOID LOSS OF PUBLIC TRUST, SCHOLAR JUDITH PETTS SAYS A PROPER ENGAGEMENT PROCESS "DEMANDS VERY CAREFUL (AND ADEQUATELY RESOURCED) ATTENTION TO [PARTICIPANT] RECRUITMENT, THE OPEN AND COLLABORATIVE FRAMING OF DEBATE, AND THE MODE OF PARTICIPATION OF OFFICIALS AND EXPERTS. MOST IMPORTANTLY, CLARITY OF IMPACT ON THE DECISION IS ESSENTIAL."

PROJECT DELAYS OR FAILURES

THE PUBLIC SHOULD BE BROUGHT TO THE TABLE EARLY AND BEST PRACTICES SHOULD BE USED TO ENSURE FEEDBACK IS UNBIASED AND REPRESENTATIVE OF THE BROAD COMMUNITY WE SERVE. IF ENGAGEMENT ISN'T SOON ENOUGH OR EXECUTED IMPROPERLY, IT PUTS THE PROJECT IN JEOPARDY OF FAILURES AND DELAYS. DECISIONS MAY NOT BE PROPERLY MADE, LEADING TO THE FAILURE OF THE PROJECT. DECISIONS MAY TAKE LONGER TO DETERMINE WHTIOUT ENOUGH PUBLIC FEEDBACK OR HAVING TO BACKTRACK TO GET THE VOICES NEEDED, LEADING TO DELAYED PROJECTS. TO PREVENT PROJECT FAILURE OR DELAYS, PUBLIC ENGAGEMENT SHOULD BE CONSIDERED WITH THE SAME CARE AS PROJECT DESIGN AND IMPLEMENTATION.

Community Network Analysis How-To

Community Network Analysis How-To
(Establishing Neighborhood Contacts)

In order to ensure you are engaging all involved populations appropriately you may want to do a Community Network Analysis.

On the following page you will find a chart wherein each cell is labeled with a category of resident who may be impacted by a project. These categories are not exhaustive, but they should give you a good baseline of understanding for which groups may be impacted and who you will need to reach out to.

Start by writing in organizations or individuals who either have connections to these populations or may be able to connect you with these populations. When you are done, if any boxes look a little empty, you may need to do some additional research to find organizations or individuals who can help do outreach to these populations.

If possible, individuals on the Planner and/or Advisor* level of participation should be involved in this analysis to ensure we are leveraging all available community connections and resources effectively.

*If you are unsure if someone is on the Planner or Advisor level of participation, please refer to the Participant Levels Diagram.

Community Network Analysis How-To
(Establishing Neighborhood Contacts)

Un/Under Housed	**LGBTQ+**	**Renters**	**People with Disabilities**
Seniors	**Youth**	**Professionals**	**Low-Income Residents**
Neighborhoods/HOAs	**Arts/Culture**	**Social/Service Groups**	**Business Owners**
Health Care	**Local media**	**Tourism/Recreation**	**Education**
Faith Communities	**Philanthropy**	**Green/Ecological**	**Homeowners**
Other: _____	**Other: _____**	**Other: _____**	**Other: _____**

Engagement Methods Reference Guide

This document available separately due to formatting requirements.

Community Engagement Techniques Reference Guide

The following document offers suggestions, including the pros and cons, of several methods of Engagement. The focus areas of engagement this document addresses are: Sharing Information, Bringing People Together, and Collecting and Compiling Input.

This Guide is in no way comprehensive, but should provide ideas and inspiration for engagement techniques one may use throughout their engagement process.

Table of Contents

- Techniques to Share Information – Page 2-5
- Techniques to Bring People Together – Page 6-11
- Techniques to Collect and Compile Input – Page 12-13

*The techniques included in this Guide come from © International Association for Public Participation, iap2.org. The techniques have been adapted to better suit the specific needs of the City of Kansas City, Missouri.

TECHNIQUES TO SHARE INFORMATION			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Utility Bill Inserts **Level of Engagement: Inform**			
Information flyer included with monthly utility bill	Design a flyer to fit on a standard mail insert. Make it eye-catching and easy to read.	Widespread distribution within the city limits of the Kansas City.	Limited information can be conveyed. No guarantees people will read it or take the recommended next steps to get more information.
Briefings **Level of Engagement: Inform, Consult, Involve, Collaborate**			
Use regular meetings of social and civic clubs and organizations to give yourself a platform for information and education. Examples of target audiences: Rotary Clubs, Business Associations, PTAs, Neighborhood Associations, etc.	Keep it short and simple. Visuals and/or handouts are a plus. Use your short time wisely, then stick around to answer questions after the regular meeting if possible. Don't forget to brief your internal stakeholders before releasing information to the public!	Opportunity to reach a wide variety of individuals who are already invested in the City. Similar presentations can be used for different groups. Builds community goodwill.	Project stakeholders may not be in the room. Takes significant staff time and resources.
Centralized Contacts **Level of Engagement: Inform, Consult, Involve, Collaborate**			
Identify designated contacts for the public and media. There may be more than one, depending on the complexity of the project.	Make sure the person managing communications for the project is aware of which project team member to contact with media inquiries. Send all media inquiries to the PIO first. The public also needs a way to reach staff who can answer questions in a timely manner.	Questions and comments get directed to the appropriate person quickly. Gives people "accessibility" to the project team. Communications Manager provides a good filter to manage media.	Designated contact must be committed to and prepared for prompt and accurate responses. May not be able to answer or don't feel comfortable answering some questions. Significant staff time may be needed to respond to the public.

TECHNIQUES TO SHARE INFORMATION			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Hot Lines **Level of Engagement: Inform, Consult**			
Identify a separate line for public access to pre-recorded project information and the ability to leave a message and/or live question takers.	Make sure someone is assigned to update the hotline regularly. If messages are left, a staff member needs to respond quickly.	Controls information flow. Conveys image of "accessibility". Easy to provide updates on project activities.	Outdated messaging on a pre-recorded line does more harm than good for reputation. Designated contact must be committed to and prepared for prompt and accurate responses.
Electronic Forums, Social Media Groups, and Email **Level of Engagement: Inform, Consult, Involve, Collaborate**			
These all use electronic mailing lists. With forums and social media groups, anyone can register to receive all messages sent by any participant. With email, someone needs to create and maintain an electronic distribution list for the project.	People read and share emails quickly, so be sure the most important information is at the very beginning with a good title line. Be sure to have the materials in a printed forms well for anyone who prefers. This is a good way to notify stakeholders of new materials, new information, upcoming meetings, and invitations to engage.	You know you are reaching stakeholders who have a particular interest in your project. Sharing this type of transmission is very easy for people and can help your efforts to spread the word.	Social media groups must be consistently monitored. Expect negative comments as well. Email lists are difficult to maintain. Email addresses tend to change more frequently than postal addresses. You run the risk of "cluttering" the inbox of your stakeholders. Be judicious about how often you send emails.
Press Releases/Packets **Level of Engagement: Inform**			
Press Release: A statement or story prepared for distribution to media outlets. Press Packet: Provide resource and background information in addition to the press	Work with the PIO to formulate a proper press release. The PIO maintains a distribution list of media and can send out releases for you.	Informs the media of project milestones. Press release language is often used directly in articles. Ensure information is vetted and in proper	Media outlets get dozens of press releases ever day, so it could easily be missed or discounted. No control over where the information is placed.

release. Good to include visuals.	Make sure materials are available in hard copy and electronically.	form for media consumption.	Messages can be interpreted or twisted in negative ways.
TECHNIQUES TO SHARE INFORMATION			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Printed Public Information Materials **Level of Engagement: Inform, Consult, Involve**			
• Fact Sheets • Newsletters • Brochures • Progress Reports • Direct Mail Letters • Direct Mail Postcards	Keep information short and simple so it is easy to read and digest. Make it visually interesting but avoid a "marketing" look. Include an avenue for engagement on your printed materials. Be sure to explain the public's role and how public comments affect project decisions. Include contact information and web links.	Can reach large target audience. Encourages full understanding of a project and engagement opportunities. Facilitates documentation of public involvement process.	Only as good as the mailing list/distribution network. Limited capability to communicate complicated concepts, and leaves room for misunderstanding. No guarantee materials will be read.
Videos **Level of Engagement: Inform**			
You may consult with the Communications Department for Kansas City if you would like to create a video or recording of a public meeting for public distribution. We have access to our websites, social media, and YouTube, and Channel 2 for distribution of videos.	Make sure there is someone who can be interviewed on camera. Think about what visuals will make the story interesting. How can it be personalized to hit on values?	A good way to give a broader audience visual access to meetings and information. Opportunity to make a project more relatable and understandable. A good visual way to document engagement.	Can be difficult to gauge the impact on the audience. Must be planned well in advance with the Communications Department.
Information Kiosks **Level of Engagement: Inform**			
A station where project information is available. May be staffed or not.	Best located in high-traffic pedestrian areas.	Gives public easy-to-access information and a good way to increase	Make sure the kiosk is secure and well stocked if it's a booth type.

(Think booths at events or the CityPost kiosks)	Can be permanent or used temporarily.	awareness about a project.	CityPost information kiosks are geographically limited.

TECHNIQUES TO SHARE INFORMATION			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Websites **Level of Engagement: Inform, Consult, Involve**			
Websites provide information and links to all pertinent information. These can be updated quickly and are good tools for online engagement. But there is a responsibility to keep information updated at all times, and respond quickly to the public when needed.	A good home page is crucial. For long-term information, use www.kcmo.org. Put the newest information at the top of the page. Keep pages maintained. Work with the Communications Department to get a web page up and running.	A very effective way to put all information in one place, complete with visuals, information, videos, and engagement tools. Gives the public a forum for engagement and information gathering. Can be updated easily and quickly with the latest information.	Not all stakeholders use or have access to the Internet. They may also not know how to properly sign up or utilize engagement tools. Online engagement leaves the door open for negative feedback as well as positive. Large files/videos can take a long time to download.
Speak Easy **Level of Engagement: Inform, Consult, Involve, Collaborate, Empower**			
The Speak Easy platform provides a space to share information, solicit feedback via surveys, comments, and mapping, and can provide space to respond to resident input and deliver information about project outcomes.	To effectively solicit feedback on Speak Easy, you must be available to respond to resident comments and keep the page up-to-date. Be sure to factor in the time this will take in your engagement planning.	Residents can directly provide feedback on projects. Can be updated quickly with latest information. Has a wide variety of engagement methods available.	Residents must have an account to participate. This could be a barrier to someone without internet, or to someone who does not know how to sign up.
Add Your Own Tool **Level of Engagement:**			

TECHNIQUES TO BRING PEOPLE TOGETHER			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Charrettes **Level of Engagement: Involve, Collaborate**			
Intensive session where participants design project features.	Best used to foster creative ideas. Be clear about how results will be used.	Promotes joint problem-solving and creative thinking.	Participants may not be seen as representative by larger community.
Community Juries **Level of Engagement: Collaborate, Empower**			
Small group of non-expert community members empaneled to learn about an issue and make recommendations. Individuals may be more interested in attending if the conversation is specific and covers a topic they are concerned/passionate about.	Requires a skilled moderator. Be clear about how results will be used.	Great opportunity to develop deep understanding of an issue. Public can identify with the non-expert group. Good way to pinpoint fatal flaws in a plan or gauge public reaction.	Takes a lot of staff time and resources.
Conversation Cafes **Level of Engagement: Consult, Involve, Collaborate**			
Open, hosted conversations set in cafes or other places where community members would ordinarily gather.	Make sure a staff member is there to take notes or record any feedback.	Relaxed setting is conducive to effective dialogue. Maximizes two-way conversation.	Can take a lot of staff time and resources.
Study Circles **Level of Engagement: Consult, Involve, Collaborate**			
A highly participatory process for involving numerous small groups in making a difference in their communities.	Study circles work best if you have multiple groups working at the same time in different locations and then to come together to share.	Large numbers of people can be involved and still have their voices heard.	Participants may find that the results are hard to assess and may feel that the process didn't lead to concrete action.

	Study circles are typically structured around a study guide.	A diverse group of people can come up with opportunities for action and ideas for change.	It may be difficult to reach and engage some segments of the community.

TECHNIQUES TO BRING PEOPLE TOGETHER			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Deliberative Forums **Level of Engagement: Involve, Collaborate**			
A systematic dialogic process that brings people together as a group to make choices about difficult, complex public issues where there is a lot of uncertainty about solutions and a high likelihood of community polarization. The goal of deliberation is to find where there is common ground for action. Measures informed opinion on an issue. Questions can be tailored to specific topics allowing for more detailed conversations.	Considerable planning and preparation may be needed. The deliberation revolves around 3-4 issues/options that are clearly defined and in a printed form for reference (the more visuals on printed materials the better). Process should be facilitated by a trained moderator. Deliberation should occur in a relatively small group, about 8-20 people. A larger public may need to break into several forums, requiring more moderators. Do not expect or encourage participants to develop a shared view.	Participants openly share different perspectives in a respectful way and end up with a broader view on an issue. A diverse group identifies the area of common ground, within which decision-makers can take next steps. Can tell decision-makers what the public would think if they had more time and information . Exposure to different backgrounds, arguments, and views.	Participants may not truly reflect different perspectives. Participants are not willing to openly discuss areas of conflict. Opinions are not shared in a respectful manner. This takes a lot of staff time and resources. Skilled moderators may be expensive.
Focus Groups **Level of Engagement: Consult, Involve, Collaborate**			
Message-testing forum with experts from various target audiences. Can also be	Hire a facilitator experienced in this technique.	Can involve a variety of people in major decisions.	Logistically challenging/Resource Intensive.

used to obtain input on planning decisions. Participants often share common knowledge and can generate quality information.		Individuals are experts whose skills benefit the process. Can lead to very detailed ideas, recommendations, and processes.	May be difficult to gain commitment from a variety of stakeholders. If stakeholders are too like-minded, the outcomes can be skewed. Other stakeholder groups may be unintentionally overlooked and feel unrepresented.
TECHNIQUES TO BRING PEOPLE TOGETHER			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Advisory Groups **Level of Engagement: Inform, Consult, Involve, Collaborate**			
A group of experts or representative stakeholders selected to develop a specific product or policy recommendation. May be ongoing and tasked with designing ideas rather than or in addition to specific policies.	Obtain strong leadership in advance. Make sure membership has credibility with the public. Define roles and responsibilities up front. Be forthcoming with information. Use a consistently credible process. Make sure a staff member is present at each group meeting to take notes and keep records.	Findings of a task force of independent or diverse interests can have greater credibility. Provides constructive opportunity for compromise. Participants gain understanding of the entire project, hear other perspectives, and find ways to compromise. Community feels that their collective voices have been heard through the group.	Advisory Group may not come to consensus or results may be too general to be meaningful. Time and labor intensive. General public may not embrace committee's recommendations. Decision-Makers may not take group's advice and will need to explain why.
World Cafe **Level of Engagement: Consult, Involve, Collaborate**			
Bringing people together in simultaneous rounds of conversation about questions that matter, but in a more naturally social, café-style setting.	Room setup is important. Allow for plenty of room between tables and provide table hosts to set guidelines and take notes (but not facilitate) the conversation. Four participants at each table is ideal.	Can foster meaningful discussion of a topic among participants who otherwise would not listen, talk, or share with one another.	The room can get very noisy during this type of event, so venue selection is important.

TECHNIQUES TO BRING PEOPLE TOGETHER			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Open Houses **Level of Engagement: Inform, Consult, Involve**			
An open house encourages people to tour at their own pace. The facility should be set up with several information stations, each addressing a separate part of the project or issue. Staff on hand at each station to guide people through exhibits and answer questions. There is typically no formal presentation and people can come and go at any time during the meeting.	Someone should explain format at the door. Have each participant fill out a comment sheet to document their participation .Use feedback as part of the process. Be prepared for a crowd all at once. Develop a meeting contingency plan. Encourage people to draw on maps or use sticky notes to actively participate. Set up stations so that several people (6-10) can view at once.	Fosters small group conversations in a relaxed setting. Ability to share a lot of information in one organized event through different stations, covering different aspects of a project. Ability to answer on-the-fly questions, eliminating follow up through email and phone calls. Attendees have a face and a name of an employee who becomes a credible contact.	If information is broken up into too many stations, it can be difficult for the public to gain full understanding of the whole project. Staff time and resource intensive. Can be difficult to document public input. Attendance is likely not a good representation of the entire community.
Public Meetings **Level of Engagement: Consult, Involve**			
An organized large-group meeting usually used to make a presentation and give the public an opportunity to ask questions and give comments at the end.	Set up the meeting to be as welcoming and receptive as possible to ideas and opinions and to increase interaction between technical staff and the public.	Ability to share a lot of information in one organized event. Everyone hears the same thing at the same time.	Wordy presentations can be a deterrent. Individuals lose focus if presenter is not adequately prepared and/or long-winded.

	Review all materials and presentation ahead of time. Keep presentations concise, without any complicated jargon.	Allows for a controlled message with follow-up Q&A. Helps to build understanding about the community's concerns and may help build consensus.	Can escalate out of control due to high emotions. Not a productive venue for collecting community input and has limited engagement. Time/staff intensive. Often not well attended.

TECHNIQUES TO BRING PEOPLE TOGETHER			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Workshops **Level of Engagement: Consult, Involve, Collaborate**			
An informal public meeting that may include presentations and exhibits but ends with interactive working groups.	Know how you plan to use public input before the workshop. Make sure adequate staff is on-hand to answer questions, have conversations, and encourage feedback.	Participants feel stronger connection to the full group because they have talked to people at different stations/tables. Good questions help people move from raising concerns to learning new views and co-creating solutions.	Participants resist moving from station to station. Reporting results at the end becomes awkward or tedious for a large group. If information is broken up into too many stations, it can be difficult for the public to gain full understanding of the whole project. Requires a lot of preparation and staff time. Asks for a big time commitment from the public.
Fairs/Festivals **Level of Engagement: Inform, Consult, Involve**			
Take advantage of events already happening to provide project information, raise awareness, and	Focus on events that attract a local crowd rather than visitors. Consider whether attendees to the chosen	Staff can interact with the public in a relaxed environment. Attendees will be less likely to have pre-	Event hours can be long and often are not during normal work hours. Time and resource intensive.

possibly collect feedback. You can incorporate games and giveaways to make the information-sharing fun and attractive to crowds.	event will be receptive to your specific message. Make sure adequate resources and staff are available.	conceived notions that may skew their responses. Staff can capture info from individuals who don't normally engage. Builds trust and promotes engagement.	Projects may be too complicated to explain in a casual environment. People may not have enough knowledge to give constructive feedback. . Might be hard to capture resident-specific feedback.

TECHNIQUES TO BRING PEOPLE TOGETHER			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Tours and Field Trips/Block Talks/Walk Audits **Level of Engagement: Inform, Consult, Involve, Collaborate**			
Provide tours for key stakeholders, elected officials, advisory group members, the media, and potentially the public.	Know how many participants can be accommodated and make plans for overflow. Plan question/answer session. Consider providing refreshments. Demonstrations work better than presentations. Can be implemented as a self-guided tour with an itinerary and tour journal of guided questions and observations.	Opportunity to develop rapport with key stakeholders. Reduces outrage by making choices more familiar. Gives participants a first-hand view of possibilities and/or impacts to the designated location.	Number of participants is limited by logistics. If tour is in a public space, protestors could potentially gather and disrupt the event. Can be time and resource intensive for staff.
Neighborhood Block Parties **Level of Engagement: Inform, Consult, Involve, Collaborate**			
Typically one portion of a block is closed to thru-traffic to allow for a block party to be set up. This can bring together hyper-local groups of neighbors to share their	Work with the neighbors in the area to figure out a good date/time/location for this type of event. You don't want to make your event an inconvenience	A great way to engage with a very specific neighborhood. Builds transparency, trust, and credibility.	Weather can play a big factor in the success of the event. Other neighborhoods might wonder why they

opinions and learn about a project.	for people. Plan on how you will invite neighbors, how you will present information, and what you hope to get from them. Think about having giveaways or food to entice people to come.	People feel that their voices are important and are being heard.	didn't get a block party too. Can be hard to keep focus on the project.

TECHNIQUES TO COLLECT AND COMPILE INPUT			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Comment Forums **Level of Engagement: Consult, Involve, Collaborate**			
Comments can be collected at public events, either on cards or on mobile devices.	Make sure you have someone collecting any written comments and encourage participants to use comment cards. If using an online forum, be sure to designate someone to check the comments often and respond if warranted.	This is a great tool for documenting comments, thoughts, and ideas. Online: Provides an opportunity to collect input from those who might not be able to attend in-person meetings. Provides a mechanism for expanding stakeholder mailing lists.	Does not generate statistically valid results. Online: If comments are public, leaves an opening for negative feedback. Email: Only as good as the mailing list. Comment Cards: Sometimes hard to read handwriting.
Computer Based Polling/Surveys **Level of Engagement: Consult, Involve, Collaborate**			
Web-based responsive polls. You may want to consult with DataKC to ensure your survey questions are gathering the data you want in an easily-measurable way.	Appropriate for attitudinal research. Be precise in how you set up the page. Chat rooms or discussion places can generate more input that can be reviewed.	Instant analyses of results. Higher response rate than other communication forms. Allows for input from individuals who cannot attend meetings.	Hard to determine if the poll results properly represent the community as a whole. Cannot control who takes the poll or survey. Results can be easily skewed by special interest groups.

Interviews **Level of Engagement: Inform, Consult, Involve, Collaborate**			
One-on-one meetings with stakeholders to gain information for developing or refining public participation and consensus-building programs.	Where feasible, interviews should be conducted in person. Be sure to take notes.	Provides an opportunity for in-depth information exchange in non-threatening forum. Provides chance to get feedback from stakeholders. Can be used to evaluate potential community interest.	This can be very time consuming for staff. May not give a rounded perspective unless there are multiple interviews with a variety of stakeholders.

TECHNIQUES TO COLLECT AND COMPILE INPUT			
Technique	**Think It Through**	**What Can Go Right?**	**What Can Go Wrong?**
Mailed Surveys and Questionnaires **Level of Engagement: Consult, Involve, Collaborate**			
Inquiries mailed randomly to sample population to gain specific information for statistical validation.	Make sure you need statistically valid results before making an investment. Survey/questionnaire should be professionally developed and should avoid bias (Consult with DataKC). Most suitable for general attitudinal surveys.	Provides input from individuals who might not otherwise engage with the project. Provide input from cross-section of public, not just special interest groups. Statistically valid results are more persuasive with political bodies and the general public.	Response rate can be low. For statistically valid results, can be labor-intensive and expensive. Level of detail may be limited.

Phase 2 Tools

Partner Organization Engagement Strategy Worksheet

Different communities and organizations may have different understandings of what public participation is and what its role is, and they may also have formal (and informal) approaches to it that can affect implementation of a plan. Knowing more about how ready organizational leaders and decision makers are to engage on a public participation process can help adjust, refine, and adapt the process to ensure its success.

Readiness Assessment Tool

Question	Score	Considerations to be incorporated into the planning, implementation and learning
On a scale of 1 to 10 with 10 being the highest: **What is the level of alignment inside the organization with leaders and decision makers on:**		
The scope of the project?		
The purpose and objectives of public participation?		
The appropriate level of public influence?		
Adequacy of existing capabilities to implement the process/plan?		
Willingness to commit necessary resources to see the plan through?		
Willingness to commit necessary time to see the plan through?		
Willingness to accept the outcome of public participation (even if it is not		

what they might have guessed or wanted)?		
The understanding of historic development and engagement surrounding this area or project.		

Survey Best Practices

Surveys are only one way to gather public input for a project, but there are ways to maximize the effectiveness of a survey when you have chosen this as a public engagement method. You may refer to the Community Engagement Coordinator and Data KC staff to ensure your survey is easily understandable and uses accessible language for the public. You may also consider hosting your survey on the Speak Easy engagment platform.

Once a survey has been drafted, review each survey question against the checklist below to make sure we are following best practices.

- ❑ Does the survey include an introduction explaining the purpose of the study and duration?
- ❑ Does the survey begin with a closed-ended question?
- ❑ Do you have questions at the beginning of the survey to identify whether or not the survey taker is the intended participant? (i.e. zip code)
- ❑ Do the questions go from general to specific?
- ❑ Are the demographic questions at the end?
- ❑ Are any sensitive questions toward the end of the survey?
- ❑ Do all questions relate to project objectives?
- ❑ Do you complete each topic before moving on to the next?
- ❑ Do the questions use layman's terms *(i.e. avoid use of jargon, acronyms, or terminology unfamiliar to respondents)*
- ❑ Are the questions simple and concise?
- ❑ Do the questions avoid leading words?
- ❑ Do you ask questions before describing the rating scale?
- ❑ Are all possible answer options included, or did you include an "Other" option?
- ❑ Do you allow the respondent to select "Prefer not to answer" for sensitive questions, such as income?
- ❑ Do you list answer options vertically?
- ❑ Do you display the most positive answer options first?
- ❑ Do you include a midpoint answer on rating scales?
- ❑ Are you using closed-ended questions whenever possible for data analysis? Are open-ended questions voluntary?
- ❑ Do you want to collect people's contact information (name, email, etc.) to give project updates? *(If yes, include a specific question for them to opt-in to submit their contact info and*

receive these updates. We cannot email individuals other projects if they did not opt-in to receive those updates)

- ❑ Does the survey take 10 minutes or less to complete? *(5 closed-ended questions take approximately one minute, and 2 open-ended questions take approximately one minute)*
- ❑ Have you previewed the survey on mobile? Does it function properly?
- ❑ Does the survey need to be translated into Spanish or another non-English language?
- ❑ Will you /project lead be able to make decisions identified in objectives based on the data

SURVEY DATA CLEANING AND ANALYSIS

Before you analyze your survey results, data cleaning is a must-do. It helps you get the best quality data possible, so you can make more accurate decisions.

Checklist for Data Cleaning and Analysis

- ❑ Check for and remove duplicate responses
- ❑ Check for and remove incomplete responses
- ❑ Check for any outliers to the data
- ❑ Turn numeric data into graphics
- ❑ Review open-ended questions
  - ☐ You may need to create categories for open-ended questions for analysis.
- ❑ Remove personally identifiable information

414 E. 12th Street
Kansas City, MO
64106

File #: 250912

RESOLUTION NO. 250912

Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

WHEREAS, the City has an interest in preserving historic buildings to promote sustainable development, revitalize neighborhoods, and maintain neighborhood character; and

WHEREAS, historic buildings, if not properly maintained, can deteriorate and fall into disrepair to such a degree that demolition is required; and

WHEREAS, the City Council desires to prevent the unnecessary destruction of historic properties by establishing minimum maintenance standards for historic properties; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to develop minimum maintenance standards and requirements for historic properties for the purpose of preventing the deterioration or demolition of such buildings due to neglect and to make policy recommendations to Council within 60 days.

..end

File #: 250902

ORDINANCE NO. 250902

Sponsor: Director of Housing and Community Development Department

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute agreements with United Way of Greater Kansas City and First Call Technologies, LLC, $912,400.00 and $27,600.00, respectively; authorizing the Director of Housing and Community Development to expend up to $940,000.00 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

WHEREAS, Committee Substitute for Ordinance No. 211067 established the Right to Counsel Program, providing free representation to low-income tenants facing eviction in Kansas City; and

WHEREAS, the Right to Counsel Program is a successful and critical intervention for tenants most at risk of eviction, displacement, and homelessness; and

WHEREAS, Right to Counsel attorneys successfully utilize federally funded rental assistance programs as leverage to negotiate more favorable outcomes for tenants facing eviction; and

WHEREAS, federally funded emergency rental assistance programs created during COVID-19 are expiring, requiring the City to replicate similar programs using local funds; and

WHEREAS, coordinating the Right to Counsel Program with a locally funded emergency rental assistance program creates an organized eviction mitigation strategy; and

WHEREAS, an eviction mitigation strategy helps tenants avoid the long-term negative consequences of eviction while providing them with alternative solutions that serve their housing needs; and

WHEREAS, an eviction mitigation strategy helps property owners resolve disputes between tenants outside of eviction court, saving property owners time and resources while allowing them to capture the full value of their property; and

WHEREAS, an eviction mitigation strategy reduces the administrative burden of scheduling, hearing, and adjudicating eviction cases in court; and

WHEREAS, United Way of Greater Kansas City successfully collaborates with Right to Counsel attorneys to provide case management and emergency rental assistance for current participants; and

WHEREAS, United Way of Greater Kansas City is uniquely qualified to provide a similar service for the City's locally funded emergency rental assistance program; and

WHEREAS, First Call Technologies currently provides call routing and data tracking services for the Right to Counsel Program, and provided a similar service for the City's federally funded emergency rental assistance program; and

WHEREAS, First Call Technologies is uniquely qualified to provide a similar service for the City's locally funded emergency rental assistance program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to establish a targeted Emergency Rental Assistance Program to provide rental assistance to qualified tenants participating in the Right to Counsel Program.

Section 2. That the Manager of Procurement Services is hereby authorized to enter into written agreements with United Way of Greater Kansas City, with a maximum compensation of $912,400.00, for the provision of emergency rental assistance to qualified Right to Counsel participants, and First Call Technologies, LLC, with a maximum compensation of $27,600.00, to provide data tracking and compliance services for the Emergency Rental Assistance Program.

Section 3. That the Director of Housing and Community Development is hereby authorized to expend up to $940,000.00 from previously appropriated funds in Account No. 26-1000-551008-619080 for the agreements authorized herein.

Section 4. That no later than September 1, 2026, and every September 1st thereafter, the Director of the Housing and Community Development Department shall report to the Mayor, the City Manager, and City Council on the emergency rental assistance program's effectiveness in supporting Right to Counsel Program participants.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to mee the obligation hereby incurred.

William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6080
Submitted Department/Preparer: Housing
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; authorizing the Director of Housing and Community Development to expend up to $940,000 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

Discussion

Committee Substitute for Ordinance 211067 established the Right to Counsel Program, providing free representation to low-income tenants facing eviction in Kansas City. This program is a successful and critical intervention for tenants most at risk of eviction, displacement, and homelessness.

Previously, Right to Counsel attorneys have successfully utilized federally funded rental assistance programs as leverage to negotiate more favorable outcomes for tenants facing eviction. However, federally funded emergency rental assistance programs created during COVID-19 are expiring, requiring the City to replicate similar programs using local funds.

Coordinating the Right to Counsel Program with a locally funded emergency rental assistance program creates an organized eviction mitigation strategy, which helps tenants avoid the long-term negative consequences of eviction while providing them with alternative solutions that serve their housing needs. It also helps property owners resolve disputes between tenants outside of eviction court, saving property owners time and resources while allowing them to capture the full value of their property, and reduces the administrative burden of scheduling, hearing, and adjudicating eviction cases in court.

United Way of Greater Kansas City successfully collaborates with Right to Counsel attorneys to provide case management and emergency rental assistance for current participants, and First Call Technologies currently provides call routing and data tracking

services for the Right to Counsel Program, and provided a similar service for the City's federally funded emergency rental assistance program. These organizations are uniquely qualified to provide similar services for this new program.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No

2. What is the funding source?
   General Fund
   26-1000-551008-619080

3. How does the legislation affect the current fiscal year?
   This legislation allocates $940,000.00 of previously appropriated funding to two organizations, United Way of Greater Kansas City and First Call Technologies, to establish a Targeted Emergency Rental Assistance Program.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   This is a recurring cost, with funds set aside in the Housing and Community Development Department budget.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   N/A

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☒ Yes ☐ No

2. This fund has a structural imbalance. ☒ Yes ☐ No

3. Account string has been verified/confirmed. ☒ Yes ☐ No

Additional Discussion (if needed)
This legislation will use previously appropriated funds in the General Fund to support the program in Fiscal Year 2025-26.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
   ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
   ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
   ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
   ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ord. 211067

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No

2. How have those groups been engaged and involved in the development of this ordinance?
   N/A

3. How does this legislation contribute to a sustainable Kansas City?
   n/a

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

414 E. 12th Street
Kansas City, MO
64106

File #: 250907

ORDINANCE NO. 250907

Sponsor: Director of City Planning and Development Department

Designating the honorary street name of "Lawrence A. Jones Way" for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the honorary street name of "Lawrence A. Jones Way" is hereby designated for Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street all within Kansas City, Jackson, Missouri.

Section B. That "Lawrence A. Jones Way" will be an alias or dual name for this portion of Woodland Avenue and will be recognized as such by the City's emergency communication system, and by the U.S. Postal Service for mail delivery services.

Section C. That the Street Naming Committee convened on September 4, 2025, to review the request for the honorary street name for "Lawrence A. Jones Way" and presented a recommendation of approval to the City Council as to the name change pursuant to the requirements of Section 88-605-03(E) of the City's Zoning and Development Code.

Section D. That the designation is indicated on the map attached hereto and made a part hereof.

Section E. That existing traffic ordinances on this street will remain in effect and will not be affected by the honorary street name.

..end

_____

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Click or tap here to enter TMP-#.
Submitted Department/Preparer: Please Select
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Designating the honorary street name of Lawrence A. Jones for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street.

Discussion

Consideration of Nominee from Applicant:

"Lawrence A. Jones was a pioneering funeral director, community leader, and dedicated servant of Kansas City, Missouri. As the founder of Lawrence A. Jones & Sons Funeral Chapels, he established a trusted institution that has faithfully served families in the community for generations. His work extended beyond providing funeral services – he built a legacy of compassion, dignity, and care that continues to guide the family business today.

Mr. Jones devoted his life to uplifting others, providing comfort in times of loss, and offering opportunities for community growth. Through his vision and leadership, he created one of Kansas City's most respected African-American-owned businesses, leaving a lasting mark on both the local economy and the cultural fabric of the city.

His contributions extended far beyond his professional calling. Mr. Jones was deeply engaged in civic life, supporting neighborhood initiatives, mentoring young people, and modeling a standard of integrity and service. His commitment to family, faith, and community touched countless lives and continues to inspire future generations.

The dedication of an honorary street in his name would be a fitting tribute to a man whose life's work was centered on service, compassion, and community pride. Lawrence A. Jones, Sr's legacy endures not only through his family and business but also through the lasting impact he made on Kansas City."

The Street Naming Committee unamiously voted for approval on September 4, 2025. No public testimony at the time of this docket memo has been submitted.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

3. How does the legislation affect the current fiscal year?
   The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no fiscal impact as the expenses will not be paid by the city.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☐ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☒ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
   ☐

Prior Legislation

There is no prior legislation that pertains to this honorary street name.

Service Level Impacts

There are no service level impacts pertaining to the approval of this honorary street naming.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance for a honorary street name.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance for a honorary street name.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance for a honorary street name.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance for a honorary street name.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance for a honorary street name.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable as this is an ordinance for a honorary street name.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

City Planning & Development Department
Honorary Street Name Report

DATE: October 2nd, 2025

TO: City Council

FROM: Justin Smith, Chairman of the Street Naming Committee

Case: CD-ROW-2025-00029 – Honorary Street Name

Street Naming Committee members received and verified the Petition of Support for the Honorary Street Name for Lawrence A. Jones Way. The attached notarized petition of support includes signatures from 50 residents of Kansas City, MO. The application also includes the signatures of 75% of property owners abutting this section of the street, including the property on the northwest side of the street, the Macedonia Baptist Church, and Lawrence A Jones Mortuary (attachment titled Petition of Support).

The application included an autobiographical statement on the impact Lawrence A. Jones, Sr., has had on the area (attachment titled Consideration of Nominee).

While the cost of the signs is incurred on the applicant, the Street Naming Committee anticipates the cost of two sign will be $209.03, for fabrication and installation.

Respectfully submitted,

Justin Smith

Development Management Division

Lawrence A. Jones, Sr. was a pioneering funeral director, community leader, and dedicated servant of Kansas City, Missouri. As the founder of Lawrence A. Jones & Sons Funeral Chapels, he established a trusted institution that has faithfully served families in the community for generations. His work extended beyond providing funeral services — he built a legacy of compassion, dignity, and care that continues to guide the family business today.

Mr. Jones devoted his life to uplifting others, providing comfort in times of loss, and offering opportunities for community growth. Through his vision and leadership, he created one of Kansas City's most respected African American-owned businesses, leaving a lasting mark on both the local economy and the cultural fabric of the city.

His contributions extended far beyond his professional calling. Mr. Jones was deeply engaged in civic life, supporting neighborhood initiatives, mentoring young people, and modeling a standard of integrity and service. His commitment to family, faith, and community touched countless lives and continues to inspire future generations.

The dedication of an honorary street in his name would be a fitting tribute to a man whose life's work was centered on service, compassion, and community pride. Lawrence A. Jones, Sr.'s legacy endures not only through his family and business but also through the lasting impact he made on Kansas City.

Honorary Street Name For Lawrence A. Jones Sr. Way

Honorary Street Name Boundaries

KANSAS CITY MISSOURI

DEPARTMENT OF CITY PLANNING & DEVELOPMENT

Honorary Street Name Petition Of Support
Adjacent Property Owners Consent

I am filing a request to assign an honorary street name for Lawrence A. Jones Sr between Linwood Blvd and Woodland Ave This request must be approved by the city. City policy states that I must obtain signature of at least 50 residents of Kansas City, Missouri. This will not change the official street name. If approved, the only change is an additional honorary street name sign (brown) placed above the official street name sign (green).

By signing this form below you indicate your support for the honorary street name.

For more information on the individual nominated for honorary street name, see attached. For more information on honorary street names in general please visit www.kcmo.org/honorarystreetnames.

	Property Owner (Print Name)	Address	Signature
1.	Lindsay E. Jones	1800 E. Linwood KCMO	
2.	[illegible]	1800 E. Linwood KCMO	
3.	[illegible]	11536 Baltimore Ave KCMO 64114	
4.	[illegible]	11536 Baltimore Ave KCMO 64114	
5.	Darnell Jones	4932 Garfield Ave KCMO 64130	
6.	Carolyn Armstrong	4932 Garfield	Carolyn Armstrong
7.	Bennie Roby	16 K4 NE Redbud Ln	
8.	Melody Helms	9227 Harlan KCMO 64138	
9.	Duane E. Harvey	601 E. 111th St. KCMO 64131	
10.	Lee Carlock	3628 E 112th KCMO 64137	
11.	Lawrence A Jones Jr	1800 E Linwood KCMO 64109	
12.	[illegible]	4932 Garfield KCMO	
13.	[illegible]	[illegible]	

14.	MARIA S. CLARK	3013 E 90th St Kcmo 64132	Maria S. Clark
15.	Terrence Wise	4125 Monroe Ave Kcmo 64130	
16.	LaToya Roof	1800 Linwood KC, MO	
17.	Jesse Roof	1800 Linwood KC, MO	
18.	Linda D. Jones	10569 Cypress Ave KCMO 64134	Linda D. Jones
19.	MIKE JOHNSON	7614 BELLEFONTAINE KCMO	
20.	RETHA Lindsey	1704 NEBSTER	Retha Lindsey
21.	Steven Hoover	5114 Lister	Steven Hoover
22.	Patrick Williams	1721 E 31st St Kcmo	
23.	Erin Bradley	3210 Michigan Ave St Joseph MO 64506	
24.	Hannah Hackstetter	3210 Michigan Ave KCMO 64128	
25.	Earl Brown	7701 Woodland	
26.	Cheryl Woods	11825 E. 61st KCMO	Cheryl Woods
27.	Nathaniel Williams	8615 E 57 Terr	
28.	John Carter	1122 ASKEW AVE	
29.	Tyrone Jones	1715 E 31st KCMO	
30.	Andrea Rucker	4119 N. Cleveland KCMO 64117	Andrea Rucker
31.	Nathan Isaac	6140 Parkview Rd Apt 8A	
32.	Marilyn Isaac	Parkville, MO 64152	
33.	Bryant Newsome	3039 Troost KCMO	
34.	Sharon McDonald	3530 Woodland Ave	SBMcDonald
35.	Sherri Davis	3536 Woodland Ave	
36.	Christopher J. Peacock	105 Ward Parkway	
37.			Macedonia
38.		3917 E Gregory	

39.	Stephen Garrett	1700 E. Linwood Blvd. Kansas city,	
40.	CLYDIA LOCKE	5204 Marsland KC. MO. 64130	Clydia Locke
41.	HORACE COLEMAN	3217 LOCKRIDGE KC MO	
42.	Pat Davis	6637 St KC MO 64131	
43.	MICKEE D. HUGHES	2919 BEATTIE KC MO. 64127	
44.	James Hadley	2657 East 24th KC MO 64127	
45.	Alfred S Hadley	" "	
46.	Michael Saadeh	1817 Myrtle Ave	
47.	LTay. R. Boyd	10530 E 41st pl KCMO	
48.	Aquillam Pendleton	1016 E 29th S KCMO	
49.	Thomas McKibben	20 NE 79 Ter KCMO 64118	
50.	Brittany Lew	12112 E 41 St KCMO 64133	

50 KC Resident Signatures Required Minimum. Space is provided below for additional signatures.

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NOTORY INFORMATION

The undersigned, having been duly sworn and under oath, hereby states that the signature was affixed in my presence and the signature is the signature of the person it purports to be.

Larnell G. Jones

Signature

Larnell G. Jones

Printed Name

Subscribed and sworn to before me a notary public on this 12 day of August, 2025.

EVE ROATH
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 13, 2029
JACKSON COUNTY
COMMISSION #12384400

Notary Public

My Commission Expires 7/13/2029

KANSAS CITY MISSOURI

DEPARTMENT OF CITY PLANNING & DEVELOPMENT

Honorary Street Name Petition Of Support
Adjacent Property Owners Consent

I am filing a request to assign an honorary street name for Lawrence A Jones between Linwood Blvd and Woodland Ave. This request must be approved by the city. City policy states that I must obtain consent from 75% of residents along this street. This will not change the official street name or affect your address. If approved, the only change is an additional honorary street name sign (brown) placed above the official street name sign (green). By signing this form below you indicate your consent for the honorary street name.

For more information on the individual nominated for honorary street name, see attached. For mor einformation on honorary street names in general please visit www.kcmo.org/honorarystreetnames.

Your Name (Please Print Clearly): Patrick Williams - Mi A Bakery

Your Address (Please Print Clearly) 1721 E 31st Street

I am the owner ✓ **; I am the owner and resident** _____ **; I am the resident** _____

I have another interest in this street segment (such as a religious assembly use, business, nonprofit, etc.) Explain: _____

Signature (Only One Required Per Address) _____

NOTORY INFORMATION

The undersigned, having been duly sworn and under oath, hereby states that the signature was affixed in my presence and the signature is the signature of the person it purports to be.

_____ Signature

Larheather Carthen Printed Name

Subscribed and sworn to before me a notary public on this 28 day of August, 2025.

LAREATHER CARTHEN
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 19860220
My Commission Expires Dec 1, 2027

_____ Notary Public

My Commission Expires 12/01/2027

KANSAS CITY MISSOURI

DEPARTMENT OF CITY PLANNING & DEVELOPMENT

Honorary Street Name Petition Of Support
Adjacent Property Owners Consent

I am filing a request to assign an honorary street name for Lawrence A Jones between Linwood Blvd and Woodland Avenue. This request must be approved by the city. City policy states that I must obtain consent from 75% of residents along this street. This will not change the official street name or affect your address. If approved, the only change is an additional honorary street name sign (brown) placed above the official street name sign (green). By signing this form below you indicate your consent for the honorary street name.

For more information on the individual nominated for honorary street name, see attached. For mor einformation on honorary street names in general please visit www.kcmo.org/honorarystreetnames.

Your Name (Please Print Clearly): John D. Brooks

Your Address (Please Print Clearly) 1700 E. Linwood Blvd

I am the owner X ; **I am the owner and resident** ; **I am the resident**

I have another interest in this street segment (such as a religious assembly use, business, nonprofit, etc.) Explain:

Signature (Only One Required Per Address)

NOTORY INFORMATION

The undersigned, having been duly sworn and under oath, hereby states that the signature was affixed in my presence and the signature is the signature of the person it purports to be.

Signature

Lareather Carthen
Printed Name

Subscribed and sworn to before me a notary public on this 28 day of August, 2025.

LAREATHER CARTHEN
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 19860220
My Commission Expires Dec. 1, 2027

Notary Public

My Commission Expires 12/01/2027

Docusign Envelope ID: 961A6C04-4450-4C7A-AE23-30D5F1F0F120

KANSAS CITY MISSOURI

DEPARTMENT OF CITY PLANNING & DEVELOPMENT

Honorary Street Name Petition Of Support
Adjacent Property Owners Consent

I am filing a request to assign an honorary street name for Lawrence A Jones & Sons between Linwood Blvd and Woodland Avenue. This request must be approved by the city. City policy states that I must obtain consent from 75% of residents along this street: This will not change the official street name or affect your address. If approved, the only change is an additional honorary street name sign (brown) placed above the official street name sign (green). By signing this form below you indicate your consent for the honorary street name.

For more information on the individual nominated for honorary street name, see attached. For mor einformation on honorary street names in general please visit www.kcmo.org/honorarystreetnames.

Your Name (Please Print Clearly): Terrell Jolly

Your Address (Please Print Clearly) 3123 woodland ave, kansas city, mo 64109

I am the owner X ; **I am the owner and resident** ____ ; **I am the resident** ____

I have another interest in this street segment (such as a religious assembly use, business, nonprofit, etc.) Explain: ____

Signature (Only One Required Per Address) Terrell Jolly

NOTORY INFORMATION

The undersigned, having been duly sworn and under oath, hereby states that the signature was affixed in my presence and the signature is the signature of the person it purports to be.

Terrell Jolly — Signature

Terrell Jolly — Printed Name

Subscribed and sworn to before me a notary public on this 12TH day of SEPTEMBER 20 25.

DUANE E. HARVEY
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 14451849
My Commission Expires May 3, 2026

Duane E. Harvey — Notary Public

My Commission Expires 05/03/2026

DEVELOPMENT MANAGEMENT DIVISION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

September 04, 2025

Larnell G Jones
Lawrence A Jones & sons Funeral Chapels
1800 E. Linwood Blvd
Kansas City, MO 64109

Re: **CD-ROW-2025-00029** - A request for an honorary street name.

Dear Larnell G Jones:

The Street Name Committee has reviewed the above-referenced case, and subject to the authority granted by the zoning and development code, renders the following recommendation:

Approval with Conditions

The Committee's determination is final unless appealed. All conditions imposed, if any, are available on the following pa

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

If you have any questions, please contact me at justin.smith@kcmo.org or (816) 513-8823

Sincerely,

Justin Smith
Planner

The following are conditioned by Justin Smith. For questions, contact Justin Smith at (816) 513-8823 or justin.smith@kcmo.org.

1) That applicant gain consent from at least one additional property owner prior to being heard before the Neighbor Planning Committee.

INVOICE

DATE: 10/01/2025

INVOICE #
1

CUSTOMER ID:
HONORARY SIGN

SALESPERSON	JOB TRAIL SIGNS		DUE DATE
Carlon Hill Sr SIGN SUPERVISOR	Sales		10/01/2025

PARKING SIGN	DESCRIPTION	UNIT PRICE	LINE TOTAL
Sign	6" Honorary sign (2)	71.46	142.92
Installation	Labor HRX 1HR DAY /1DAY /X1 PERSON	28.62	28.62
Fabrication	Labor HRX 1HR DAY/ 1 DAY /X 1 PERSON	37.49	37.49
		TOTAL	209.03

MAKE ALL CHECKS PAYABLE TO

Thank you for your business!

PULBIC WORK OPERATION | KANSAS CITY MO 64120 | PHONE: 816-513-9846 | FAX:816-513-9877

File #: 250908

ORDINANCE NO. 250908

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1511, rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Community Business) to B3-4 (Community Business), said section to read as follows::

Section 88-20A-1511. That an area legally described as:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision, being more particularly described as follows: Commencing at the center corner of said Section 11, being a 2” aluminum monument in a monument box; Thence South 89°07'19" East, along the South line of the Northeast Quarter of said Section 11, a distance of 41.19 feet to the true point of beginning; Thence North 00°51'43" East, a distance of 298.32 feet to a point on the East right of way line of North Oak Trafficway, as now established; Thence North 01°28'42" East, along said East right of way line, a distance of 291.67 feet; Thence South 89°05'47" East, a distance of 238.20 feet; Thence South 01°47'48" West, a distance of 1,040.33 feet to a point on the South line of said Lot 10; Thence North 89°02'23" West, along said South line, a distance of 221.82 feet to a point on said East right of way line; Thence North 00°18'56" East, along said East right of way line, a distance of 298.58 feet; Thence North 01°32'14" East, continuing along said East right of way line, a distance of 25.41 feet; Thence North 00°51'43" East, a distance of 126.03 feet to the true point of beginning. Containing 241,403 square feet or 5.54 acres more or less.

is hereby rezoned from District B3-2 (Community Business) to B3-4 (Community Business), all as shown outlined on a map marked Section 88-20A-1511, which is attached hereto and made a

part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described as:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows: Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86'); Thence South 89°07'19" East, a distance of 57.98 feet to the east right of way of U.S. highway 169 and the true point of beginning; Thence North 01°28'37" East, a distance of 298.13 feet; Thence North 88°31'18" West, a distance of 20.00 feet; Thence North 01°28'42" East, a distance of 191.68 feet; Thence North 01°28'42" East, a distance of 99.99 feet; Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet; Thence South 01°47'48" West, a distance of 589.95 feet; Thence South 89°07'19" East, a distance of 288.13 feet; Thence South 01°45'02" East, a distance of 451.25 feet; Thence North 89°02'23" West, a distance of 339.56 feet; Thence North 89°02'23" West, a distance of 198.31 feet; Thence North 00°18'56" East, a distance of 298.58 feet; Thence North 01°32'14" East, a distance of 25.41 feet; Thence South 88°31'24" East, a distance of 25.22 feet; Thence North 01°39'00" East, a distance of 74.34 feet; Thence North 88°31'51" West, a distance of 10.00 feet; Thence North 01°28'37" East, a distance of 51.86 feet to the true point of beginning. Said tract containing 369,253 square feet or 8.477 acres more or less.

is hereby approved, subject to the following conditions:

1. Prior to recording the final plat, the developer shall upload and secure approval of a street tree planting plan from the City Forester.

2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

3. 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.

4. 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 a certificate of occupancy.

5. 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 a certificate of occupancy.

6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

7. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)

8. 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)

9. Fire hydrants shall be installed and operable before 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.

10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)

11. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)

12. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)

13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)

14. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC 2018 § D105).

15. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC 2018: § D106.3)

16. All units in the multi-family development shall have 180 degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

17. The developer shall addng reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

19. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. The final plan shall be submitted prior to release of the final plat.

20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

21. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

22. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

23. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division

and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

25. The developer shall petition for the right-of-way vacation along the property frontage of N. Oak Trafficway 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.

26. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

27. No water service tap permits will be issued until the public water main is released for taps.

28. Branch service lines one and one half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

31. The developer shall employ a Missouri professional engineer to design water main extension plans to provide adequate water distribution along the North Oak frontage to provide for service line connections and public fire hydrants at 300' max. spacing. The water main extension plans shall follow the Kansas City Water rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.

32. 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, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a 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 Kansas City Water Services Department.

34. The developer shall 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.

35. The developer shall submit plans for grading, siltation, and erosion control to KC the Kansas City Water Services Department 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.

36. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

37. The developer shall grant a BMP and surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

38. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

39. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

40. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.

41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised, and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6072
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Commercial) to B3-4 (Commercial) and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 & CD-CPC-2025-00122).

Discussion

REZONING REVIEW

The applicant is requesting to rezone approximately 5 acres from District B3-2 to District B3-4. This rezoning would not change the permitted uses but would update the intensity designation, which affects lot and building standards. Specifically, the change would increase the maximum floor area ratio from 2.2 to 4.0 and increase the allowable building height from 45 feet to 65 feet.

The request is tied to an accompanying Development Plan that proposes construction of a multi-unit residential building with a height of 60 feet. The project site consists of five lots, two of which currently contain existing buildings.

The eastern portion of the site, which contains the stream buffer and tree preservation area is not proposed to be rezoned and will remain R-6.

Staff Recommendation Rezoning: Approval
CPC Recommendation Rezoning: Approval

PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street.

The proposal consolidates the existing unplatted parcels into one lot and three tracts to accommodate three multi-unit residential buildings. No deviations from the standards of the B3-4 District are requested.

The development includes two apartment buildings with footprints of approximately 14,300 square feet each and one building with a footprint of approximately 18,800 square feet, for a total of 167 dwelling units. The site plan identifies 255 parking spaces located east of the buildings. Vehicular access will be provided from two existing curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation consistent with surrounding development. Primary materials include brick veneer, cement lap siding, and textured masonry.

Staff Recommendation Development Plan: Approval with Conditions
CPC Recommendation Development Plan: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the development of private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the development of private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the development of private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the development of private property.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact as it is approving the rezonining of private property.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
   ☐

Prior Legislation

No prior legislation on this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an ordinance authorizing the development of private property.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the development of private property.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing the development of private property.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authorizing the development of private property.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authorizing the development of private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

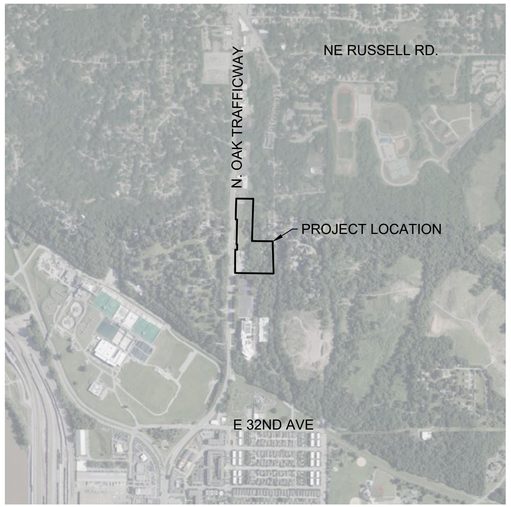
   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing the development of private property.

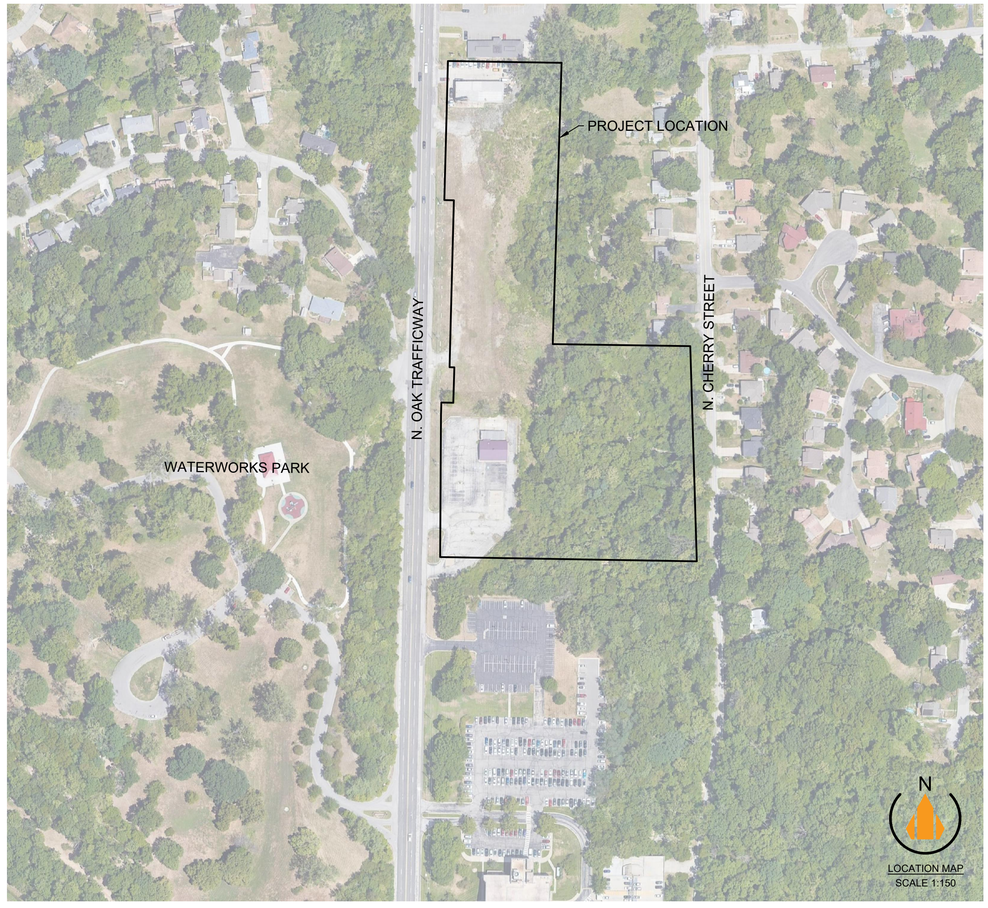
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING

IN KANSAS CITY, CLAY COUNTY, MO



LOCATION MAP
SCALE 1:1,000



LOCATION MAP
SCALE 1:150

PROJECT TEAM:

OWNER
NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: JACK MILLS
PHONE: 816.888.7380
EMAIL: JMILLS@NORTHPOINTKC.COM

DEVELOPER
CARDINAL CREST HOMES
1539 SWIFT STREET
KANSAS CITY, MO 64116
CONTACT: JOE CHRISTENSEN
PHONE: 816.499.3156
EMAIL: JOE@CARDINALCRESTKC.COM

ENGINEER
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: NEIL W. HAAS, P.E.
PHONE: 816.888.7380
EMAIL: NHAAS@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TOBIN ROBERTS
PHONE: 816.888.7380
EMAIL: TROBERTS@NORTHPOINTKC.COM

ARCHITECT
STUDIONORTH ARCHITECTURE
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: ADAM GERBER
PHONE: 816.888.7380
EMAIL: AGERBER@STUDIONORTHKC.COM

UTILITY CONTACT LIST:

AT&T
ATTN: MARK MANION
500 EAST 8th STREET
KANSAS CITY MISSOURI
(816) 772-0267

COMCAST
ATTN: ANDY BELL
(816) 795-2255

EVERGY
ATTN: BRENT GERLING
(816) 420-4803

KC WATER (WATER)
ATTN:MELANIE JOLLETT
(816) 513-0154

KC WATER (SANITARY)
ATTN: KATRINE PAPIKLAN
(816) 513-0300

VERIZON
ATTN: BRYAN BURGER
(816) 204-4494

SPIRE INC.
ATTN: KATELYNN LIBERTY
CONSTRUCTION ENGINEER I
3025 SE CLOVER DR.
LEE'S SUMMIT, MO 64082
816 260-6581

Sheet List Table

Sheet Number	Sheet Title
C-0001	COVER SHEET
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C-0110	TREE REMOVAL PLAN
C-0120	PRELIMINARY PLAT
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C-0400	GRADING PLAN
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E-0100	PHOTOMETRIC PLAN
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L-0100	LANDSCAPE PLAN OVERALL
L-0200	LANDSCAPE PLAN DETAILED
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L-0300	LANDSCAPE TABLES AND DETAILS
A1.01	FLOOR PLANS
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A4.01	ELEVATIONS
A4.02	ELEVATIONS
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SITEPOINT
A Division of NorthPoint Development
816.888.7380
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO:	REVISIONS/APPROVALS:	DATE:
	INITIAL SUBMITTAL	2025.07.25
	CITY RESUBMITTAL	2025.09.10
	CITY RESUBMITTAL	2025.09.24

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

COVER SHEET

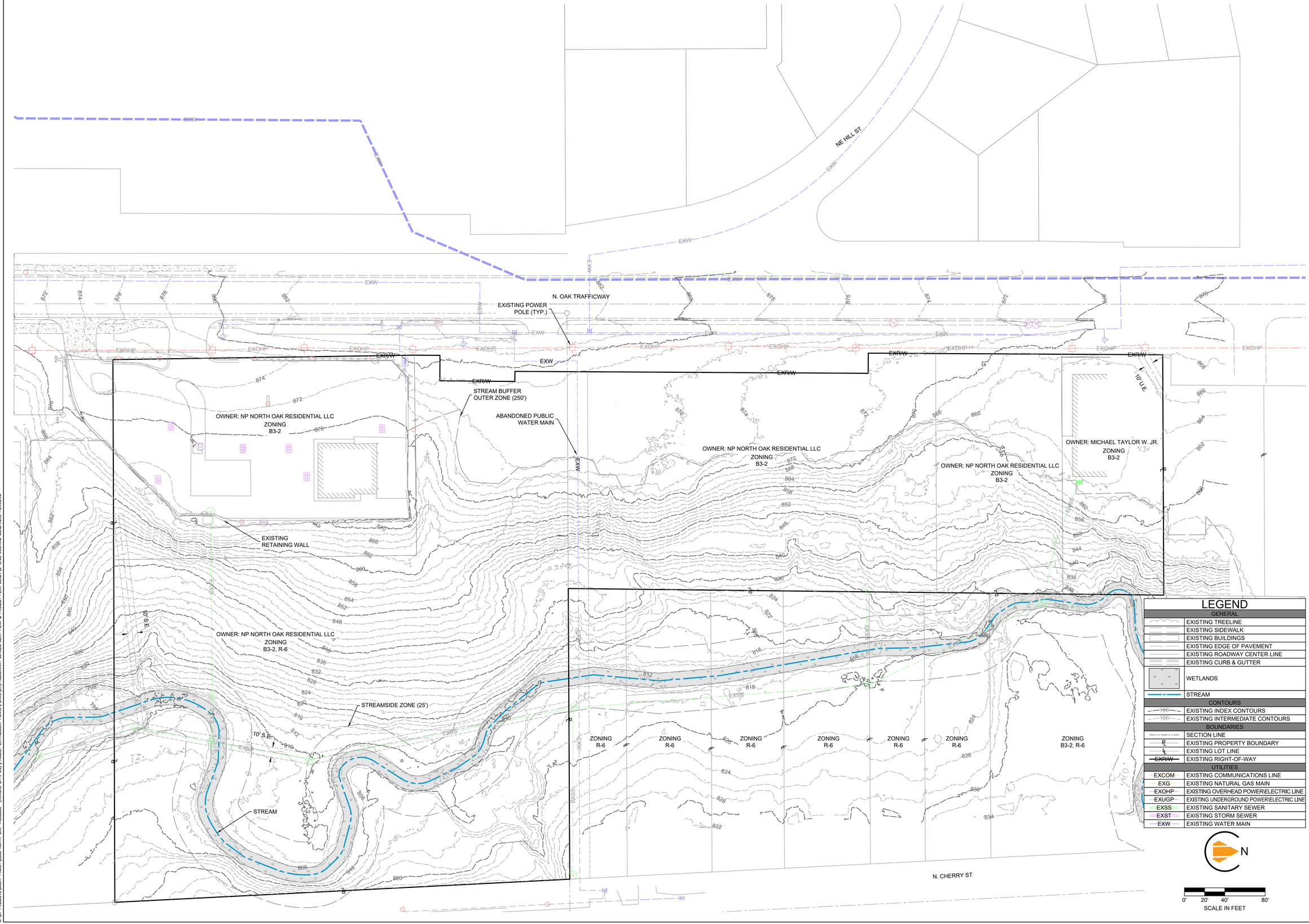
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0001

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0001 COVER SHEET.DWG



S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIBEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0100 EXISTING CONDITIONS PLAN.DWG

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EXISTING CONDITIONS PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
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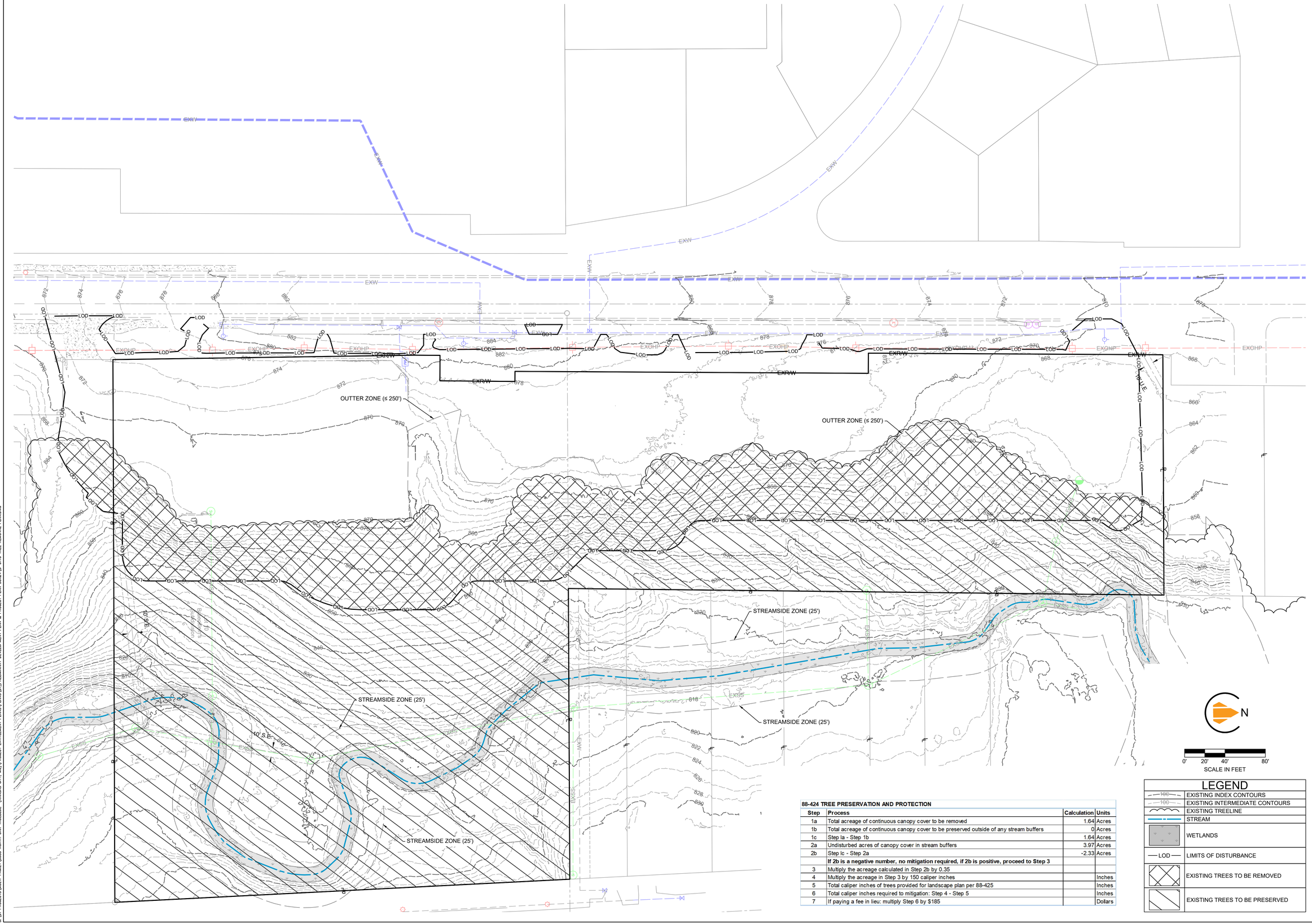
Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0100



88-424 TREE PRESERVATION AND PROTECTION

Step	Process	Calculation	Units
1a	Total acreage of continuous canopy cover to be removed	1.64	Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers	0	Acres
1c	Step Ia - Step 1b	1.64	Acres
2a	Undisturbed acres of canopy cover in stream buffers	3.97	Acres
2b	Step Ic - Step 2a	-2.33	Acres
	If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3		
3	Multiply the acreage calculated in Step 2b by 0.35		
4	Multiply the acreage in Step 3 by 150 caliper inches		Inches
5	Total caliper inches of trees provided for landscape plan per 88-425		Inches
6	Total caliper inches required to mitigation: Step 4 - Step 5		Inches
7	If paying a fee in lieu: multiply Step 6 by $185		Dollars

LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- EXISTING TREELINE
- STREAM
- WETLANDS
- LOD — LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PRESERVED

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TREE REMOVAL PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
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Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

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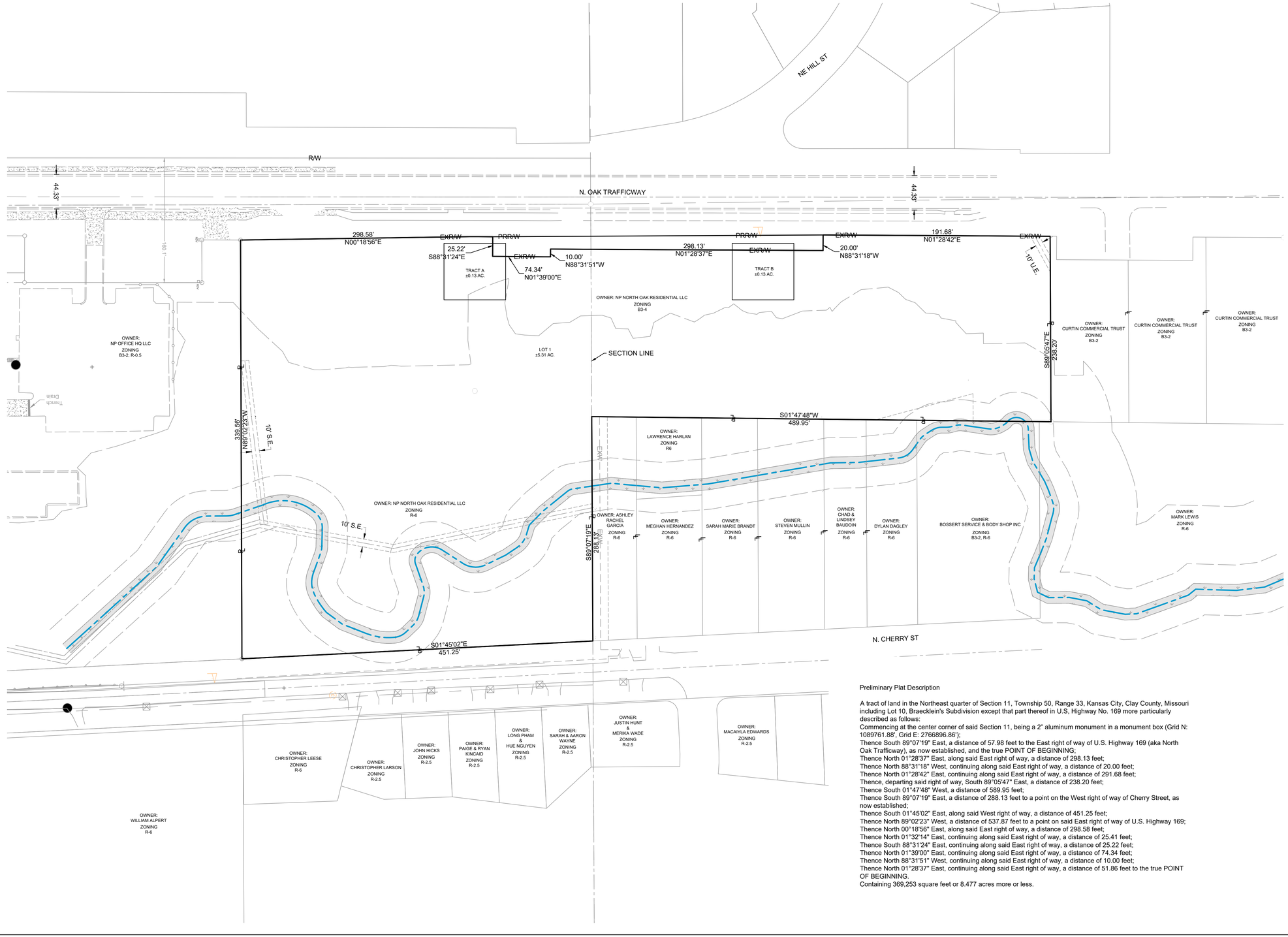
N OAK APARTMENTS
PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO



LAND DATA	AREA
CURRENT LAND AREA	8.48 AC.
PROPOSED VACATED RIGHT OF WAY AREA	0.19 AC.
TOTAL PROPERTY AREA	8.67 AC.

Preliminary Plat Description

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S, Highway No. 169 more particularly described as follows:
Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86');
Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING;
Thence North 01°28'37" East, along said East right of way, a distance of 298.13 feet;
Thence North 88°31'18" West, continuing along said East right of way, a distance of 20.00 feet;
Thence North 01°28'42" East, continuing along said East right of way, a distance of 291.68 feet;
Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet;
Thence South 01°47'48" West, a distance of 589.95 feet;
Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established;
Thence South 01°45'02" East, along said West right of way, a distance of 451.25 feet;
Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way of U.S. Highway 169;
Thence North 00°18'56" East, along said East right of way, a distance of 298.58 feet;
Thence North 01°32'14" East, continuing along said East right of way, a distance of 25.41 feet;
Thence South 88°31'24" East, continuing along said East right of way, a distance of 25.22 feet;
Thence North 01°39'00" East, continuing along said East right of way, a distance of 74.34 feet;
Thence North 88°31'51" West, continuing along said East right of way, a distance of 10.00 feet;
Thence North 01°28'37" East, continuing along said East right of way, a distance of 51.86 feet to the true POINT OF BEGINNING.
Containing 369,253 square feet or 8.477 acres more or less.

GENERAL NOTES:
1. THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
2. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
3. GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN THE PLAN SET.
4. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
5. PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

N

0' 30' 60' 120'
SCALE IN FEET

PROJECT TEAM:

OWNER
NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
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STUDIONORTH ARCHITECTURE
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NEIL W. HAAS, P.E. 2022034072

PRELIMINARY PLAT

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/REZONING
PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, P.E. 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0120

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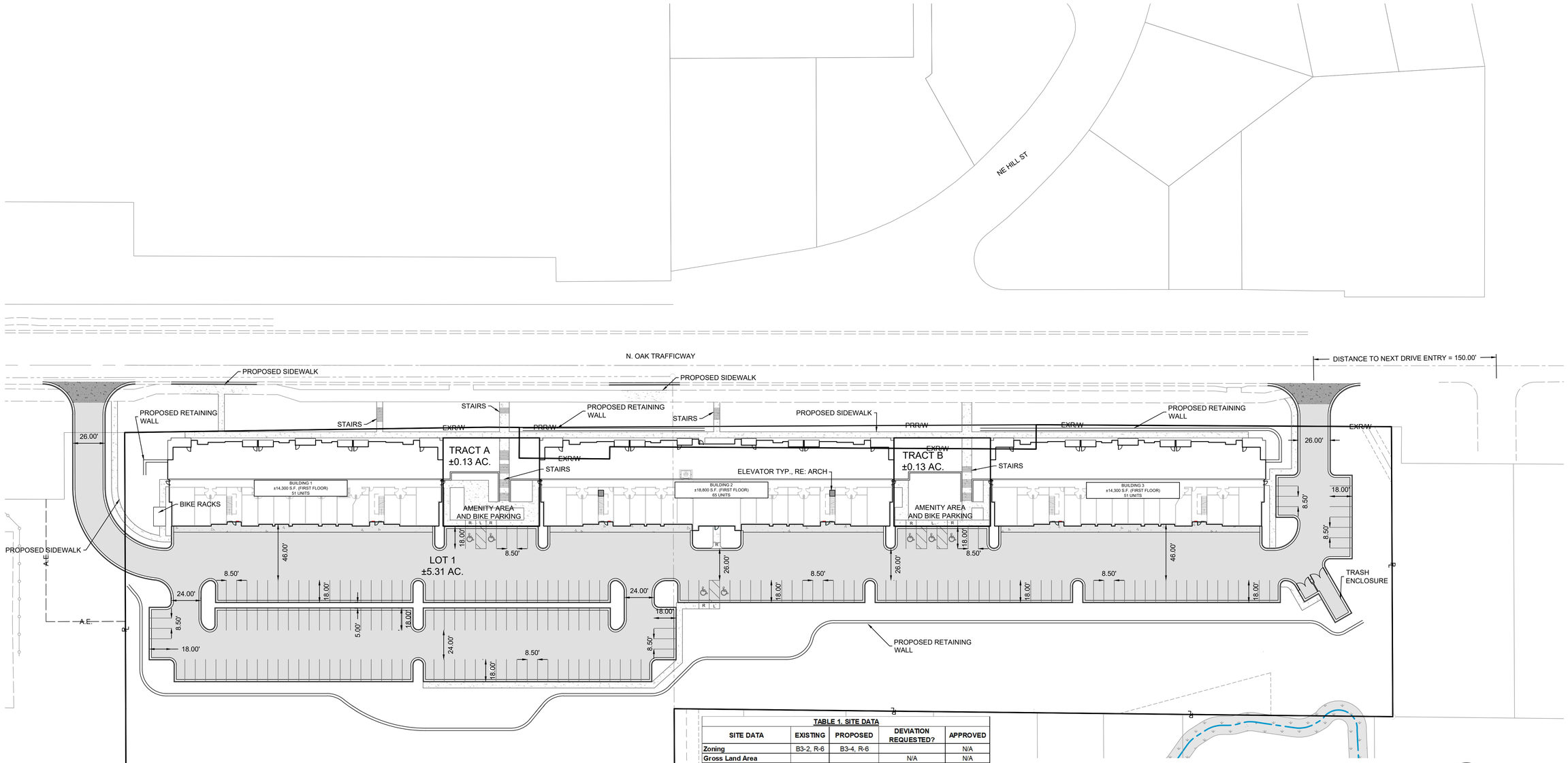

TABLE 1. SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	B3-2, R-6	B3-4, R-6		N/A
Gross Land Area			N/A	N/A
in square feet	369,253			
in acres	8.48			
Right-of-way Vacation			N/A	N/A
in square feet	N/A	8,255		
in acres	N/A	0.19		
Total Land Area				
in square feet	369,253	377,508		
in acres	8.48	8.67		
Tract Area				
Lot 1	N/A	5.31 AC.		
Private Open Space (POS) Tract A-B				
Tract A	N/A	0.13 AC.		
Tract B	N/A	0.13 AC.		
Building Area (sq. ft.)		±215,000 S.F.	N/A	N/A
Floor Area Ratio		0.58		
Residential Use Info		Apartments	N/A	N/A
Total Dwelling Units		167	N/A	N/A
Detached House	N/A	N/A		
Zero lot line House	N/A	N/A		
Cottage House	N/A	N/A		
Semi-attached House	N/A	N/A		
Townhouse	N/A	N/A		
Two-unit House	N/A	N/A		
Multi-unit House	N/A	N/A		
Colonnade	N/A	N/A		
Multiplex	N/A	N/A		
Multi-unit Building		3		
Total Lots			N/A	N/A
Residential		1		
Public / Civic	N/A	N/A		
Commercial	5			
Industrial	N/A	N/A		
Other	N/A	N/A		

TABLE 2. BUILDING DATA

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30'	30'	NO	N/A
FRONT SETBACK	N/A	N/A	N/A	N/A
SIDE SETBACK	N/A	N/A	N/A	N/A
HEIGHT (1ST FLOOR TO 4TH FLOOR)				
BUILDINGS 1&3	65'	51'	N/A	N/A
BUILDING 2	65'	51.3'	N/A	N/A
HEIGHT (BASEMENT TO 4TH FLOOR)				
BUILDINGS 1&3	65'	60'	N/A	N/A
BUILDING 2	65'	60'	N/A	N/A

TABLE 3. PARKING DATA

88-420 PARKING	VEHICLE SPACES		BIKE SPACES (SHORT | LONG TERM)		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
RESIDENTIAL	167	255	26|56	26 |56	NO

N

0' 20' 40' 80'
SCALE IN FEET

NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

LEGEND

	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CG-1 CURB & GUTTER
BOUNDARIES	
PL	EXISTING PROPERTY BOUNDARY
LL	EXISTING LOT LINE
EXR/W	EXISTING RIGHT-OF-WAY
PRR/W	PROPOSED RIGHT-OF-WAY
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT

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DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

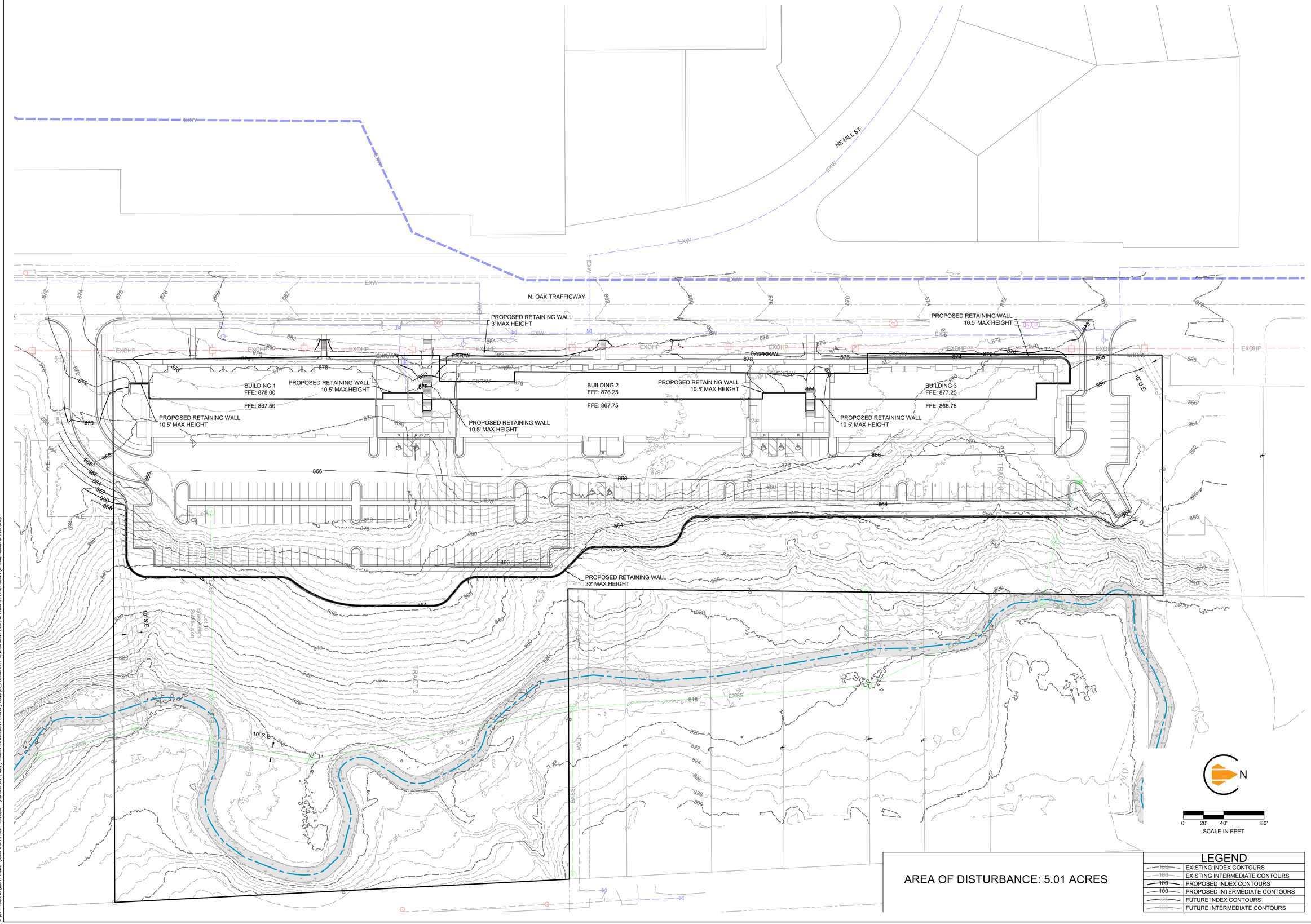
SITE PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, P.E. 2025
Certificate of Authority #:MO 2020018354

SHEET #:
C-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0200 SITE PLAN.DWG



AREA OF DISTURBANCE: 5.01 ACRES

LEGEND	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
100	FUTURE INDEX CONTOURS
100	FUTURE INTERMEDIATE CONTOURS

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GRADING PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
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Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0400

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TABLE 1. STREAM BUFFER DATA	
OUTER ZONE (WITHIN PROPERTY)	4.65 AC.
SLOPES > 15%	4.23 AC.
*DISTURBANCE TO OUTER ZONE	1.85 AC. OR 40%
*INCLUDES PROPOSED CLEARING AND GRADING IN MATURE RIPARIAN VEGETATION AREA	
LEGEND:	
1. AREA PREVIOUSLY DEVELOPED AND DOES NOT MEET DEFINITION OF STREAM BUFFER	

N. OAK TRAFFICWAY

NE HILL ST

BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS

BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS

BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS

N

0' 20' 40' 80'
SCALE IN FEET

LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- EXISTING TREELINE
- STREAM
- LOD — LIMITS OF DISTURBANCE
- STREAMSIDE ZONE
- OUTER ZONE
- DISTURBANCE TO OUTER ZONE
- >15% SLOPES

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STREAM BUFFER PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
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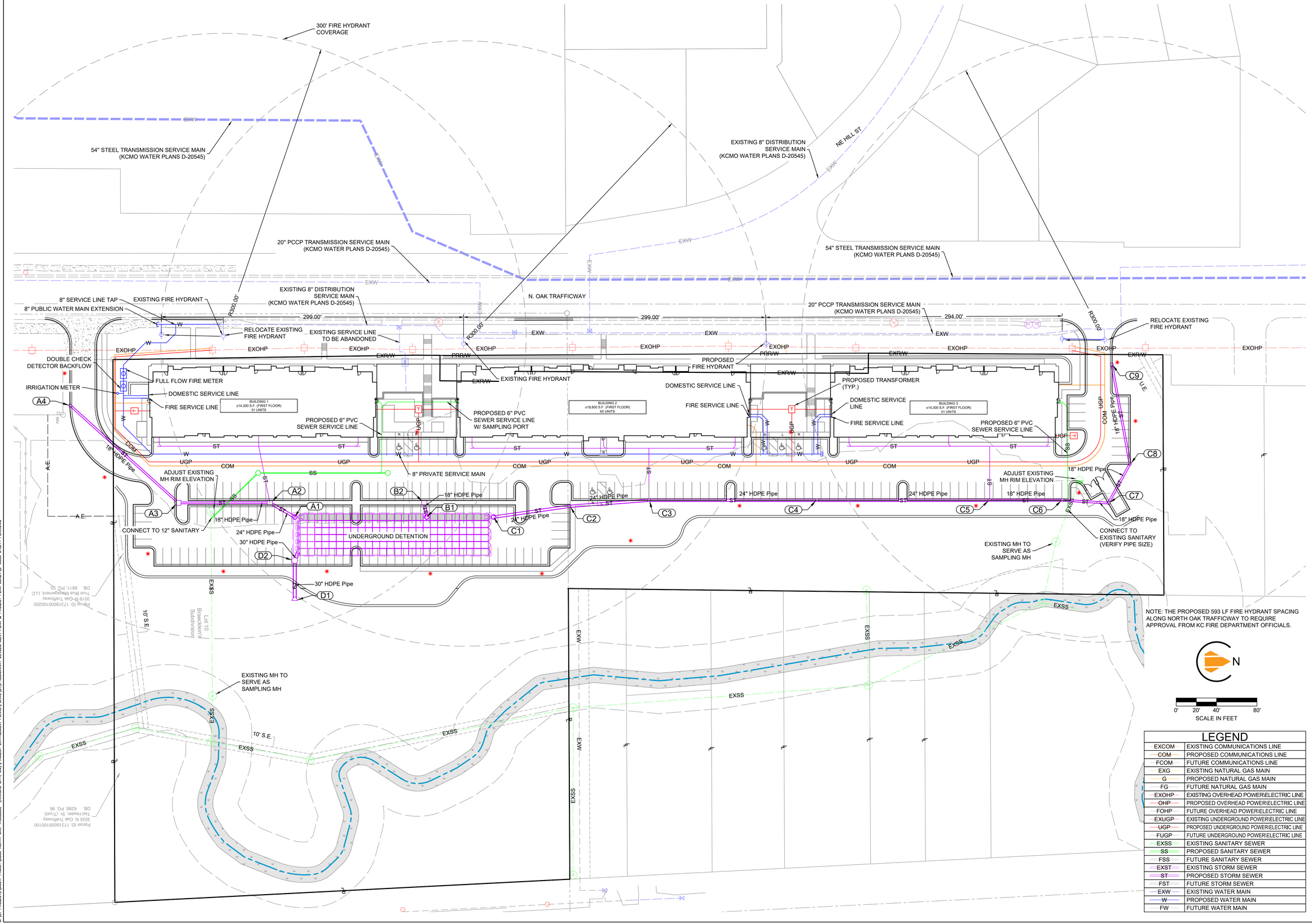

LEGEND	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
FCOM	FUTURE COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
FG	FUTURE NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER/ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER/ELECTRIC LINE
FOHP	FUTURE OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
FUGP	FUTURE UNDERGROUND POWER/ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
FW	FUTURE WATER MAIN

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UTILITY PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
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SHEET #:

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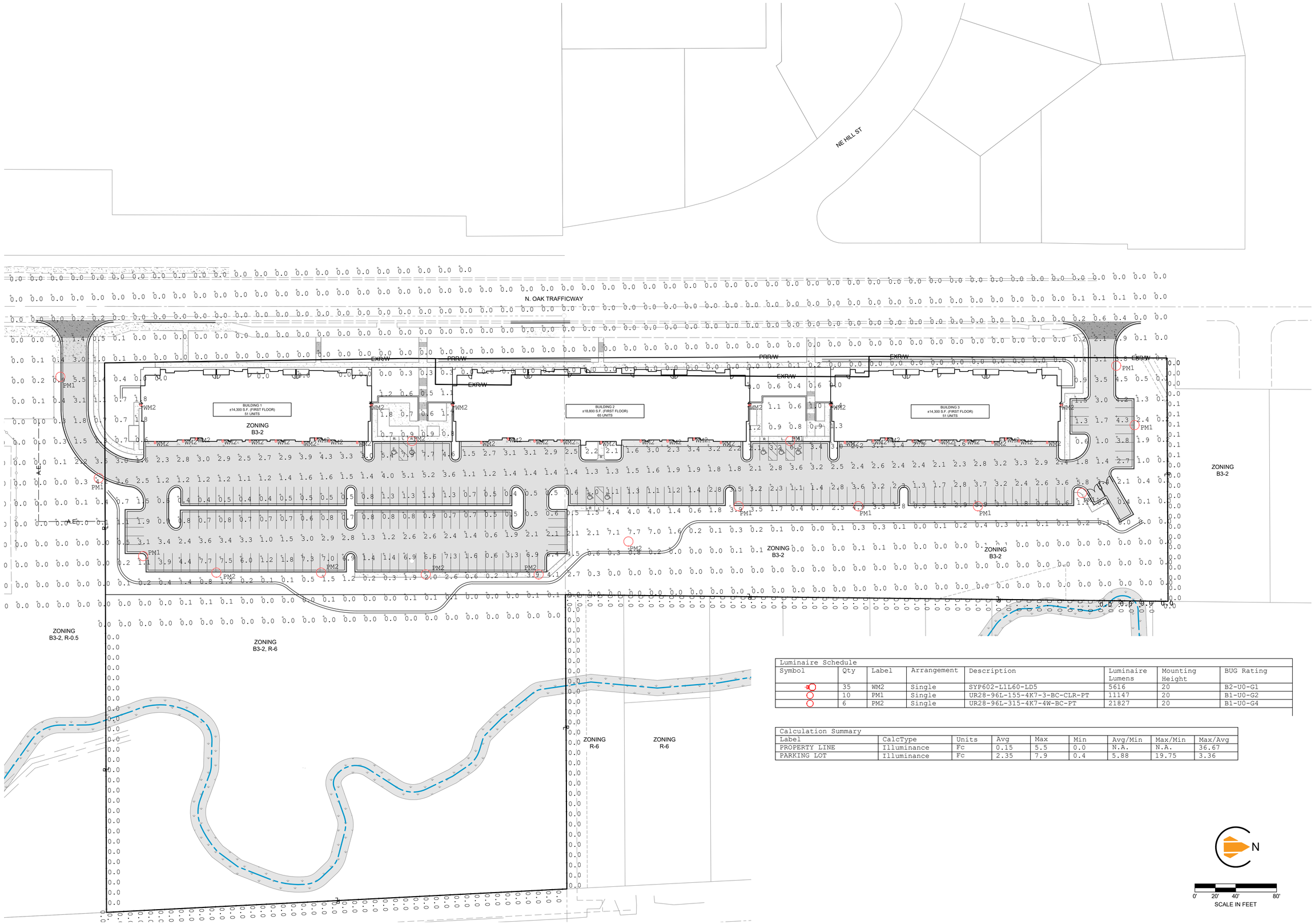

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Mounting Height	BUG Rating
	35	WM2	Single	SYP602-L1L60-LD5	5616	20	B2-U0-G1
	10	PM1	Single	UR28-96L-155-4K7-3-BC-CLR-PT	11147	20	B1-U0-G2
	6	PM2	Single	UR28-96L-315-4K7-4W-BC-PT	21827	20	B1-U0-G4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
PROPERTY LINE	Illuminance	Fc	0.15	5.5	0.0	N.A.	N.A.	36.67
PARKING LOT	Illuminance	Fc	2.35	7.9	0.4	5.88	19.75	3.36

N

0' 20' 40' 80'
SCALE IN FEET

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PHOTOMETRIC PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

Neil W. Haas PE-2022034072
Certificate of Authority # MO 2020018354

SHEET #:

E-0100

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\E-0100 PHOTOMETRIC PLAN.DWG

KIM LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

UR28

ARCHITECTURAL AREA/SITE

FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module..
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

LENS

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

[1]Clear Polycarbonate Lens (CP) IK10, Standard lens (CLR) IK08, Consult factory for details

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

KEY DATA	
Lumen Range	18771 - 37140
Wattage Range	155 - 315
Efficacy Range (LPW)	103 -140
Reported Life (Hours)	L70/>60,000
Weight	56 lbs - 25.4 Kg
EPA	1.159

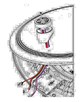
CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

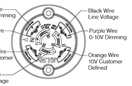
Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7-Pin receptacle placement

(Specifications continued on page 3)



(Specifications continued on page 3)

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HUBBELL Lighting

Ouro

RELATED PRODUCTS

Ouro Large Arm Mount | Ouro Small Post Top | Ouro Small Arm Mount

PHOTOMETRY | BROCHURE | DELIVERED LUMENS | DIMENSIONAL DRAWINGS

KIM LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

UR28

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: UR28-96L-155-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

CATALOG #

HOUSING

UR28

Model	LED Engine	CCT/CRI	Distribution	Rotation	Voltage
UR28 Ouro	**No Lens or Clear Lens**	**AM** [11] Amber, 595nm	**No Lens or Clear Lens**	**(Blank)** Blank for no rotation	**UNV** 120-277V
	96L-155 20,000 lm	**27K8** 2700K, 80 CRI	**FR** Type 1/Front Row		**347** 347V
	96L-170 22,500 lm	**3K7** 3000K, 70 CRI	**2** Type II	**L** [1] Optic rotation left	**480** 480V
	96L-185 24,000 lm	**3K8** 3000K, 80 CRI	**3** Type III	**R** [1] Optic rotation right	**DALI** 120-277V
	96L-220 27,000 lm	**3K9** 3000K, 90 CRI	**4** Type IV		[1]Consult factory
	96L-255 30,000 lm	**35K8** 3500K, 80 CRI	**4W** Type IV Wide		
	96L-315 35,000 lm	**4K7** 4000K, 70 CRI	**5QM** Type V Square Medium		
	HDL - High Diffusion Lens	**4K8** 4000K, 80 CRI	**5QN** Type V Square Narrow		
	114L-160 18,000 lm	**5K7** 5000K, 70 CRI	**5R** Type V Rectangular		
	114L-180 20,000 lm	Consult factory for other CCTs and CRIs	**5W** Type V Wide (Round)		
	114L-265 25,000 lm		**HDL - High Diffusion Lens**		
			3 Type III/Asymmetric		
			5W Type V/Symmetric		

Mounting	Fixture Finish	Control Options	Options	Control Accessories
FM44 Flush mt 3.6" to 4.0" OD pole, 4" fixture base	**BLS** Black Gloss Smooth	**7PR-TL** 7 pin PCR with twist lock photocontrol	**BC** [8] Backlight Control	**SW7PR** [2,3] SiteSync™ with 7 pin PCR
FM45 Flush mt 3.6" to 5.0" OD pole, 5" fixture base	**BLT** Black Matte Textured	**7PR-SC** 7 pin PCR with shorting cap	**SF** Single Fuse	**SWUSB** SiteSync™ Software on USB
PT24 4" Post Top mount for 2 3/8" OD x 4" Long Tenon	**DBS** Dark Bronze Gloss Smooth	**7PR** 7 pin PCR, wireless control enabled	**DF** Double Fuse	**SWTAB** [10] SiteSync™ Windows® Tablet
PT34 4" Post Top mount for 2 7/8" OD x 4" Long Tenon	**DBT** Dark Bronze Matte Textured	**AD-01** [3] AstroDIM: 50% output at midnight	**CLR** [9,11] Clear Lens	**SWBRG** SiteSync™ Wireless Bridge Node
PT25 5" Post Top mount for 2 3/8"OD x 4" Long Tenon	**GTT** Graphite Matte Textured	**AD-02** [3] AstroDIM: 50% output midnight to 4 AM	**TPL** Tamper proof latch	**WIR-RME-L** wiSCAPE™ External Fixture Module
PT35 5" Post Top mount for 2 7/8" OD x 4" Long Tenon	**LGS** Light Grey Gloss Smooth	**AD-03** [3] AstroDIM: 50% output 10PM	**CP** [12] Clear Polycarbonate Lens	**SCH-R** Occ. Sensor for Round Pole (up to 30' MH)
	LGT Light Grey Matte Textured	**AD-04** [3] AstroDIM: 50% output 10PM to 4AM		**SCH-S** Occ. Sensor for Square Pole (up to 30' MH)
	PSS Platinum Silver Gloss Smooth	**NXWE** NX Wireless Enabled		**NXDFM-1RD-UNV** NX 7-pin Module
	VGT Verde Green Matte Textured	**SWP** [3,5,6] SiteSync Pre commission		
	WHS White Gloss Smooth	**SWPM-40F** [3,5,6,6,5] SiteSync with Sensor 9' to 40' MH		
	WHT White Matte Textured	**WSP-40F-1** [3,5] Dimming Occ. Sensor for up to 40' MH, 120/277/347V		
	Color Option	**WSP-40F-2** [3,5] Dimming Occ. Sensor for up to 40' MH, 208/240V		
	CC [7] Custom Color	**WSP-40F-3** [3,5] Dimming Occ. Sensor for up to 40' MH, 480V		
		NXSPW14F [3,5] NX Wireless, PIR Sensor, 14'		
		NXSPW30F [3,5] NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		
		NXSP14F [3,5] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14'		
		NXSP30F [3,5] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		

1 Not available with SQM, SQN, and SW distributions.
2 Not available with other sensor or wireless control options.
3 Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync™ License, GUI, and Bridge Node.
4 Not available with 347V and 480V.
5 96L only.
6 Not available with HDL option.
7 Consult factory for custom color, marine and corrosive finish options.
8 Turtle Friendly.
9 Please see Delivered Lumens chart on Page 5 for lumen
10 Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.
11 Not available with 96L, 255 and the 96L 315 configuration of the LED Engine
12 IK10 rated, Consult factory for details
13 IK08 rated, Consult factory for details

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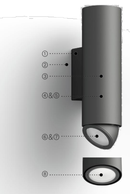
HUBBELL Lighting

LUMINIS

SYP602
SYROS PRO
WALL

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:



① Robust cast aluminum wall mounting box.
② Sturdy galvanized steel mounting plate.
③ Seamless extruded aluminum cylindrical housing.
④ Asymmetric heatsink for perfect blend of clean aesthetic and efficient heat dissipation.
⑤ Sleek and durable sealed cast aluminum up and down light assembly.
⑥ 30º tilt and 355º rotation for light adjustability.
⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.
⑧ High efficiency silicone lens.

SYP602

MATERIALS

Syros Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30ºC/-22ºF to 45ºC/113ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70B50) based on IESNA. LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm. RGBW with white CCT available in 3000K and 4000K. Quad chip technology, enabling optimal color mixing under each individual optic.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Actual performance may differ as a result of end-user environment and application.

WARRANTY

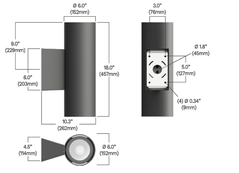
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS

Maximum weight: 16.7 lbs (7.6 kg)



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LUMINIS

SYP602
SYROS PRO
WALL

ORDERING CODE

*SERIES	*DOWNLIGHT OUTPUT	*DOWNLIGHT DISTRIBUTION	*UPLIGHT OUTPUT	*UPLIGHT DISTRIBUTION	CCT	*VOLTAGE
SYP602	Static White **L1L20** 2249 lm / 21w **L1L35** 3732 lm / 39w **L1L50** 4756 lm / 56w RGBW **L1RGBW** 349 lm / 24w[1,5] True Amber **L1LK2A** 562 lm / 9w[4] Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Fixed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**NR** Narrow optic 11° **FLD** Flood optic 30° **VWD** Very wide optic 55°	Static White **UL1L20** 2249 lm / 21w **UL1L35** 3732 lm / 39w **UL1L50** 4756 lm / 56w RGBW **UL1RGBW** 349 lm / 24w[1,5] True Amber **UL1LK2A** 562 lm / 9w[4] Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Fixed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**UNR** Uplight narrow optic 11° **UFLD** Uplight flood optic 30° **UVWD** Uplight very wide optic 55°	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**120** 120V **277** 277V **347** 347V **480** 480V **HVOLT** 347V-480V **MVOLT** 120V-277V
	Static White **L1L25** 2403 lm / 19w **L1L45** 4400 lm / 39w **L1L60** 5607 lm / 56w True Amber **L1LK3A** 662 lm / 9w[4] Delivered lumens calculated at 4000K/80CRI except for amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**LD1** Type I distribution[2] **LD2** Type II distribution[2] **LD3** Type III distribution[2] **LD5** Type V distribution[2]	Very Narrow Distribution **UL1L06** 661 lm / 15w Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**UVNR** Uplight very narrow optic 6[6]	Required field for all outputs except True amber.	
	Very Narrow Distribution **L1L06** 661 lm / 15w Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**VNR** Very narrow optic 6[6]				

DOWNLIGHT LENS	UPLIGHT LENS	DOWNLIGHT LOUVERS	UPLIGHT LOUVERS	CONDUIT COVER	PHOTOCELL	SURGE PROTECTOR
ESL Elliptical spread lens[3,5]	**UESL** Uplight elliptical spread lens[3,6]	**HL** Hexcell louver	**UHL** Uplight hexcell louver	**SWK** Decorative cover for 3/4" conduit junction box[7]	**PH** Photocell[8,9,10]	**SP** Surge protector
SL Solite lens[4,5]	**USL** Uplight solite lens[4,6]					

EMERGENCY	DUAL SWITCHING	CONTROLS	*FINISH	WOOD FINISH [14]	ENVIRONMENT
REM7 Remote emergency battery, 90 min, 7W[11]	**DS** Dual circuit switching (independent uplight & downlight control)[9]	**NLTAIR-MS** nLight AIR 2.0 wireless control with occupancy detection[9]	**BKT** Jet black **BZT** Bronze **CHT** Champagne **DGT** Gun metal **GRT** Titanium gray **MST** Matte silver **SGT** Steel gray **WHT** Snow white	**ADG** American douglas **BRC** Birch **CHN** Chestnut **CRY** Cherry **KNP** Knotty pine **MPL** Maple **OFL** Oak **RSW** Rosewood **TEK** Teak **WLN** Walnut	**MG** Marine grade paint[15] **NT** Natatorium suitable[16]
		NLTAIR2 nLight AIR 2.0 wireless control[9]	**CMC** Custom matched color[13] **RAL** RAL color[13]		

NOTES
*- Denotes a required field
1- Delivered lumens with all channels turned on. RGBW uses DMX512/REM as a control input. Available only with 30K, 40K. Not available with 347, 480 or HVOLT.
2- Not available with LSL, SL, HL.
3- 37" x 80".
4- Lumen conversion factor (LCF) 0.9.
5- Not available with HL.
6- Not available with LHL.
7- Painted to match fixture color.
8- Not available with 480V, HVOLT.
9- Not available with FYL NLTAIR2, NLTAIR-MS, REM7.
10- Not available with NLTAIR2, NLTAIR-MS, REM7. If PH and DS are selected, PH will handle the on/off functionality for both light modules simultaneously. User will only have manual control over dimming feature of each module.
11- Remote mount 109 - 17" (325mm) square enclosure with access cover. Powers downlight only. The remote enclosure must be interior (cable-by others). Not available with 347V, 480V, HVOLT, FYL NLTAIR-MS, NLTAIR2.
12- Contact factory to coordinate custom matching color.
13- Specify RAL number.
14- Face wood finish not applied to driver housing, lens frame or accessories. Additional delay required. Not compatible with marine grade paint or natatorium suitable.
15- Marine grade paint for harsh, coastal environment and exposues to salt water. Additional delay required.
16- Available only in BRHT and BKT.

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SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

NO.	REVISIONS/APPROVALS:	DATE:
1	INITIAL SUBMITTAL	2025.07.25
2	CITY RESUBMITTAL	2025.09.10
3	CITY RESUBMITTAL	2025.09.24

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

PHOTOMETRIC DETAILS

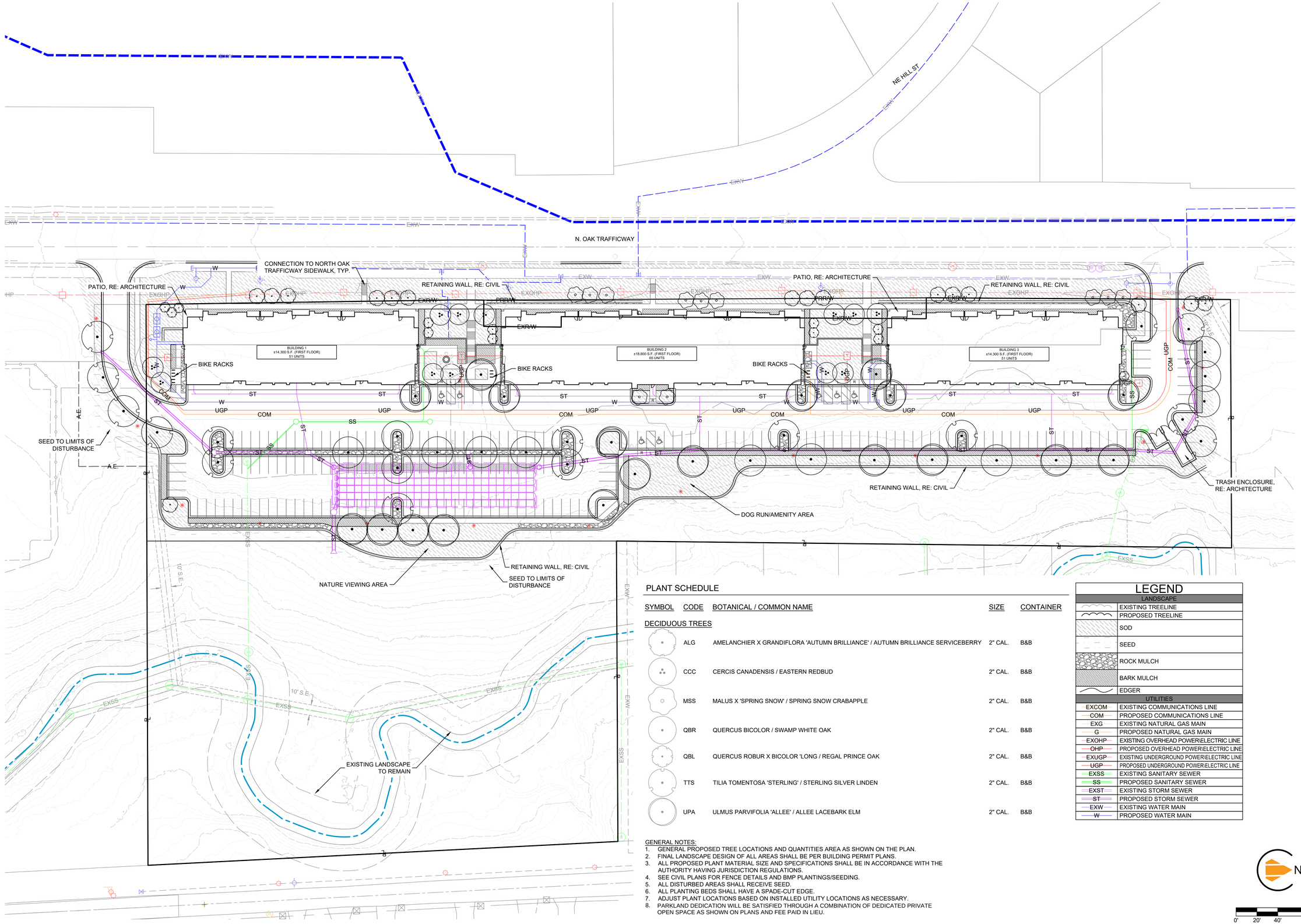
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL WILLIAM HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 2025
Certificate of Authority #:MO 2020018354

SHEET #:

E-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\E-0200 DETAIL SHEET.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B

GENERAL NOTES:

1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES AREA AS SHOWN ON THE PLAN.
2. FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER BUILDING PERMIT PLANS.
3. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS.
4. SEE CIVIL PLANS FOR FENCE DETAILS AND BMP PLANTINGS/SEEDING.
5. ALL DISTURBED AREAS SHALL RECEIVE SEED.
6. ALL PLANTING BEDS SHALL HAVE A SPADE-CUT EDGE.
7. ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.
8. PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

LEGEND

LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER\ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER\ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER\ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER\ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

N

0' 20' 40' 80'
SCALE IN FEET

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	INITIAL SUBMITTAL	2025.07.25
	CITY RESUBMITTAL	2025.09.10
	CITY RESUBMITTAL	2025.09.24

REVIEWED BY: JK
DESIGNED BY: RB
DRAFTED BY: RB
SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

LANDSCAPE PLAN OVERALL

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

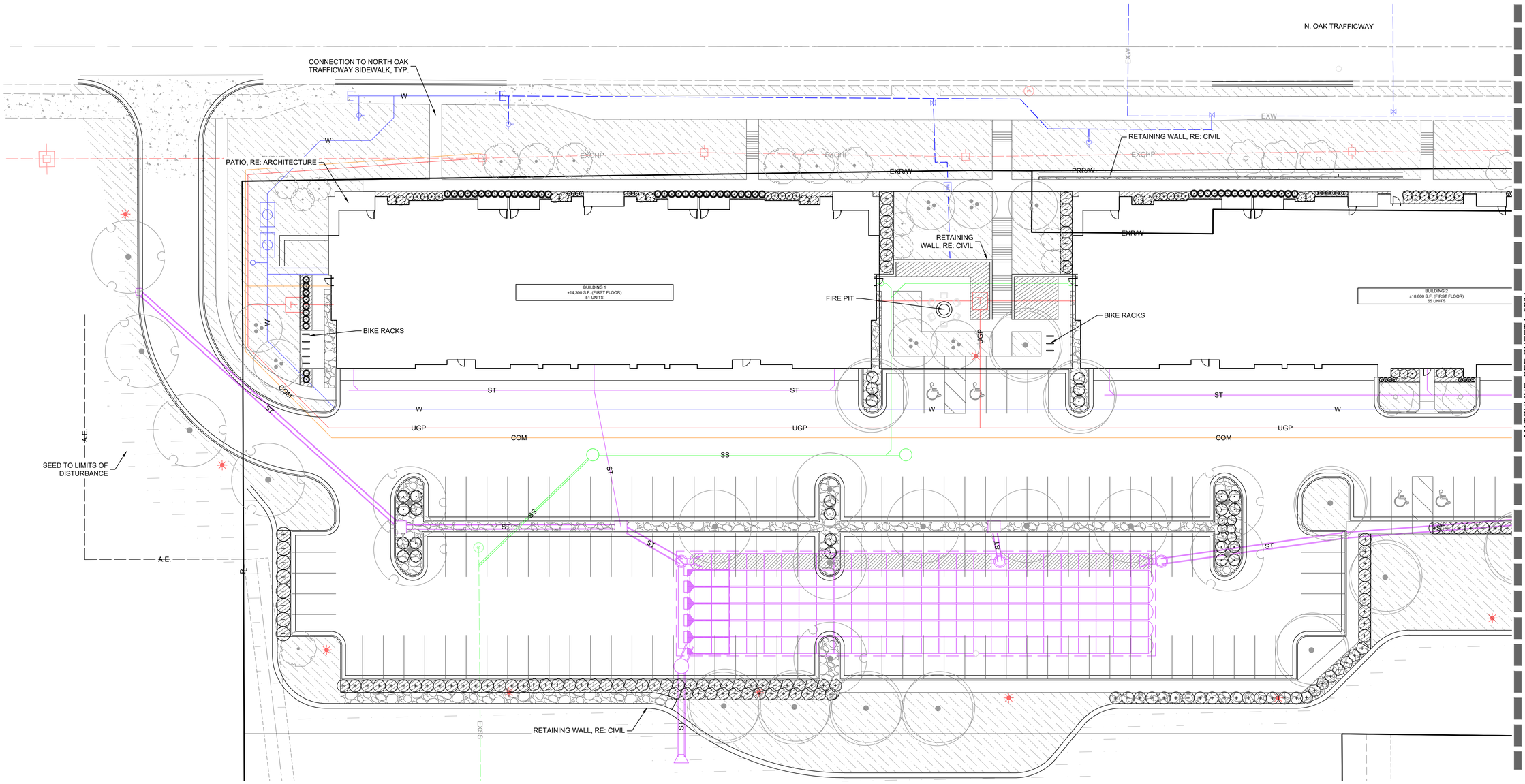
STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 09/10/2025
Certificate of Authority # MO 2020018354

SHEET #:

L-0100

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
	JCS	JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	CONTAINER
	TMF	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW	5 GAL.	CONTAINER
	TFC	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE	5 GAL.	CONTAINER
ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

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8. PARKLAND DEDICATION WILL BE SATISFIED THROUGH A COMBINATION OF DEDICATED PRIVATE OPEN SPACE AS SHOWN ON PLANS AND FEE PAID IN LIEU.

LEGEND

LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER\ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER\ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER\ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER\ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

N

0' 10' 20' 40'
SCALE IN FEET

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Kansas City, MO 64116

NO:	DATE:	REVISIONS/APPROVALS:
	2025.07.25	INITIAL SUBMITTAL
	2025.09.10	CITY RESUBMITTAL
	2025.09.24	CITY RESUBMITTAL

REVIEWED BY: JK
DESIGNED BY: RB
DRAFTED BY: RB
SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

LANDSCAPE PLAN DETAILED

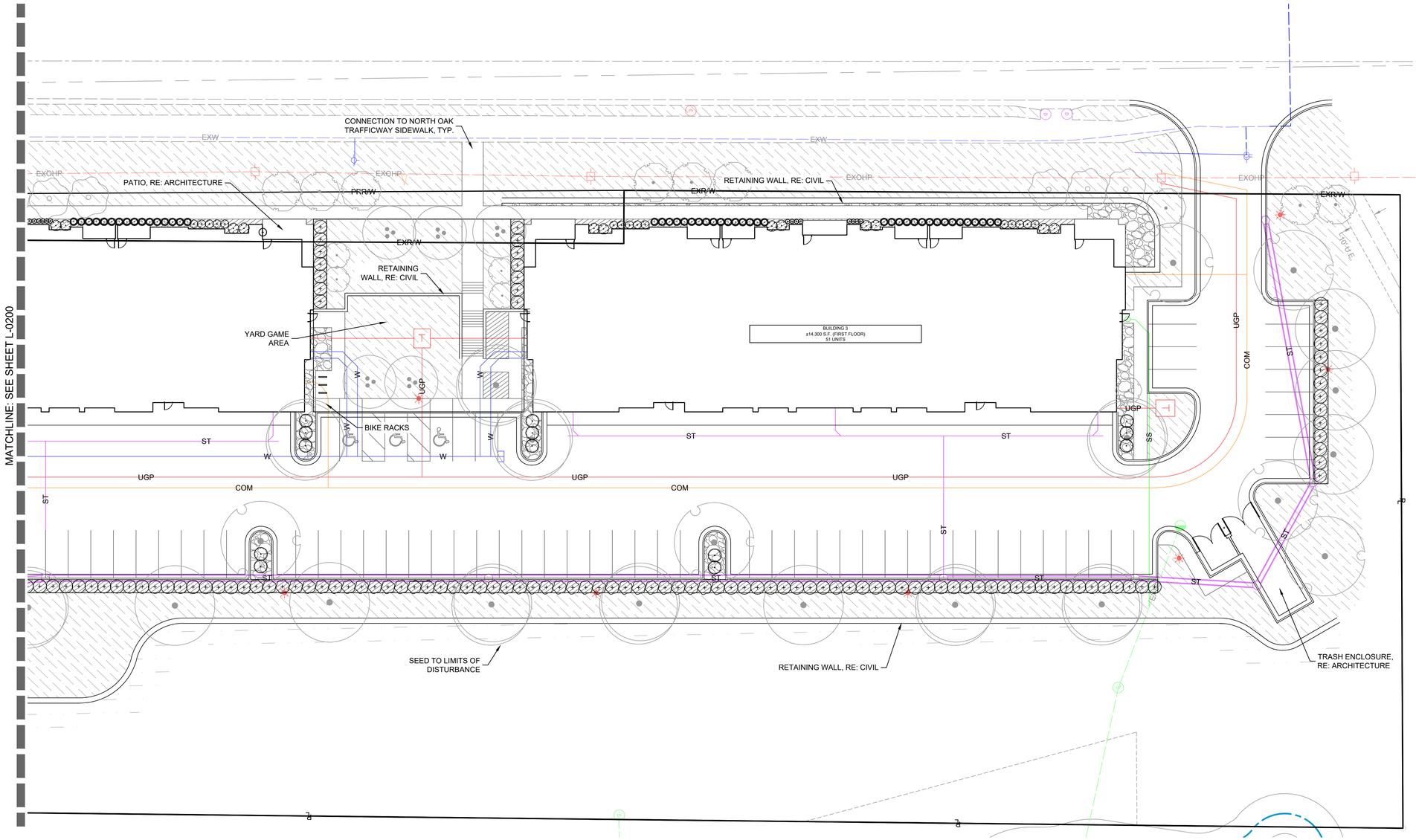
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 09/10/2025
Certificate of Authority #CA2020018354

SHEET #:
L-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIGEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
	JCS	JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	CONTAINER
	TMF	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW	5 GAL.	CONTAINER
	TFC	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE	5 GAL.	CONTAINER
ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

GENERAL NOTES:

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LEGEND

LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
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UTILITIES	
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ST	PROPOSED STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

N

0' 10' 20' 40'
SCALE IN FEET

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DESIGNED BY: RB
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SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

LANDSCAPE PLAN DETAILED

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STATE OF MISSOURI
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NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT
James Kraatz 09/10/2025
Certificate of Authority # MO 2020018354

SHEET #:
L-0201

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
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TABLE 3B - LANDSCAPE SCHEDULE

88-425 LANDSCAPE SCHEDULE	SYMBOL
88-425-03 STREET TREES	
88-425-04 GENERAL	
88-425-05 PERIMETER VEHICULAR USE AREA	
- ADJACENT TO STREETS	
BUFFER WIDTH	
TREES	
SHRUBS/WALL/BERM	
- ADJACENT TO RES. ZONES	
BUFFER WIDTH	
SHRUBS/WALL/BERM	
88-425-06 INTERIOR VEHICULAR USE AREA	
INTERIOR AREA	
TREES	
SHRUBS	
88-425-07 PARKING GARAGE SCREENING	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	3' + EVERGREEN SHRUB SCREEN
88-425-09 OUTDOOR USE SCREENING	N/A

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	CODE REQUIREMENT	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	1 TREE PER 30 L.F. OF PUBLIC STREET	32	32*	NO*	N/A*
88-425-04 GENERAL	1 TREE PER 5,000 S.F. OF BLDG COVER	10	10	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA					
ADJACENT TO STREETS					
BUFFER WIDTH	MINIMUM 10' WIDTH	N/A	N/A	NO	N/A
TREES	1 TREE PER 30 L.F.	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	EVERGREEN SCREENING 3' HEIGHT	N/A	N/A	NO	N/A
ADJACENT TO RESIDENTIAL ZONES					
BUFFER WIDTH	10'	10'	>10'	NO	N/A
SHRUBS/WALL/BERM	3' HEIGHT VISUAL SCREEN	YES	YES	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA					
INTERIOR AREA	35 S.F. LANDSCAPE AREA PER STALL	7,385 S.F.	9,053 S.F.	NO	N/A
TREES	1 TREE PER 5 SURFACE STALLS	43	43	NO	N/A
SHRUBS	1 SHRUB PER SURFACE STALL	211	211	NO	N/A
88-425-07 PARKING GARAGE SCREENING	DENSELY PLANTED PERIMETER	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	30" HEIGHT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	3' HEIGHT VISUAL SCREEN	N/A	N/A	NO	N/A

*MAJORITY OF STREET TREES ARE LOCATED UNDERNEATH AN ELECTRC TRANSMISSION LINE. IF UTILITY DOES NOT ALLOW TREE PLANTING, ALTERNATIVE COMPLIANCE WILL NEED TO BE DETERMINED.

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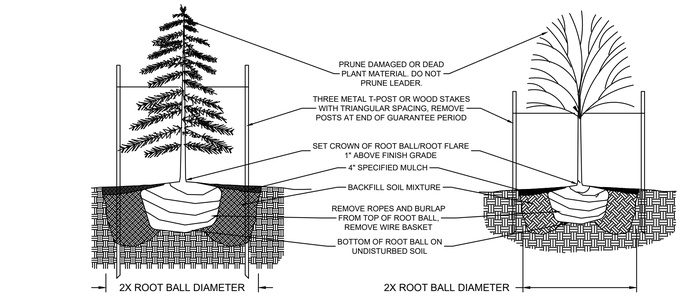
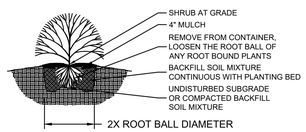


NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

1 EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 SHRUB PLANTING DETAIL
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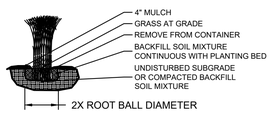
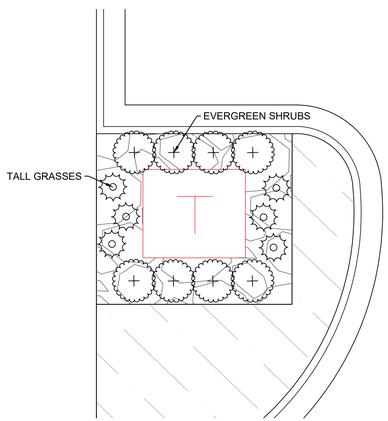


3 GRASS PLANTING DETAIL
N.T.S.



4 UTILITY SCREENING
N.T.S.

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Kansas City, MO 64116

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REVIEWED BY: JK
DESIGNED BY: RB
DRAFTED BY: RB
SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

LANDSCAPE TABLES AND DETAILS

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT
James Kraatz 09/10/2025
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SHEET #:

L-0300

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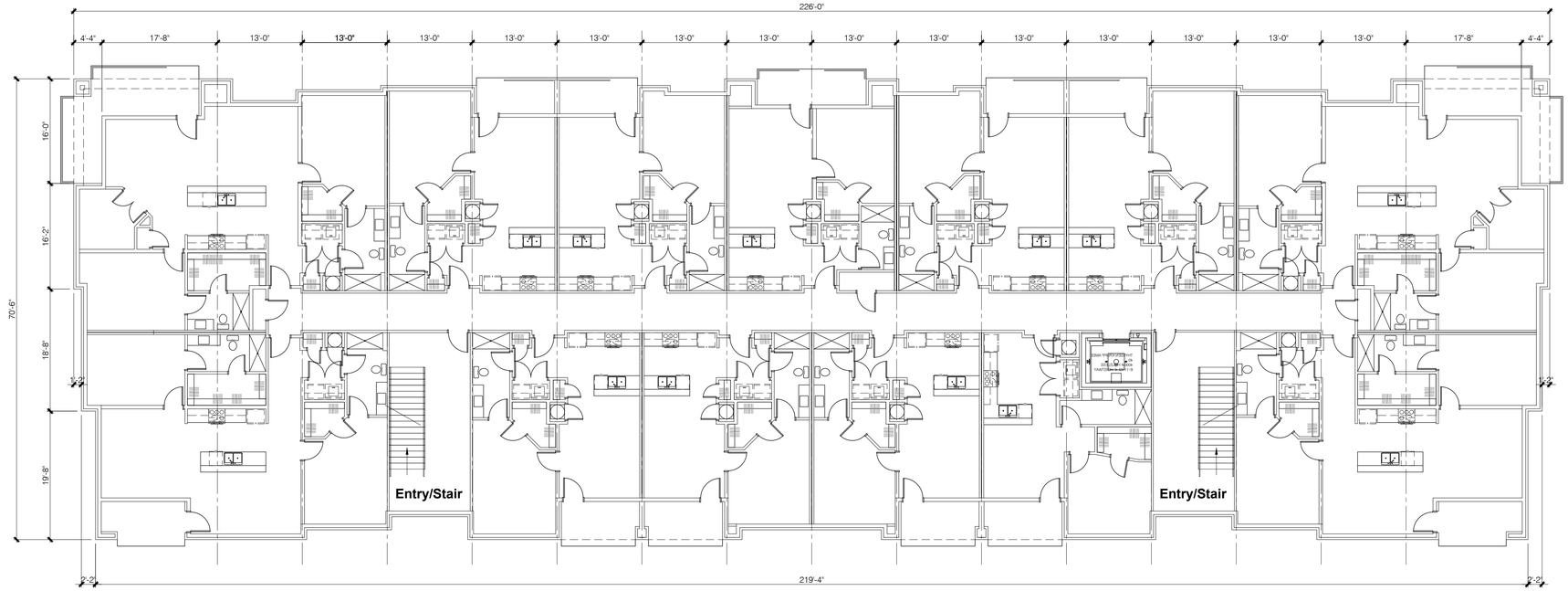
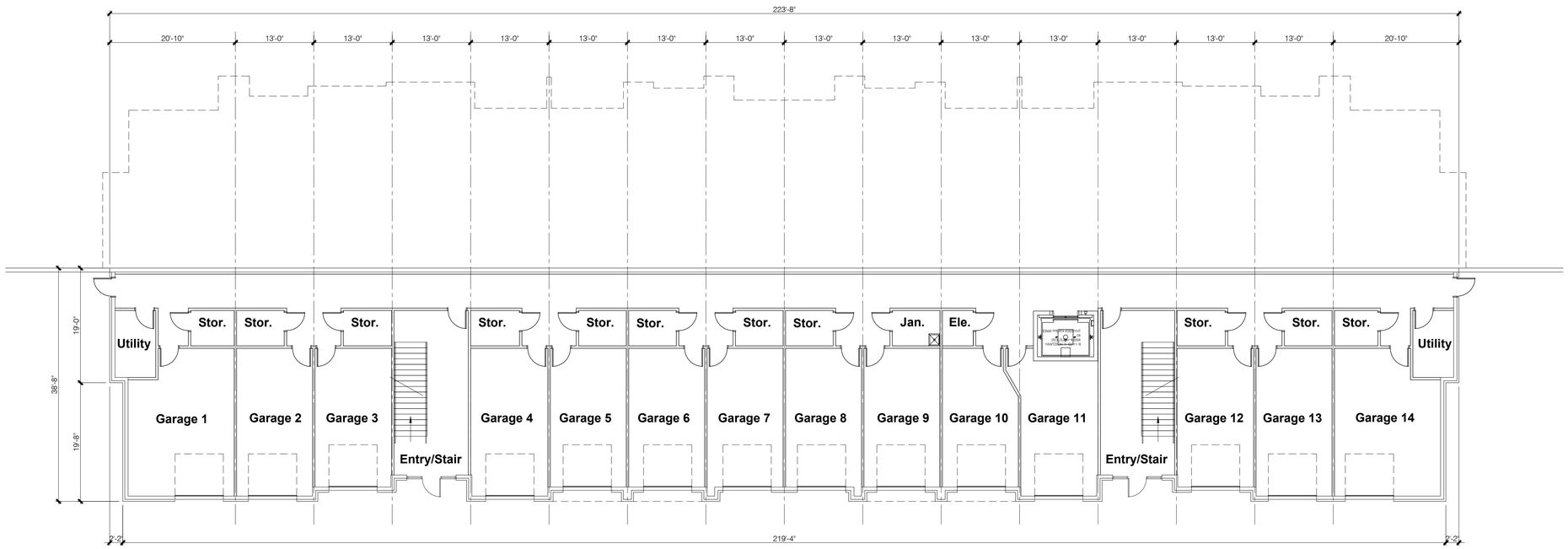


2 BUILDING 1&3 GROUND FLOOR PLAN

Scale: 1" = 10'-0"

0 10' 20'



1 BUILDING 1&3 BASEMENT PLAN

Scale: 1" = 10'-0"

0 10' 20'

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NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No.	2025-084
Date:	07.25.25
Issued For:	Development Plan/Project Plan/ Preliminary Plat
Drawn By:	A.Gerber
Reviewed By:	

Revisions:

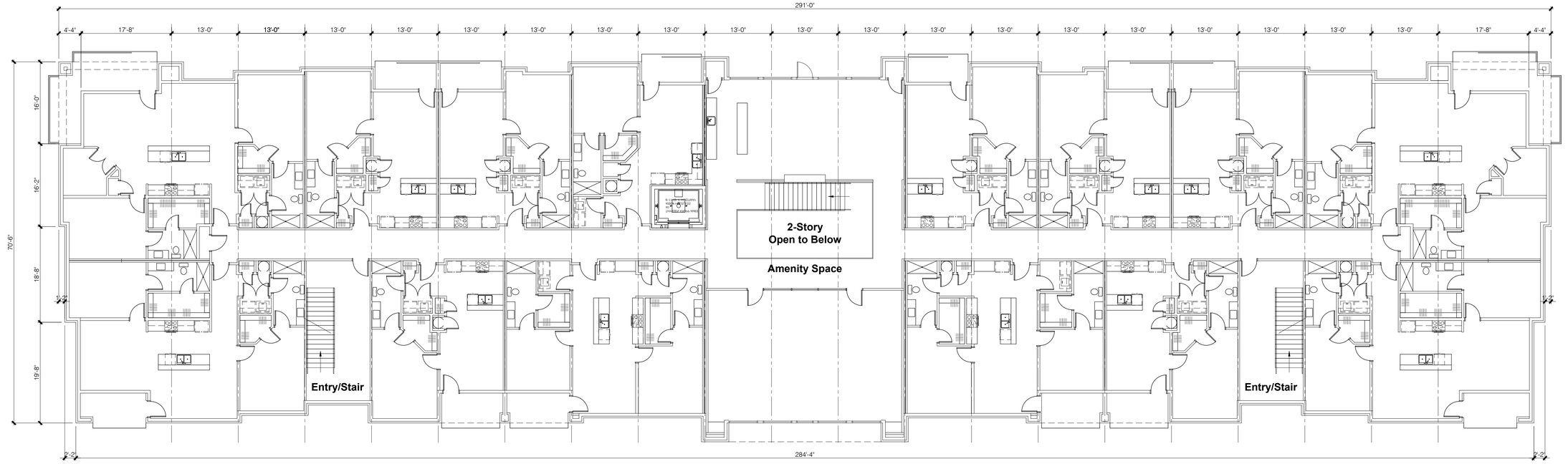
No.	Date	Description
	08.29.25	Dev. Plan Review Comments

STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A1.01

FLOOR PLANS

N:\01 PROJECTS\MULTIFAMILY\NORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 12:44:45 PM - agerber



2 BUILDING 2 GROUND FLOOR PLAN

Scale: 1" = 10'-0"

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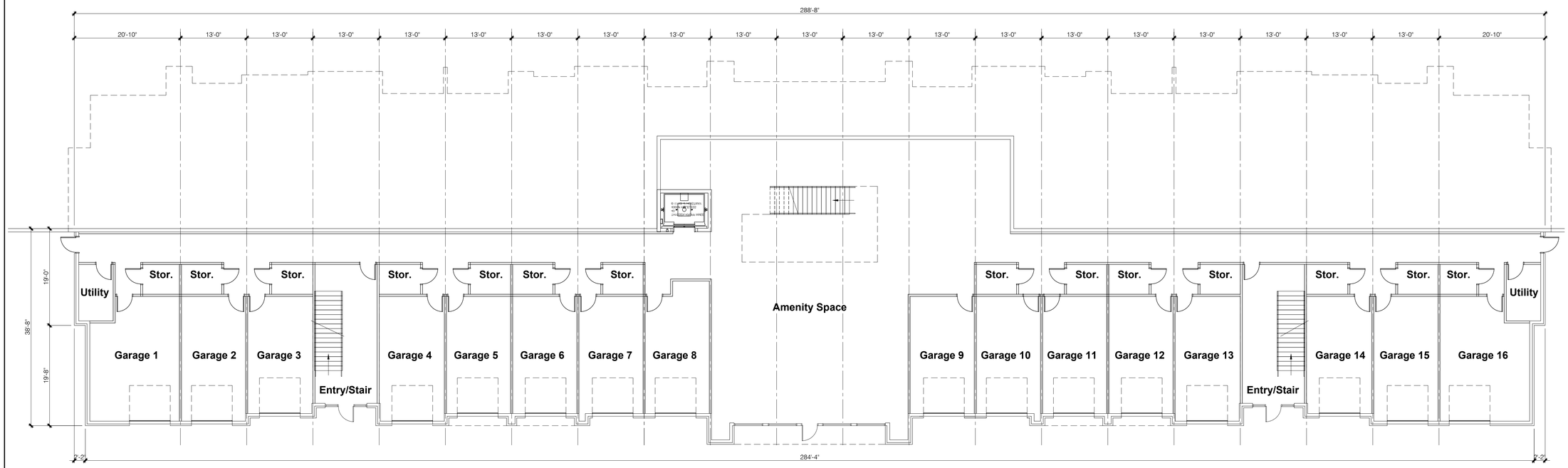

1 BUILDING 2 BASEMENT PLAN

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LANDSCAPE	SITEPOINT
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CARDINAL CREST DESIGN BUILD

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A1.11

FLOOR PLANS

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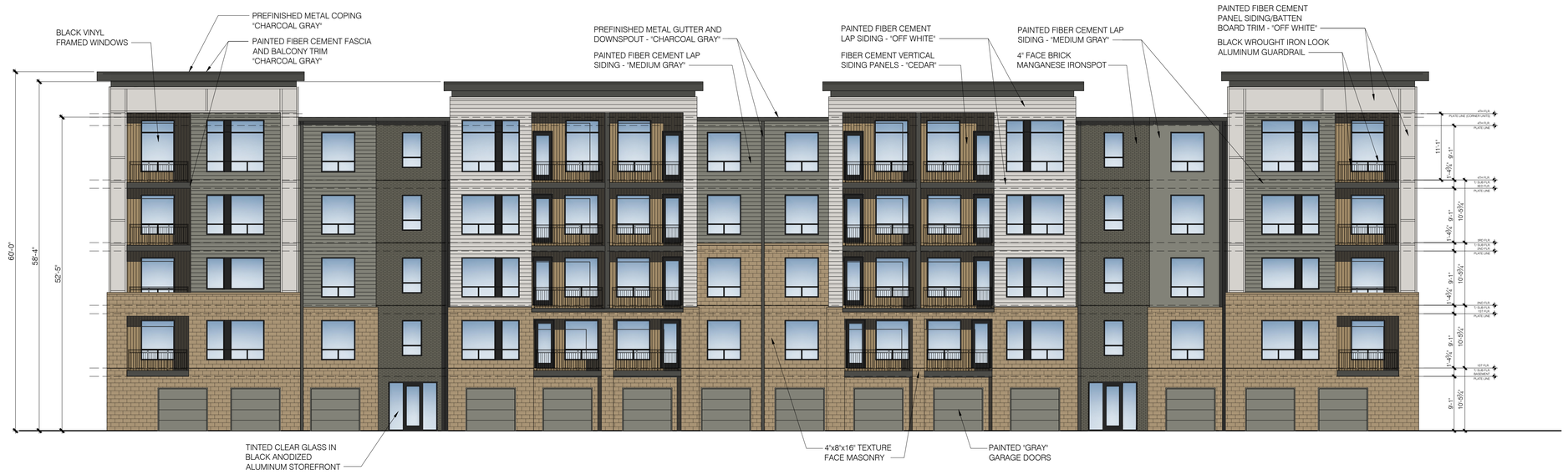
2 BUILDING 1&3 WEST ELEVATION

Scale: 1" = 10'-0"

0 10' 20'



1 BUILDING 1&3 EAST ELEVATION

Scale: 1" = 10'-0"

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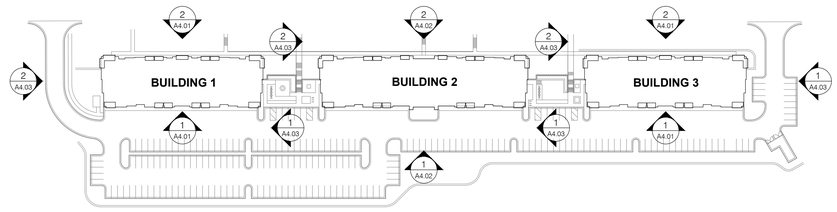

PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

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CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
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PLUMBING	
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CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

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A4.01
ELEVATIONS

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2 BUILDING 2 WEST ELEVATION

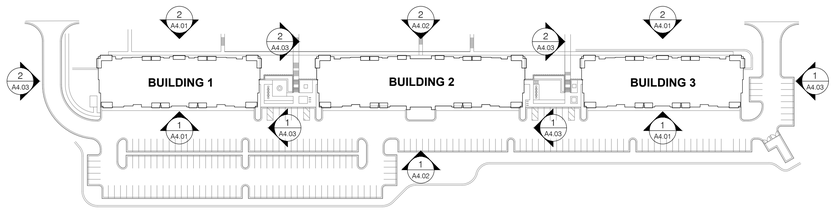
Scale: 1" = 10'-0"

0 10' 20'

1 BUILDING 2 EAST ELEVATION

Scale: 1" = 10'-0"

0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

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CIVIL SITEPOINT
LANDSCAPE SITEPOINT
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CARDINAL CREST DESIGN BUILD

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ELEVATIONS

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MATERIAL LEGEND

4" FACE BRICK
MANGANESE IRONSPOT

PAINTED FIBER CEMENT
LAP SIDING - "OFF WHITE"

PAINTED FIBER CEMENT
PANEL SIDING/BATTEN
BOARD TRIM - "OFF WHITE"

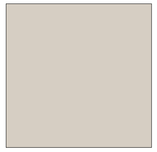
FIBER CEMENT VERTICAL
SIDING PANELS - "CEDAR"

PAINTED FIBER CEMENT FASCIA
AND BALCONY TRIM
"CHARCOAL GRAY"

4"x8"x16" TEXTURE
FACE MASONRY

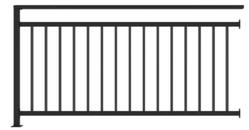
PAINTED FIBER CEMENT
LAP SIDING - "MEDIUM GRAY"

PAINTED FIBER CEMENT
PANEL SIDING/BATTEN
BOARD TRIM - "MEDIUM GRAY"

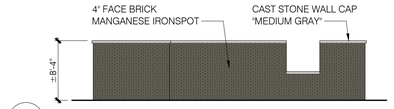


PAINTED FIBER CEMENT SIDING
"OFF WHITE"

PAINTED FIBER CEMENT SIDING
"MEDIUM GRAY"



BLACK WROUGHT IRON LOOK
ALUMINUM GUARDRAIL



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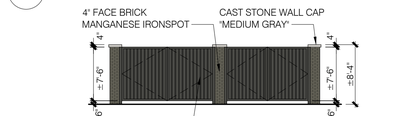

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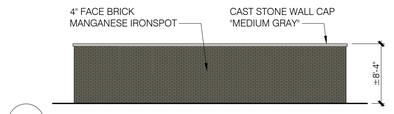

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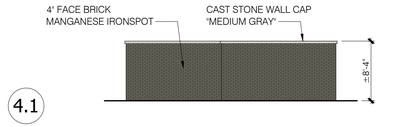
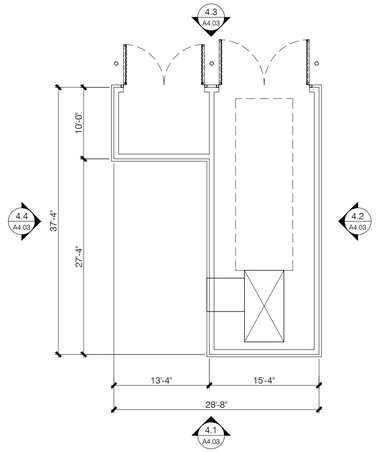


4.1

4 TRASH ENCLOSURE ELEVATIONS

Scale: 1" = 10'-0"

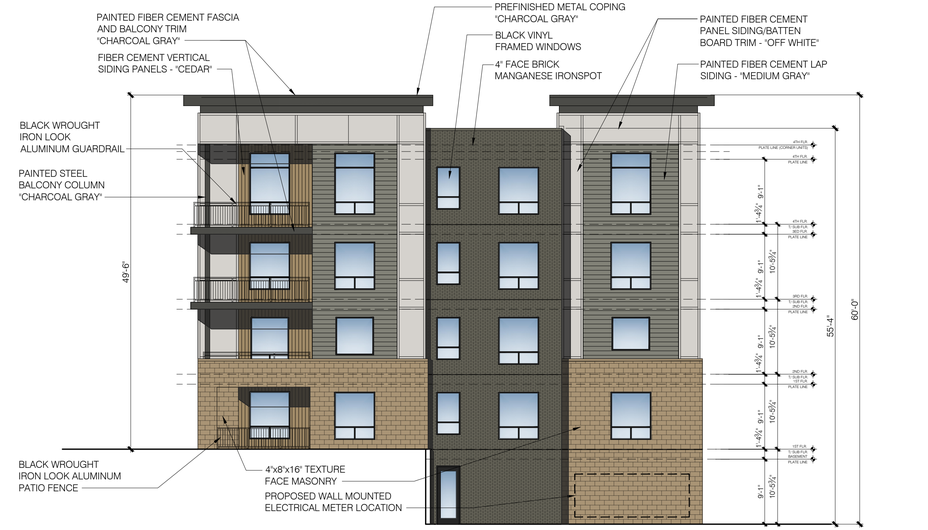
0 10' 20'



3 TRASH ENCLOSURE PLAN

Scale: 1" = 10'-0"

0 10' 20'



2 BUILDING 1-3 SOUTH ELEVATION

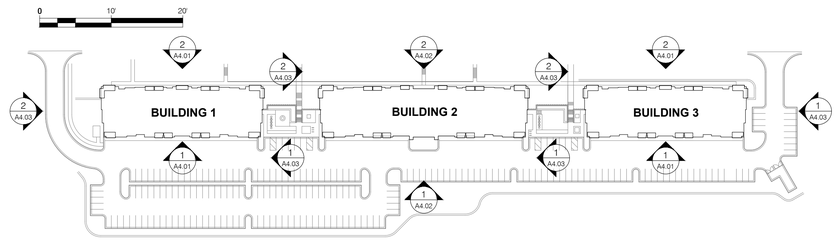
Scale: 1" = 10'-0"

0 10' 20'

1 BUILDING 1-3 NORTH ELEVATION

Scale: 1" = 10'-0"

0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

studio North ARCHITECTURE ™
3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No.	2025-084
Date:	07.25.25
Issued For:	Development Plan/Project Plan/ Preliminary Plat
Drawn By:	A.Gerber
Reviewed By:	

Revisions:

No.	Date	Description
	08.29.25	Dev. Plan Review Comments

STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A4.03

ELEVATIONS

N:\01 PROJECTS\MULTIFAM\LYNORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 1:30:31 PM - agerber

VIEW 2 - MIDDLE ENTRY BUILDING 2

VIEW 1 - SOUTH END BUILDING 1

studio North ARCHITECTURE ™
3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC
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CIVIL	SITEPOINT
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CARDINAL CREST DESIGN BUILD

NorthPoint™ DEVELOPMENT

North Oak Apartments

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Kansas City, MO 64116

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No.	Date	Description
	08.29.25	Dev. Plan Review Comments

STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A4.04
RENDERINGS

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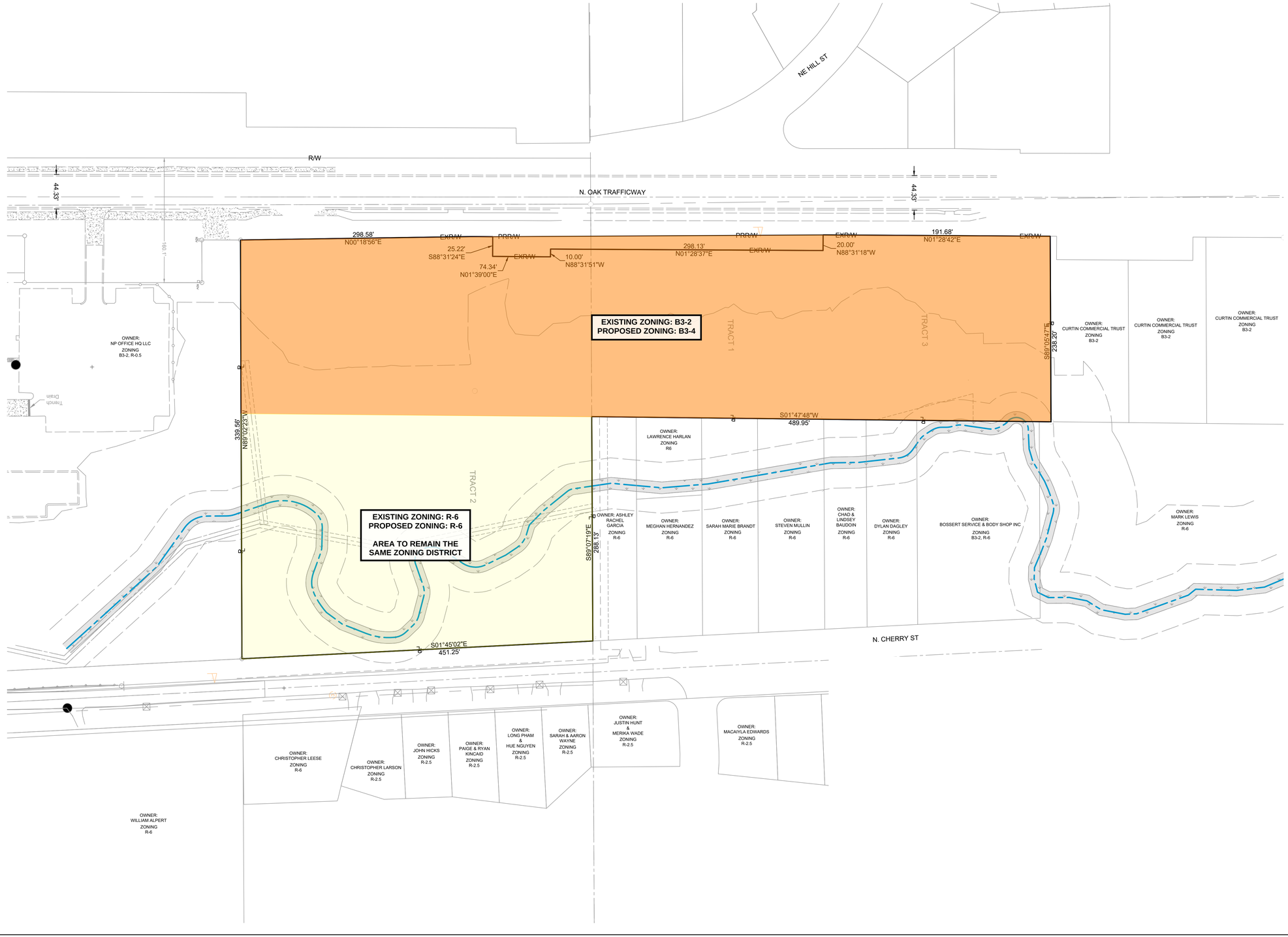
N OAK APARTMENTS
REZONING EXHIBIT

IN KANSAS CITY, CLAY COUNTY, MO



PROJECT TEAM:

OWNER
NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: JACK MILLS
PHONE: 816.888.7380
EMAIL: JMILLS@NORTHPOINTKC.COM

DEVELOPER
CARDINAL CREST HOMES
1539 SWIFT STREET
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CONTACT: JOE CHRISTENSEN
PHONE: 816.499.3156
EMAIL: JOE@CARDINALCRESTKC.COM

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EMAIL: TROBERTS@NORTHPOINTKC.COM

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STUDIONORTH ARCHITECTURE
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: ADAM GERBER
PHONE: 816.888.7380
EMAIL: AGERBER@STUDIONORTHKC.COM

SITEPOINT
A Division of NorthPoint Development
816.888.7380
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

DATE:	NO.:	REVISIONS/APPROVALS:
2025.07.14		INITIAL SUBMITTAL

REZONING EXHIBIT

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

SHEET #:

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIBEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\EXHIBITS AND CONCEPT PLANS\REZONING EXHIBIT.DWG

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00121, CD-CPC-2025-00122

North Oak Apartments

September 17, 2025

Docket # 5

Request
5.1: Rezoning
5.2: Development Plan

Applicant
Rachel Barth
NorthPoint Development

Owner
Jack Mills
NorthPoint Development

Site Information

Location	3519 N Oak Trfy
Area	8.5 Acres
Zoning	B3-2
Council District	4th
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Commercial, B3-2
South: Office, B3-2 & R-0.5
East: Residential, R-6
West: Residential, R-6

KC Spirit Playbook Alignment
CD-CPC-2025-00122: High

Land Use Plan
The Briarcliff/Winwood Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A, page 6, for more information.

Major Street Plan
North Oak Trafficway is identified as a thoroughfare with 4 lanes at this location.

Approval Process

Overview
The applicant is seeking approval of a Rezoning from current District B3-2 (Commercial) to proposed District B3-4 (Commercial) and approval of a Development Plan on about 8.5 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street (to the west), to develop three multi-family residential buildings.

Existing Conditions
The subject site is currently 5 parcels, with two of the parcels developed with a building. The north side of the development has an auto transmission shop which will be demolished. On the south side is a structure that has been without a tenant for an extended amount of time but most recently hosted a plumbing business. To the south are the offices of NorthPoint Development. There is an associated regulated stream that runs on the eastern side of the subject site.

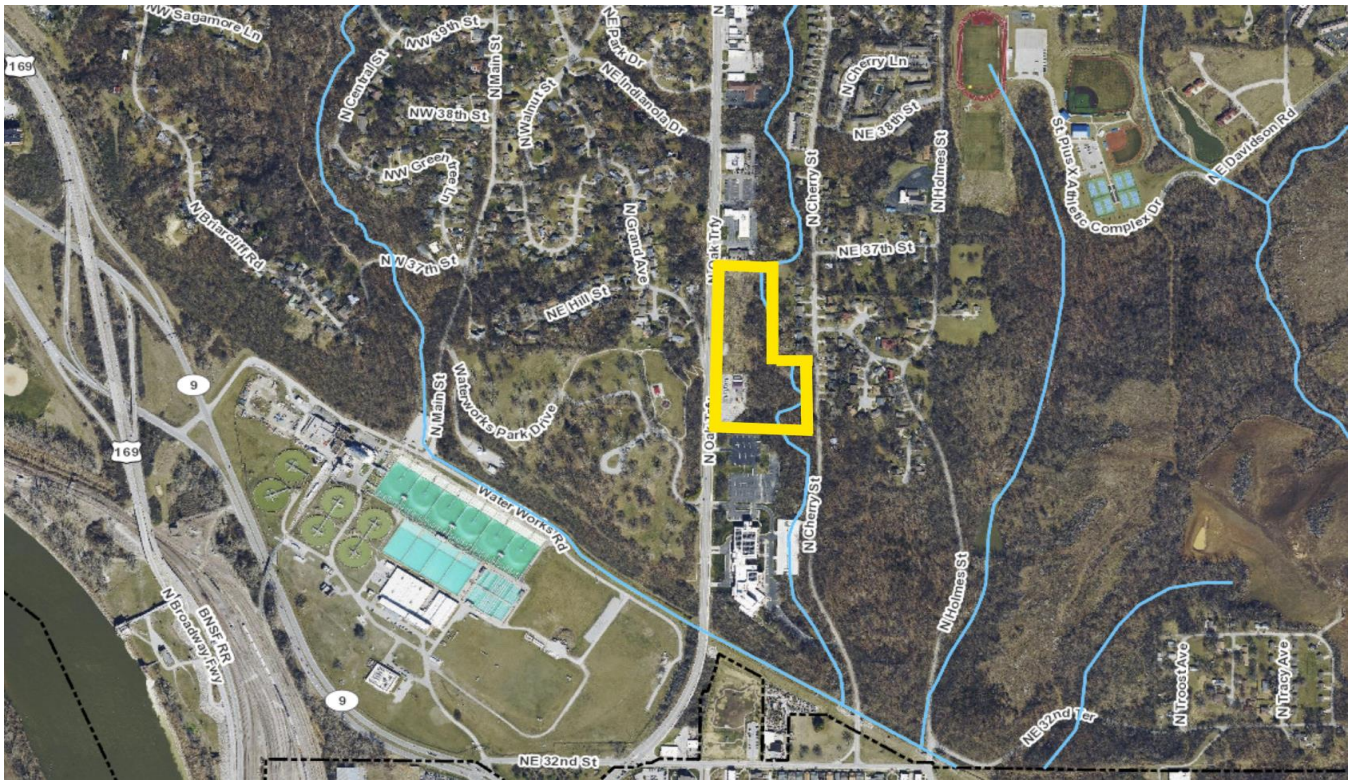
Neighborhood
This site is not located within a registered neighborhood or homes association.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on September 9, 2025, meeting summary is attached; see Attachment #3.

Project Timeline
The application was filed on July 25, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #5.1 Approval
Docket # 5.2 Approval with Conditions

VICINITY MAP



REZONING REVIEW

The applicant is requesting to rezone approximately 5 acres from District B3-2 to District B3-4. This rezoning would not change the permitted uses but would update the intensity designation, which affects lot and building standards. Specifically, the change would increase the maximum floor area ratio from 2.2 to 4.0 and increase the allowable building height from 45 feet to 65 feet.

The request is tied to an accompanying Development Plan that proposes construction of a multi-unit residential building with a height of 60 feet. The project site consists of five lots, two of which currently contain existing buildings.

The eastern portion of the site, which contains the stream buffer and tree preservation area is not proposed to be rezoned and will remain R-6.

REZONINGS, ZONING AND DEVELOPMENT CODE MAP AMENDMENTS (88-515-08)

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:

A. Conformance with adopted plans and planning policies.

The Briarcliff/Winwood Area Plan recommends Mixed Use Community land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

B. Zoning and use of nearby property.

Properties to the north are zoned B3-2, consistent with the proposed use. To the south is the NorthPoint Office Building, which is zoned R-0.5 but operates as a legal nonconforming office use. To the east are single-unit homes located approximately 50 feet below the grade of the proposed residential building, zoned R-6. To the west are single-unit homes and Water Works Park, both zoned R-6.

C. Physical character of the area in which the subject property is located.

Adjacent properties to the north and south consist mainly of commercial structures with a variety of material uses. The proposed rezoning is not expected to change the physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There is existing public infrastructure serving the site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The current zoning designation is B3-2. The proposed rezoning will change the zoning to B3-4, This will allow for the development of the site into a multi-unit residential building. This rezoning is in line with the adopted area plan and the property is suitable for the proposed use.

F. Length of time the subject property has remained vacant as zoned.

There are two existing structures on the site. The northern portion is currently occupied by an operating transmission shop, while the southern building has been vacant since approximately January 2024. The remaining lots between these two structures have not ever been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning is not expected to detrimentally affect nearby properties as the topography and mature vegetation will buffer the single unit homes to the east and west. North Oak Trafficway is a commercial corridor and this proposal is similar in size and massing to the existing office building to the south.

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.

A denial of the application will not provide any gain to the public health, safety, and welfare.

PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street.

The proposal consolidates the existing unplatted parcels into one lot and three tracts to accommodate three multi-unit residential buildings. No deviations from the standards of the B3-4 District are requested.

The development includes two apartment buildings with footprints of approximately 14,300 square feet each and one building with a footprint of approximately 18,800 square feet, for a total of 167 dwelling units. The site plan identifies 255 parking spaces located east of the buildings. Vehicular access will be provided from two existing curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access I s provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation consistent with surrounding development. Primary materials include brick veneer, cement lap siding, and textured masonry.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parkland Dedication (88-408)	Yes, Subject to Conditions	Applicant must dedicate and/or pay money in lieu of dedication.
Tree Preservation & Protection (88-424)	Yes	Tree Preservation Plan provides more tree preservation than code requirement.
Parking & Loading (88-420)	Yes	Site provides more parking than required by code.
Landscaping & Screening (88-425)	Yes	
Outdoor Lighting (88-430)	Yes	
Signs (88-445)	Yes, subject to conditions	

Standards	Meets	Notes
Pedestrian Standards (88-450)	Yes	

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 proposed Development Plan complies with all standards of the Zoning and Development Code.

The resubmission for North Oak Apartments addressed concerns related to sidewalks, landscaping, and ADA access, moving the Playbook and area plan alignments from "medium" to "high." The project provides housing along N. Oak Trafficway, a major street in the Northland, with landscaped parking that should reduce the heat island effect and high-quality materials on all facades. The applicant has included a plan for accessibility given the site's awkward topography and will provide sidewalks along the permitter of the project. – Luke Ranker, 4th District Planner, Community Planning Division

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

The use of a multi-unit residential building is allowed in the B3 Zoning District. Due to the number of units a Development Plan is 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 not inhibited by this Development Plan. There are two access points proposed for the site, the applicant is proposing to remove one existing access of North Oak and propose sidewalk connections.

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

The proposed Development Plan does not inhibit pedestrian circulation and safety. There are pedestrian connections throughout the site, the applicant is proposing to connect sidewalks along N. Oak Trafficway allowing for full pedestrian circulation around all three buildings.

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

Adequate utilities exist on site for the proposed multi-unit residential buildings.

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.

Proposed structures are compatible with the adjacent properties. Adjacent properties to the north and south consist mainly of commercial structures with a variety of construction materials. The proposed rezoning is not expected to change the physical character of the area.

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.

Proposed landscaping is in conformance with the requirements set forth in Section 88-425 of the Zoning and Development Code.

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.

Excess impervious area is not proposed with this Development Plan, and is consistent with this type of development.

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.

The Development Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of the Rezoning and APPROVAL WITH CONDITIONS for the Development Plan as stated in the conditions report.

Respectfully submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: September 11, 2025

Case Number: CD-CPC-2025-00122

Project: N Oak Apartments

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
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. 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.
6. 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.
7. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
8. That prior to City Council introduction the applicant revise plans to satisfy outstanding corrections by the Water Services Department and Public Works Department.

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

9. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. 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)
11. 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
12. 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)
13. 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)
14. 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)
15. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

16. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

17. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

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

18. Consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

19. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

20. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

21. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of Final Plat.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

23. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

24. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

25. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

26. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

27. The developer must petition for the right of way vacation along the property frontage of N Oak Trfy 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.

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

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

28. 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

29. No water service tap permits will be issued until the public water main is released for taps.

30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

32. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

33. The developer shall employ a Missouri PE to design water main extension plans to provide adequate water distribution along the North Oak frontage to provide for service line connections and public fire hydrants at 300' max. spacing. The water main extension plans shall follow KC Water Rules and Regulations for Water Main Extensions and shall be under contract (permitted) prior to building permit issuance.

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

34. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

35. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.

36. 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.

37. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

39. The developer must grant a [BMP and Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

40. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

41. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

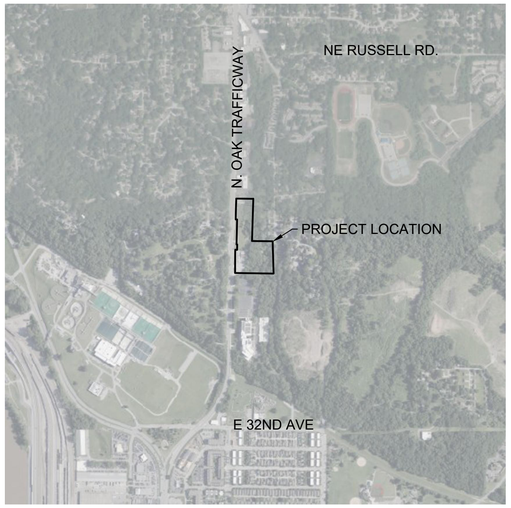
Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

42. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

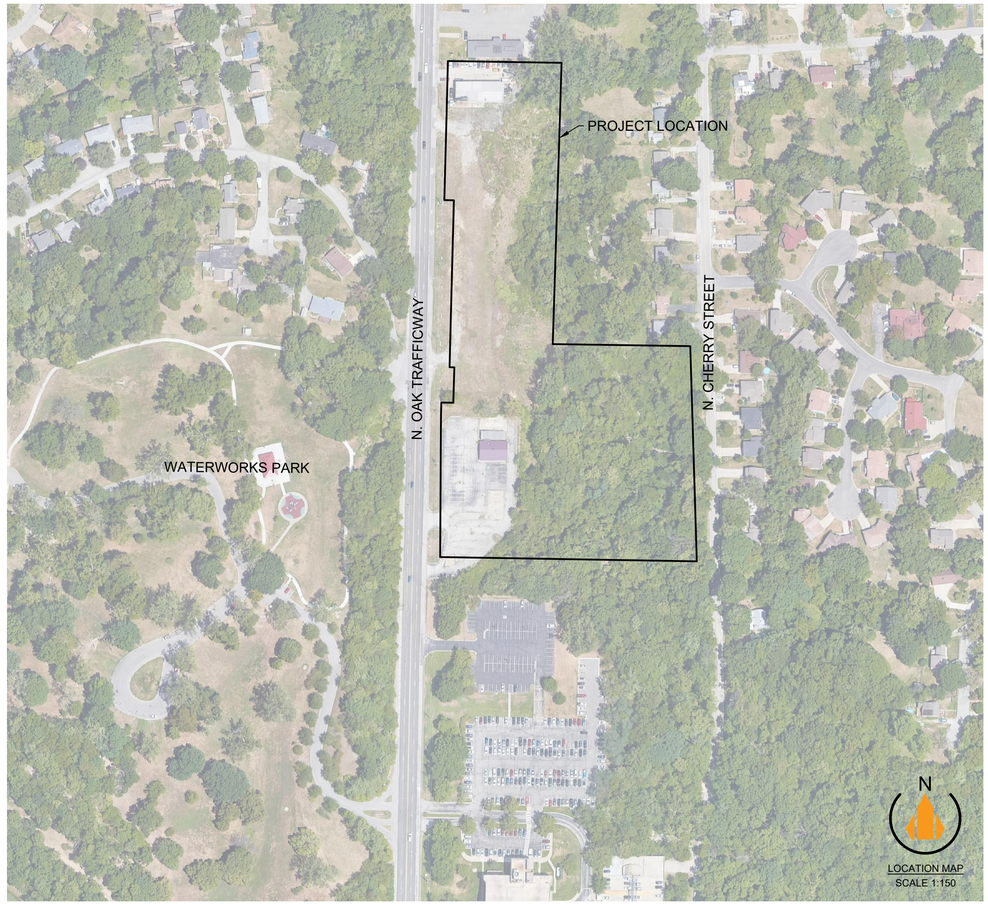
43. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING

IN KANSAS CITY, CLAY COUNTY, MO



LOCATION MAP
SCALE 1:1,000



LOCATION MAP
SCALE 1:150

PROJECT TEAM:

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NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
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UTILITY CONTACT LIST:

AT&T
ATTN: MARK MANION
500 EAST 8th STREET
KANSAS CITY MISSOURI
(816) 772-0267

COMCAST
ATTN: ANDY BELL
(816) 795-2255

EVERGY
ATTN: BRENT GERLING
(816) 420-4803

KC WATER (WATER)
ATTN:MELANIE JOLLETT
(816) 513-0154

KC WATER (SANITARY)
ATTN:KATRINE PAPIKLAN
(816) 513-0300

VERIZON
ATTN: BRYAN BURGER
(816) 204-4494

SPIRE INC.
ATTN: KATELYNN LIBERTY
CONSTRUCTION ENGINEER I
3025 SE CLOVER DR.
LEE'S SUMMIT, MO 64082
816 260-6581

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0110	TREE REMOVAL PLAN
C-0120	PRELIMINARY PLAT
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STREAM BUFFER PLAN
C-0900	UTILITY PLAN
E-0100	PHOTOMETRIC PLAN
E-0200	PHOTOMETRIC DETAILS
L-0100	LANDSCAPE PLAN OVERALL
L-0200	LANDSCAPE PLAN DETAILED
L-0201	LANDSCAPE PLAN DETAILED
L-0300	LANDSCAPE TABLES AND DETAILS
A1.01	FLOOR PLANS
A1.11	FLOOR PLANS
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A4.03	ELEVATIONS
A4.04	ELEVATIONS

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NO:	REVISIONS/APPROVALS:	DATE:
	INITIAL SUBMITTAL	2025.07.25
	CITY RESUBMITTAL	2025.09.10

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

COVER SHEET

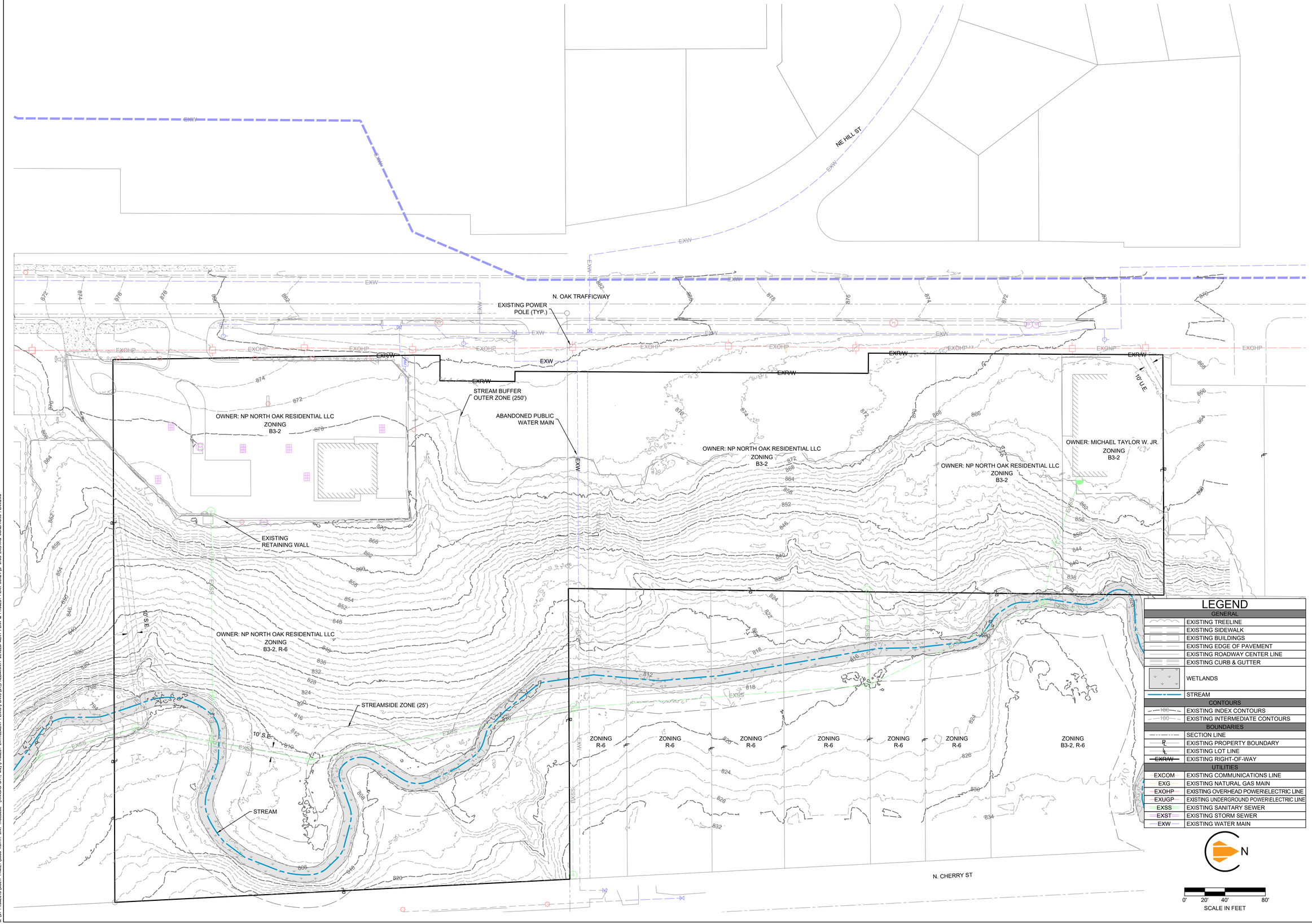
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 2025
Certificate of Authority # MO 2020018354

SHEET #:

C-0001

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3X24\C-0001 COVER SHEET.DWG



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NO:	REVISIONS/APPROVALS:
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DATE: 2025.07.25

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NEIL W. HAAS, P.E. 2022034072

EXISTING CONDITIONS PLAN

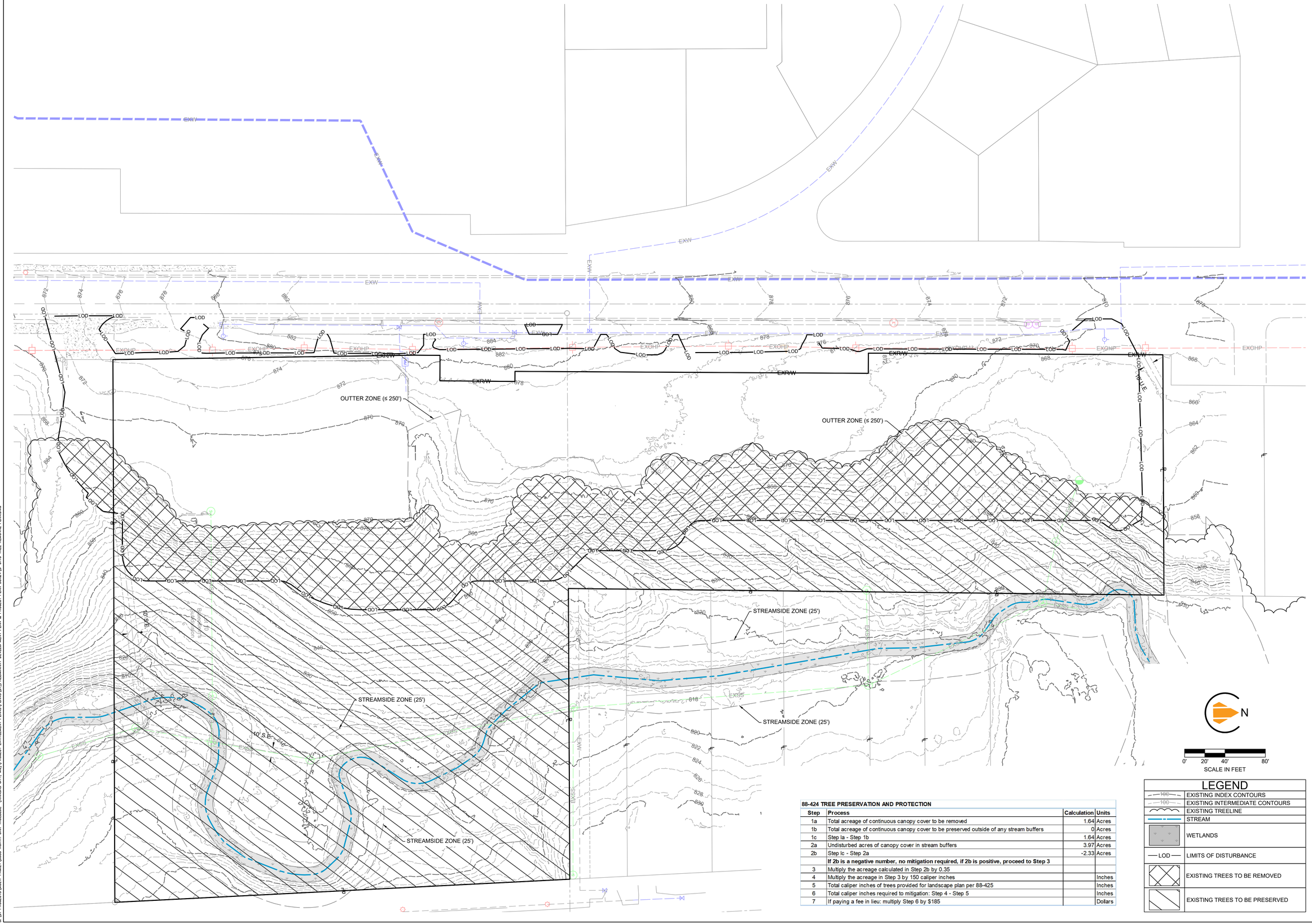
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0100

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0100 EXISTING CONDITIONS PLAN.DWG



88-424 TREE PRESERVATION AND PROTECTION

Step	Process	Calculation	Units
1a	Total acreage of continuous canopy cover to be removed	1.64	Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers	0	Acres
1c	Step Ia - Step 1b	1.64	Acres
2a	Undisturbed acres of canopy cover in stream buffers	3.97	Acres
2b	Step Ic - Step 2a	-2.33	Acres
	If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3		
3	Multiply the acreage calculated in Step 2b by 0.35		
4	Multiply the acreage in Step 3 by 150 caliper inches		Inches
5	Total caliper inches of trees provided for landscape plan per 88-425		Inches
6	Total caliper inches required to mitigation: Step 4 - Step 5		Inches
7	If paying a fee in lieu: multiply Step 6 by $185		Dollars

LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- EXISTING TREELINE
- STREAM
- WETLANDS
- LOD — LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PRESERVED

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NEIL W. HAAS, P.E. 2022034072

TREE REMOVAL PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
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Neil W. Haas 2025
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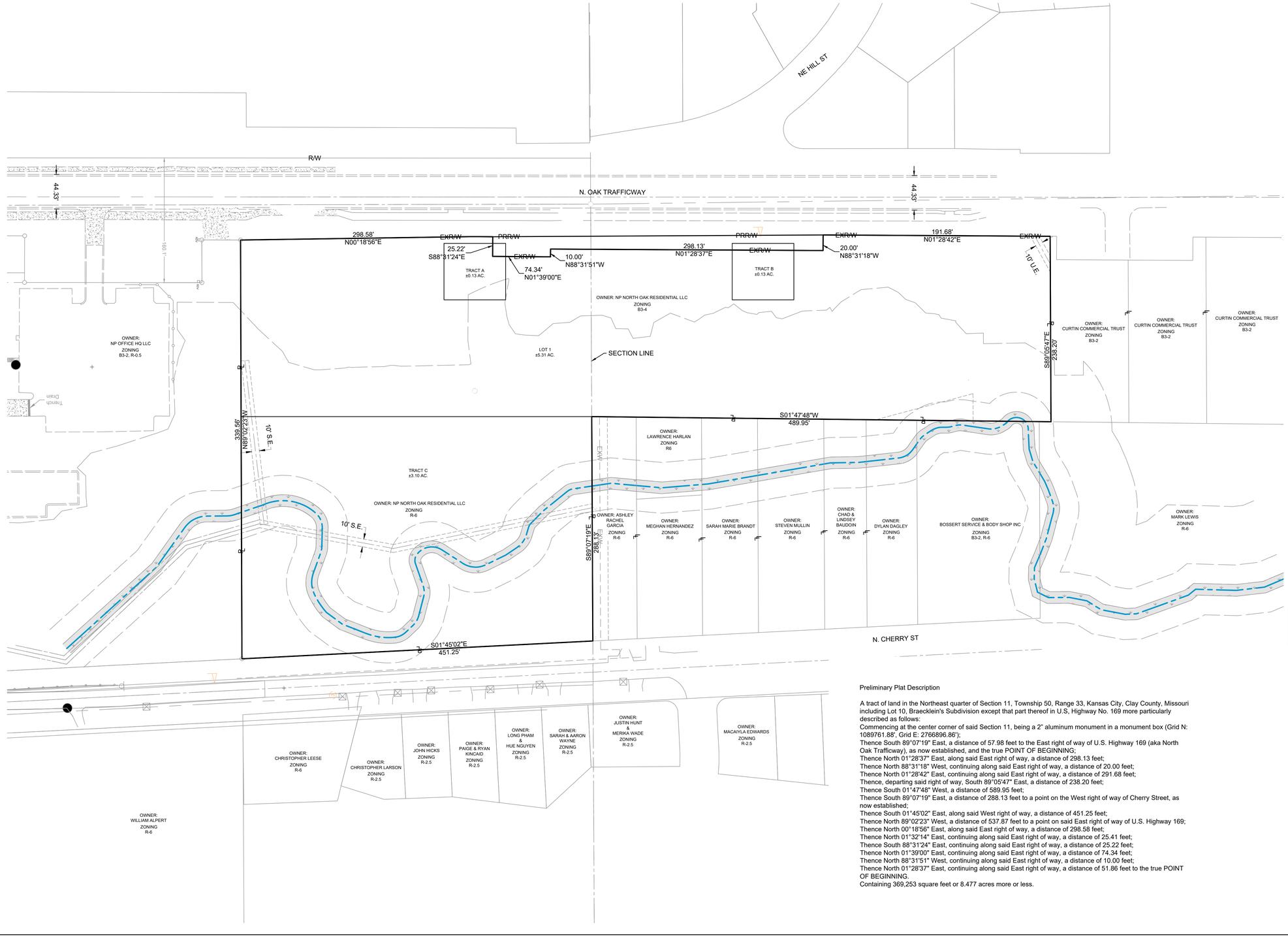
SHEET #:

C-0110

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0110 TREE REMOVAL PLAN.DWG

N OAK APARTMENTS
PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO



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LAND DATA	AREA
CURRENT LAND AREA	8.48 AC.
PROPOSED VACATED RIGHT OF WAY AREA	0.19 AC.
TOTAL PROPERTY AREA	8.67 AC.

GENERAL NOTES:

1. THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
2. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
3. GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN THE PLAN SET.
4. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.

Preliminary Plat Description

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S, Highway No. 169 more particularly described as follows:
Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86');
Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING;
Thence North 01°28'37" East, along said East right of way, a distance of 298.13 feet;
Thence North 88°31'18" West, continuing along said East right of way, a distance of 20.00 feet;
Thence North 01°28'42" East, continuing along said East right of way, a distance of 291.68 feet;
Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet;
Thence South 01°47'48" West, a distance of 589.95 feet;
Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established;
Thence South 01°45'02" East, along said West right of way, a distance of 451.25 feet;
Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way of U.S. Highway 169;
Thence North 00°18'56" East, along said East right of way, a distance of 298.58 feet;
Thence North 01°32'14" East, continuing along said East right of way, a distance of 25.41 feet;
Thence South 88°31'24" East, continuing along said East right of way, a distance of 25.22 feet;
Thence North 01°39'00" East, continuing along said East right of way, a distance of 74.34 feet;
Thence North 88°31'51" West, continuing along said East right of way, a distance of 10.00 feet;
Thence North 01°28'37" East, continuing along said East right of way, a distance of 51.86 feet to the true POINT OF BEGINNING.
Containing 369,253 square feet or 8.477 acres more or less.

N

0' 30' 60' 120'
SCALE IN FEET

SITEPOINT
A Division of NorthPoint Development
816.888.7380
sitepoint@northpointkc.com
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Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	INITIAL SUBMITTAL	2025.07.25

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

PRELIMINARY PLAT

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/REZONING
PLAT/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0120

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0120 PRELIMINARY PLAT.DWG

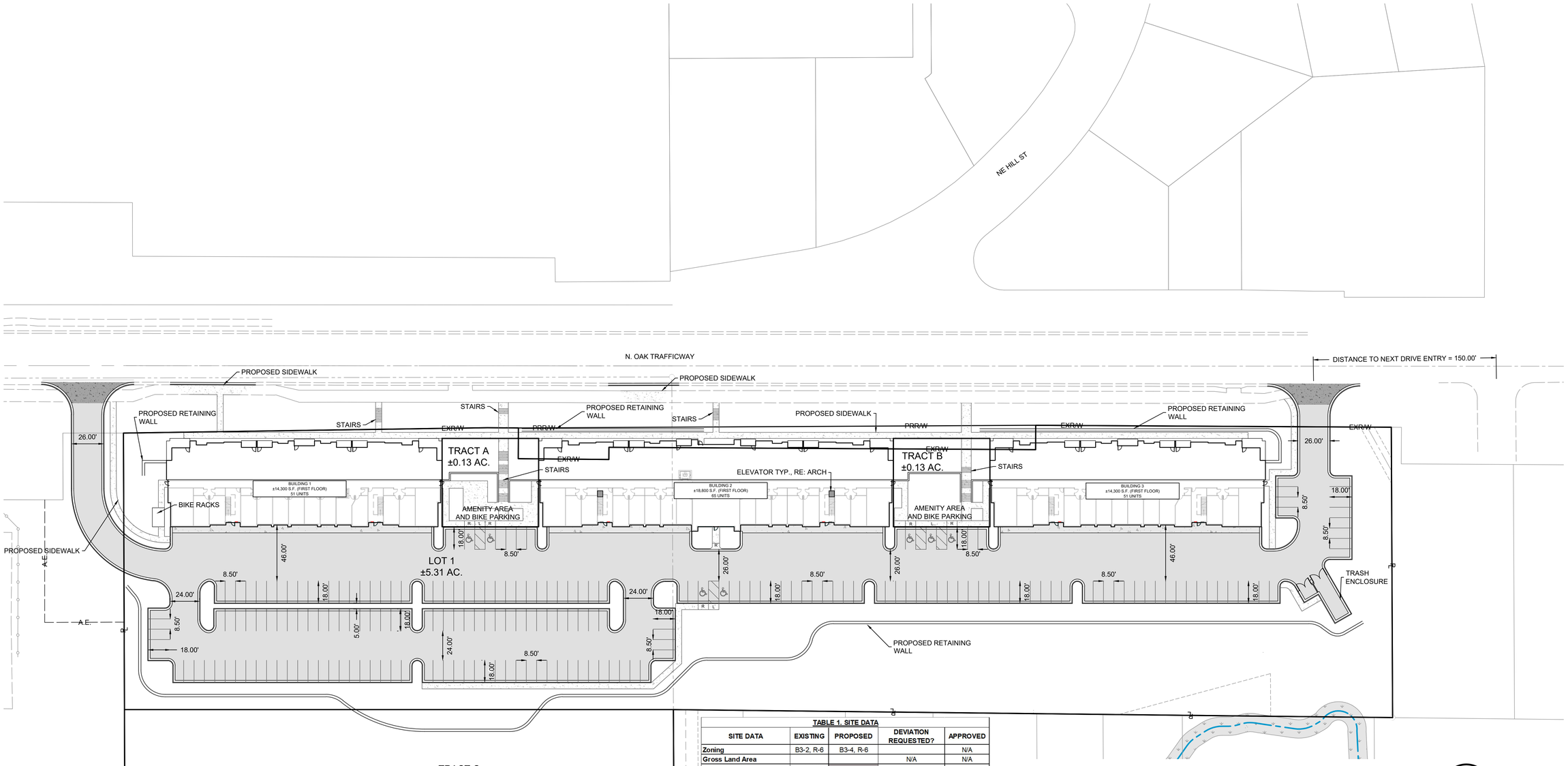

TABLE 1. SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	B3-2, R-6	B3-4, R-6		N/A
Gross Land Area			N/A	N/A
in square feet	369,253			
in acres	8.48			
Right-of-way Vacation			N/A	N/A
in square feet	N/A	8,255		
in acres	N/A	0.19		
Total Land Area				
in square feet	369,253	377,508		
in acres	8.48	8.67		
Tract Area				
Lot 1	N/A	5.31 AC.		
Private Open Space (POS) Tract A-C:				
Tract A	N/A	0.13 AC.		
Tract B	N/A	0.13 AC.		
Tract C	N/A	3.10 AC.		
Building Area (sq. ft.)		±215,000 S.F.	N/A	N/A
Floor Area Ratio		0.58		
Residential Use Info		Apartments	N/A	N/A
Total Dwelling Units		167	N/A	N/A
Detached House	N/A	N/A		
Zero lot line House	N/A	N/A		
Cottage House	N/A	N/A		
Semi-attached House	N/A	N/A		
Townhouse	N/A	N/A		
Two-unit House	N/A	N/A		
Multi-unit House	N/A	N/A		
Colonnade	N/A	N/A		
Multiplex	N/A	N/A		
Multi-unit Building		3		
Total Lots			N/A	N/A
Residential		1		
Public / Civic	N/A	N/A		
Commercial	5			
Industrial	N/A	N/A		
Other	N/A	N/A		

TABLE 2. BUILDING DATA

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30'	30'	NO	N/A
FRONT SETBACK	N/A	N/A	N/A	N/A
SIDE SETBACK	N/A	N/A	N/A	N/A
HEIGHT (1ST FLOOR TO 4TH FLOOR)				
BUILDINGS 1&3	65'	51'	N/A	N/A
BUILDING 2	65'	51.3'	N/A	N/A
HEIGHT (BASEMENT TO 4TH FLOOR)				
BUILDINGS 1&3	65'	60'	N/A	N/A
BUILDING 2	65'	60'	N/A	N/A

TABLE 3. PARKING DATA

88-420 PARKING	VEHICLE SPACES		BIKE SPACES (SHORT | LONG TERM)		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
RESIDENTIAL	167	255	26|56	26 |56	NO

N

0' 20' 40' 80'
SCALE IN FEET

NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

LEGEND

	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CG-1 CURB & GUTTER
BOUNDARIES	
PL	EXISTING PROPERTY BOUNDARY
LL	EXISTING LOT LINE
EXR/W	EXISTING RIGHT-OF-WAY
PRR/W	PROPOSED RIGHT-OF-WAY
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT

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3315 N Oak Trafficway
Kansas City, MO 64116

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	CITY RESUBMITTAL	2025.09.10

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

SITE PLAN

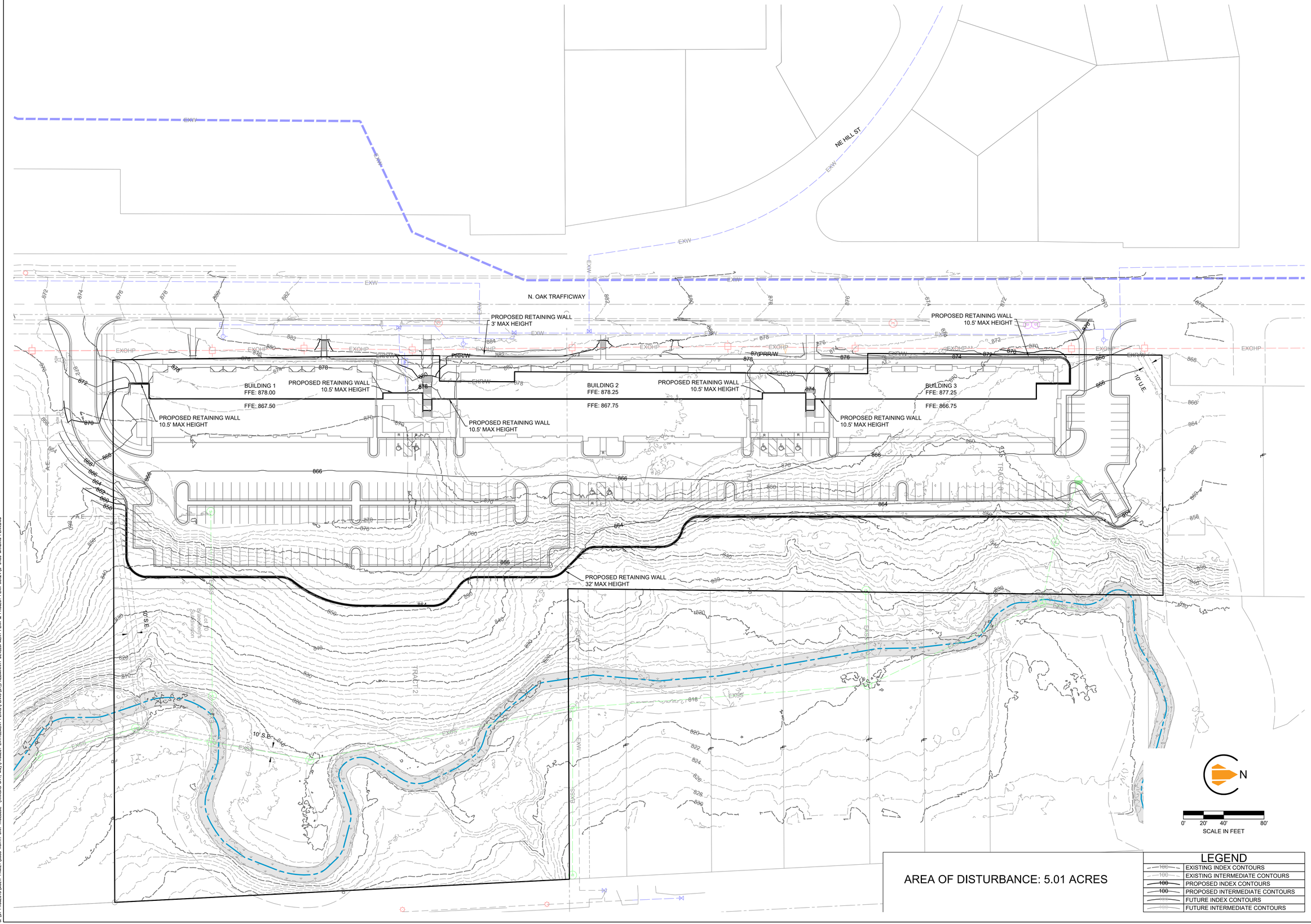
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, P.E. 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0200 SITE PLAN.DWG



AREA OF DISTURBANCE: 5.01 ACRES

LEGEND	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
100	FUTURE INDEX CONTOURS
100	FUTURE INTERMEDIATE CONTOURS

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Kansas City, MO 64116

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DATE: 2025.07.25

REVIEWED BY: NH
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NEIL W. HAAS, P.E. 2022034072

GRADING PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0400

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\C-0400 GRADING PLAN.DWG

TABLE 1. STREAM BUFFER DATA	
OUTER ZONE (WITHIN PROPERTY)	4.65 AC.
SLOPES > 15%	4.23 AC.
*DISTURBANCE TO OUTER ZONE	1.85 AC. OR 40%
*INCLUDES PROPOSED CLEARING AND GRADING IN MATURE RIPARIAN VEGETATION AREA	
LEGEND:	
1. AREA PREVIOUSLY DEVELOPED AND DOES NOT MEET DEFINITION OF STREAM BUFFER	

N. OAK TRAFFICWAY

NE HILL ST

BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS

BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS

BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS

N

0' 20' 40' 80'
SCALE IN FEET

LEGEND

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- EXISTING TREELINE
- STREAM
- LOD — LIMITS OF DISTURBANCE
- STREAMSIDE ZONE
- OUTER ZONE
- DISTURBANCE TO OUTER ZONE
- >15% SLOPES

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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	INITIAL SUBMITTAL	2025.07.25
	CITY RESUBMITTAL	2025.09.10

REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

STREAM BUFFER PLAN

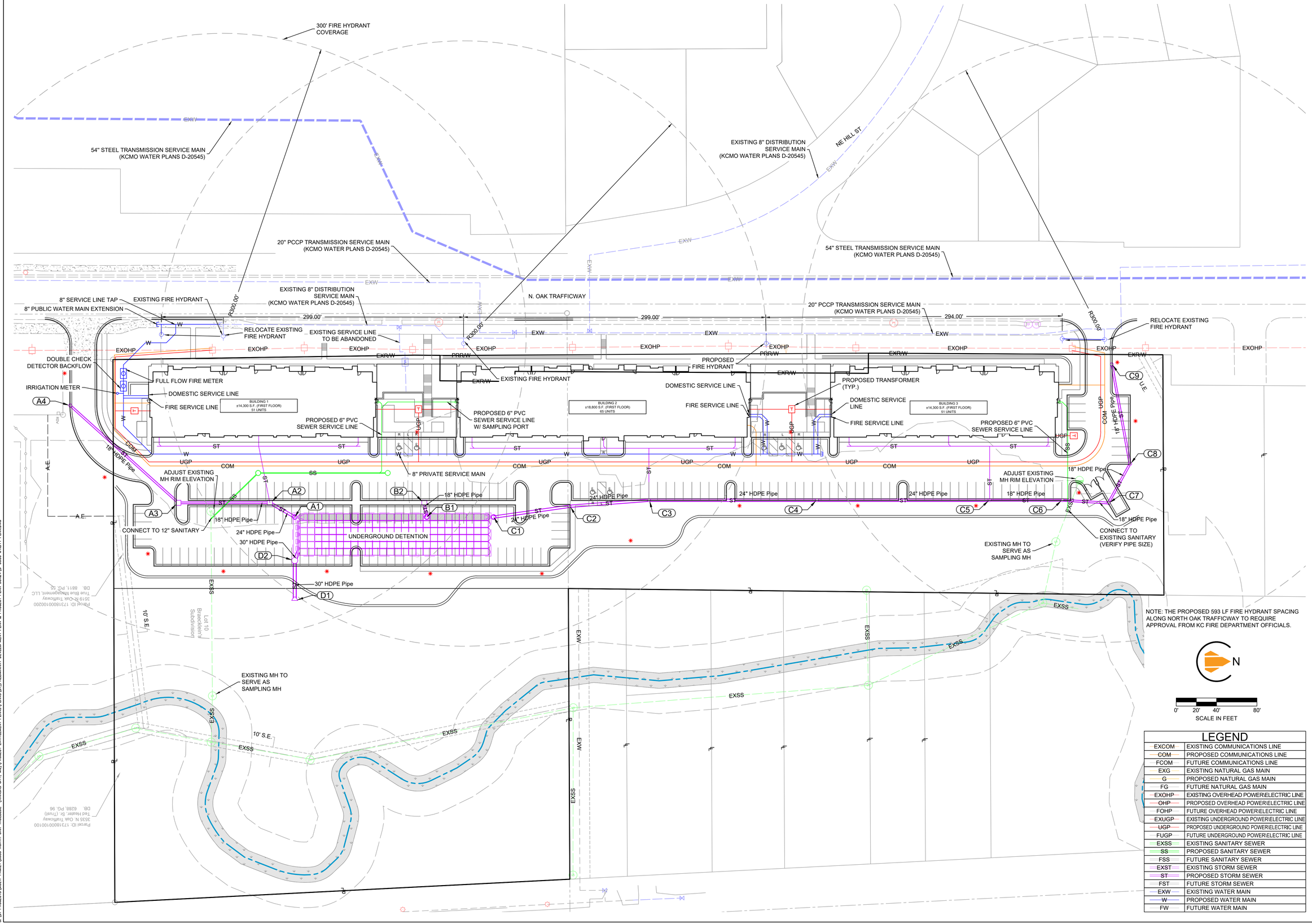
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, PE 2025
Certificate of Authority #:MO 2020018354

SHEET #:

C-0500

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\C-0500 STREAM BUFFER PLAN.DWG



NOTE: THE PROPOSED 593 LF FIRE HYDRANT SPACING ALONG NORTH OAK TRAFFICWAY TO REQUIRE APPROVAL FROM KC FIRE DEPARTMENT OFFICIALS.

N

0' 20' 40' 80'
SCALE IN FEET

LEGEND

EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
FCOM	FUTURE COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
FG	FUTURE NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER/ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER/ELECTRIC LINE
FOHP	FUTURE OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
FUGP	FUTURE UNDERGROUND POWER/ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
FW	FUTURE WATER MAIN

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SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

UTILITY PLAN

N OAK APARTMENTS DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
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Certificate of Authority #:MO 2020018354

SHEET #:

C-0900

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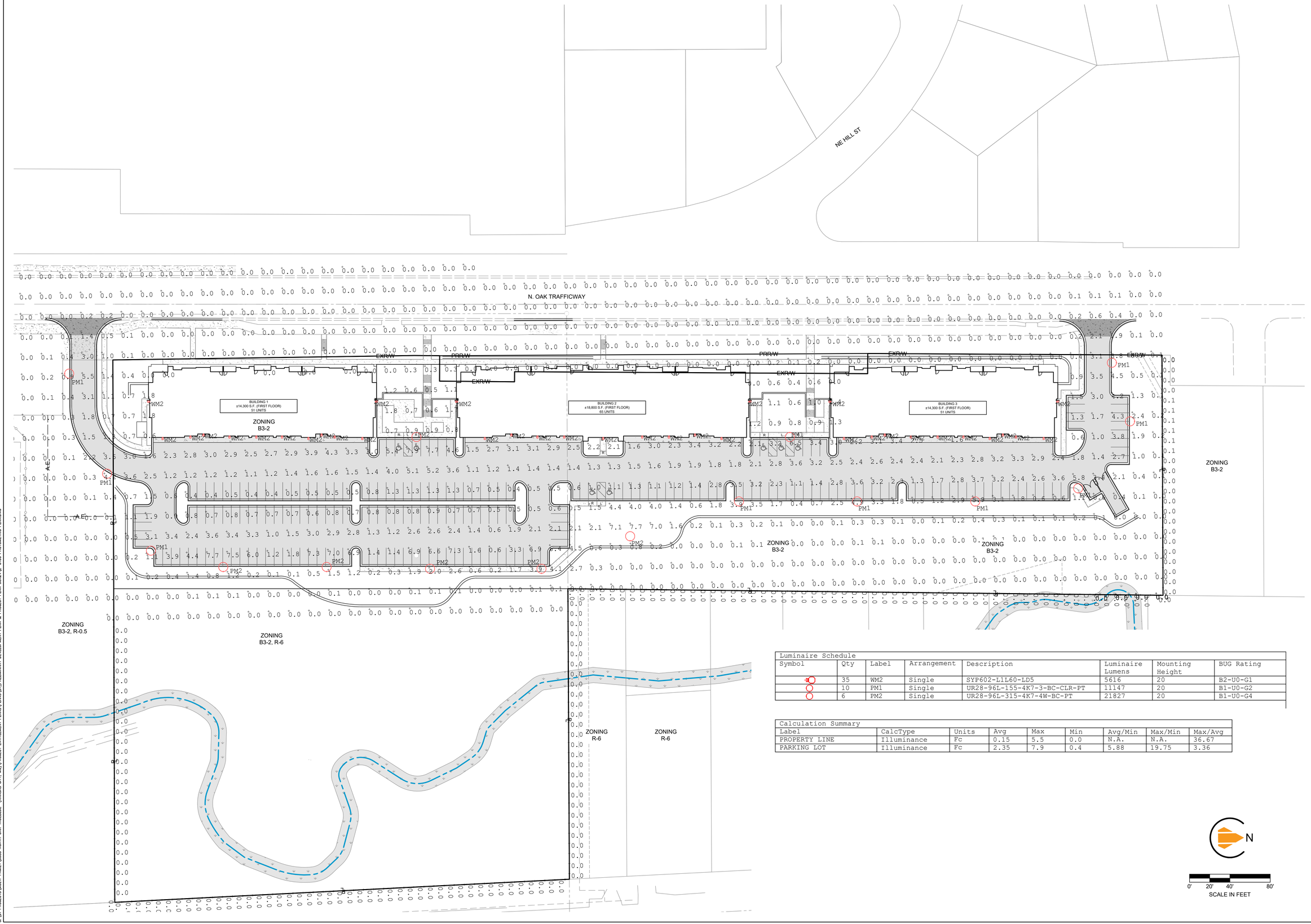

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Mounting Height	BUG Rating
	35	WM2	Single	SYP602-L1L60-LD5	5616	20	B2-U0-G1
	10	PM1	Single	UR28-96L-155-4K7-3-BC-CLR-PT	11147	20	B1-U0-G2
	6	PM2	Single	UR28-96L-315-4K7-4W-BC-PT	21827	20	B1-U0-G4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
PROPERTY LINE	Illuminance	Fc	0.15	5.5	0.0	N.A.	N.A.	36.67
PARKING LOT	Illuminance	Fc	2.35	7.9	0.4	5.88	19.75	3.36

N

0' 20' 40' 80'
SCALE IN FEET

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SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

PHOTOMETRIC PLAN

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 09-30-2025
Certificate of Authority # MO 2020018354

SHEET #:

E-0100

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KIM LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

UR28

ARCHITECTURAL AREA/SITE

FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- SiteSync™ wireless control options
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module..
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

LENS

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

[1]Clear Polycarbonate Lens (CP) IK10, Standard lens (CLR) IK08, Consult factory for details

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

KEY DATA	
Lumen Range	18771 - 37140
Wattage Range	155 - 315
Efficacy Range (LPW)	103 -140
Reported Life (Hours)	L70/>60,000
Weight	56 lbs - 25.4 Kg
EPA	1.159

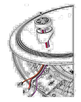
CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.



7-Pin receptacle placement

(Specifications continued on page 3)

(Specifications continued on page 3)

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HUBBELL Lighting

Ouro

RELATED PRODUCTS

- Ouro Large Arm Mount
- Ouro Small Post Top
- Ouro Small Arm Mount

KIM LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

UR28

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: UR28-96L-155-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

CATALOG #

HOUSING

UR28

Model	LED Engine	CCT/CRI	Distribution	Rotation	Voltage
UR28 Ouro	**No Lens or Clear Lens**	**AM** [11] Amber, 595nm	**No Lens or Clear Lens**	**(Blank)** Blank for no rotation	**UNV** 120-277V
	96L-155 20,000 lm	**27K8** 2700K, 80 CRI	**FR** Type 1/Front Row		**347** 347V
	96L-170 22,500 lm	**3K7** 3000K, 70 CRI	**2** Type II	**L** [1] Optic rotation left	**480** 480V
	96L-185 24,000 lm	**3K8** 3000K, 80 CRI	**3** Type III	**R** [1] Optic rotation right	**DALI** 120-277V
	96L-220 27,000 lm	**3K9** 3000K, 90 CRI	**4** Type IV		[1]Consult factory
	96L-255 30,000 lm	**35K8** 3500K, 80 CRI	**4W** Type IV Wide		
	96L-315 35,000 lm	**4K7** 4000K, 70 CRI	**5QM** Type V Square Medium		
	HDL - High Diffusion Lens	**4K8** 4000K, 80 CRI	**5QN** Type V Square Narrow		
	114L-160 18,000 lm	**5K7** 5000K, 70 CRI	**5R** Type V Rectangular		
	114L-180 20,000 lm	Consult factory for other CCTs and CRIs	**5W** Type V Wide (Round)		
	114L-265 25,000 lm		**HDL - High Diffusion Lens**		
			3 Type III/Asymmetric		
			5W Type V/Symmetric		

Mounting	Fixture Finish	Control Options	Options	Control Accessories
FM44 Flush mt 3.6" to 4.0" OD pole, 4" fixture base	**BLS** Black Gloss Smooth	**7PR-TL** 7 pin PCR with twist lock photocontrol	**BC** [4] Backlight Control	**SW7PR** [2,3] SiteSync™ with 7 pin PCR
FM45 Flush mt 3.6" to 5.0" OD pole, 5" fixture base	**BLT** Black Matte Textured	**7PR-SC** 7 pin PCR with shorting cap	**SF** Single Fuse	**SWUSB** SiteSync™ Software on USB
PT24 4" Post Top mount for 2 3/8" OD x 4" Long Tenon	**DBS** Dark Bronze Gloss Smooth	**7PR** 7 pin PCR, wireless control enabled	**DF** Double Fuse	**SWTAB** [10] SiteSync™ Windows® Tablet
PT34 4" Post Top mount for 2 7/8" OD x 4" Long Tenon	**DBT** Dark Bronze Matte Textured	**AD-01** [3] AstroDIM: 50% output at midnight	**CLR** [5,6,9] Clear Lens	**SWBRG** SiteSync™ Wireless Bridge Node
PT25 5" Post Top mount for 2 3/8"OD x 4" Long Tenon	**GTT** Graphite Matte Textured	**AD-02** [3] AstroDIM: 50% output midnight to 4 AM	**TPL** Tamper proof latch	**WIR-RME-L** wiSCAPE® External Fixture Module
PT35 5" Post Top mount for 2 7/8" OD x 4" Long Tenon	**LGS** Light Grey Gloss Smooth	**AD-03** [3] AstroDIM: 50% output 10PM	**CP** [12] Clear Polycarbonate Lens	**SCH-R** Occ. Sensor for Round Pole (up to 30' MH)
	LGT Light Grey Matte Textured	**AD-04** [3] AstroDIM: 50% output 10PM to 4AM		**SCH-S** Occ. Sensor for Square Pole (up to 30' MH)
	PSS Platinum Silver Gloss Smooth	**NXWE** NX Wireless Enabled		**NXDFM-1RD-UNV** NX 7-pin Module
	VGT Verde Green Matte Textured	**SWP** [3,8,9] SiteSync Pre commission		
	WHS White Gloss Smooth	**SWPM-40F** [3,8,9,9,9] SiteSync with Sensor 9' to 40' MH		
	WHT White Matte Textured	**WSP-40F-1** [3,9] Dimming Occ. Sensor for up to 40' MH, 120/277/347V		
	Color Option	**WSP-40F-2** [3,9] Dimming Occ. Sensor for up to 40' MH, 208/240V		
	CC [7] Custom Color	**WSP-40F-3** [3,9] Dimming Occ. Sensor for up to 40' MH, 480V		
		NXSPW14F [3,9] NX Wireless, PIR Sensor, 14'		
		NXSPW30F [3,9] NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		
		NXSP14F [3,9] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14'		
		NXSP30F [3,9] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'		

1 Not available with SQM, SQN, and SW distributions.
2 Not available with other sensor or wireless control options.
3 Specify group and zone at time of order. See www.hubbelllighting.com/siteworx for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync™ License, GUI, and Bridge Node.
4 Not available with 347V and 480V.
5 96L only.
6 Not available with HDL option.
7 Consult factory for custom color, marine and corrosive finish options.
8 Turtle Friendly.
9 Please see Delivered Lumens chart on Page 5 for lumen
10 Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.
11 Not available with 96L, 255 and the 96L 315 configuration of the LED Engine
12 IK10 rated, Consult factory for details
13 IK08 rated, Consult factory for details

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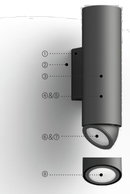
HUBBELL Lighting

LUMINIS

SYP602
SYRIOS PRO
WALL

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:



① Robust cast aluminum wall mounting box.
② Sturdy galvanized steel mounting plate.
③ Seamless extruded aluminum cylindrical housing.
④ Asymmetric heatsink for perfect blend of clean aesthetic and efficient heat dissipation.
⑤ Sleek and durable sealed cast aluminum up and down light assembly.
⑥ 30º tilt and 355º rotation for light adjustability.
⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.
⑧ High efficiency silicone lens.

SYP602

MATERIALS

Syrios Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30ºC/-22ºF to 45ºC/113ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70B50) based on IESNA. LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm. RGBW with white CCT available in 3000K and 4000K. Quad chip technology, enabling optimal color mixing under each individual optic.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Actual performance may differ as a result of end-user environment and application.

WARRANTY

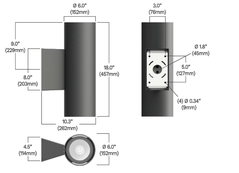
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS

Maximum weight: 16.7 lbs (7.6 kg)



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LUMINIS

SYP602
SYRIOS PRO
WALL

ORDERING CODE

*SERIES	*DOWNLIGHT OUTPUT	*DOWNLIGHT DISTRIBUTION	*UPLIGHT OUTPUT	*UPLIGHT DISTRIBUTION	CCT	*VOLTAGE
SYP602	Static White **L1L20** 2249 lm / 21w **L1L35** 3732 lm / 39w **L1L50** 4756 lm / 56w RGBW **L1RGBW** 349 lm / 24w[1,5] True Amber **L1LK2A** 562 lm / 9w[4] **Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Fixed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**NR** Narrow optic 11° **FLD** Flood optic 30° **VWD** Very wide optic 55°	Static White **UL1L20** 2249 lm / 21w **UL1L35** 3732 lm / 39w **UL1L50** 4756 lm / 56w RGBW **UL1RGBW** 349 lm / 24w[1,5] True Amber **UL1LK2A** 562 lm / 9w[4] **Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Fixed optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**UNR** Uplight narrow optic 11° **UFLD** Uplight flood optic 30° **UVWD** Uplight very wide optic 55°	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**120** 120V **277** 277V **347** 347V **480** 480V **HVOLT** 347V-480V **MVOLT** 120V-277V
	Static White **L1L25** 2403 lm / 19w **L1L45** 4400 lm / 39w **L1L60** 5607 lm / 56w True Amber **L1LK3A** 662 lm / 9w[4] **Delivered lumens calculated at 4000K/80CRI except for amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**LD1** Type I distribution[2] **LD2** Type II distribution[2] **LD3** Type III distribution[2] **LD5** Type V distribution[2]	Very Narrow Distribution **UL1L06** 661 lm / 15w **Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**UVNR** Uplight very narrow optic 6[2]	**Required field for all outputs except True amber.**	
	Very Narrow Distribution **L1L06** 661 lm / 15w **Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.**	**VNR** Very narrow optic 6[2]				

DOWNLIGHT LENS	UPLIGHT LENS	DOWNLIGHT LOUVERS	UPLIGHT LOUVERS	CONDUIT COVER	PHOTOCELL	SURGE PROTECTOR
ESL Elliptical spread lens[3,5]	**UESL** Uplight elliptical spread lens[3,6]	**HL** Hexcell louver	**UHL** Uplight hexcell louver	**SWK** Decorative cover for 3/4" conduit junction box[7]	**PH** Photocell[8,9,10]	**SP** Surge protector
SL Solite lens[4,5]	**USL** Uplight solite lens[4,6]					

EMERGENCY	DUAL SWITCHING	CONTROLS	*FINISH	WOOD FINISH [14]	ENVIRONMENT
REM7 Remote emergency battery, 90 min, 7W[11]	**DS** Dual circuit switching (independent uplight & downlight control)[9]	**NLTAIR-MS** nLight AIR 2.0 wireless control with occupancy detection[9]	**BKT** Jet black **BZT** Bronze **CHT** Champagne **DGT** Gun metal **GRT** Titanium gray **MST** Matte silver **SGT** Steel gray **WHT** Snow white	**ADG** American douglas **BRC** Birch **CHN** Chestnut **CRY** Cherry **KNP** Knotty pine **MPL** Maple **OFL** Oak **RSW** Rosewood **TEK** Teak **WLN** Walnut	**MG** Marine grade paint[15] **NT** Natatorium suitable[16]
		NLTAIR2 nLight AIR 2.0 wireless control[9]	**CMC** Custom matched color[12] **RAL** RAL color[13]		

NOTES
*- Denotes a required field
1- Delivered lumens with all channels turned on. RGBW uses DMX512/REM as a control input. Available only with 30K, 40K. Not available with 347, 480 or HVOLT.
2- Not available with LSL, SL, HL.
3- 37° x 80°.
4- Lumen conversion factor (LCF) 0.9.
5- Not available with HL.
6- Not available with LHL.
7- Painted to match fixture color.
8- Not available with 480V, HVOLT.
9- Not available with FYL NLTAIR2, NLTAIR-MS, REM7.
10- Not available with NLTAIR2, NLTAIR-MS, REM7. If PH and DS are selected, PH will handle the on/off functionality for both light modules simultaneously. User will only have manual control over dimming feature of each module.
11- Remote mount 109 - 17" (325mm) square enclosure with access cover. Powers downlight only. The remote enclosure must be interior (cable-by others). Not available with 347V, 480V, HVOLT, FYL NLTAIR-MS, NLTAIR2.
12- Contact factory to coordinate custom matching color.
13- Specify RAL number.
14- Face wood finish not applied to driver housing, lens frame or accessories. Additional delay required. Not compatible with marine grade paint or natatorium suitable.
15- Marine grade paint for harsh, coastal environment and exposues to salt water. Additional delay required.
16- Available only in BRHT and BKT.

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Kansas City, MO 64116
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DATE: 2025.07.25
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REVIEWED BY: NH
DESIGNED BY: DM
DRAFTED BY: DM
SP PROJECT #: 5085
NEIL W. HAAS, P.E. 2022034072

PHOTOMETRIC DETAILS

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
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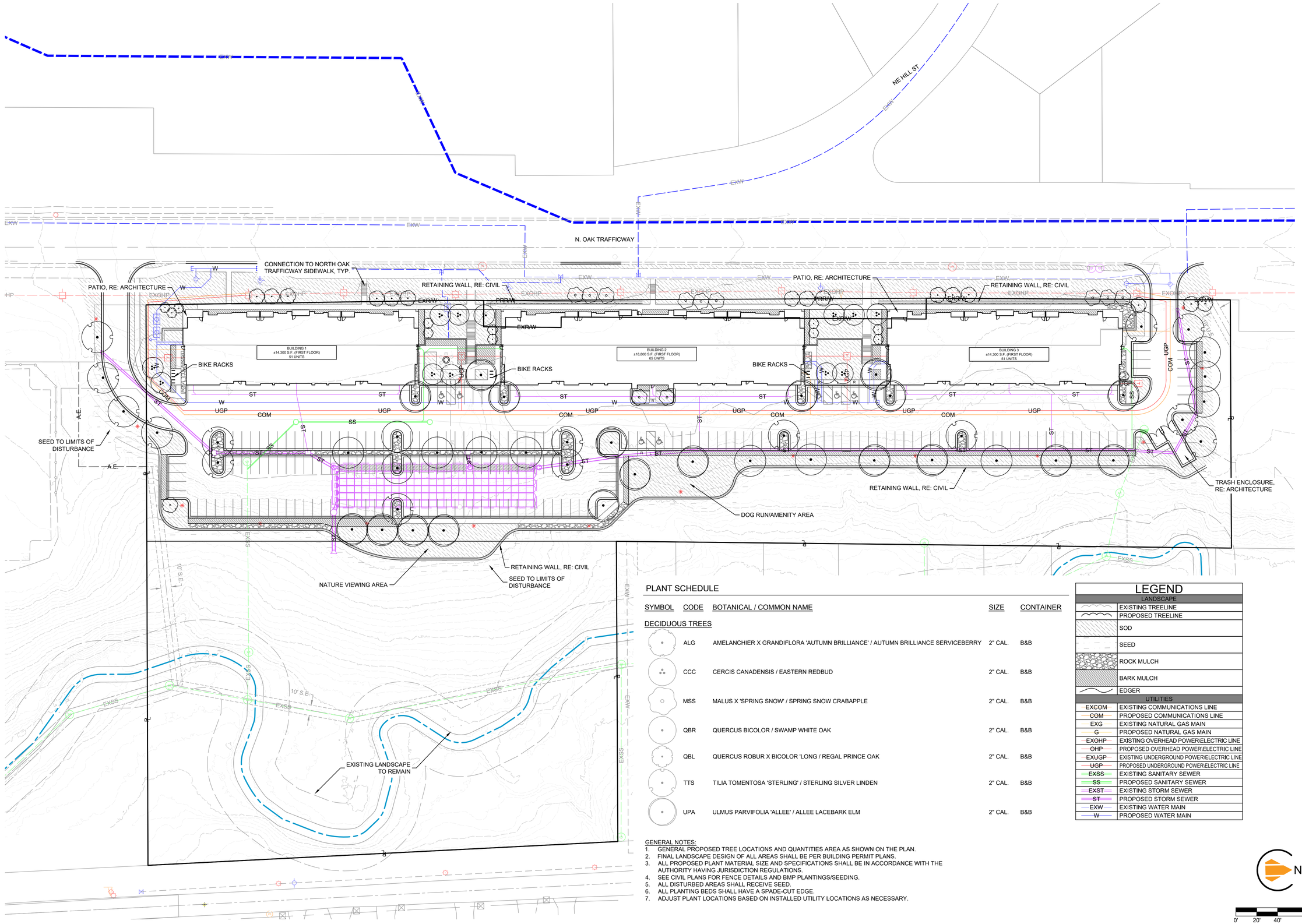
Neil W. Haas 2025
Certificate of Authority #:MO 2020018354

SHEET #:

E-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRAFFICWAY (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\E-0200 DETAIL SHEET.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B

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7. ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.

LEGEND

LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER\ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER\ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER\ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER\ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

N

0' 20' 40' 80'
SCALE IN FEET

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

NO.	REVISIONS/APPROVALS:	DATE:
	INITIAL SUBMITTAL	2025.07.25
	CITY RESUBMITTAL	2025.09.10

REVIEWED BY: JK
DESIGNED BY: RB
DRAFTED BY: RB
SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

LANDSCAPE PLAN OVERALL

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

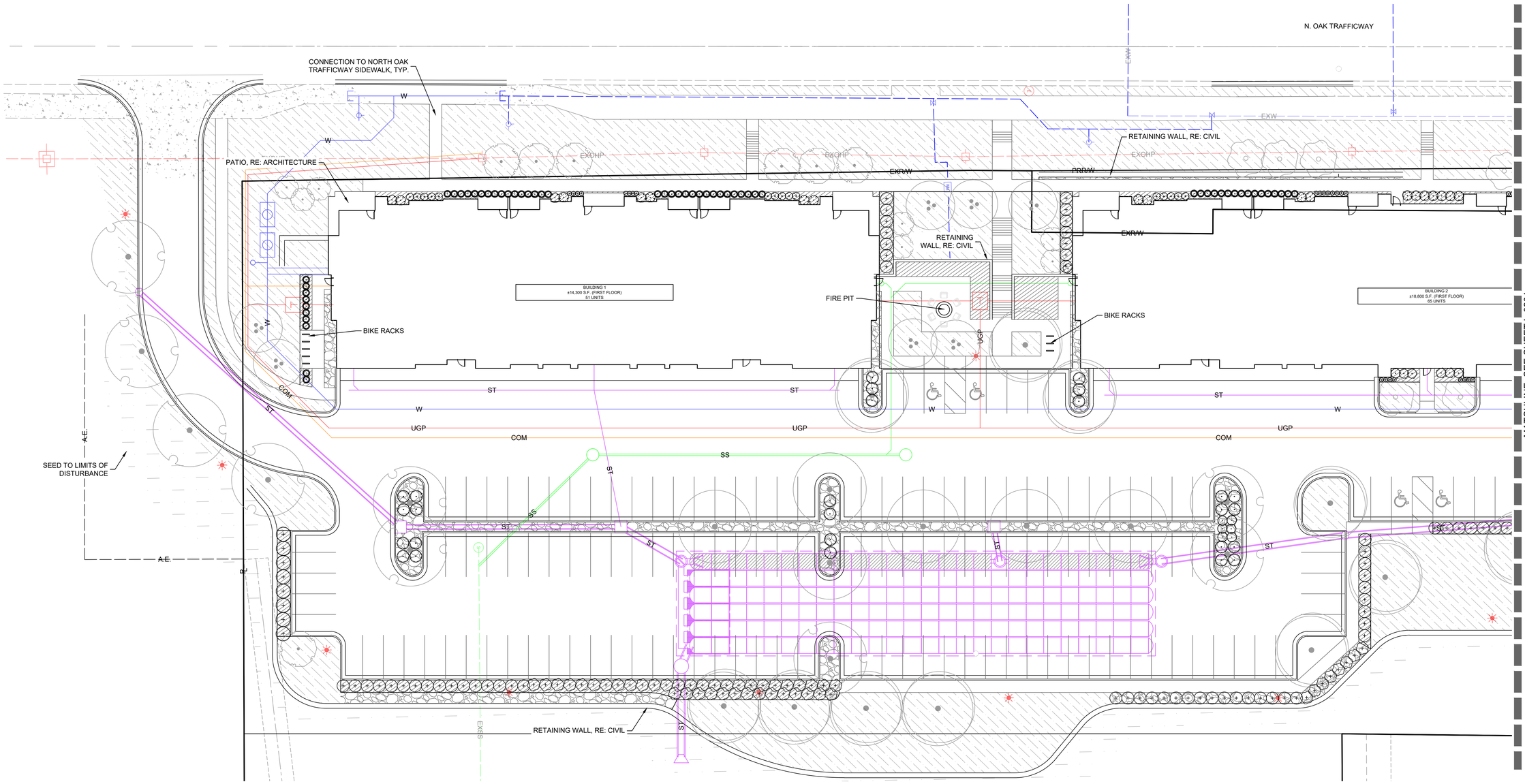
STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 09/10/2025
Certificate of Authority #MO 2020018354

SHEET #:

L-0100

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
	JCS	JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	CONTAINER
	TMF	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW	5 GAL.	CONTAINER
	TFC	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE	5 GAL.	CONTAINER
ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

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	PROPOSED TREELINE
	SOD
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EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN

N

0' 10' 20' 40'
SCALE IN FEET

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REVIEWED BY: JK
DESIGNED BY: RB
DRAFTED BY: RB
SP PROJECT #: 5085
JAMES KRAATZ, P.L.A. 2020005159

LANDSCAPE PLAN DETAILED

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

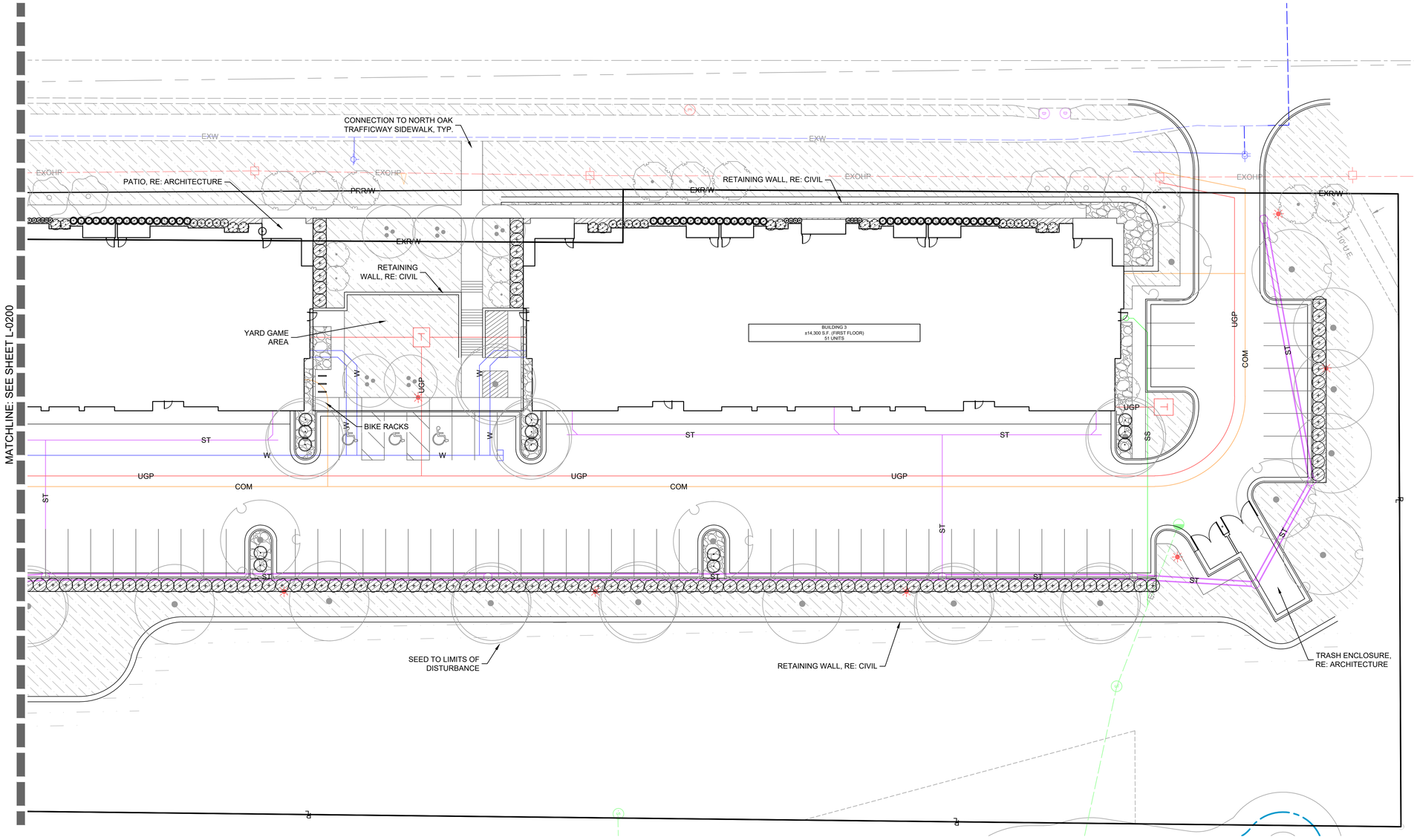
STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 09/10/2025
Certificate of Authority #CA2020018354

SHEET #:

L-0200

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRIGEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN – OVERVIEW.DWG



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	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
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0' 10' 20' 40'
SCALE IN FEET

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LANDSCAPE PLAN DETAILED

N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

JAMES KRAATZ NUMBER PLA-2020005159 STATE OF MISSOURI REGISTERED LANDSCAPE ARCHITECT
James Kraatz 09/10/2025
Certificate of Authority # MO 2020018354

SHEET #:

L-0201

S:\01 PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 36X24\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

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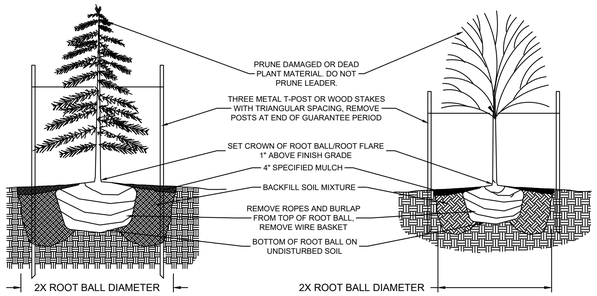
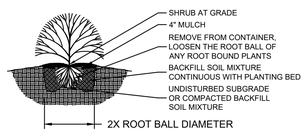
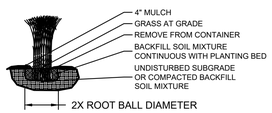


NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

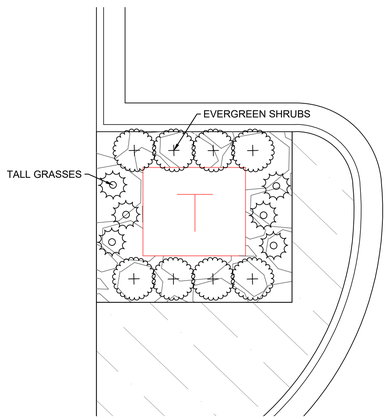
1 EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 SHRUB PLANTING DETAIL
N.T.S.



3 GRASS PLANTING DETAIL
N.T.S.



4 UTILITY SCREENING
N.T.S.

TABLE 3B - LANDSCAPE SCHEDULE

88-425 LANDSCAPE SCHEDULE	SYMBOL
88-425-03 STREET TREES	
88-425-04 GENERAL	
88-425-05 PERIMETER VEHICULAR USE AREA	
- ADJACENT TO STREETS	
BUFFER WIDTH	
TREES	
SHRUBS/WALL/BERM	
- ADJACENT TO RES. ZONES	
BUFFER WIDTH	
SHRUBS/WALL/BERM	
88-425-06 INTERIOR VEHICULAR USE AREA	
INTERIOR AREA	
TREES	
SHRUBS	
88-425-07 PARKING GARAGE SCREENING	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	3' + EVERGREEN SHRUB SCREEN
88-425-09 OUTDOOR USE SCREENING	N/A

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	CODE REQUIREMENT	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	1 TREE PER 30 L.F. OF PUBLIC STREET	32	32*	NO*	N/A*
88-425-04 GENERAL	1 TREE PER 5,000 S.F. OF BLDG COVER	10	10	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA					
ADJACENT TO STREETS					
BUFFER WIDTH	MINIMUM 10' WIDTH	N/A	N/A	NO	N/A
TREES	1 TREE PER 30 L.F.	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	EVERGREEN SCREENING 3' HEIGHT	N/A	N/A	NO	N/A
ADJACENT TO RESIDENTIAL ZONES					
BUFFER WIDTH	10'	10'	>10'	NO	N/A
SHRUBS/WALL/BERM	3' HEIGHT VISUAL SCREEN	YES	YES	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA					
INTERIOR AREA	35 S.F. LANDSCAPE AREA PER STALL	7,385 S.F.	9,053 S.F.	NO	N/A
TREES	1 TREE PER 5 SURFACE STALLS	43	43	NO	N/A
SHRUBS	1 SHRUB PER SURFACE STALL	211	211	NO	N/A
88-425-07 PARKING GARAGE SCREENING	DENSELY PLANTED PERIMETER	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	30" HEIGHT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	3' HEIGHT VISUAL SCREEN	N/A	N/A	NO	N/A

*MAJORITY OF STREET TREES ARE LOCATED UNDERNEATH AN ELECTRC TRANSMISSION LINE. IF UTILITY DOES NOT ALLOW TREE PLANTING, ALTERNATIVE COMPLIANCE WILL NEED TO BE DETERMINED.

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LANDSCAPE TABLES AND DETAILS

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KANSAS CITY, CLAY COUNTY, MO

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Certificate of Authority # MO 2020018354

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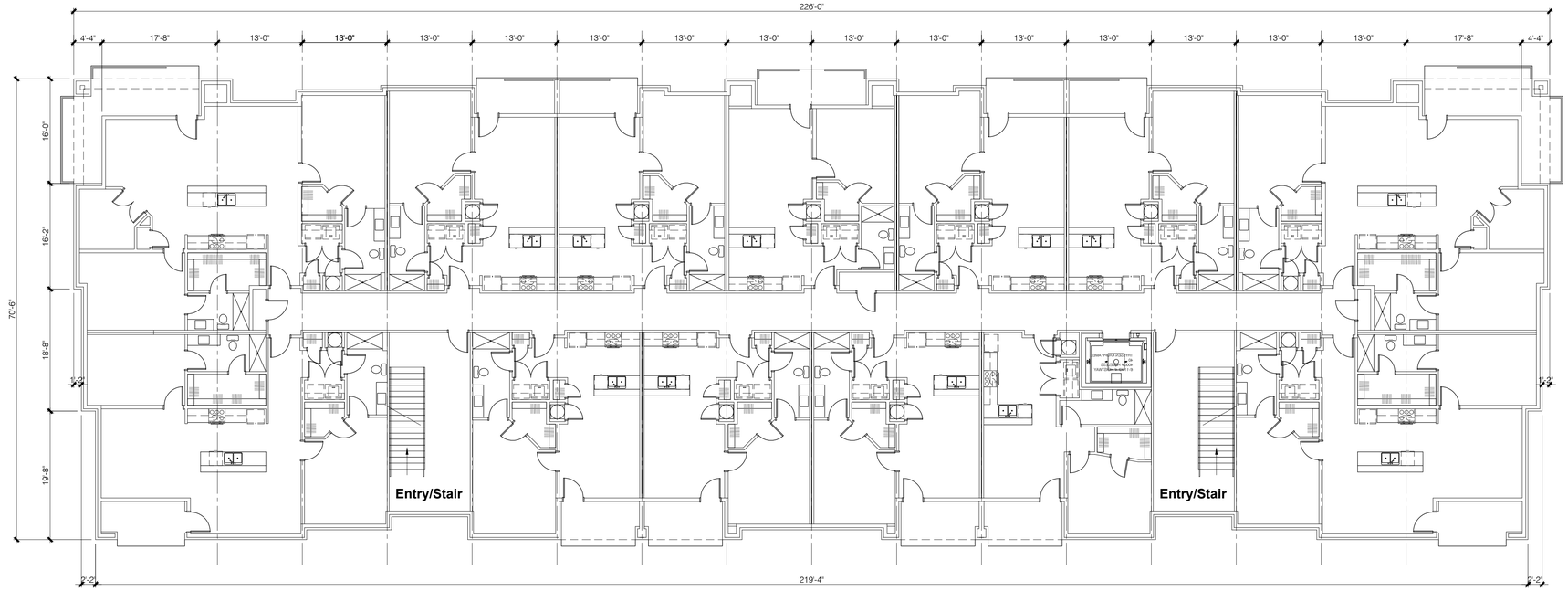
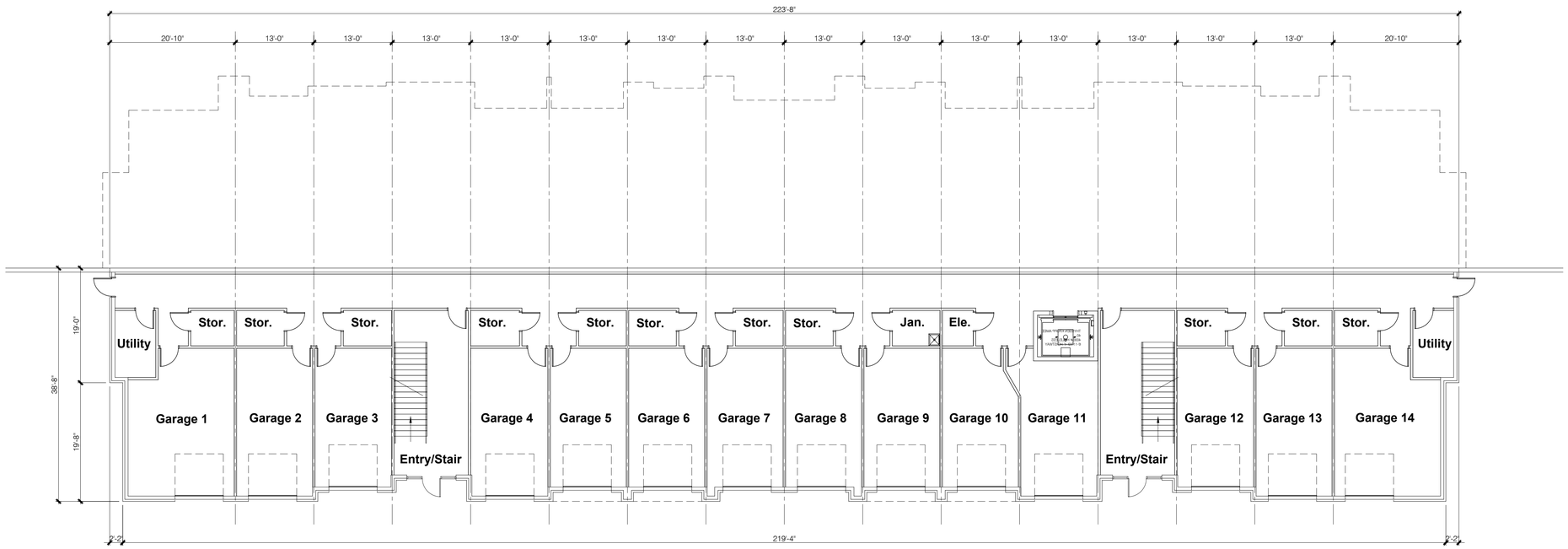
S:\SP - PROJECTS\MULTI-FAMILY\5085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01_PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30X24\L-0100 LANDSCAPE PLAN — OVERVIEW.DWG



2 BUILDING 1&3 GROUND FLOOR PLAN

Scale: 1" = 10'-0"

0 10' 20'



1 BUILDING 1&3 BASEMENT PLAN

Scale: 1" = 10'-0"

0 10' 20'

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816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No.	2025-084
Date:	07.25.25
Issued For:	Development Plan/Project Plan/ Preliminary Plat
Drawn By:	A.Gerber
Reviewed By:	

Revisions:

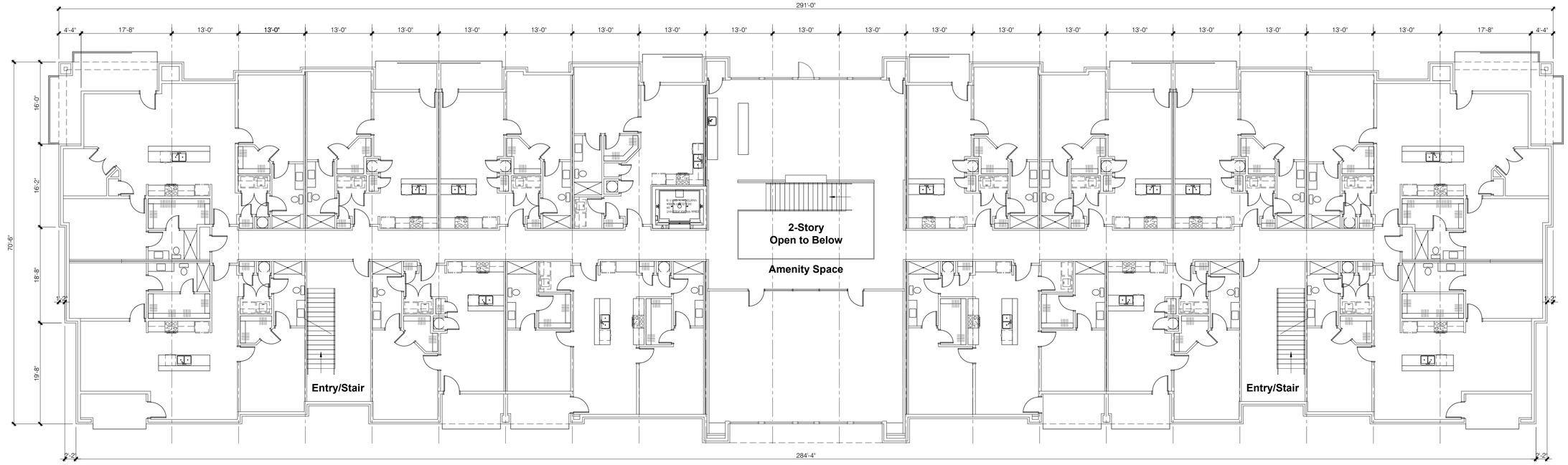
No.	Date	Description
	08.29.25	Dev. Plan Review Comments

STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A1.01

FLOOR PLANS

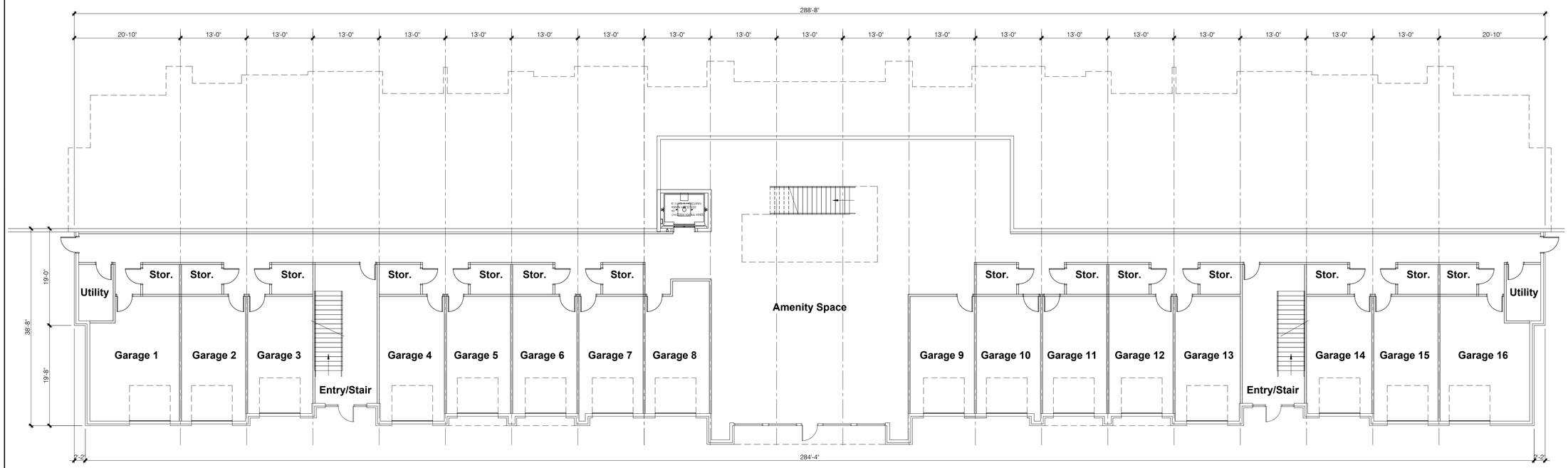
N:\01 PROJECTS\MULTIFAMILY\NORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 12:44:45 PM - agerber



2 BUILDING 2 GROUND FLOOR PLAN

Scale: 1" = 10'-0"

0 10' 20'



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Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No.	2025-084
Date:	07.25.25
Issued For:	Development Plan/Project Plan/ Preliminary Plat
Drawn By:	A.Gerber
Reviewed By:	
Revisions:	

No.	Date	Description
	08.29.25	Dev. Plan Review Comments

STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A1.11

FLOOR PLANS

N:\01 PROJECTS\MULTIFAMILY\NORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 12:44:45 PM - agerber

2 BUILDING 1&3 WEST ELEVATION

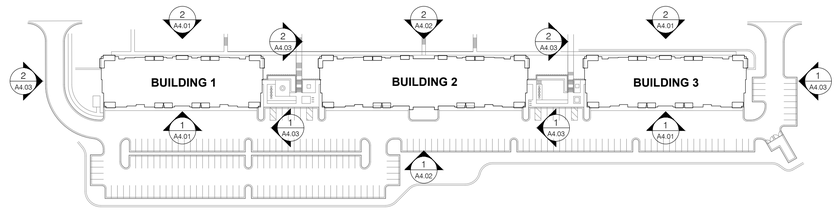
Scale: 1" = 10'-0"

0 10' 20'

1 BUILDING 1&3 EAST ELEVATION

Scale: 1" = 10'-0"

0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

studio North ARCHITECTURE ™
3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

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STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A4.01
ELEVATIONS

N:\01 PROJECTS\MULTIFAM\LYNORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 1:11:38 PM - agerber

2 BUILDING 2 WEST ELEVATION

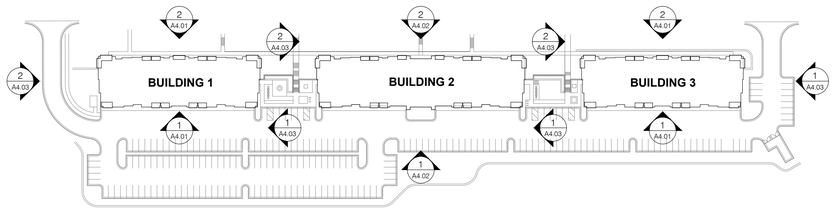
Scale: 1" = 10'-0"

0 10' 20'

1 BUILDING 2 EAST ELEVATION

Scale: 1" = 10'-0"

0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

studio North ARCHITECTURE
3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL SITEPOINT
LANDSCAPE SITEPOINT
FOUNDATIONS
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR

CARDINAL CREST DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

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Revisions:

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STATE OF MISSOURI MATTHEW M. UNGER NUMBER A-2021037400 ARCHITECT

A4.02
ELEVATIONS

N:\01 PROJECTS\MULTIFAM\LYNORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 1:30:31 PM - agerber

MATERIAL LEGEND

4" FACE BRICK
MANGANESE IRONSPOT

PAINTED FIBER CEMENT
LAP SIDING - "OFF WHITE"

PAINTED FIBER CEMENT
PANEL SIDING/BATTEN
BOARD TRIM - "OFF WHITE"

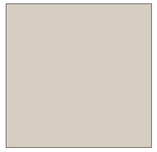
FIBER CEMENT VERTICAL
SIDING PANELS - "CEDAR"

PAINTED FIBER CEMENT FASCIA
AND BALCONY TRIM
"CHARCOAL GRAY"

4"x8"x16" TEXTURE
FACE MASONRY

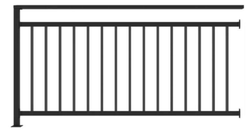
PAINTED FIBER CEMENT
LAP SIDING - "MEDIUM GRAY"

PAINTED FIBER CEMENT
PANEL SIDING/BATTEN
BOARD TRIM - "MEDIUM GRAY"

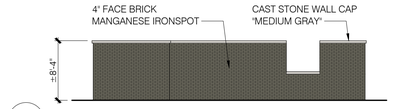


PAINTED FIBER CEMENT SIDING
"OFF WHITE"

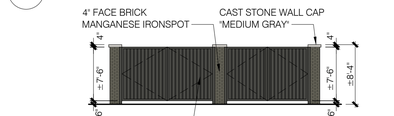
PAINTED FIBER CEMENT SIDING
"MEDIUM GRAY"



BLACK WROUGHT IRON LOOK
ALUMINUM GUARDRAIL



4.4



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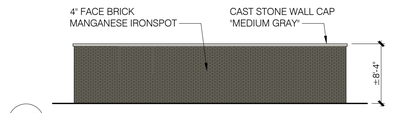
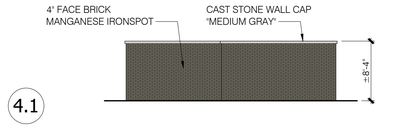


4.2

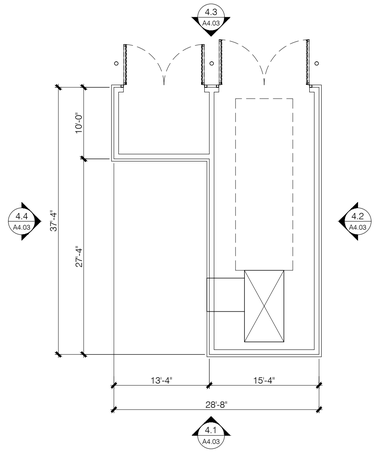


4.1

4 TRASH ENCLOSURE ELEVATIONS

Scale: 1" = 10'-0"

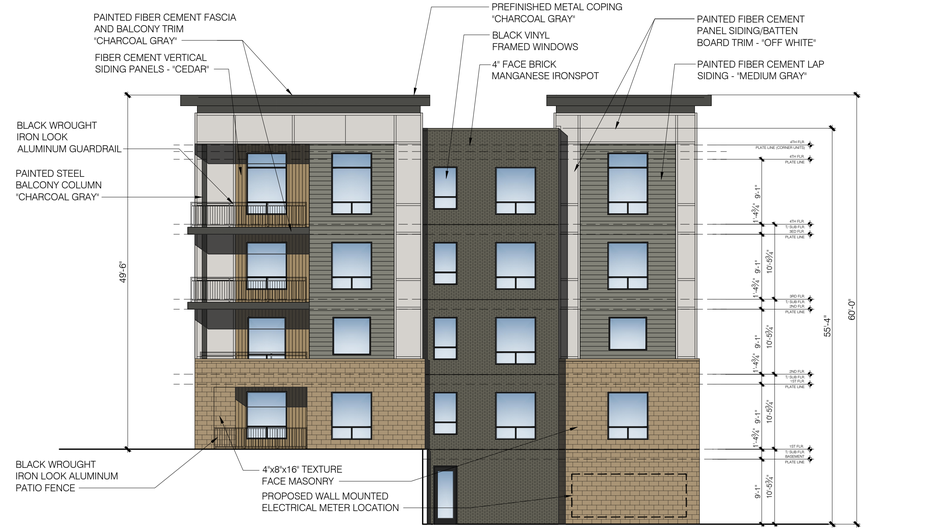
0 10' 20'



3 TRASH ENCLOSURE PLAN

Scale: 1" = 10'-0"

0 10' 20'



2 BUILDING 1-3 SOUTH ELEVATION

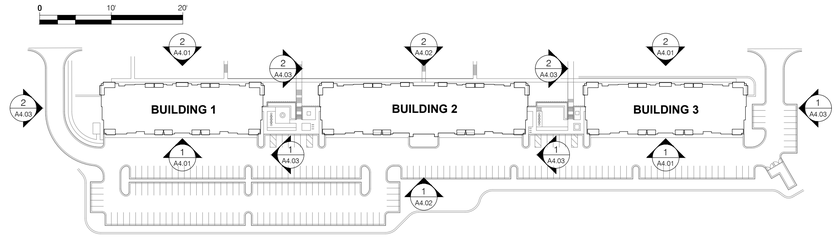
Scale: 1" = 10'-0"

0 10' 20'

1 BUILDING 1-3 NORTH ELEVATION

Scale: 1" = 10'-0"

0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

studio North ARCHITECTURE ™
3315 N Oak Trafficway | Kansas City, MO 64116
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NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
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FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
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FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST
DESIGN BUILD

NorthPoint DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No.	2025-084
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STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A4.03

ELEVATIONS

N:\01 PROJECTS\MULTIFAM\LYNORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 1:30:31 PM - agerber

VIEW 2 - MIDDLE ENTRY BUILDING 2

VIEW 1 - SOUTH END BUILDING 1

studio North ARCHITECTURE ™
3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

CIVIL	SITEPOINT
LANDSCAPE	SITEPOINT
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

CARDINAL CREST DESIGN BUILD

NorthPoint™ DEVELOPMENT

North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No.	2025-084
Date:	07.25.25
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STATE OF MISSOURI
MATTHEW M. UNGER
NUMBER A-2021037400
ARCHITECT

A4.04
RENDERINGS

N:\01 PROJECTS\MULTIFAMILY\NORTH OAK_CARDINAL CREST\CAD_NORTH OAK APARTMENTS\NORTH OAK APARTMENTS_CONCEPT PLANS.DWG - 8/28/2025 1:30:31 PM - agerber

Public Meeting Notice

Please join Joe Christensen with Cardinal Crest

for a meeting about North Oak Apartments Project

case number CD-CPC-2025-00122

proposed for the following address: 3315-3713 N Oak Trfy Kansas City, MO 64155

Meeting Date: September 9th

Meeting Time: 6:00pm

Meeting Location: Virtual:
https://meet.google.com/ahd-fohn-zpx

Project Description:
167 Apartment Community with Garages, and amenities

If you have any questions, please contact:

Name: Joe Christensen

Phone: 8168249934

Email: joe@cardinalcrestkc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

COMPASSKC
CITY SERVICES AT YOUR FINGER TIPS
CITY OF KANSAS CITY, MISSOURI

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Meeting Sign-In Sheet

Project Name and Address

North Oak Apartments, 3519 N Oak Trfy Kansas City, MO 64116

North Oak Apartments, 3519 N Oak Trfy Kansas City, MO 64116

Name	Address	Phone	Email
Kris Rezac	3621 NE Bentley Cir		
Mullins	3540 Cherry St		

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00122

Meeting Date: September 9th, 2025

Meeting Location: Online

Meeting Time (include start and end time): 6pm - 7pm

Additional Comments (optional):

General concerns with traffic on North Oak and existing intersection of NE Hill St and N O

Interest in rental prices and demographics of potential residents, concern for too many pe

Wanted to confirm drainage will not overwhelm creek, as some already see a little floodin

Wanted to know if there were any planned improvements for Cherry St

Comment that proposed buildings look nice, but do not match the aesthetic of N. Oak

Briarcliff-Winnwood**: High**
KC Spirit Playbook Alignment: **High**

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	CC DO SAN SEG WDC	CC – Sidewalk and accessibility plan DO, SAN – Diverse, dense housing SEG – Infill lot, landscaping WDC – Quality materials
Medium	HE PAA	HE – Landscaping in parking lot PAA – Diversify housing options
Low		

Alignment Comments:
2-4 sentences providing justification for the alignment.

The resubmission for N Oak Apartments addressed concerns related to sidewalks, landscaping, and ADA access, moving the Playbook and area plan alignments from "medium" to "high." The project provides housing along N. Oak Trafficway, a major street in the Northland, with landscaped parking that should reduce the heat island effect and high-quality materials on all facades. The applicant has included a plan for accessibility given the site's awkward topography and will provide sidewalks along the permitter of the project.

Docket Item #5

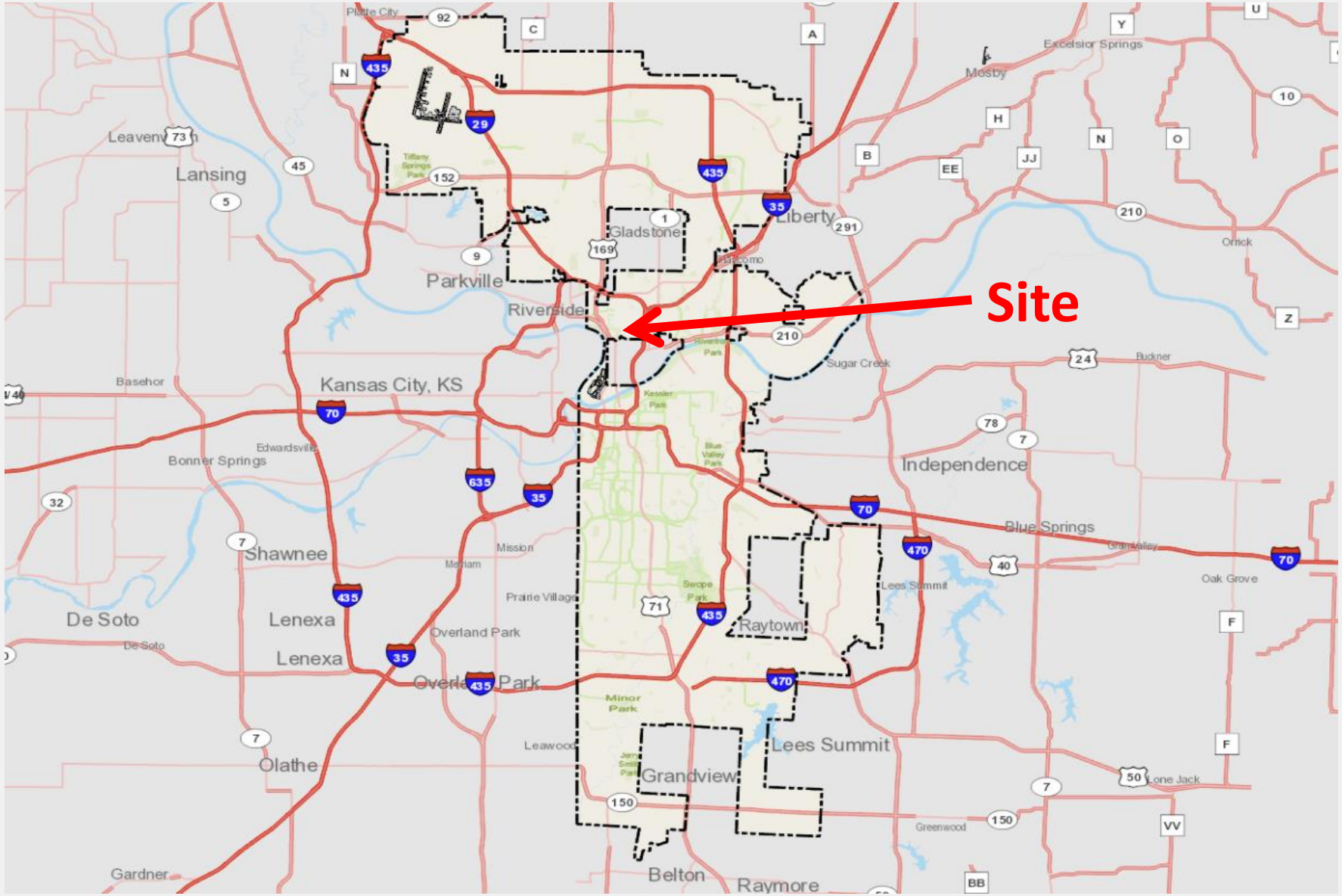
Development Plan and Rezoning: North Oak Apartments

CD-CPC-2025-00121, CD-CPC-2025-00122

September 17, 2025

City Plan Commission

Location

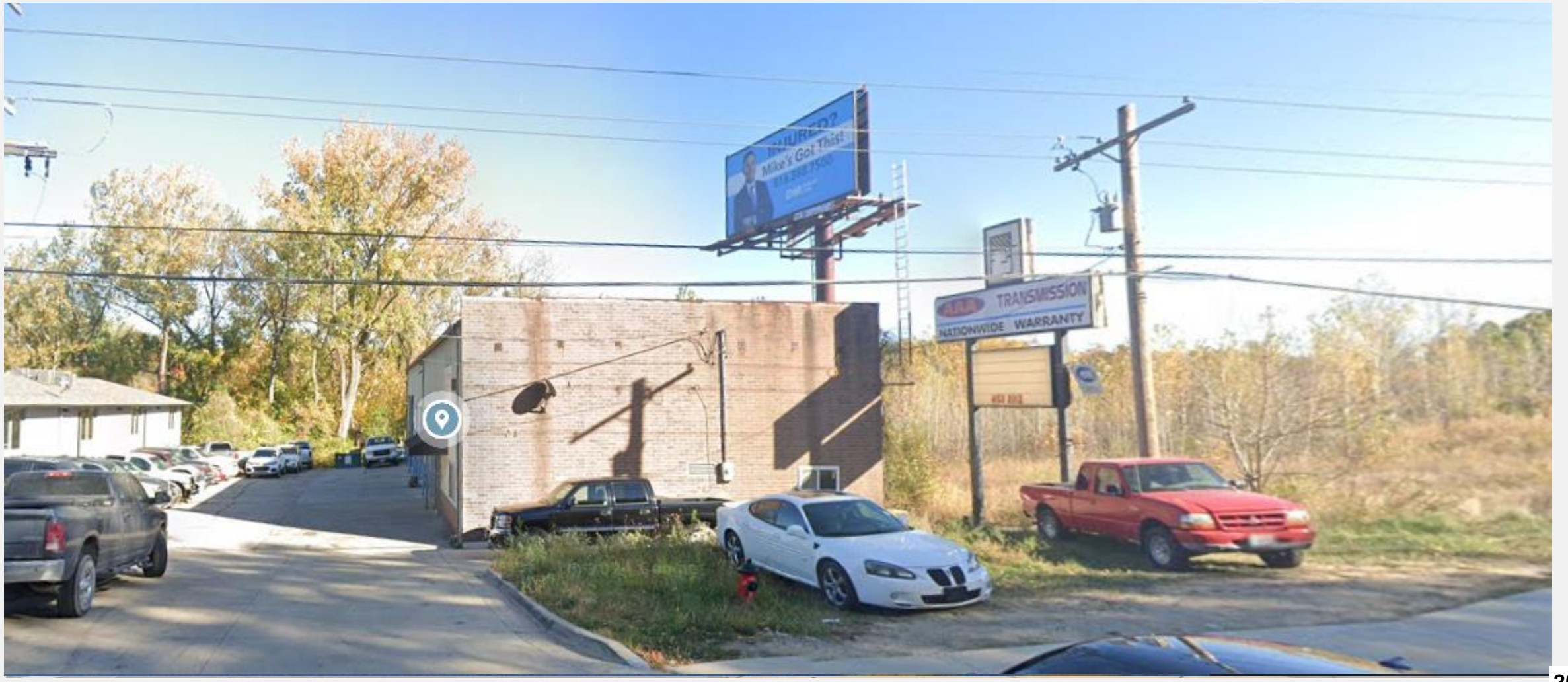

Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Lenexa
Overland Park
Olathe
Shawnee
De Soto
Lansing
Leavenworth
Bonner Springs
Edwardsville
Basehor
Mission
Prairie Village
Leawood
Gardner
Oak Grove
Lone Jack
Sugar Creek
Excelsior Springs
Mosby
Orrick
Buckner
Greenwood

Location

NW 38th St
NW Green St
N Main St
N Walnut St
N Green Ave
NE 37th St
NE Hill St
N Oak St
N Cherry St
N Elmore St
NE 32nd St
N Walnut Ave
N Cherry Ave

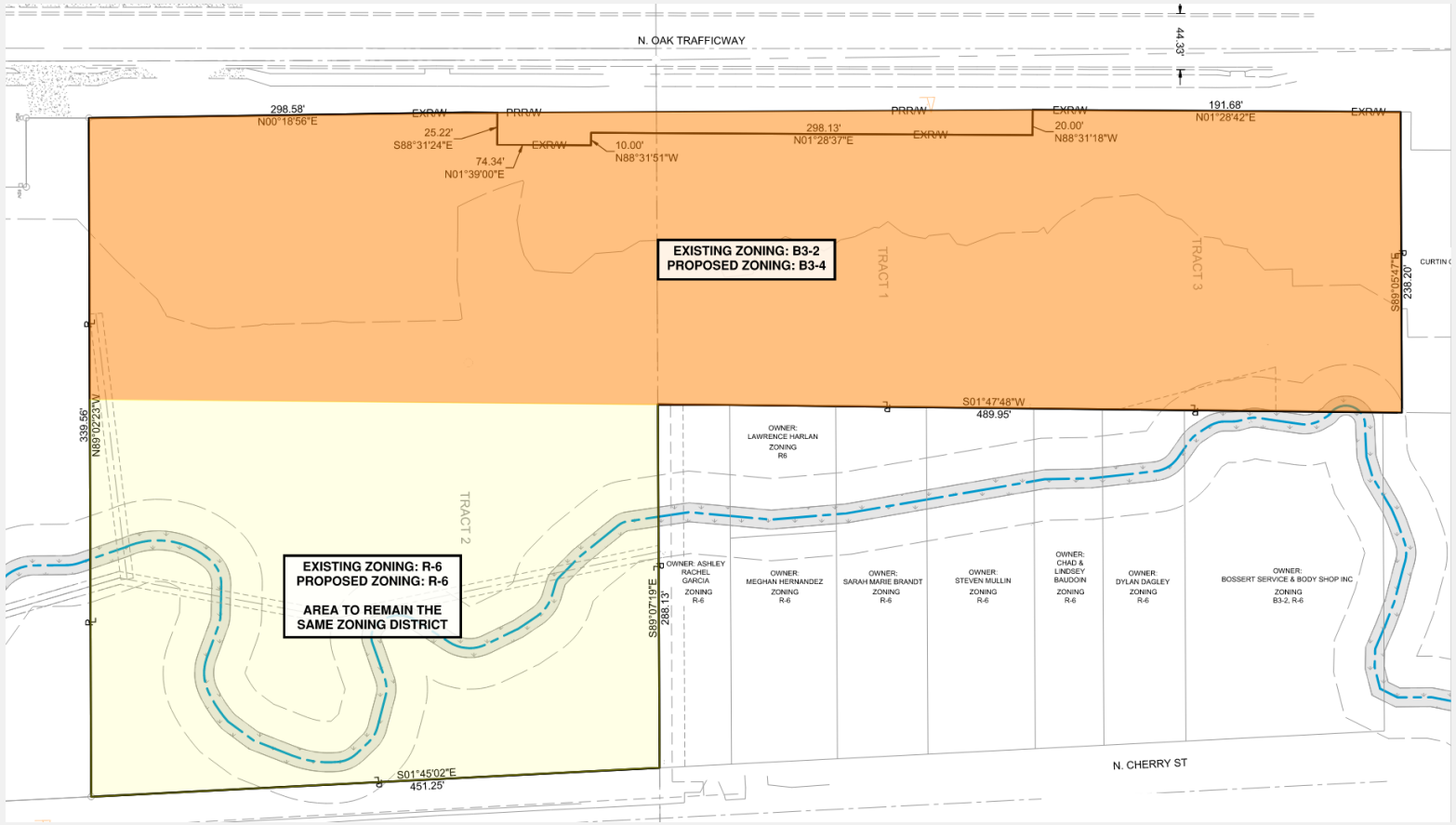
Looking East From North Oak Trafficway

Looking East From North Oak Trafficway- North side of site



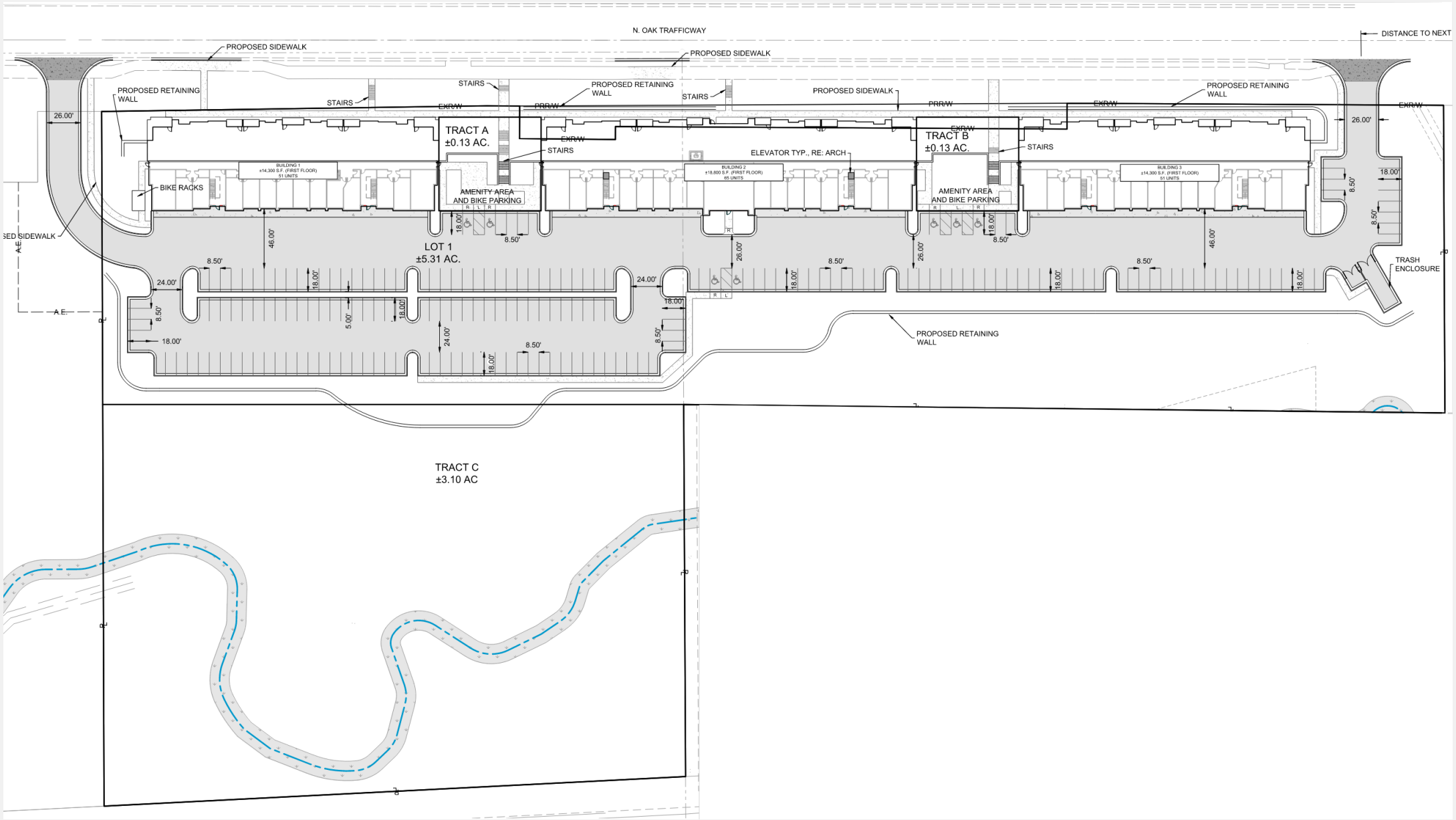
Rezoning and Area Plan Amendment

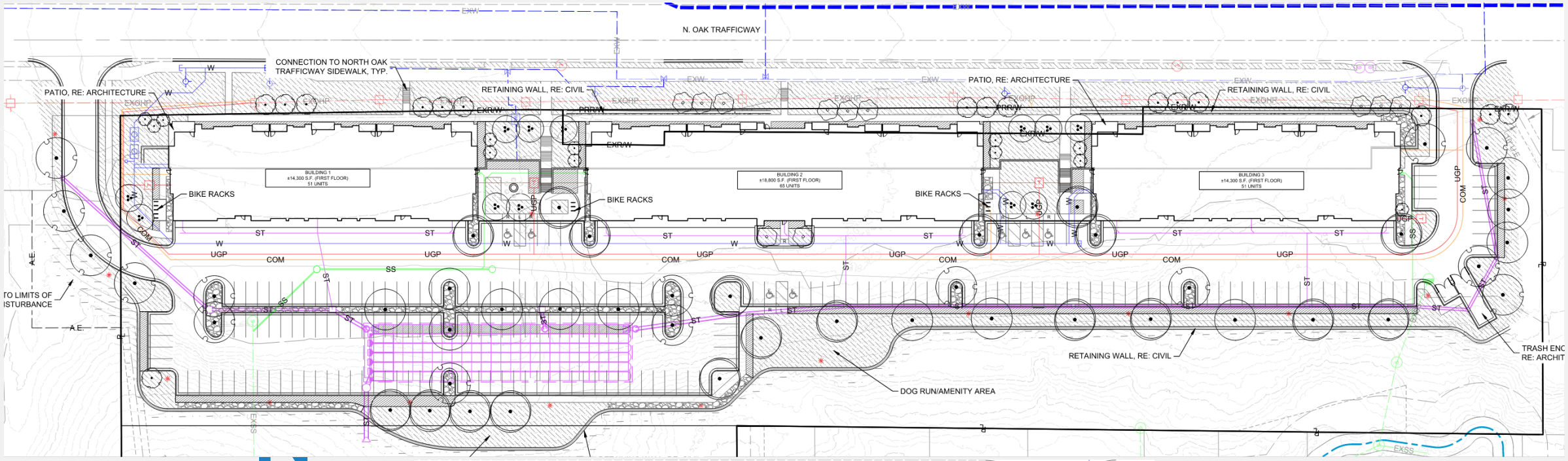
- Parcels are currently zoned R-6 and B3-2
- Applicant is requesting a rezoning to **of the B3-2 area to B3-4.**
- Shown in orange to the left
- Would not rezone area zoned R-6

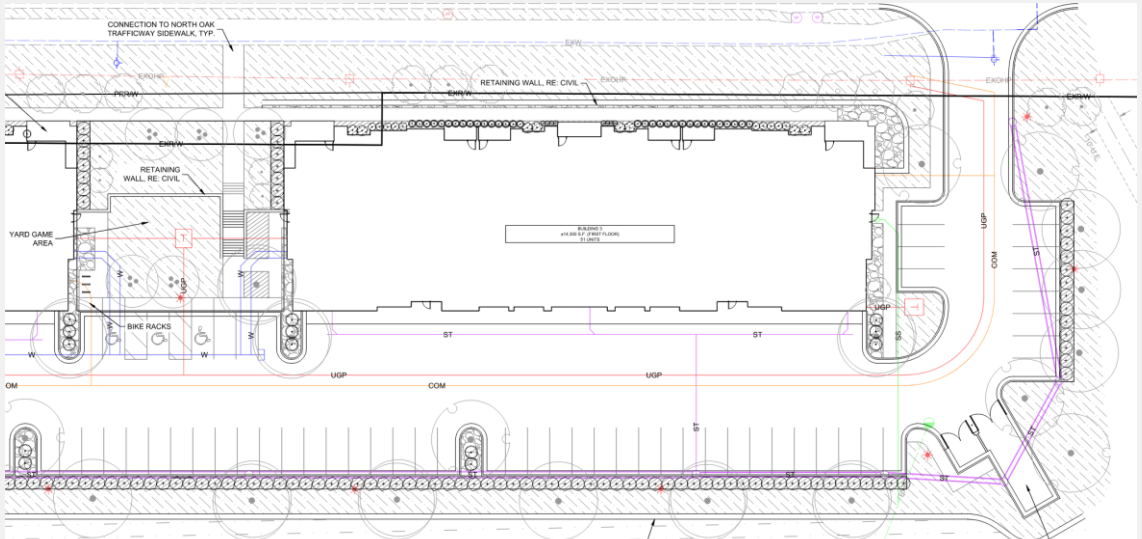


Development Plan

- Applicant is proposing 3 buildings
- Residential only
- 167 total dwelling units- providing 255 parking spaces
- Amenity tracts include a dog park and gathering spaces
- Topographical features prohibit future vehicular connection to the east (40 foot elevation change)


N. OAK TRAFFICWAY
DISTANCE TO NEXT
PROPOSED SIDEWALK
PROPOSED SIDEWALK
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED SIDEWALK
STAIRS
STAIRS
STAIRS
STAIRS
EXR/W
PRR/W
EXR/W
EXR/W
EXR/W
EXR/W
26.00'
26.00'
TRACT A
±0.13 AC.
TRACT B
±0.13 AC.
ELEVATOR TYP., RE: ARCH
BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS
BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BIKE RACKS
AMENITY AREA AND BIKE PARKING
AMENITY AREA AND BIKE PARKING
LOT 1
±5.31 AC.
TRASH ENCLOSURE
PROPOSED RETAINING WALL
TRACT C
±3.10 AC
A.E.
A.E.
46.00'
46.00'
26.00'
26.00'
24.00'
24.00'
24.00'
18.00'
8.50'
5.00'


N. OAK TRAFFICWAY
CONNECTION TO NORTH OAK TRAFFICWAY SIDEWALK, TYP.
RETAINING WALL, RE: CIVIL
PATIO, RE: ARCHITECTURE
BIKE RACKS
BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS
BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS
DOG RUN/AMENITY AREA
TRASH ENC
RE: ARCHIT
TO LIMITS OF DISTURBANCE
A.E.


CONNECTION TO NORTH OAK TRAFFICWAY SIDEWALK, TYP.
RETAINING WALL, RE: CIVIL
RETAINING WALL, RE: CIVIL
YARD GAME AREA
BIKE RACKS

PAINTED STEEL BALCONY COLUMN "CHARCOAL GRAY"
BLACK VINYL FRAMED WINDOWS
PAINTED FIBER CEMENT LAP SIDING - "OFF WHITE"
FIBER CEMENT VERTICAL SIDING PANELS - "CEDAR"
4" FACE BRICK MANGANESE IRONSPOT
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
PREFINISHED METAL COPING "CHARCOAL GRAY"
PAINTED FIBER CEMENT FASCIA AND BALCONY TRIM "CHARCOAL GRAY"
4" FACE BRICK MANGANESE IRONSPOT
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
BLACK WROUGHT IRON LOOK ALUMINUM GUARDRAIL
BLACK WROUGHT IRON LOOK ALUMINUM PATIO FENCE
12" HIGH BLACK ADDRESS NUMBERS STANDOFF MOUNTED NORTH AND SOUTH ENDS - BUILDING 2
TINTED CLEAR GLASS IN BLACK ANODIZED ALUMINUM STOREFRONT
4"x8"x16" TEXTURE FACE MASONRY
4"x8"x16" TEXTURE FACE MASONRY
12" HIGH BLACK ADDRESS NUMBERS STANDOFF MOUNTED NORTH AND SOUTH ENDS - BUILDING 2
2 BUILDING 2 WEST ELEVATION
Scale: 1" = 10'-0"
PREFINISHED METAL COPING "CHARCOAL GRAY"
PAINTED FIBER CEMENT FASCIA AND BALCONY TRIM "CHARCOAL GRAY"
BLACK VINYL FRAMED WINDOWS
PAINTED FIBER CEMENT LAP SIDING - "OFF WHITE"
FIBER CEMENT VERTICAL SIDING PANELS - "CEDAR"
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
PREFINISHED METAL GUTTER AND DOWNSPOUT - "CHARCOAL GRAY"
PAINTED FIBER CEMENT LAP SIDING - "MEDIUM GRAY"
PAINTED FIBER CEMENT LAP SIDING - "MEDIUM GRAY"
4" FACE BRICK MANGANESE IRONSPOT
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
BLACK WROUGHT IRON LOOK ALUMINUM GUARDRAIL
TINTED CLEAR GLASS IN BLACK ANODIZED ALUMINUM STOREFRONT
TINTED CLEAR GLASS IN BLACK ANODIZED ALUMINUM STOREFRONT
4"x8"x16" TEXTURE FACE MASONRY
PAINTED "GRAY" GARAGE DOORS

Rendering

VIEW 1 - SOUTH END BUILDING 1

Staff Recommendation Docket Item #5

5.1: Rezoning

Case No. CD-CPC- 2025-00034 **Approval**

5.2: Development Plan

Case No. CD-CPC- 2025-00033 **Approval with Conditions**

North Oak Apartments Development Plan and Rezoning

CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

September 18, 2025

Rachel Barth
NorthPoint Development
3315 N Oak Trfy
Kansas City, MO 64116

Re: **CD-CPC-2025-00121** - A request to approve a rezoning from District B3-2 (Commercial) to B3-4 (Commercial) on about 8.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street to allow for a multi-unit residential development.

Dear Rachel Barth:

At its meeting on September 17, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval

The Commission's action is only a recommendation. Your request must receive final action from the City Council.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

Matthew Barnes
Lead Planner

CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

September 18, 2025

Rachel Barth
NorthPoint Development
3315 N Oak Trfy
Kansas City, MO 64116

Re: **CD-CPC-2025-00122** - A request to approve a Development Plan which serves as a Preliminary Plat in proposed District B3-4 (Commercial) on about 8.5 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street, allowing for the creation of one (1) lot for a multi-family residential building.

Dear Rachel Barth:

At its meeting on September 17, 2025, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the City Council Introduction . All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council Introduction consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

Matthew Barnes
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for City Council Introduction .

The following are recommended by the Parks Department. For questions, contact Richard Sanchez at richard.sanchez@kcmo.org or (816) 513-7678.

1) Parks is not supportive of using all of Tract C to meet their Parkland Dedication requirements as the area is heavily sloped which does not allow for the activation of the area, and will be used as the discharge area for the underground detention for the project. Please either provide additional information showing how the entire tract will be activated or remove from the Parkland Dedication requirements and provide information on how you plan to meet the requirements. 9-15-2025 Update - No additional information has been provided. Revise & Resubmit
2) Please identify on plans how you intend to satisfy the parkland dedication requirements of 88-408. A developer has the option of dedicating private open space tract(s) or paying a money-in-lieu of parkland dedication. Please note any private open space to serve in satisfying the parkland requirements shall be platted into a private open space tract and reserved for recreational use. Said tract shall also be improved to provide for recreational amenities. If any space is proposed, please provide amenity details for these areas and show in tracts. If paying a money-in-lieu of dedication, please provide note on plans stating such. 9/3/2025 Update - Not enough information has been provided to determine how the development will be meeting the Parkland Dedication requirements. Please provide additional information/table showing the number of lots, required acres, provided acres, net acres, and if payment in lieu of dedication will be paid. 9/15/2025 Update - No additional information has been provided. Revise & Resubmit

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
2. 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.
3. 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.
4. 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.
5. 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.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
7. That prior to City Council introduction the applicant revise plans to satisfy outstanding corrections by the Water Services Department and Public Works Department.

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

8. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. 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)
10. 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
11. 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)
12. 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)
13. 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)
14. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
16. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

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

17. Consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

18. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

20. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of Final Plat.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

22. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

23. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

25. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

26. The developer must petition for the right of way vacation along the property frontage of N Oak Trfy 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.

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

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

27. 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

28. No water service tap permits will be issued until the public water main is released for taps.

29. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

30. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

31. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

32. The developer shall employ a Missouri PE to design water main extension plans to provide adequate water distribution along the North Oak frontage to provide for service line connections and public fire hydrants at 300' max. spacing. The water main extension plans shall follow KC Water Rules and Regulations for Water Main Extensions and shall be under contract (permitted) prior to building permit issuance.

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

33. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

34. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.

35. 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.

36. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

37. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

38. The developer must grant a [BMP and Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

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

39. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

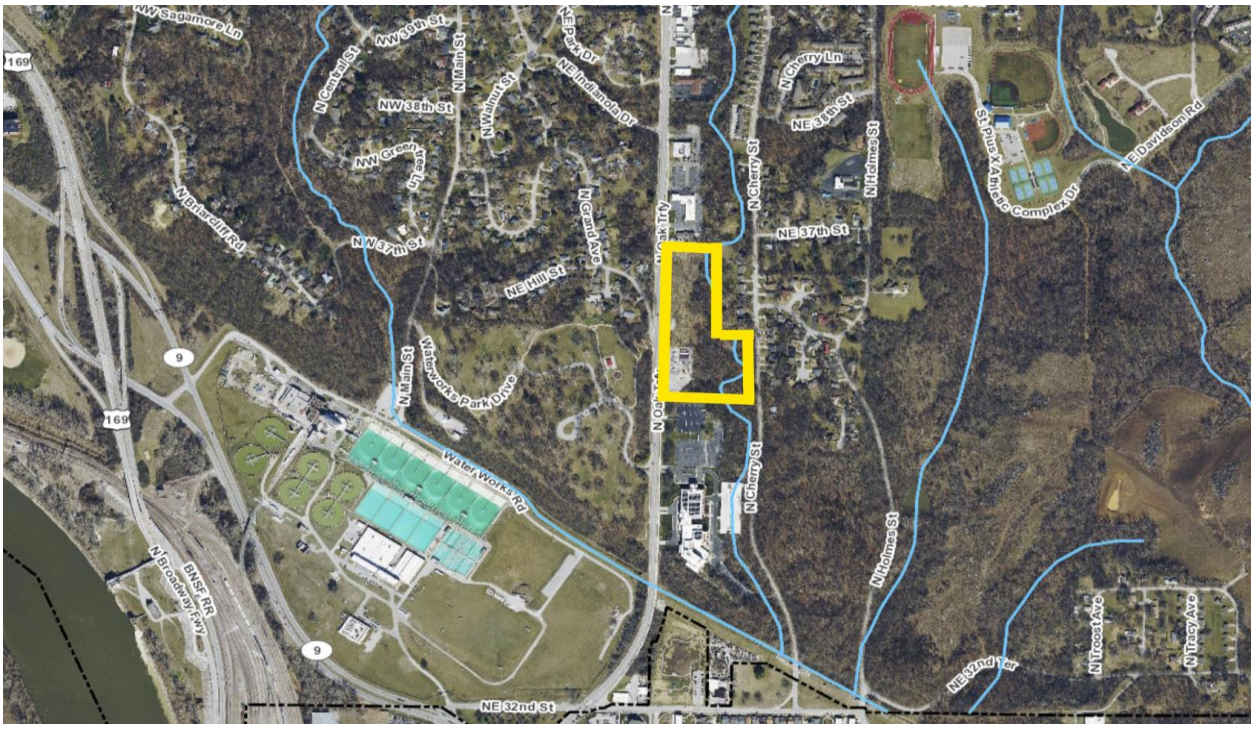
40. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

41. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

42. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

Section No. 88-20A-1511

Exhibit A



Ashley and Arthur Garcia

3534 N Cherry St.

Kansas City, Mo 64116

816-591-1085

mash-g@hotmail.com

9/16/25

I am writing to express my strong concerns about the proposed plan for CD-CPC-2025-00121 and CD-CPC-2025-00122 for a new multi-family apartment to be built right behind my home and to the wooded area on the right side of us.

NorthPoint Development is currently under construction building apartments down the street from us. This wooded land is home to wildlife that will be displaced and in danger of dying due to the increase in traffic. The reason we purchased our house was because of the quiet, peaceful surroundings, being right next to wooded land. Our children can play outdoors in the front and back yards because we do not worry about the current traffic flow or any housing behind us. If this proposed plan is approved, we will lose our feeling of security for our children, as well as the peacefulness around us.

This will increase congestion in our area for children getting on and off the school bus, the high schoolers that run track and pass our house daily, along with other pedestrians who jog and ride their bikes. Typically, the value of single-family homes goes down when multi-family structures are nearby. This affects me and all the single-family homes in the area. This will not affect NorthPoint Development, which is trying to purchase more of the wooded land in our area.

Approving this appeal would have a detrimental effect on our community and would not serve the public interest. I respectfully urge the Board to deny this variance application.

We would also like more time to reach out to other neighbors who are not aware of the plans to build around our homes.

Thank you for your time and consideration of this important matter.

Sincerely,

Ashley and Arthur Garcia

9/15/2025

I am writing this letter to register my opposition to the approval of CD-CPC-2025-00121 and CD-CPC-2025-00122. I'd like to express my concerns as a homeowner that lives next to and behind the property that NorthPoint Development is seeking to purchase to build a multi-family apartment structure.

This same company, NorthPoint Development, recently purchased the wooded land at the end of my street, between North Holmes and North Cherry street, and removed multiple acres of woods to build a different multi-family apartment structure. That multi-family structure is still currently under construction. It displaced wildlife and caused an increase in deer roaming the streets because their habitat was destroyed. The only notice given on that development was a small sign placed in tall grass along the east side of Cherry Street. On a narrow part of the street where there was no road space to pull off and read it. I did not receive a mailer. After speaking with multiple neighbors, after the work had begun, they also expressed they were not aware of what was being developed.

I am concerned that NorthPoint development is looking to purchase more wooded land along N Cherry Street, included with this purchase of the land along North Oak Trafficway. The area along N Cherry Street they are seeking to purchase is wooded land. I believe this land should not be available for purchase to build on. There is numerous wildlife in the area, and their remaining habitat should be protected.

My house sits on the West side of Cherry Street, where my side of the street sits in a valley. My house is below street level to North Oak Trafficway. This section of land on North Oak Trafficway is zoned as Commercial, and I feel it is accurately zoned, because all of the houses along Cherry Street sit below the street line. Allowing this company to rezone this land to build a 4-story multi-family structure will impose upon my property. Though there are trees along the creek behind my house, during late Fall, Winter and early Spring, the trees are bare enough see through to the West side of North Oak Trafficway.

The houses that run along the West side of Cherry Street all have private backyards, meaning we do not have neighbors directly behind us. All of the businesses currently along East North Oak Trafficway are built at a level that does not impose on the houses built below street level behind them. I do not have any neighbors living behind my property currently, and the price I paid for my house reflected the privacy and serenity of my home and my block. This structure will infringe upon the privacy of my home.

I have legitimate concerns that this multi-family home will cause financial harm to my property. Adding multiple apartment complexes within a small radius has been proven to devalue the homes in the area. I would like to register my concerns and how this structure

would affect the property value of my home. I am concerned that a multi-level structure built directly behind me, because I sit in a valley, will affect my gas bill in the winter, as I will no longer receive the same evening sun. This structure's height will affect the amount of sunlight we will receive, and to those of us that garden on my block, this will affect our ability to grow plants and\or vegetables in early Spring. Approving this current proposal will change the character and appearance of our block. This structure would be visible from my front yard and from my street. It would also peer into my backyard.

North Cherry Street has already been closed for 4 months due to this developers project between North Holmes and North Cherry street, we have had to endure multiple months of noise and construction and have been unable to use our road. This proposal would cause us residents a continued nuisance of noise and construction.

An apartment building on North Oak does not align with the structures in the area. I am asking the City to reject this proposal and please keep this lot on North Oak Trafficway zoned as is. For commercial use only.

The letter received from City Planning regarding this hearing on this September 17th, was received to my mail box on September 6th. I was given 11days notice of this hearing. Unfortunately, I did not read my mail immediately, so I have only had a week to reach out to neighbors to discuss this. I have spoke with multiple neighbors on my block who oppose the rezoning and building of this structure. Several were unable to take off work today.

Thank you for your time and attention.

Respectfully,

Meghan Hernandez

From: LIsa Linscott <lisablinscott@icloud.com>
Sent: Thursday, September 18, 2025 12:50 PM
To: Barnes, Matthew
Subject: Building Plan# CD-CPC-2025-00121

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I oppose the planned development on North Oak by NorthPoint Development.
This development is detrimental to local community, negatively affecting their quality of life, property values, and destruction of trees and natural habitat the neighborhood has cherished for decades.
The zoning change is illegal per city guidelines and lack of community support.
Lisa Linscott
Sent from my iPhone

File #: 250850

ORDINANCE NO. 250850

Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

WHEREAS, the Council adopted Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC (HNEL) to the Kansas City Brownfields Revolving Loan Fund (RLF) Program for a loan in the amount of $7,575,000.00 to abate asbestos containing materials (ACM), lead-based paint (LBP) and other hazardous substances, and perform other related work necessary for the remediation of Building Nos. 1 and 2 of the former Hardesty Federal Complex located at 5401 Independence Avenue, Kansas City, Missouri (the “Subject Properties” or “Site”) (collectively, the “HNEL Loan”); and

WHEREAS, changes to the ownership of the Site and the financial structure of the redevelopment project have made it impracticable for HNEL to satisfy the conditions of Ordinance No. 241051 for approval of the HNEL Loan; and

WHEREAS, such changes include the acquisition of the Site by the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) instead of by HNEL, the scope of the redevelopment and budget has increased from $178.9 million to $416.1 million, the ratio of private to public investment has increased from 2.7:1 to 6.3:1, and the amount of permanent debt financing will be between $7 million and $31 million; and

WHEREAS, after taking into consideration the above-described changes, the approval of the HNEL Loan continues to be in the best interests of the City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Section 1 of Ordinance No. 241051, is hereby repealed and replaced with the following Section 1:

Section 1. The actions described in Sections 2, 3 and 4 are approved subject to the satisfaction of the following conditions:

1. That HNEL provide to the City an executed agreement between HNEL and the owner of the Site demonstrating that HNEL has possession and control of the Site sufficient to conduct and complete the cleanup activities funded, in part or in whole, by the HNEL loan.

2. That the City prepare a determination that the requirements for borrower eligibility and site eligibility under the EPA Cooperative Agreement are met and that EPA concurs in such determination.

3. That HNEL provide a firm and detailed estimate of the costs of remediation for all hazardous substances identified on the Site and related demolition and construction activities necessary for remediation.

4. That equity investors for low-income housing tax credits and federal and state historic preservation tax credits selected by HNEL for the Project are deemed acceptable to the City, as advised by the City's loan underwriter.

5. That HNEL provide documentation acceptable to the City and its Qualified Environmental Professional (QEP) that the replacement of windows contaminated with LBP and ACM is a reasonable, necessary and eligible remediation expense of the HNEL Loan.

6. That HNEL provide an appraisal of the Subject Properties in accordance with applicable industry standards that determines an "As Stabilized" value of at least $51 million or such other value that is acceptable to the City's loan underwriter.

7. That HNEL furnishes evidence of an approved permanent debt loan for the Project in an amount acceptable to the City's loan underwriter.

Section B. That Section 3 of Ordinance No. 241051, is hereby repealed and replaced with the following Section 3:

Section 3. In accordance with Section 1, the Director of the City Planning and Development Department is authorized to execute with HNEL and/or PIEA the necessary loan documents to memorialize, issue, and secure the Loan, all in accordance with the terms and conditions of the City's EPA Cooperative Agreement governing the RLF. Copies of the loan documents, approved in substantial form, are on file with the City Planning and Development Department.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Abigail Judah
Assistant City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#6045
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3, and enacting new Sections 1 and 3.

Discussion

Council adopted Ord. 241051 conditioinally approving the application of Historic Northeast Lofts LLC (HNEL) to the Kansas City Brownfields Revolving Loan Fund (RLF) for a loan in the amount of $7,575,000.00 to abate asbestos-containing materials (ACM), lead-based paint (LBP) and other hazardous substances from Buildings No. 1 and 2 of the former Hardesty Federal Complex located at 5401 Independence Ave., Kansas City, Missouri. HNEL is the developer and owner of the subject properties for a project with an estimated value of approximately $413 million that includes over 389 residential units (of which approximately 82% will be affordable with a range of 30% to 80% average median income (AMI)), an approximately 30,000 square feet daycare and after school care facility, 2 MW of solar power generation to supply 50% of the site energy needs, passive house energy efficiency construction standards, transit-oriented development (TOD) features, 60,000 square feet of greenspace, and other common area amenities.

Changes to the ownership of the Site and the financial structure of the redevelopment project have made it impracticable for HNEL to satisfy the conditions of Ordinance 241051 for approval of the HNEL Loan. Such changes include the acquisition of the Site by the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) instead of by HNEL, the scope of the redevelopment and budget has increased from $178.9 million to $416.1 million, the increase in ratio of private to public investment has increased from 2.7:1 to 6.3:1, and the increase in capital sources has been entirely from private sources of equity or debt, and the permanent debt financing required for the redevelopment project will be of a range between $7 million and $31 million. After taking into consideration the above-described changes, the approval of the HNEL Loan continues to be in the City's best interests. This ordinance amends Ord. 241051 to remove the impracticable conditions and replace them with appropriate conditions that HNEL can meet to secure the loan.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable

3. How does the legislation affect the current fiscal year?
   No effect. This ordinance only amends a prior ordinance and has no independent financial impact.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   No.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed) This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
- ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Related Ordinance No. 241051

Service Level Impacts

The RLF loan related to this ordinance will produce an estimated 600,000 square feet of remediated building space and support construction of 389 housing units of which approximately 82% will be affordable with a range of 30% to 80% average median income.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Sensitive populations and current and future residents living or working on or near the HNEL Project will benefit from the cleanup activities performed with the grant funds accepted by the ordinance.

2. How have those groups been engaged and involved in the development of this ordinance?
   Stakeholders, including non-profits, neighborhood organizations, and interested residents were informed and invited to provide input concerning the remediation and redevelopment Project through local newspaper advertisements and a public meeting hosted by HNEL, and through other public meetings of the Kansas City Brownfields Initiative and the Kansas City Brownfields Commission.

3. How does this legislation contribute to a sustainable Kansas City?
   The RLF loan helps cleanup and reuse vacant, idle and blighted property, and reuse and improve existing infrastructure. Reuse of the Former Hardesty Federal Complex helps the City make more efficient use of its existing investments, increase density, promote public transit, reduce vehicle

miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, cleanup and redevelopment of the Site enhances environmental quality, helps to address social inequity and environmental justice issues, and contributes to the economic vitality of the old northeast neighborhoods and the City overall.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   No new units. The RLF loan related to this ordinance will support construction of 389 housing units of which approximately 82% will be affordable with a range of 30% to 80% average median income.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   Yes - I have submitted documents for CREO Review (Press tab after selecting)
   Please attach or copy and paste CREO's review.
   Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

File #: 250858

ORDINANCE NO. 250858

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1505, rezoning an area of about 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1505. That an area legally described as:

> The South 400 feet of all that part of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 48, Range 33, lying Southwesterly of the right-of-way of the Kansas City Public Service Company, except that part thereof taken for streets.

is hereby rezoned from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1505, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250858
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Rezoning an area of about 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business). (CD-CPC-2025-00091)

Discussion

The applicant is seeking to rezone the subject property from R-2.5 (Residential) to B1-1 (Neighborhood Business), so the site is subject to different fencing regulations. Proposed maintenance for the site includes installing a 7-foot-tall security mesh fence with barbed wire, which is not permitted in the R-zoned district. As a utility provider, the property owner prefers to be subject to non-residential fencing standards. Thus, their request for the rezoning.

City Council Key Points

- Rezoning from R-2.5 to B-1.
- No area plan amendment is required.
- Property owner seeks to rezone the property to build a 7 ft fence with barbed wire.
- City staff recommended Approval.
- City Plan Commission recommended Approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject site.

3. How does the legislation affect the current fiscal year?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject site.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable – as this is an ordinance authorizing the rezoning of the subject site.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This ordinance authorizes the rezoning of the subject site, which may help protect utility assets.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

☐ Create a solutions-oriented culture to foster a more welcoming business environment.
☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
☐

Prior Legislation

None.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject site

2. How have those groups been engaged and involved in the development of this ordinance?
   Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on August 27, 2025. A meeting summary is attached to the City Plan Commission staff report.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject site

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Click or tap here to enter text.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

File #: 250861

ORDINANCE NO. 250861

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, N.W. Prairie View Road to the east, N.W. 81st Street to the south (extended), and N. Berkley Avenue (extended) and N.W. Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Tiffany Frolics Community Improvement District ("District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act ("Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty-seven (27) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District is hereby determined to be a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually or collectively constitute an economic liability, social liability or menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that proposed contracts with owners of property lying within the District's boundaries to demolish and remove, renovate, reconstruct or rehabilitate any of the buildings and structures located on such property, and the expenditure or loaning of the District's revenues to fund such contracts, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City's Code of Ordinances ("Code").

Section 6. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

_____

Approved as to form:

_____
Eluard Alegre
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250861
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, NW Prairie View Road to the east, NW 81st Street to the south (extended), and N Berkley Avenue (extended) and NW Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Tiffany Frolics CID for a 27-year term, unless extended. This CID would not overlap any other CID. The proposed District is composed of ten (10) parcels of land containing approximately 7.31 acres.

The District will have the authority to impose a 1% sales tax which, according to the petition, will be used for the repayment of loans and/or reimbursement agreement or bonds to fund projects within the boundary of the proposed CID. The petition states the District's projects will include landscaping – site beautification, concrete curbs & paving, concrete sidewalks, and new trash enclosures, among other projects.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this District to the Missouri Department of Economic Development and the Missouri State auditor.

.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No

2. What is the funding source?
   1000-642044 CID Support

3. How does the legislation affect the current fiscal year?
   There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   There are no recurring costs associated with this legislation.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   No.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☒ Yes ☐ No

2. This fund has a structural imbalance. ☒ Yes ☐ No

3. Account string has been verified/confirmed. ☒ Yes ☐ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact. However, the department has existing appropriations to use to cover the expenses associated with the CID petition.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

210565, 240024, 240979 – City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No change.

2. How have those groups been engaged and involved in the development of this ordinance?
   N/A

3. How does this legislation contribute to a sustainable Kansas City?
   N/A

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

Tiffany Frolics
Community Improvement District

Blight Study

Great Corner-Frolics, LLC, Great Corner-Tps, LLC et al.
Kansas City, Missouri
April 11, 2025

Patrick Sterrett
Sterrett Urban, LLC
704 Canter St.
Raymore, Missouri 64083
(816) 283.7222
psterrett@sterretturban.com

Tiffany Frolics
Community Improvement District

Blight Study

Great Corner-Frolics, LLC, Great Corner-Tps, LLC et al.
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April 11, 2025

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Section I

Introduction

The purpose of this analysis is to determine if the proposed Tiffany Frolics Community Improvement District, which consists of approximately 7.31 acres (excluding right of way), and ten (10) property/tax parcels located generally between Barry Road on the north, NW Prairie View Road on the east, NW 81st Street on the south (extended), and N. Berkley Avenue (extended) and NW Milrey Drive (extended) on the west in Kansas City, Platte County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix D.

The Consultant visited the Study Area in March and April 2025. The effective date of this study is April 11, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses ten (10) property/tax parcels and approximately 7.34 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Kansas City, Missouri ("City") will make a final determination of a blighted area for the entire Study Area.

Study Methodology

The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City and Platte County ("County") to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the County and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in March and April 2025. The effective date of the study is April 11, 2025, the last date of inspection.

Previous Blight Determinations

Proposed Community Improvement District

The City has not previously made a finding of blight for any part of the Study Area.

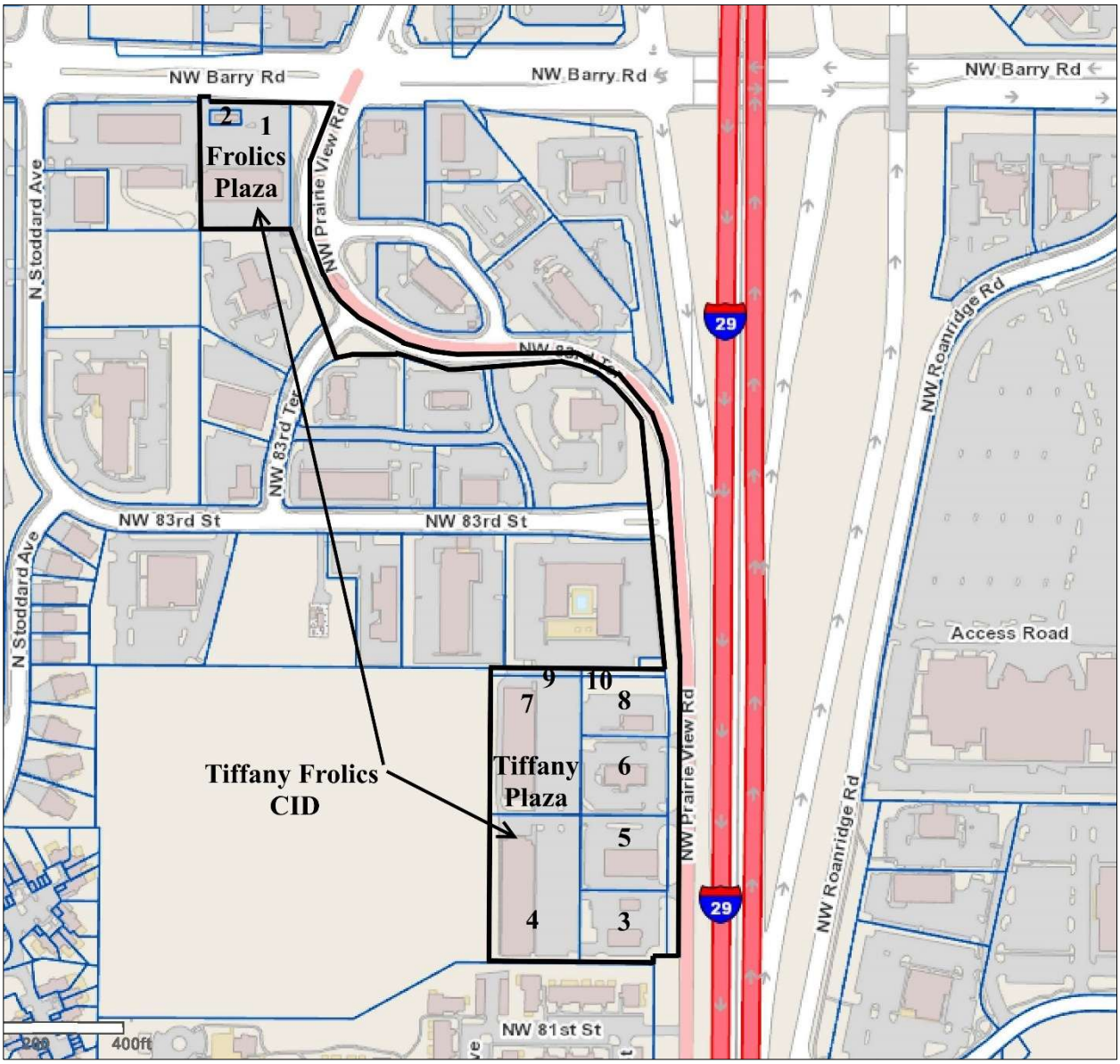
Legal Description

The Study Area consists of ten (10) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The Study Area contains ten (10) property/tax parcels. All the property/tax parcels are identified by the Platte County Assessor's office. A complete listing of the property/tax parcels identified by the Platte County Assessor is included in Appendix A.

Study Area – Boundary Map



Section II

Study Area Overview

Location & Access

The Tiffany Frolics Redevelopment Area encompasses approximately 7.34 acres and consists of ten (10) property/tax parcels in Kansas City, Missouri in the Platte Ridge neighborhood.

General regional access to the Study Area is good, via access to Interstate 29 (north-south highway) approximately 0.15 miles east of the Study Area, direct access to NW Barry Road running east-west from the Study Area, and NW Prairie View Road running primarily north-south and providing direct access to both retail centers in the Study Area and to NW Barry Road.

Interstate 29 is recognized in the City's Major Street Plan (effective October 2011 per Ordinance No. 110249) as "Freeways/Interstates", while NW Barry Road and NW Prairie View Road are both identified in the City's Major Street Plan as major streets and both provide direct access to the Study Area.

Frolics Plaza, a retail center located at the southwest corner of NW Barry Road and NW Prairie View Road, is accessed via two right-in/right-out driveways to/from NW Barry Road on the north. The western-most driveway is located at the northwestern corner of the property and is shared with the QuikTrip convenience store located to the west. The eastern-most driveway is located close to the NW Barry Road and NW Prairie View Road intersection. A third driveway provides access to the southeastern corner of the property from NW Prairie View Road, and while access to the parking lot is possible, the drive serves more as a service drive. Access also exists between Frolics Plaza and the QuikTrip convenience store adjacent to the west.

Tiffany Plaza, a retail center located southeast of Frolics Plaza in the 8100 block of NW Prairie View Road, is accessed via three driveways to/from NW Prairie View Road on the east. The middle drive provides direct access back to two retail strip buildings. Four pad sites in front of the strip buildings are directly served from NW Prairie View Road.

Local access to the Study Area is by way of the streets noted above, NW Barry Road and NW Prairie View Road. NW Barry Road is a six-lane thoroughfare with a center turn lane and median. West-bound traffic on Barry Road can access the Study Area with a u-turn at NW Barry Road and N. Stoddard Avenue. NW Prairie View Road is a two-lane thoroughfare.

The Bike KC Plan, a draft of which has not been adopted by the City Council, includes the Study Area. Bike lanes exist on NW Barry Road adjacent to the Study Area, and a signed bike route exists on NW Prairie View Road south past the Tiffany Plaza retail center on its east boundary. Trails do not exist in or near the Study Area and none are planned.

Pedestrian access is fair, with sidewalks on NW Barry Road and NW Prairie View Road providing pedestrian access to Frolics Plaza. Sidewalks do not exist on NW Prairie View Road

adjacent to Tiffany Plaza in the Study Area. Sidewalks exist adjacent to the buildings throughout the Study Area, but none exist that would provide access from building to building.

Public transit is well-served with Route 229 (KCI-Boardwalk) serving the Study Area. Route 229 runs north-south along NW Prairie View Road along the eastern edge of the Study Area seven days per week. The route connects Kansas City International Airport on the north with Downtown Kansas City on the south. Bus stops are within easy walking distance anywhere from within the Study Area.

Land Area

There are ten (10) property/tax parcels within the Study Area. Per information obtained from the geographic information system of Platte County, Missouri, the Study Area contains a total of approximately 7.34 acres (excluding right of way).

Topography

The Study Area slopes downward from west to east and from north to south, until the north/south midpoint on the west side of the Tiffany Plaza retail center, where the topography begins to rise to the south. The highest elevation in the Study Area is around elevation 1,050 feet at the southwest corner of the Tiffany Plaza retail center. The lowest elevation in the Study Area is generally around elevation 1,032 feet at the southeast corner of the Tiffany Plaza retail center.

Flood plain maps from the Federal Emergency Management Agency indicate that no part of the Study Area is located within a 100-year or 500-year floodplain.

The northern ninety feet or so of the Frolics Plaza property is located within the Rush Creek watershed. The remainder of the Study Area, with the exception of a portion of the southeast corner of the Study Area, is in the Walnut Creek watershed. A few square feet of the southeast corner of the Study Area is in the Line Creek watershed.

Utilities

All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning

The existing zoning districts include B2-2 (Neighborhood Business 2 dash 2) and B3-2 (Community Business dash 2). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Zoning and Development Code of Kansas City, Missouri is included below.

Zoning Classification		Intent*
B2-2	**Neighborhood Business 2 dash 2**	The primary purpose of the B2, Neighborhood Business 2 district is to accommodate small-to moderate-scale retail and service uses that serve the day-to-day convenience needs of nearby residents as well as the occasional needs of residents within a larger trade area. The primary difference between the B1 and B2 districts is that B2 permits a broader range of uses and businesses with a larger floor area.
B3-2	**Community Business dash 2**	The primary purpose of the B3, Community Business district is to accommodate a broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than typically found in B1 and B2 districts, the B3 district is also intended to accommodate some types of destination-oriented commercial uses that draw from a larger trade area than the types of neighborhood-serving uses found in B1 and B2 districts. The B3 district is primarily intended to be applied to large sites that have primary access to major streets. It may also be used along smaller streets to accommodate retail and service use types that are not allowed in B1 and B2 districts.

*Kansas City, Missouri Zoning and Development Code

Environmental

Due to the date of construction of many of the improvements in the Study Area, the area and improvements could contain some type of environmental liability. Such liabilities might include asbestos-containing material, lead-based paint, and underground fuel storage tanks, among others. Depending on the size, amount and nature of potential contaminated materials, their presence can pose a significant liability to property and the overall redevelopment plan. It is recommended that prior to extensive redevelopment of the Study Area, environmental inspections be completed to identify and remediate potential environmental liabilities.

The consultant is unaware of any environmental contamination within the proposed redevelopment area.

Real Estate Taxes
A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial properties is 32%. The real estate levy for 2024 in the Study Area was $8.4167 per $100 of assessed valuation. In 2024 (the most recent year in which real estate taxes were collected), the assessed value of the Study Area was $1,413,325, generating a total of $118,955.35 in billable real estate taxes. Assessed values within the Study Area increased by 3.19% between 2020 and 2024 after increasing by 0.45% in 2021 and by 2.72% in 2023. Of the ten (10) property/tax parcels in the Study Area, assessed values increased for four of the parcels ranging between 2.9% and 137.2% for a total increase of 28.2%. One parcel's assessed value declined since 2020 by 12.2%, and the assessed values of the remaining parcels did not change between 2020 and 2024. Assessed values for six of the ten parcels in the Study Area, representing more than 70% of the Study Area's assessed value in 2024, declined or were stagnant between 2020 and 2024.

All real property tax payments are current as of the date of this study.

Existing Improvements
The Study Area encompasses approximately 7.34 acres (excluding right of way) and consists of ten (10) property/tax parcels. The Study Area is located generally between NW Barry Road on the north, NW Prairie View Road on the east, NW 81st Street on the south (extended), and N. Berkley Avenue (extended) and NW Milrey Drive (extended) on the west in Kansas City, Platte County, Missouri.

The Study Area consists of 7.34 acres (excluding right of way) on ten (10) property/tax parcels that are predominantly improved commercial property and vacant commercial property. Two of the ten (10) property/tax parcels are located along the northern edge of the Study Area at the southwest corner of NW Barry Road and NW Prairie View Road in the retail center of Frolics Plaza.

A one-story retail strip building of approximately 11,570 square feet, constructed in 1975 on the southern one-third of the property, has seven bays, of which five are currently occupied with four tenants. Tenants include Vape Stop Plus, Moti Mahal Indian Restaurant, IXTAPA Mexican Cuisine, and Rainbow Chinese Restaurant. Two bays are currently vacant, totaling 3,250 square feet, resulting in a vacancy rate of 28.3%. Brick veneer and EIFS cover the building on all four sides. The roof is a low-slope roof. Customer parking is located in the middle one-third of the property on concrete and consists of fifty-six (56) stalls. Service access is provided on the south side of the building on an asphalt-covered area. A drive connecting the service area with the customer parking exists on the east side of the building.

In the north one-third of the property is a one-story double-drive-through building facing west that was constructed in 1988 and consists of 1,160 square feet. The building is leased to Smoothie King. In total, when considering both buildings, the vacancy rate of the property is 25.7%.

A second retail center, Tiffany Plaza, is located in the Study Area about 0.2 miles southeast of Frolics Plaza. The eight (8) property/tax parcels in the Tiffany Plaza retail center includes two very small vacant property/tax parcels that form the northern boundary of the Study Area immediately south of the Motel 6 located at the southwest corner of NW Prairie View Road and NW 83rd Street. Tiffany Plaza consists of six buildings facing east toward NW Prairie View Road. Of the six buildings, two buildings are located on the western edge of the retail center; one on the north and the other building located on the south. The remaining four buildings are on pad sites closest to NW Prairie View Road.

The one-story north retail strip building consists of approximately 15,600 gross square feet (14,960 square feet of which is leasable) and was constructed in 1980. The building has four of seven bays occupied, and tenants include First Point Urgent Care, The Edge Barber Shop, Sun Massage, and Arthur's Lounge. The three vacant bays total 7,060 square feet, resulting in a vacancy rate for the building of 47.2%. The building is constructed of masonry fronted with an arcade that provides a covered walkway. Parking is located immediately east of the building. Service is provided to the front and sides of the building. No vehicular access exists to the back of the building on the west side. The roof is a low-slope roof and signage is on a metal panel system located above the arcade.

The one-story south retail strip building consists of approximately 16,900 gross square feet (16,830 square feet of which is leasable) and was constructed in 1987. The building has two of five bays occupied, and tenants include Jalapeno's Tacos and Thirsty Bull Saloon. The three vacant bays total 6,939 square feet, resulting in a vacancy rate for the building of 41.2%. Like the north building the south building is constructed of masonry fronted with an arcade that provides a covered walkway. Parking is located immediately east of the building. Service is provided to the front and sides of the building. No vehicular access exists to the back of the building on the west side. The roof is a low-slope roof and signage is on a metal panel system located above the arcade.

The four pad sites are each occupied with single-tenant, one-story buildings. Each of the properties – each pad site is under separate ownership – has its own ingress/egress to NW Prairie View Road, and access to/from the parking lot that serves the two multi-tenant buildings at the western edge of the retail center.

The northern pad site (8174 NW Prairie View Road) consists of a one-story, 1,584 square foot building constructed in 1982. The current business in operation is a restaurant, In-a-Tub.

The second pad site from the north (8170 NW Prairie View Road) is a former Hardee's restaurant that was recently converted to a cannabis dispensary. The one-story building was originally constructed in 1980 and has been expanded over time to its current size of 6,650 gross

square feet. The most recent renovation took place the past year before it reopened as Kansas City Cannabis in October 2024. The building is in very good condition.

The third pad site from the north (8116 NW Prairie View Road) consists of a one-story, 7,200 square foot building constructed in 1975. The current business in operation is Tires Plus.

The fourth pad site from the north (8108 NW Prairie View Road) consists of a one-story, 2,240 square foot building constructed in 1975 as a convenience store. The current business is a Sunoco/World Liquors convenience store/liquor store.

Of the 49,464 square feet of space in Tiffany Plaza, 13,999 square feet is vacant, resulting in a vacancy rate of 28.3%.

Of the 62,194 square feet of space in the Study Area, 17,249 square feet is vacant, resulting in a vacancy rate of 27.7%.

Billboards
No billboards exist within the Study Area.

Platte Ridge Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius of the Study Area.

	Population			
Tiffany Frolics Study Area	**Historic**		**Estimated**	**Projected**
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	9,588	10,107	10,632	11,263
percent change (1 mi)		+5.4%	+5.2%	+5.9%
change from '10 (1 mi)		+5.4%	+10.9%	+17.5%
Three Mile	44,310	53,703	55,216	58,459
percent change (3 mi)		+21.2%	+2.8%	+5.9%
change from '10 (3 mi)		+21.2%	+24.6%	+31.9%
Five Mile	86,689	103,134	106,778	114,340
percent change (5 mi)		+19.0%	+3.5%	+7.1%
change from '10 (5 mi)		+19.0%	+23.2%	+31.9%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+5.4%) that was slightly more than half the rate of growth of the city (+10.5%) and about one-fourth the rate of growth within three and five miles of the Study Area between 2010 and 2020 (19.0%-21.2%). Population growth nearest the Study Area, however, is estimated to have accelerated between 2020 and 2024 (+5.2%), surpassing the rate of growth within three miles and five miles of the Study Area (2.8%-3.5%). Growth between 2024 and 2029 is projected to increase at 5.9% within one mile and three miles of the Study Area, while the population within five miles of the Study Area is projected to increase by 7.1%

	Med HH Inc
Tiffany Frolics Study Area Radius	**Estimated**
	2024
One Mile chg. from '24 (1 mile)	$78,580
Three Mile chg. from '24 (3 mile)	$104,273
Five Mile chg. from '24 (5 mile)	$96,249

Source: ESRI; Sterrett Urban, LLC

The median household income estimated by ESRI for 2024 within one-, three- and five-miles of the Study Area is greater than the median household income for the city of Kansas City ($67,449). Within one mile of the Study Area the median household income is approximately 16.5% higher than that of the city.

Unemployment

The most recent unemployment data for the Study Area is for that part of the City of Kansas City that is in Platte County, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Kansas City, Platte County, Missouri
January 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
31,130	29,932	1,198	3.8%

Source: Missouri Economic Research and Information Center (MERIC)

According to MERIC, the unemployment rate (not seasonally adjusted) for Kansas City, Missouri in January 2025 was 4.3%, and for Platte County, Missouri was 3.7%.

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Kansas City, MO-KS metropolitan statistical area in January 2025 was 4.2%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Tiffany Frolics Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in March and April 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 67.1401.2(3) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 67.1401.2(3) / RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(3)* ***"Blighted area"****, the same meaning as defined pursuant to section 99.805;* (67.1401.2(3), RSMo.)

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).

- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).

- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the following:

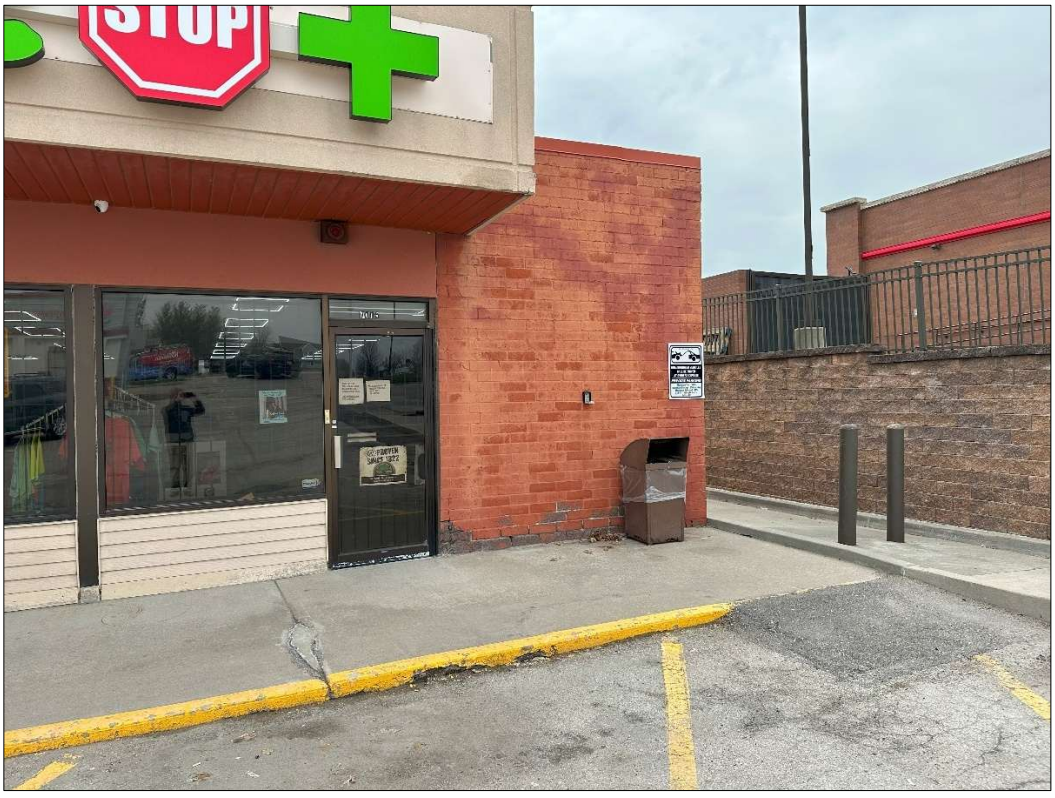
- Deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, primarily at all of Frolics Plaza and in front of and leading to the multi-tenant buildings at Tiffany Plaza Retail Center, In-A-Tub, and Sunoco/World Liquors;
- Deterioration/damage of sidewalks which creates tripping hazards, especially on the west side of the two largest retail buildings at Tiffany Plaza Retail Center and in front of the retail building at Frolics Plaza;
- Faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles;
- Overgrown vegetation, especially along the western, northern and southern boundaries of the Study Area at Tiffany Plaza Retail Center;
- LED lighting not installed on multi-tenant buildings in Study Area;
- Trespass and vandalism is evident on the property, likely due to the lack of fencing at the southern boundary of the Tiffany Plaza Retail Center; and
- Trash/debris.

Noncompliance with the Americans with Disabilities Act (ADA) is evident throughout the Study Area and primarily includes nonexistent signage and substandard curb ramps.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. Each of the ten (10) properties in the Study Area exhibited insanitary or unsafe conditions, or 100% of the Study Area.

Frolics Plaza – looking west – tripping hazards due to deterioration of pavement



Frolics Plaza – looking southwest – Substandard ADA curb ramp; uneven sidewalk

Frolics Plaza – looking southwest – Substandard ADA curb ramp; damaged sidewalk; deterioration of drive

Frolics Plaza – looking southwest – graffiti; deterioration of pavement

Frolics Plaza – looking northwest – deterioration of pavement, trash/debris

Frolics Plaza – looking west – deterioration of pavement

Frolics Plaza – looking southeast – deterioration of pavement; trash/debris

Frolics Plaza – looking east – uneven pavement; trash/debris

Tiffany Plaza – looking east – uneven pavement

Tiffany Plaza – looking southeast – trash/debris; uneven pavement

Tiffany Plaza – looking northeast – graffiti

Tiffany Plaza – looking northwest – overgrown vegetation; trash/debris

Tiffany Plaza – looking east – uneven pavement; overgrown vegetation

Tiffany Plaza – looking east – uneven pavement; overgrown vegetation

Tiffany Plaza – looking south – deterioration of parking lot, uneven pavement

Tiffany Plaza – looking west – lack of ADA compliant access to sidewalk

Tiffany Plaza – looking west – uneven pavement; lack of ADA signage

Tiffany Plaza – looking west – lack of ADA compliant signage, access to sidewalk

Tiffany Plaza – looking northwest – graffiti

Tiffany Plaza – looking north – trash/debris; overgrown vegetation; deterioration of sidewalk

Tiffany Plaza – looking east – uneven pavement; overgrown vegetation

Tiffany Plaza – looking west – deteriorated surface parking lot – uneven pavement

Tiffany Plaza – looking south – trash/debris; overgrown vegetation along south boundary

Tiffany Plaza – looking south – evidence of trespass at south boundary

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. One vacant interior space was also inspected. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

The most common example of structural deterioration found in the Study Area included:

- A roof inspection report was provided to the Consultant, dated April 17, 2025, noting that the roofs on the two multi-tenant buildings in the Tiffany Plaza Retail Center were in very poor condition and required replacement as their useful lives were only expected to last 0-1 years for one roof and 2-4 years for the other roof. The roof of the multi-tenant building in Frolics Plaza requires repairs as necessary;
- Gutters, especially those on the west/rear of the two multi-tenant buildings at Tiffany Plaza Retail Center, are in need of replacement;
- About half of the downspouts at the rear of the multi-tenant building at Frolics Plaza are damaged and in need of replacement;
- Failure of finishes was evident on buildings in both retail centers, with the EIFS and masonry on the multi-tenant building at Frolics Plaza requiring some repainting, and same with respect to the masonry at the multi-tenant buildings at Tiffany Plaza Retail Center;
- Aluminum storefront doors are damaged at the three multi-tenant buildings in the Study Area;
- About 50% of the rear exit doors on the multi-tenant buildings at Frolics Plaza and Tiffany Plaza Retail Center require replacement;
- Masonry at the multi-tenant buildings at Tiffany Plaza Retail Center and at Frolics Plaza require tuckpointing, and at Frolics Plaza also requires repainting (failure of finishes);
- Door sconces missing/damaged at rear of multi-tenant buildings at Tiffany Plaza Retail Center; and
- Deterioration of awnings above rear entry doors on west side of multi-tenant buildings at Tiffany Plaza Retail Center.

Frolics Plaza – looking southeast – failure of finishes; deterioration of masonry

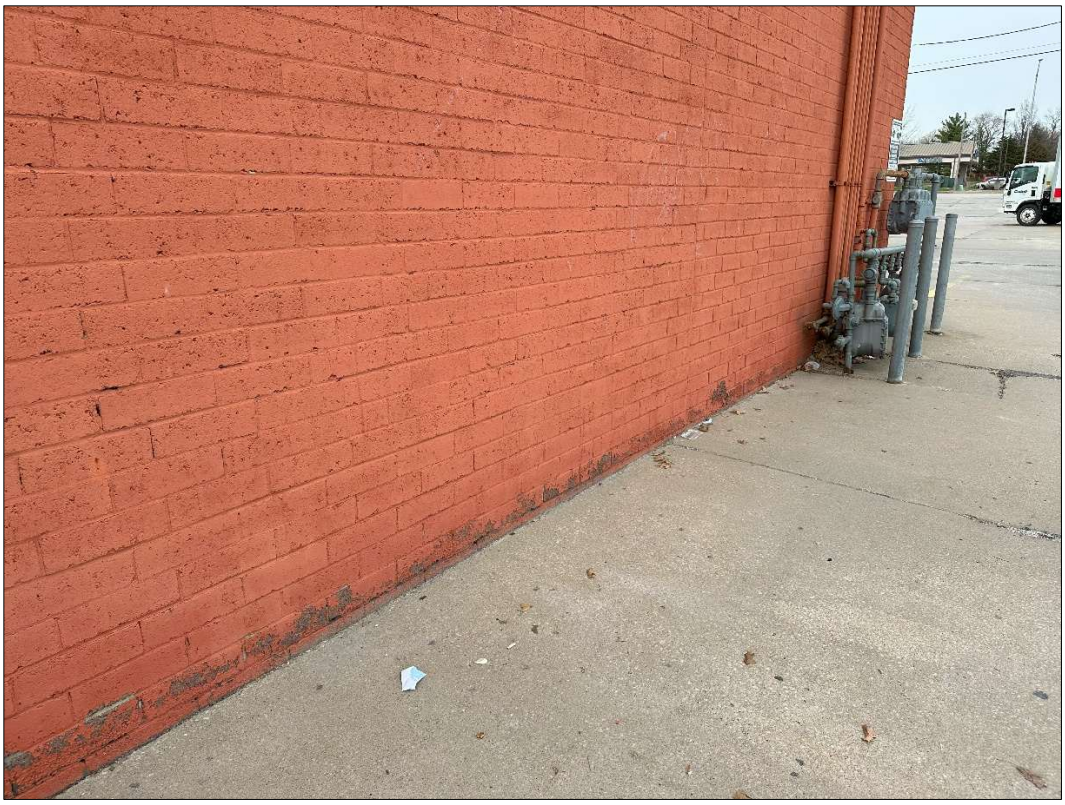
Frolics Plaza – looking south – failure of finishes; damaged door

Frolics Plaza – looking southwest – failure of finishes (masonry, EIFS); tuckpointing necessary

Frolics Plaza – looking south – failure of finishes; masonry tuckpointing required

Frolics Plaza – looking north – failure of finishes; masonry tuckpointing required

Frolics Plaza – looking north – deterioration of door; failure of finishes



Frolics Plaza – looking northwest – failure of finishes

Tiffany Plaza – looking east – deterioration of gutters, downspouts

Tiffany Plaza – looking east – failure of finishes

Tiffany Plaza – looking northeast – deterioration of rear entry doors, awnings; failure of finishes

Tiffany Plaza – looking northeast – deterioration of light fixtures on west side of building

Tiffany Plaza – looking northeast – deterioration of rear entry doors, awnings, gutters, downspouts

Tiffany Plaza – looking south – tuckpointing of masonry required

Tiffany Plaza – looking south – lighting needs upgrade to LEDs

Tiffany Plaza – looking southeast – failure of finishes; deterioration of door, awning, gutter

Tiffany Plaza – looking northeast – failure of finishes; deterioration of door

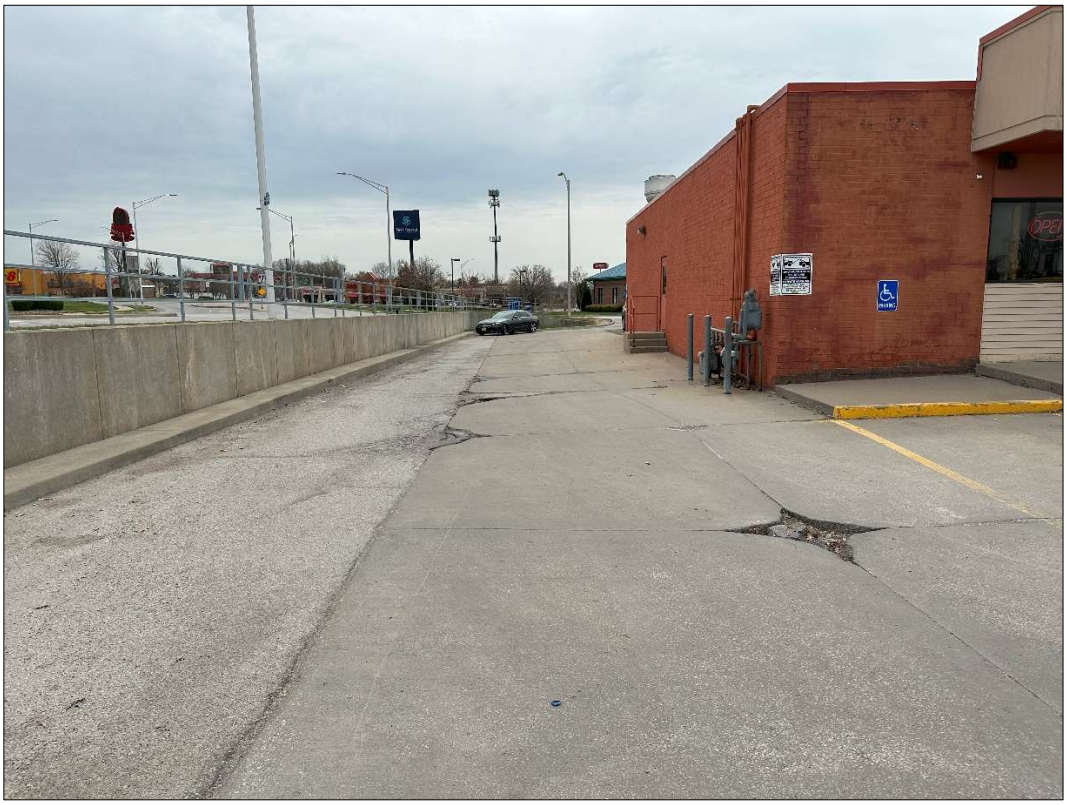
In addition to structural deterioration, a variety of blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include:

- Deterioration of parking surfaces, drive aisles, curbs and islands requires repairs or replacement, especially all pavement at Frolics Plaza, pavement and drive aisles providing access to the multi-tenant buildings at Tiffany Plaza, and pavement at In-A-Tub and Sunoco/World Liquors;
- Repair or replacement of trash dumpster enclosures at Frolics Plaza and at Tiffany Plaza Retail Center;
- Landscaping is frequently neglected and in need of replacement, especially in islands and along perimeter of property;
- Metal railing rusting out on east side of multi-tenant building at Frolics Plaza;

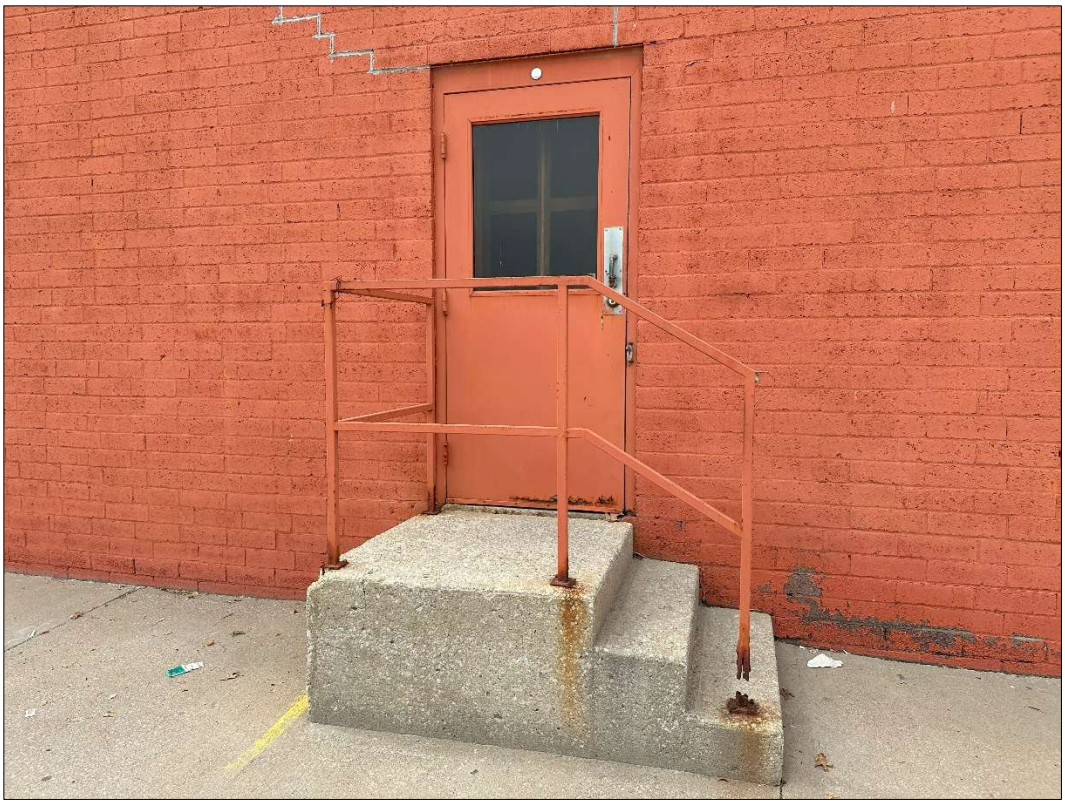
Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.

Frolics Plaza – looking east – deterioration of pavement

Frolics Plaza – looking southeast – deterioration of pavement



Frolics Plaza – looking south – deterioration of pavement/drive aisle



Frolics Plaza – looking west – deterioration of railing, steps

Frolics Plaza – looking west – deterioration of pavement

Frolics Plaza – looking west – deterioration of pavement; unenclosed dumpsters

Frolics Plaza – looking south – deterioration of pavement, fence; neglected vegetation

Frolics Plaza – looking southwest – deterioration of pavement, fence; unenclosed dumpsters; lack of landscaping

Frolics Plaza – looking south – deterioration of pavement; lack of landscaping, curb

Frolics Plaza – looking northeast – deterioration of trash enclosure, pavement

Frolics Plaza – looking southeast – deterioration of pavement; lack of curb, landscaping

Frolics Plaza – looking west – deterioration of pavement

Frolics Plaza – looking south – deterioration of pavement

Tiffany Plaza – looking south – deterioration of pavement, fence; unenclosed dumpsters

Tiffany Plaza – looking south – deterioration of pavement; unenclosed dumnpsters

Tiffany Plaza – looking northeast – deterioration of pavement

Tiffany Plaza – looking west – deterioration of pavement

Tiffany Plaza – looking northeast – deterioration of pavement, curb; lack of landscaping

Tiffany Plaza – looking east – deterioration of pavement; unenclosed dumpsters

Tiffany Plaza – looking southwest – deterioration of fence; overgrown vegetation

Tiffany Plaza – looking west – deterioration of fence; lack of landscaping

Tiffany Plaza – looking east – deterioration of trash enclosure at In-A-Tub, pavement; lack of landscaping

Tiffany Plaza – looking west – deterioration of trash enclosure at In-A-Tub

Tiffany Plaza – looking east – deterioration of pavement at In-A-Tub

Tiffany Plaza – looking west – deterioration of pavement; lack of landscaping

Tiffany Plaza – looking west – lack of landscaping; deterioration of pavement

Tiffany Plaza – looking north – deterioration of pavement; lack of landscaping at Sunoco/World Liquors

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, lack of dumpster enclosures, deterioration of roofs and gutters, and the failure of finishes.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

No known environmental liabilities exist within the Study Area that endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were not identified within the Study Area and as such the subject component does not contribute to blight in the Study Area.

Summary of Blighting Factors

The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy two of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 68.0% of the Study Area.

Tiffany Frolics
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	10	100%	7.34	100%
Blighting Factors				
Insanitary or unsafe conditions	10	100.0%	7.34	100.0%
Deterioration of site improvements	9	90.0%	7.26	98.9%
Existence of conditions which endanger life or property by fire and other causes	0	0.0%	0.00	0.0%
Parcels with Predominance of Blighting Factors	**5**	**50.0%**	**4.99**	**68.0%**

Effect Component 1: Retards the Provision of Housing Accommodations
The blighting conditions present in the Study Area have not inhibited the provision of housing in the Platte Ridge Neighborhood or anywhere nearby within at least five miles of the Study Area. As noted previously, although past population growth has severely lagged the incredible growth of those areas within three and five miles of the Study Area, the population growth rate since 2020 and the projected growth rate through 2029 have accelerated near the Study Area. Immediately west of the Tiffany Plaza properties a new 150-unit multifamily development is now moving forward. The population growth and the new adjacent development indicate the conditions present in the Study Area are not inhibiting housing development.

The blighting conditions within the Study Area have not retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.19% between 2020 and 2024, and by 2.72% in 2023 alone. Despite the increase in assessed values over the past five years, much of the property valuation in the Study Area has been stagnant. Five properties making up more than 58% of the assessed value of the Study Area have not experienced a change in valuation since 2020. The five properties include the three retail strip buildings (one at Frolics Plaza and two at Tiffany Plaza), each exceeding 10,000 square feet and each having some vacant space.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant space in the Study Area is excessive. As noted previously the vacancy rate for Frolics Plaza is 25.7% and the vacancy rate for Tiffany Plaza Retail Center is 28.3%, resulting in a vacancy rate for the Study Area of 27.7%. Per Newmark Zimmer's 4th Quarter 2024 Retail Market Report, the vacancy rate for "Small Space" retail space was 1.6% in Platte County. The vacancy rate for the Study Area is more than seventeen times the current vacancy rate for small retail space in Platte County.

- Valuations of the multi-tenant buildings are low and consequently so are tax revenues. The north multi-tenant building in the Tiffany Plaza Retail Center is assessed at $6.30 per square foot of improvement. The south multi-tenant building in the Tiffany Plaza Retail Center is assessed at $2.37 per square foot of improvement. And the Frolics Plaza multi-tenant building is assessed at $2.77 per square foot of improvement.

  Comparable buildings (similar age, size, location, etc.) located to the south in the 7600 and 7700 blocks of NW Prairie View Road, have assessed values ranging between $11.97 - $16.24 per square foot of improvement. One building of similar condition also has a similar assessed valuation of $2.98 per square foot of improvement. A relatively recent multi-tenant retail building to be constructed – in 2007 – has an assessed value of $23.57 per square foot of improvement. East of the Study Area on Barry Road a relatively new multi-tenant retail building, constructed in 2019, has an assessed value of $42.26 per square foot of improvement.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market, especially after seeing vacancies diminish cash flow and returns that could assist with the funding of those improvements. Doing nothing will only result in further deterioration of building and site improvements, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of economic activity – in a high-traffic location on NW Barry Road and on NW Prairie View Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety, Morals or Welfare
Those properties that violate Kansas City's nuisance code constitute a menace to the public health, safety, morals or welfare, and include those conditions of overgrown vegetation, trash/debris, and transient activity.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Tiffany Frolics Community Improvement District.

The dominant blighting factor is the physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the unsafe physical conditions and vacancies indicate blight is present within the proposed Tiffany Frolics Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes and create unsafe conditions, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Tiffany Frolics Community Improvement District, as of April 11, 2025, is a "blighted area" according to the definition provided in the CID Act, and constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Section IV

Feasability of Blight Elimination

Within the City's stated requirements for establishing a community improvement district is a section in the City Charter related to the determination of blight. As Sec. 74-302(c) of the City's Charter states:

> *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:
>
> (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;…

Determining the point in time that blighting factors and conditions might reasonably have been determined to first occur and remain unabated is especially difficult with properties in which assessed values have stagnated for more than five years. In the case of the proposed Tiffany Frolics Community Improvement District, maintenance was provided as best as possible, but may very well have been impacted by high vacancy rates that diminish cash flow and capital maintenance outlays.

The capital cost to revitalize the Study Area now is high enough to require some form of external financial assistance to make such revitalization feasible, as the cash flow generated by the property simply cannot support the necessary cost of capital. As noted, the vacancy rate for the Study Area currently exceeds 27%, far more than the 1.6% that is currently the norm for small space retail in Platte County.

The longer the Study Area is maintained at the level sustained over the past five years, the property will continue to deteriorate and the unattractiveness of the centers will increase among tenants, potential tenants, and customers. But the current cash flow and expense of capital is too great to feasibly attract a higher level of economic activity and revitalization of the Study Area is simply not feasible.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1	7101 NW BARRY RD	20-1.0-12-400-001-005.000	GREAT CORNER-FROLICS LLC & ETAL	FROLICS PLAZA ALL OF PLATTED FROLICS PLAZA
2	7121 NW BARRY RD	20-1.0-12-400-001-005.001	GREAT CORNER-FROLICS LLC & ETAL	FROLICS LEASEHOLD ACCOUNT
3	8108 NW PRAIRIE VIEW RD	20-1.0-12-400-002-062.000	8108 PV LLC	TIFFANY PLAZA LOT 4
4	8132 NW PRAIRIE VIEW RD	20-2.0-12-400-002-063.000	GREAT CORNER-TPS LLC & ETAL	TIFFANY PLAZA LOT 5
5	8116 NW PRAIRIE VIEW RD	20-2.0-12-400-002-064.000	GREAT CORNER-FROLICS LLC & ETAL	TIFFANY PLAZA LOT 3
6	8170 NW PRAIRIE VIEW RD	20-2.0-12-400-002-065.000	PV8170 LLC	TIFFANY PLAZA LOT 2
7	8136 NW PRAIRIE VIEW RD	20-2.0-12-400-002-066.000	GREAT CORNER-FROLICS LLC	TIFFANY PLAZA LOT 6
8	8174 NW PRAIRIE VIEW RD	20-2.0-12-400-002-068.000	WILTGENS OF MISSOURI, INC	TIFFANY PLAZA LOT 1
9	NO ADDRESS ASSIGNED	20-2.0-12-400-002-069.000	GREAT CORNER-FROLICS LLC & ETAL	KC MISC TR BEG AT NW COR LOT 6 TIFFANY PLAZA TH N 1 5 FT TH E 200 FT TH S 16.5 FT
10	NO ADDRESS ASSIGNED	20-2.0-12-400-002-070.000	WILTGENS OF MISSOURI, INC	TR BEG 52 FT W OF NE COR OF SE 1/4 OF SE 1/ SEC 12 TH SE 16.61FT TH W 185.

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	2020	2021	2022	2023	2024	Taxes 2024	Taxes Delinquent	NOTES
1	20-1.0-12-400-001-005.000	320,000	320,000	320,000	320,000	320,000	26,933.44	0.00	
2	20-1.0-12-400-001-005.001	14,144	14,144	14,144	15,134	15,134	1,273.76	0.00	
3	20-1.0-12-400-002-062.000	107,200	107,200	107,200	172,719	172,719	14,537.23	0.00	
4	20-1.0-12-400-002-063.000	168,000	168,000	168,000	168,000	168,000	14,140.08	0.00	
5	20-1.0-12-400-002-064.000	136,320	136,320	136,320	136,320	136,320	11,473.65	0.00	
6	20-1.0-12-400-002-065.000	273,292	273,292	273,292	240,000	240,000	20,200.08	0.00	
7	20-1.0-12-400-002-066.000	198,400	198,400	198,400	198,400	198,400	16,698.73	0.00	
8	20-1.0-12-400-002-068.000	147,146	147,146	147,146	151,352	151,352	12,738.86	0.00	
9	20-1.0-12-400-002-069.000	640	640	640	640	640	53.87	0.00	
10	20-1.0-12-400-002-070.000	4,537	10,760	10,760	10,760	10,760	905.65	0.00	
	TOTALS	1,369,679	1,375,902	1,375,902	1,413,325	1,413,325	118,955.35	0.00	
	Annual % Change		0.45%	0.00%	2.72%	0.00%			
	Cumulative % Change		0.45%	0.45%	3.19%	3.19%			

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	7101 NW BARRY RD	20-1.0-12-400-001-005.000	■	■		2	1.32	■
2	7121 NW BARRY RD	20-1.0-12-400-001-005.001	■	■		2	0.02	
3	8108 NW PRAIRIE VIEW RD	20-1.0-12-400-002-062.000	■	■		2	0.73	
4	8132 NW PRAIRIE VIEW RD	20-1.0-12-400-002-063.000	■	■		2	1.52	■
5	8116 NW PRAIRIE VIEW RD	20-1.0-12-400-002-064.000	■	■		2	0.74	
6	8170 NW PRAIRIE VIEW RD	20-1.0-12-400-002-065.000	■	■		2	0.78	
7	8136 NW PRAIRIE VIEW RD	20-1.0-12-400-002-066.000	■	■		2	1.44	■
8	8174 NW PRAIRIE VIEW RD	20-1.0-12-400-002-068.000	■	■		2	0.63	■
9	NO ADDRESS ASSIGNED	20-1.0-12-400-002-069.000	■	■		2	0.08	■
10	NO ADDRESS ASSIGNED	20-1.0-12-400-002-070.000	■			1	0.08	
	TOTALS		**10**	**9**	**0**	**19**	**7.34**	**5**
	Acreage of Parcels Exhibiting Condition		**7.34**	**7.26**	**0.00**			**4.99**
	Percentage of Study Area Exhibiting Condition		**100.0%**	**98.9%**	**0.0%**			**68.0%**

Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

6. I made a personal inspection of the property that is the subject of this report on March 24, 2025 and on April 11, 2025.

7. This study is not based on a requested result or a specific conclusion.

8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Select Professional Experience

Sterrett Urban LLC

2006 – Current

Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study – Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

File #: 250871

ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).
Held until 10.21.2025

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1502, rezoning an area of roughly 15 acres generally located at West 35th Street on the north, Summit Street on the west, Valentine Road on the south and Pennsylvania Avenue on the east from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), said section to read as follows:

Section 88-20A-1502. That an area legally described as:

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2nd Addition. West 26,74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition. Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

All that part of the two acres off the South end of the East 1/2 of the Southeast 1/4 of Section 18 and the nine acres off the North end of the East 1/2 of the Northeast 1/4 of Section 19, all in Township 49, Range 33 in Kansas City, Jackson County, Missouri which lies East of the East line of Summit Street and West of the West line of Jefferson Street in said Kansas City, or to more

particularly describe the land hereby conveyed: Beginning at a point on the East line of Summit Street in Kansas City, Missouri, 66 feet North of the South line of Section 18, Township 49, Range 33; thence East along a line parallel to the South line of said Section 18, 261.13 feet more or less to a point in the West line of Jefferson Street in said Kansas City as established by Ordinance No. 14881 approved February 11, 1901; thence South along the West line of said Jefferson Street 363 feet to a point which is 297 feet South of the North line of said Section 19; thence West along a line parallel to the North line of said Section 19, 265.53 feet more or less to a point in the East line of said Summit Street; thence North along the East line of said Summit Street 363 feet to the point of beginning, Except that part in streets and roads. All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 15, Merine's 2nd Addition then south 363 feet to the Northeast corner of Lot 17, Vinewood, thence West parallel with the North line of said quarter-quarter section and along the North line of said Vinewood, 253.3 feet, more or less, to the East line of Jefferson Street, as now established; thence North along said line 366 feet to the Southwest corner of the East 12.52 Feet of Lot 18, Merine's 2nd Addition, then east 108.52 Feet to the Southeast corner of Lot 16, Merine's 2nd Addition, then southeast to the Southwest corner of Lot 15, Merine's 2nd addition then East 125 Feet to the Point of Beginning.

is hereby rezoned from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), all as shown outlined on a map marked Exhibit A, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20A-1502 thereof.

Section B. That the district contains 58 contributing resources built between 1902 and 1929.

Section C. That the area was part of the 1897 annexation of Westport and is significant under the National Register of Historic Places Criterion C -- architecture. The district reflects examples of prominent architectural styles of its time, including Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The District includes the Jacobethan Revival Norman School.

Section D. That the Historic Preservation Commission recommended approval of the Norman School Historic District Overlay on June 25, 2025.

Section E. That the City Plan Commission recommended denial of the Norman School Historic District Overlay on August 20, 2025.

Section F. That the City Council considered the factors set forth in Section 88-580-01-F in reaching its decision.

Section G. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250871
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Approving a local landmark designation for the proposed Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania to the east, Valentine Road to the south, and Summit Street to the west.

Discussion

The applicant is requesting a local landmark designation for the proposed Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay). City staff has separated the applicant submittal from the CPC staff packet to ease the review of the documents. All documents have been clearly labeled in the attachments.

The overlay map can be found in the CPC staff report (page 2) attached to this ordinance request, the area is generally bounded by West 35th Street (North), Valentine Road (South), Summit Street (West), and Pennsylania Avenue (East).

The application was submitted by the Valentine Neighborhood Association to identify sites and areas within the Kansas City, Missouri area that are historic and/or have stylistic or thematic significance. The area was annexed in 1897 and has various examples of prominent architectural syles of the time including: Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Crafstman Bungalow. The proposed site is locally significant under Criterion C – architecture.

The City Plan Commission heard the application on August 20, 2025. Public testimony in support and opposition were presented during the hearing. The testimony in support voiced concerns over potential development in the area and retention of the historic character of the area. Testimony in opposition voiced concerns over increasing property taxes, use of the Historic Overlay designation, and increased difficulties due to added restrictions under the Historic Overlay. The CPC voted 2-3 to recommend denial of the application. The Historic Preservation Commission recommended approval on June 27, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay ordinance authorizing the designation of the area as historic.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
   ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
   ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
   ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
   ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

CH-PRES-2025-00002 – To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west, which was approved.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the designation of the area in question to the Kansas City Register of Historic Places (H/O).

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?
   This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on August 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   This ordinance will hault additional parcels from becomining vacant within the proposed Kansas City Register of Historic Places (H/O Overlay).

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Click or tap here to enter text.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   This is a Kansas City Register of Historic Places (H/O Overlay) that will not require CREO review.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

Randy Hite
3708 Pennsylvania Ave
Kansas City, MO 64111-2823
(816) 516-1966
randyhitekc@gmail.com

October 13, 2025

Neighborhood Planning and Development Committee
City Hall
414 E. 12th St
Kansas City, MO 64106-2702

Re: Ordinance # 250871 – Norman School Historic District

Dear Members of the Committee,

My name is Randy Hite, and I live at 3708 Pennsylvania Avenue in the Valentine neighborhood, just south of the proposed Norman School Historic District. My husband and I have lived in the neighborhood for 28 years.

I'm writing to express my strong support for the listing of the Norman School Historic District in the Kansas City Register of Historic Places.

Over the last several months, I've spoken with my neighbors who live within the proposed district about the benefits of local historic designation, and I've encouraged them to support this effort.

Our home is a three-story Kansas City Shirtwaist-style house with a red tile roof, built in 1907. We love living in a home that's over 100 years old. It's very similar to the homes in the Norman School Historic District, as they were built around the same time.

When I moved to the neighborhood, I joined the Valentine Neighborhood Association and have been an active member ever since. I learned about its history from fellow members, including how the Association was formed in the 1970s in response to the Kansas City Life Insurance Company's plan to demolish our historic homes using eminent domain.

Thankfully, the neighborhood stood up, fought back at City Hall, and saved our homes from that destruction. But after that, Kansas City Life started buying up properties, becoming a landlord, and occasionally demolishing homes in the neighborhood. The houses they owned were easy to spot—they were often the worst-looking ones on the block, due to poor maintenance and neglect.

A few years ago, Kansas City Life demolished the entire row of Knickerbocker Apartments—several historic six-plex buildings, lining Knickerbocker Place.

These apartments were built in 1909 and were considered luxury living at the time, with amenities like fireplaces and beautiful natural woodwork. They were listed on the National Register of Historic Places in 2003.

Then, just last October, Kansas City Life demolished 23 more historic structures between 33rd and 35th Streets, from Southwest Trafficway to Pennsylvania Avenue. That area is now nearly vacant.

Less than 2 weeks ago, Kansas City Life demolished 4 more buildings, one at 3525 Jefferson, and 3 buildings at 36th St and Summit, right on Southwest Trafficway. Two of those buildings were historic six-plex colonnade apartment buildings that Kansas City is famous for.

This recent wave of destruction is exactly why the Norman School Historic District is now seeking historic designation—to join the surrounding neighborhoods like Coleman Highlands, Roanoke, Volker, and Hyde Park, which already have this local historic protection.

The Norman School neighborhood has the same history and architectural character as its neighboring districts. The only difference between those neighborhoods and this one is simply timing—this district is just now asking for the recognition it has long deserved.

The property demolitions and vacant lots erode the integrity of this historic neighborhood, contributing to reduced property values, increased crime, and urban blight.

Providing our neighborhood with local historic designation would give us a tool to protect our neighborhood from further decline due to demolitions. It would also ensure that future development in the neighborhood aligns with our community values, and fits with the character and style of the historic buildings in the district.

The time to act to strengthen our historic neighborhood is now, and we are asking for your help to do it.

I respectfully urge the Committee to recommend adding the Norman School Historic District to the Kansas City Register of Historic Places.

Respectfully,

Randy Hite

Outlook

Ordinance No. 250871 - Public Testimony

From Jason Carrigan <jlc64111@gmail.com>
Date Mon 10/13/2025 9:35 AM
To Clerk <Clerk@KCMO.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

James Carrigan

3620 Jefferson Street
Kansas City, MO 64111
(816) 679 – 4271
Email: jlc64111@gmail.com

October 13, 2025

Neighborhood Planning and Development Committee
Kansas City, Missouri City Hall
414 East 12th Street
Kansas City, MO 64106

Re: Ordinance Number: 250871 (Norman School Historic District)
Letter of Support for the Norman School Historic District

Members of the Committee,

I purchased the house at 3620 Jefferson in the Valentine Neighborhood 3 years ago with the intention of restoring it to its original historic beauty. This home was built in 1905 by the Roanoke Homes Company. At the time of the sale, it had been vacant for several years and was in a distressed and dilapidated state. I chose to invest and renovate this home in the Valentine neighborhood because of the beautiful historic shirtwaist and prairie style homes and the vibrancy and diversity of the neighborhood.

However, I was alarmed and disheartened last year at the abrupt demolition of 23 plus homes in Valentine, many of which were recently occupied but had suffered from decades of neglected maintenance. Just last week 4 additional structures were demolished. Three of these were behind our property, and the fourth was half a block up the street from us. The company that has engaged in this ongoing practice has never developed or built on any of their vacant lots except for the one behind their headquarters, which was built in a modern Spanish style and not at all in keeping with the overall character of the surrounding neighborhood.

Large swaths of our neighborhood north of 35th street have already been destroyed. I am speaking out in an effort to preserve what remains of our neighborhood and its historic diversity and integrity. Ongoing property neglect, demolitions and vacant lots not only diminish and compromise the fabric and integrity of the neighborhood, but also contributes to reduced property values, crime and urban blight at a time when we have a shortage of affordable housing and need robust well-planned development.

I strongly support new development that will add affordable housing, that is aligned with the historic style and flavor of existing homes, and that can add interest and investment in the long-standing, unique, and once vibrant Valentine neighborhood. I believe that a defining characteristic of this neighborhood is its historic architecture and believe that historic designation will allow neighborhood input so that any improvement or development preserves its original historic character.

Thank you for allowing me to provide this input into this important decision.

Respectfully,

James Carrigan

STINSON

David W. Frantze
PARTNER
DIRECT: 816.691.3181
OFFICE: 816.842.8600
david.frantze@stinson.com

October 16, 2025

City Clerk's Office
City of Kansas City, Missouri
Attn: Marilyn Sanders, City Clerk
414 E. 12th Street, 25th Floor
Kansas City, Missouri 64106

Re: Opposition to Ordinance No. 250871 | Public Testimony for Ordinance No. 250871

Dear Ms. Sanders:

Stinson represents Kansas City Life Insurance Company ("Kansas City Life") in opposing Ordinance No. 250871 concerning the application (the "Application") submitted by Valentine Neighborhood Association ("VNA" or the "Applicant") to designate the Norman School Historic District (the "Proposed District"), generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue, to the Kansas City Register of Historic Places. The following materials are submitted for inclusion in the official record for the Neighborhood Planning and Development Committee's and City Council's consideration of the proposed ordinance:

- **Exhibit A:** Memorandum of Opposition to the Application for Designation of the Proposed District
- **Exhibit B:** Letters from Property Owners of 39 Parcels Within the Proposed District Opposing the Historic Designation.
- **Exhibit C:** Memorandum Addressing Misrepresentations and False Narratives by the Applicant Concerning Kansas City Life

Kansas City Life respectfully requests that these materials be distributed to the members of the Neighborhood Planning and Development Committee and the City Council, incorporated into the official record, and uploaded to the City Clerk's website in advance of the public hearing scheduled for October 21, 2025. Please do not hesitate to contact me with any questions.

Sincerely,

Stinson LLP

David W. Frantze

EXHIBIT A – Memorandum of Opposition to the Application for Designation of the Proposed District

[Memorandum begins on following page]

STINSON

David W. Frantze
PARTNER
DIRECT: 816.691.3181
OFFICE: 816.842.8600
david.frantze@stinson.com

MEMORANDUM OF OPPOSITION TO APPLICATION FOR DESIGNATION OF NORMAN SCHOOL HISTORIC DISTRICT

To: Mayor and City Council, City of Kansas City, Missouri

Date: September 25, 2025

Stinson represents Kansas City Life Insurance Company ("KC Life") in opposing the application (the "Application") submitted by Valentine Neighborhood Association ("VNA" or the "Applicant") to designate the Norman School Historic District (the "Proposed District"), generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue, to the Kansas City Register of Historic Places. Upon August 20, 2025, the City Plan Commission failed to adopt a motion recommending approval of the Application – effectively recommending denial of the Application. However, due to a peculiarity of the City Code dealing with historic preservation, we are advised that City staff will be having an ordinance introduced to approve the Application notwithstanding the failure of CPC to recommend approval. We understand that introduction of the ordinance is scheduled to occur September 18.

Historic designation of the Proposed District to the Kansas City Register of Historic Places is inappropriate, and is opposed by KC Life.

Section 88-580-01-F of the City Code identifies the **minimum** factors that the Council must consider in deciding whether to designate the Proposed District as historic. Those factors include the National Register eligibility criteria, the economic impact on the property and surrounding area, conformance with adopted City plans, and the recommendations of the Historic Preservation Commission and City Plan Commission. But Section 88-580-01-F makes it clear that the Council may give consideration to other relevant factors; specifically, that section states that the Council must consider **at least** those specified factors. The City Council is not limited to considering **only** the factors listed.

In this memorandum, we will discuss the proposed historic district designation of the Proposed District under a number of the listed review criteria. But we will also highlight additional factors that are extremely relevant for your consideration. KC Life believes that those additional factors, together with an evaluation of the listed review criteria, collectively provide a compelling justification for a denial of the Application.

I. Historic designation is opposed by over 50% of the owners of property within the Proposed District.

The Proposed District includes 72 parcels. To date, the owners of 37 parcels have executed and submitted written objections to the designation of the Proposed District. That is over 50% of the total number of parcels in the Proposed District. There is a clear lack of support for historic designation among property owners within the Proposed District. Approving the designation of the Proposed District despite widespread opposition would disregard the interest of those most affected. **Given that the owners of a majority of the parcels in the Proposed District oppose the Application, it should be denied on that basis alone.**

II. Historic designation of the Proposed District is inconsistent with the City's plans and policies - specifically the City's Comprehensive Plan and the Midtown/Plaza Area Plan.

Historic designation of the Proposed District would substantially impede development of housing of the type, density, and character of housing expressly called for in the City's Comprehensive Plan and the Midtown/Plaza Area Plan (the "Area Plan"). The Comprehensive Plan identifies a critical gap in the City's housing supply, a gap that it refers to as the "missing middle", which includes housing options like duplexes, multiplexes, cottage-style courtyard housing, and townhouses. The plan emphasizes the need for more diverse, affordable, community-oriented options like these, and indicates that these housing types create strong neighborhood connections and expand affordability in ways that large apartment complexes or single-family homes cannot.

The Area Plan reinforces this vision. The Area Plan specifically stresses the importance of offering diverse housing choices within the Proposed District and the surrounding area. Further, the recommended future land use in the northern and western portions of the Proposed District is medium density residential, with the southeast quadrant of the proposed generally recommended for low density residential. The Area Plan specifically recommends transitional areas that provide a balanced shift from lower-density residential to higher-density development and the clustering of higher-density housing in nodes and along major corridors. The City's zoning map generally reinforces those land use goals. Attachment 1 shows both the recommended future land use under the Area Plan (the darker shading of the north and west portions indicate higher density under the area plan) and the existing zoning for the Proposed District and the area north of the Proposed District, where higher density residential is contemplated (with zoning districts R-5 and R-1.5 in the north and west areas).

KC Life has developed conceptual plans for the redevelopment of its Property in the Proposed District, as well as property it owns north of the Proposed District. Those conceptual redevelopment plans contemplate higher density housing along Southwest Trafficway. <u>This is not only consistent with the Area Plan, but it advances major goals of the Comprehensive Plan and the Area Plan</u>. KC Life's redevelopment plans contemplate 30–40 new colonnade-style apartments along Southwest Trafficway, a design consistent with the neighborhood's character, while delivering the missing middle housing identified as lacking in the Comprehensive Plan. This concept project not only provides diverse housing options but also establishes a thoughtful buffer: single-family homes remain in the southeastern portion of the district, while higher-density residential uses are concentrated to the north, precisely as envisioned by the Area Plan. The proposed designation is inconsistent with the both the Area Plan's recommendation to increase the residential density in the Proposed District and the recommendation to cluster higher-density housing in nodes and along major corridors – **like Southwest Trafficway.**

Both the existing zoning and the recommended future land use contemplate higher density than currently exists in the west and north parts of the Proposed District. The designation of the Proposed District, which would encourage the retention of structures that are both physically obsolete and provide residential uses less dense than contemplated by the City's plans and policies, is inconsistent with the City's goals.

It is important to note that, if implemented, KC Life's redevelopment plans in the area **<u>DO NOT</u>** affect in any way the continued use of the southeast portion of the Proposed District as it currently exists. As shown in the attached map, the recommended land use in that portion of the Proposed District is low-density residential, and the zoning district reinforces that current land use. KC Life's redevelopment plans do not impact the part of the Proposed District that is planned and zoned for low-density residential uses.

Another stated goal of the Area Plan is providing an environment that attracts and retains businesses and customers to the area. KC Life's redevelopment plans would result in new residents and customers moving

into the Proposed District. On the other hand, the designation of the Proposed District will result in the continued existence of obsolete, vacant and dangerous structures in the area, with no opportunity for new residents or customers to move into the area. Again, KC Life's development plans support one of the City's identified planning goals; the designation of the Proposed District does not.

Historic designation would undermine a significant number of the planning goals and objectives set forth in the City's Comprehensive Plan and the Area Plan. The result of the designation of the Proposed District will be the loss of planned missing-middle and higher-density housing, along with the carefully designed transition between low- and high-density areas.

In short, designation risks locking the district into an outdated pattern of land use, contrary to the City's long-term vision for a more affordable, connected, and diverse housing environment.

III. The designation of the Proposed District will have an adverse economic impact.

City staff has indicated that historic designation would have no economic impact. That conclusion is simply incorrect.

As noted above, KC Life has prepared redevelopment plans for a portion of the Proposed District, together with conceptual plans for the redevelopment of other property it owns outside of the Proposed District. Along Southwest Trafficway on property KC Life owns within the Proposed District, KC Life is planning a project that would add approximately 30 to 42 colonnade-style apartments. These apartments would bring new residents into the neighborhood, and those new residents would support local businesses and strengthen the City's tax base. Historic designation would immediately halt progress on this project, resulting in significant economic loss to the City, local businesses and KC Life.

IV. Any legitimate concerns that VNA has concerning KC Life's development plans can be addressed through the regular City development process, and no additional layer of review/bureaucracy is needed. The City's existing ordinances provide adequate safeguards to protect residents without the designation of the Proposed District.

As KC Life proceeds with its development plans, it will be required to obtain from the City all applicable approvals. Those approvals, such as development plan, subdivision and rezoning approvals, all require a process that allows ample opportunity for public input. For that reason, the denial of the Application does not deprive any residents in the Proposed District, or the VNA, of an opportunity to provide feedback and input about KC Life's development, including design, architecture, land use and density – as well as other issues related to the development – to the City.

In addition to the protections provided by the City's development process, Section 88-110-07-D of the Zoning and Development Code establishes infill lot and building standards for residential development on infill lots (the "Infill Standards") that are designed to ensure that new construction is compatible with the existing character and aesthetic of the surrounding neighborhood. All new development within the Proposed District will be required to comply with the Infill Standards. Given that the Infill Standards are specifically designed to preserve the neighborhood's character and aesthetic, additional protections through historic designation are unnecessary.

The existing legal requirements already ensure that any proposed development is consistent with the current visual character of the Proposed District. Because the Infill Standards effectively maintain the

neighborhood's visual character, additional protections through historic designation are an unnecessary restraint and burden that will increase the cost of any future development.

V. The Proposed District does not maintain the necessary integrity to qualify for historic designation.

A district must possess integrity in order to qualify as historic. Integrity requires that the Proposed District closely resemble its historic appearance and retain key aspects such as original materials, design elements, and construction features from its identified period of significance.

Numerous structures identified as contributing resources within the Proposed District have undergone significant alterations, including demolitions, porch extensions and modifications, multiple deck additions, one-story additions, and the replacement of original materials with those not consistent in type or character with the period of significance. Additionally, the construction of Southwest Trafficway, a six-lane major thoroughfare, has resulted in significant changes to the character of residential properties abutting that thoroughfare. These modifications have resulted in the elimination of any claimed historic integrity (if it ever existed), and as a result the contributing resources no longer authentically convey the feeling or association with the period of significance.

In short, there's no longer enough "there there" to justify historic designation for the Proposed District.

VI. City Plan Commission's decision to reject the Historic Preservation Commission's recommendation warrants serious consideration by the Council.

On June 27, 2025, the Historic Preservation Commission recommended approval of the Proposed District. At the City Plan Commission hearing on August 20, 2025, a motion to approve the designation of the Proposed District failed, effectively denying the Application.

Under its rules and regulations, the City Plan Commission is required to give "due deference" to the findings of the Historic Preservation Commission. Despite this requirement, the City Plan Commission voted against the Historic Preservation Commission's recommendation, effectively overriding its determination. A key basis for such denial was that historic designation was not supported by a majority of property owners within the Proposed District. The significance of the City Plan Commission's action cannot be understated. The City Plan Commission's decision to diverge from the Historic Preservation Commission's recommendation is highly significant and warrants serious consideration by the Council when evaluating historic designation of the Proposed District

VII. The Application was filed in retaliation for KC Life's application for demolition permits, and represents an inappropriate attempt to impact KC Life's development of its properties in the Proposed District.

Let's be clear: the historic designation process is being misused here. It is being used not to preserve history. Instead, it is being wielded as a weapon to block KC Life's lawful right to use and develop its land. On several occasions during a number of different meetings, representatives of VNA have stated that the reason for the filing of the Application was to stop KC Life's development activities. As recently as August 11, at a required public engagement meeting held by VNA, the President of VNA admitted that the Application was filed in response to KC Life's submission of applications for demolition permits for four dangerous buildings in the Proposed District. Similar statements are made consistently in the letters of support included in the staff report, and the VNA website contains a significant amount of anti-KC Life materials and information.

At the City Plan Commission hearing, some neighbors opposed to the designation of the Proposed District said that VNA had initially used tactics that some characterized as “fear mongering” to garner support for the Application. Significantly, several of the owners who initially supported the Application have since withdrawn their support after gaining a clearer understanding of the impact of the proposed designation and VNA's tactics. Some neighbors have requested that VNA withdraw the Application, or at least put the request for designation on hold until VNA is prepared to submit an application for historic designation for the entire neighborhood. **VNA has declined.**

And the irony of this proposed historic designation cannot be ignored. The Applicant seeks to impose restrictions on others that it refuses to impose on itself. This Application was not initiated by the property owners in the Proposed District, it was initiated by the VNA. **Of the VNA's eleven board members, only one even lives within the Proposed District.** The rest live outside the Proposed District, free from the very restrictions they seek to force upon their neighbors. In fact, at least one VNA Board member stated at a meeting that he would not want historic designation for his own home because it would limit his ability to repaint, and replace fences and windows. Yet, the board members seek to impose those very limitations on property owners within the Proposed District.

Representatives of VNA have stated that the historic designation of the Proposed District is the initial step in a process to request an historic designation for the entire Valentine Neighborhood. Given that VNA has been proceeding to seek the historic designation for the Proposed District for almost four years, such a claim is disingenuous and lacks credibility. It is clear that the intent of the board and officers of VNA is to impose the designation, and the limitations on owner rights such a designation creates, on an unwilling group of property owners while leaving their own properties free of such a designation and those limitations.

KC Life believes that the Application for designation of the Proposed District was submitted as a retaliatory measure intended to impede the lawful demolition of unsafe structures, and that the Proposed District's boundaries were selectively drawn to negatively and disproportionately restrict the lawful redevelopment efforts of KC Life.

Conclusion

The choice is clear. Support for the proposed historic designation will needlessly burden future development opportunities and make the development of new residential units that are consistent with the City's Comprehensive Plan, Area Plan, zoning and established City policies and goals **much less likely to occur**. At the same time, the historic designation is not needed to allow neighborhood residents, and the VNA, to have a voice in any future development, because the City's existing development process and ordinances in place already provide the necessary protections to the neighborhood.

KC Life has been an outstanding corporate citizen in the Kansas City community for over 100 years. It has invested hundreds of millions of dollars in the Kansas City area, and it provides over 400 jobs in Kansas City. KC Life has assisted in the financing of numerous community assets, and has been a generous benefactor for civic and cultural organizations in the community for many years. KC Life's redevelopment plans, if it is able to complete the development, will result in a significant financial investment in an area where investment is desperately needed, and will provide new housing assets for Midtown Kansas City. The approval of the designation of the Proposed District makes that redevelopment less likely to occur.

For all the reasons outlined above, KC Life respectfully requests that the City Council vote in opposition to the ordinance to approve the Application for historic designation of the Proposed District.

Attachment 1

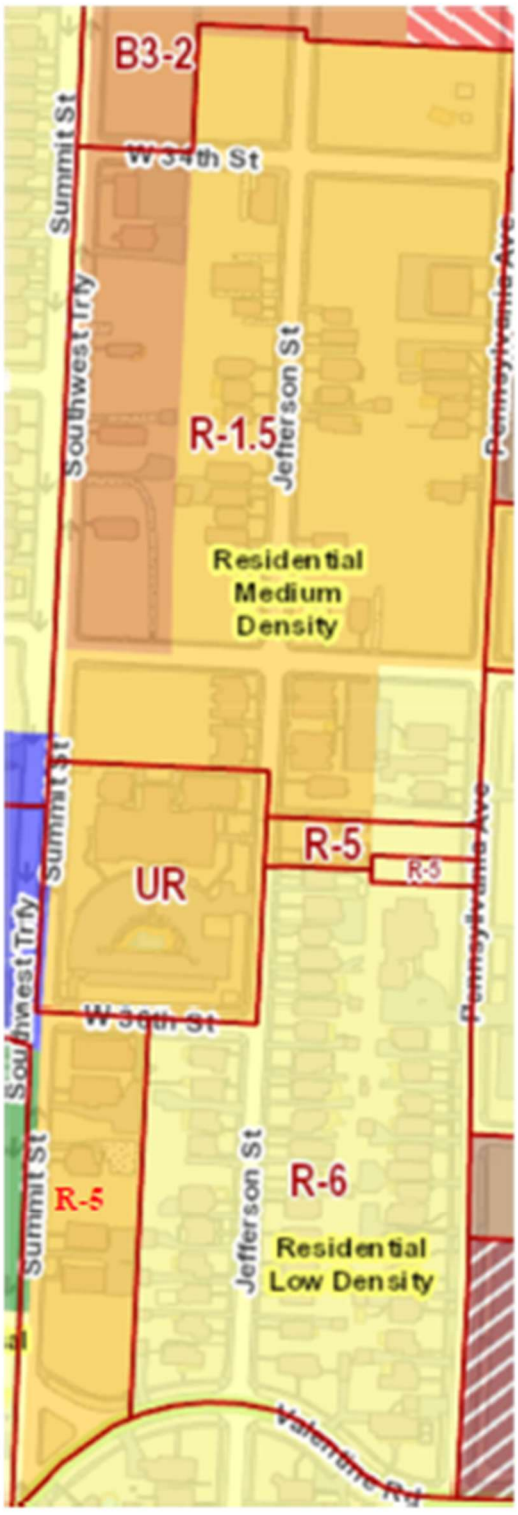


EXHIBIT B – Letters from Property Owners of 39 Parcels Within the Proposed District Opposing the Historic Designation.

[Letters of Opposition begin on following page]

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3500 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDN 25 FT OF LOT 13
Property Parcel ID (per County Tax Records): 29-940-35-01-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3502 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDS 25 FT OF LOT 13
Property Parcel ID (per County Tax Records): 29-940-35-08-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

2

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3504 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 14
Property Parcel ID (per County Tax Records): 29-940-35-07-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

3

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3512 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): SEC-18 TWP-49 RNG-33BEG ON W LI OF PENN ST 66' N OF S LI OF SEC18-49-33TH S 40' TH W 128.685' TH N 40' TH E128.685' TO BEG
Property Parcel ID (per County Tax Records): 29-940-35-05-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

S

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3514 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): SEC 18-49-33BEG ON W LI OF PENN ST 26' N OF S LI OF SEC 18-49-33TH S 38' TH W 128.685' TH N 38' TH E TO BEG
Property Parcel ID (per County Tax Records): 29-940-35-04-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

6

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3518 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): RNG 33 TWP 49 SEC 19BEG ON W LI OF PENN ST 12 FT S OF N LI OF NE 1/4 SEC33-49-19 S 40' W 126.34' TH N 40' TH E 126.34' TO POB
Property Parcel ID (per County Tax Records): 30-310-02-01-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

7

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3520 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): RNG-33 TWP-49 SEC-19BEG AT A PT ON W LI OF PENN ST 52' S OF NE 1/4 TH S 40'TH W 126.65' TH N 40' TH E 126.65' TO W LI OF PENN STTO PT OF BEG
Property Parcel ID (per County Tax Records): 30-310-02-42-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

8

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3540 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.

Julie Fast

Julie Fast

5/4/2025

Date

Property Legal Description (per County Tax Records): VINEWOODLOT 17
Property Parcel ID (per County Tax Records): 30-310-02-36-00-0-00-000

Owner Name and Address (per County Tax Records):
Julie Fast
3540 Pennsylvania Ave.
Kansas City, MO 64111

12

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Trustee of the Terrence Joseph Burns Trust dated December 11, 2018, the legal owner of the property located at 3546 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Terrence Joseph Burns, Trustee

4-29-2025
Date

Property Legal Description (per County Tax Records): VINEWOODN 33.6 FT OF LOT 15
Property Parcel ID (per County Tax Records): 30-310-02-34-00-0-00-000

Owner Name and Address (per County Tax Records):
Terrence Joseph Burns, Trustee
3546 Pennsylvania Ave
Kansas City, Missouri 64111

14

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3550 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Ezekiel Amador

Ezekiel Amador

5-7-25

Date

Property Legal Description (per County Tax Records): VINEWOODS 33 1/3' LOT 14Property Parcel ID (per County Tax Records): 30-310-02-32-00-0-00-000

Owner Name and Address:
Ezekiel Amador
3550 Pennsylvania Ave.
Kansas City, MO 64111

16

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that we are the legal owners of the property located at 3552 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owners of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Kenneth Guida

Kenneth Guida

5/1/25

Date

Jessica Biviano

Jessica Biviano

5/1/2025

Date

Property Legal Description (per County Tax Records): VINEWOODN 1/2 OF LOT 13
Parcel ID (per County Tax Records): 30-310-02-31-00-0-00-000

Owner Name and Address (per County Tax Records):
Kenneth Guida & Jessica Biviano
3552 Pennsylvania Ave.
Kansas City, MO 64111

17

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3564 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.

Kai Bixby

Kai Bixby

5/5/25

Date

Property Legal Description (per County Tax Records): ROANOKELOT 2 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-27-00-0-00-000

Owner Name and Address (per County Tax Records):
Kai Bixby
3564 Pennsylvania Ave.
Kansas City, MO 64111

21

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Trustee of the Natalia Sierra Trust dated January 31, 2025, the legal owner of the property located at 3568 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Natalia Sierra, Trustee

5/1/25

Date

Property Legal Description (per County Tax Records): ROANOKELOT 3 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-26-00-0-00-000

Owner Name and Address (per County Tax Records):
Natalia Sierra, Trustee
3568 Pennsylvania Ave
Kansas City, Missouri 64111

22

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Dale Scott of DEScott Holdings, LLC, a Missouri limited liability company, the legal owner of the property located at 3572 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Dale Scott

Owner
Title

5-6-25
Date

Property Legal Description (per County Tax Records): ROANOKEN 45 FT OF LOT 4 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-25-00-0-00-000

Owner Name and Address (per County Tax Records):
DEScott Holdings, LLC
ATTN: Dale Scott
5400 Johnson Dr. #105
Mission, KS 66205

23

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represent that we are the Trustees of the Daniel Houk and Carl Thoman Revocable Trust, dated September 18, 2017, the legal owner of the property located at 3574 Pennsylvania Ave., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. We have the authority to make the objection contained herein.

On behalf of the owner of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Daniel Houk, Trustee

5-1-25
Date

Carl Thoman, Trustee

5/1/25
Date

Property Legal Description (per County Tax Records): ROANOKES 5 FT OF LOT 4 & N 45 FT O F LOT5 BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-24-00-0-00-000

Owner Name and Address (per County Tax Records):
Daniel Houk & Carl Thoman, Trustees
604 Valentine Rd.
Kansas City, MO 64111

24

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 3500 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDN 65 FT OF LOT 19 LY W OF J EFFERSON ST & N 65 FT OFLOT 20
Property Parcel ID (per County Tax Records): 29-940-36-01-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

25

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 3504 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDS 69 FT OF LOT 19 LYING W O F JEFFERSON ST S 69 FT OFLOT 20
Property Parcel ID (per County Tax Records): 29-940-36-07-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

26

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 709 W. 35th St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 21
Property Parcel ID (per County Tax Records): 29-940-36-02-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

26b

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 711 W. 35th St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 22
Property Parcel ID (per County Tax Records): 29-940-36-03-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

26c

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Manager of J35, LLC, a Missouri limited liability company, the legal owner of the property located at 715 W. 35th St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I have the authority to make the objection contained herein.

On behalf of the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Mark Coco

Mark Coco, Manager

5-2-25

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOTS 23 & 24
Property Parcel ID (per County Tax Records): 29-940-36-08-00-0-00-000

Owner Name and Address (per County Tax Records):
J35, LLC
ATTN: Mark Coco, Manager
PO Box 413124
Kansas City, Missouri 64141

26 d

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3501 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDALL OF LOTS 16 - 17 & 18 LY E OF JEFFERSON ST.
Property Parcel ID (per County Tax Records): 29-940-35-02-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

27

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3511 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): SEC 18-49-33BEG ON E LI OF JEFFERS ON ST 16' N OF S LI OF SE 1/4OF SE 1/4 OF SEC 18-49-33 TH E TO A PT 1289 685' W OFPENN STTH N 50' TH W TO E LI OF JEFFERSON ST TH S TOBEG
Property Parcel ID (per County Tax Records): 29-940-35-03-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

28

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3523 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): SECTION 19 TWNSHP 49 RANGE33 BEG 74 FT S OF N LINE OF SECTION 19-49-33, ON E LINEOF JEFFERSON ST. TH S 35 FT,TH E 126.43 FT, TH N 35FT,TH W TO BEG.
Property Parcel ID (per County Tax Records): 30-310-02-04-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3525 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): SECTION 19 TWNSHP 49 RANGE33 BEG 109 FT S OF N LINE OF SECTION 19-49-33 ON ELINE OF JEFFERSON ST TH S 45 FT, TH E 126.39 FT, TH N45 FT,TH W TO BEG.
Property Parcel ID (per County Tax Records): 30-310-02-05-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

32

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that we are the legal owners of the property located at 3541 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owners of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Elangovan Thevar

5/3/2025
Date

Amy Frisch

5/3/2025
Date

Property Legal Description (per County Tax Records VINEWOODN 43' LOT 7 & 3' N & ADJ
Parcel ID (per County Tax Records): 30-310-02-10-00-0-00-000

Owner Name and Address (per County Tax Records):
Elangovan Thevar & Amy Frisch
3541 Jefferson St.
Kansas City, MO 64111

37

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that we are the legal owners of the property located at 3604 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owners of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

David Tice

5/4/25
Date

Kimberly Tice

5/4/2025
Date

Property Legal Description (per County Tax Records VINEWOODN 14 FT OF LOT 4 S 32 FT OF LOT 5
Parcel ID (per County Tax Records): 30-310-08-18-00-0-00-000

Owner Name and Address (per County Tax Records):
David Tice & Kimberly Tice
3604 Jefferson St.
Kansas City, MO 64111

40

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Owner of Grove Property Group, LLC, a Missouri limited liability company, the legal owner of the property located at 3608 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Jordan Grove
Printed Name

Signature

Owner
Title

5/7/25
Date

Property Legal Description (per County Tax Records): VINEWOOD---S 42.14' OF N 56.14' OF LOT 4
Property Parcel ID (per County Tax Records): 30-310-08-17-00-0-00-000

Owner Name and Address:
Grove Property Group, LLC
7646 N. Cyprus Ave.
Kansas City, MO 64119

42

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3612 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): VINEWOODN 30 1/3 FT OF LOT 22 & S 6 2/3 FT OF LOT 4
Property Parcel ID (per County Tax Records): 30-310-08-16-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

First Federal Savings

First Federal Savings & Loan Bank
700 East Santa Fe, PO Box 636
Olathe, Kansas 66051-0636
Telephone: (913) 782-0026
Fax: (913) 782-4282

FDIC

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am President of First Federal Savings & Loan Bank, a Kansas corporation, the legal owner of the property located at 3611 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.
On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Steven Verhulst
Printed Name

Steven Verhulst
Signature

President
Title

5/2/2025
Date

Property Legal Description (per County Tax Records): VINEWOOD---S 27' OF LOT 10 & N 18.07' OF LOT 11
Property Parcel ID (per County Tax Records): 30-310-02-14-00-0-00-000

Owner Name and Address:
First Federal Savings & Loan Bank
ATTN: Steven Verhulst
700 E. Santa Fe
Olathe, KS 66061

45

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3616 Jefferson St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): VINEWOODS 34 2/3 FT OF LOT 22 & N 2 FT OF LOT 15 BLK 2 ROANOKE
Property Parcel ID (per County Tax Records): 30-310-08-15-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

46

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at 3619 Jefferson St.., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.

Ryan Westerman

5/1/2025

Date

Property Legal Description (per County Tax Records): VINEWOOD---W 6.02 FT OF N 45 FT OF LOT 12 N 45 FT OF LOT 21
Property Parcel ID (per County Tax Records): 30-310-02-16-00-0-00-000

Owner Name and Address (per County Tax Records):
Ryan Westerman
3619 Jefferson St.
Kansas City, MO 64111

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Juan Tobon of Provenza Real Estate, LLC, a Missouri limited liability company, the legal owner of the property located at 3605 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Juan Tobon
Printed Name

Signature

Managing Member
Title

5/7/2025
Date

Property Legal Description (per County Tax Records): VINEWOODS 20' LOT 2 & ALL LOT 3
Property Parcel ID (per County Tax Records): 30-310-08-03-00-0-00-000

Owner Name and Address:
Provenza Real Estate, LLC
11709 Roe Ave., Suite D166
Leawood, KS 66211

S9

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3617 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): VINEWOODLOT 23
Property Parcel ID (per County Tax Records): 30-310-08-04-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

60

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3621 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): ROANOKEN 20' LOT 26 & ALL LOT 27 BLK 2
Property Parcel ID (per County Tax Records): 30-310-08-05-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

61

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3623 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): ROANOKEN 25' OF LOT 25 & S 30' OF LOT 26 BLK 2
Property Parcel ID (per County Tax Records): 30-310-08-06-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

62

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 3629 Summit St., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): ROANOKELOT 24 (EX E 52' OF S 25') & S 25' LOT 25
Property Parcel ID (per County Tax Records): 30-310-08-07-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

63

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represent that we are the Trustees of the Daniel Houk and Carl Thoman Revocable Trust, dated September 18, 2017, the legal owner of the property located at 604 Valentine Rd., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. We have the authority to make the objection contained herein.

On behalf of the owner of said property, we formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Daniel Houk, Trustee

5-1-25
Date

Carl Thoman, Trustee

5/1/25
Date

Property Legal Description (per County Tax Records): ROANOKE---S 5 ' LOT 5 & ALL OF LOTS 6 & 7 LY N OF VALENTINE RD BLK 1
Property Parcel ID (per County Tax Records): 30-310-02-44-00-0-00-000

Owner Name and Address (per County Tax Records):
Daniel Houk & Carl Thoman, Trustees
604 Valentine Rd.
Kansas City, MO 64111

64

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am Director of Real Estate of Kansas City Life Insurance Company, a Missouri corporation, the legal owner of the property located at 734 Valentine Rd., Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002. I am authorized to make the objection contained herein.

On behalf of the property owner, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of the property within the District.

Gina M. Anderson

Gina Anderson, Director of Real Estate

5/6/2025

Date

Property Legal Description (per County Tax Records): ROANOKEALL-EX PT IN ST- OF LO T 21, ALL FO LOTS 22 & 23 & E52' OF S 25'OF LOT 24 BLK 2
Property Parcel ID (per County Tax Records): 30-310-08-08-00-0-00-000

Owner Name and Address:
Kansas City Life Insurance Company
ATTN: Real Estate Dept.
3520 Broadway
Kansas City, MO 64111

67

Owner Objection to Designation of the Norman School Historic District

The undersigned hereby represents that I am the legal owner of the property located at Kansas City, 3508 Pennsylvania Avenue, Kansas City, Missouri 64111, which falls within the boundaries of the proposed Norman School Historic District, as identified in Case no. CH-PRES-2025-00002.

As the owner of said property, I formally object to the designation of the Norman School Historic District, to the inclusion of the District in the Kansas City Register of Historic Places, and to the inclusion of my property within the District.

Josefina I O'Neill

Josefina O'Neill

5-7-2025

Date

Property Legal Description (per County Tax Records): MERINE'S SECOND ADDLOT 15
Property Parcel ID (per County Tax Records): 29-940-35-06-00-0-00-000

Owner Name and Address (per County Tax Records):
Josefina O'Neill
3508 Pennsylvania Ave.
Kansas City, MO 64111

From: Landmark Commission
To: David Tice; Landmark Commission
Subject: RE: Proposed Norman School Historic District
Date: Monday, June 9, 2025 12:45:00 PM

Thank you. I will present this to the commission.

From: David Tice <davidtice1968@gmail.com>
Sent: Sunday, June 1, 2025 10:18 AM
To: Landmark Commission <LandmarkCommission@KCMO.org>
Subject: Proposed Norman School Historic District

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Members of the Historic Preservation Commission,

My wife and I bought a house (3604 Jefferson St) in the proposed Norman School Historic District about a year ago. I am writing to you this morning to let you know I am opposed to our neighborhood being designated a historic district.

There is a reason that a proposed Valentine Historic District has been downsized to the proposed Norman School Historic District. It is because the majority of homeowners who live north of Valentine Road did not want the restrictions and burdens that come with living in a historic district. It is notable that some of the strongest voices in favor of the proposed Norman School Historic District are not actually homeowners within the proposed area but live north of Valentine Road.

I have seen the plans that Kansas City Life has proposed for our neighborhood and I am in favor of them. I agree that Kansas City Life could have been a better neighbor in the past but what is done is done. Punishing them for past misdeeds or mistakes by making restrictions and burdens for current homeowners doesn't make any sense.

There are improvements that we would like to make to our house that will become more expensive and therefore less likely if we are confined by what a historic district limits. And though our plan is to live here long-term, living in a historic district will likely narrow the pool of prospective buyers when the time comes for us to put our house on the market.

There is an empty house and empty apartment buildings behind our house and empty

lots a block north of us. What will make our neighborhood safer and our home value increase is the development of these lots. What Kansas City Life has proposed is tasteful and in keeping with the eclectic character of where we have chosen to live.

Thank you for your consideration.

Sincerely,
David Tice
davidtice1968@gmail.com
816-824-3452

June 10, 2025

To the Historic Preservation Commission:

I am a homeowner in the Norman School area who is opposed to a Historic District. I live at 3604 Jefferson Street, which is the area under consideration. This type of decision--*which greatly affects homeowners*--should be in the hands of the people who actually live within this small area.

Financial Worries:
My husband and I are strongly opposed to turning our house and neighborhood into a historic district. We are middle class homeowners who make an average income. If something were to happen to our house's exterior, we very likely could not afford to fix it according to the rules of a historic district. We would like to continue the freedom to care for our house at our own discretion, free to choose the best ways to fix and maintain our home.

Losing Rights to Build/Fix/Maintain:
We also worry about having to go through a historic committee for permission to maintain or fix our exterior. This causes undue stress on homeowners who simply want to change a paint color, add a garage, replace windows, or even build a fence--anything that can be seen from the street. A step in between could be to form a HOA with specific rules, before moving to form a Historic District, where owners are forced to seek approval for simply improving their home's exterior.

Resale Problems:
Resale is a huge worry: If this house had already been part of an historic district, we would NOT have purchased it. That would have been enough for me to walk away and find a house that doesn't come with historic designation rules and restrictions. I believe that this scares off potential buyers, because it would definitely scare me away.

Abandoned Buildings:
KC Life did not handle the last few years well, and should have shared their plans much sooner, however, I feel that they do have solid plans for improving our area of Valentine, getting rid of the old, abandoned buildings and houses that are no longer safe on Southwest Trafficway, and they have exciting plans for north of us that will improve the area. The abandoned apartments will be replaced with updated and safe places for people to live, which will also improve the way our neighborhood looks and feels. I was deeply saddened that houses were destroyed, but I do have a desire for that area to look and feel refreshed, with new life and energy. Since I moved here, it has looked run-down.

Decision-Making from People Who Are Not Affected:
It concerns me deeply that people from outside the "Norman School District area" are making decisions for those who live inside this area. This speaks volumes to the fact that most people do not want this proposal to go through. It feels worrisome that people who live outside of our area are pressing for this proposal, especially because their houses are not personally on the line.

Thank you so much for your consideration.

Kimberly Tice
3604 Jefferson Street
816-301-3801

EXHIBIT C – Memorandum Addressing Misrepresentations and False Narratives by the Applicant Concerning Kansas City Life

[Memorandum begins on following page]

STINSON

David W. Frantze
PARTNER
DIRECT: 816.691.3181
OFFICE: 816.842.8600
david.frantze@stinson.com

MEMORANDUM ADDRESSING MISREPRESENTATIONS AND FALSE NARRATIVES BY THE APPLICANT CONCERNING KANSAS CITY LIFE

To: Mayor and City Council, City of Kansas City, Missouri

Date: October 16, 2025

Stinson represents Kansas City Life Insurance Company ("Kansas City Life") in opposing the application (the "Application") submitted by Valentine Neighborhood Association ("VNA" or the "Applicant") to designate the Norman School Historic District (the "Proposed District"), generally bounded by West 35th Street, Summit Street, Valentine Road and Pennsylvania Avenue, to the Kansas City Register of Historic Places. Upon August 20, 2025, the City Plan Commission failed to adopt a motion recommending approval of the Application – effectively recommending denial of the Application. However, due to a peculiarity of the City Code dealing with historic preservation, on October 2, City staff introduced an ordinance to approve the Application notwithstanding the failure of CPC to recommend approval.

Both the Applicant and other proponents who have submitted letters and emails in support of the Proposed District have repeatedly indicated that designation of the Proposed District is necessary to stop Kansas City Life from destroying their neighborhood and have suggested (and on occasion expressly stated) that Kansas City Life has historically acquired properties, allowed them to fall into disrepair, and then demolish them.

That narrative is totally false.

In the early 2000's, Kansas City Life owned 40 parcels within the Proposed District. Since 2004, Kansas City Life has sold 22 of those parcels to independent third parties (collectively, the "Formerly-Owned Parcel(s)"). The Formerly-Owned Parcels, which are shown in green on **Exhibit A**, represent over 25% of all the parcels in the Proposed District. Attached as **Exhibit B** are images of the 21 Formerly-Owned Parcels with structures within the Proposed District (the other Formerly-Owned Parcel consists of one vacant lot).

The period of Kansas City Life's ownership of the Formerly-Owned Parcels ranges from 13 years to 53 years, with an average ownership tenure of almost 30 years. Kansas City Life held the Formerly-Owned Parcels both for income generation as rental properties and to allow the company to plan for future development of those properties. During its ownership, Kansas City Life rented the Formerly-Owned Parcels to tenants and operated those properties to provide housing at affordable rents, maintaining those properties to allow for continued occupancy over that entire time. As part of its operation of the Formerly-Owned Parcels in its rental business, Kansas City Life **maintained the condition of the Formerly-Owned Parcels to allow for continued occupancy during the extended term of its ownership.** When Kansas City Life decided to change its future plans for development, it opted to sell the Formerly-Owned Parcels to third-party owners. The Formerly-Owned Parcels remain viable buildings that are critical pieces of the neighborhood.

The facts surrounding the Formerly-Owned Parcels, including Kansas City Life's maintenance of those properties for an average term of over quarter century, as well as Kansas City Life's sale of those properties to third parties, do not support, and in fact repudiate, the narrative regularly presented by the Applicant and Kansas City Life's detractors. Contrary to the narrative presented, Kansas City Life **did not** allow the Formerly-Owned Parcels to deteriorate, **did not** allow the Formerly-Owned Parcels to sit vacant, and, most significantly, **did not** needlessly demolish structurally-sound structures that it owned. Instead, Kansas City Life maintained and operated those buildings that were structurally sound, and ultimately placed them into the hands of others for continued use and occupancy.

Significantly, Kansas City Life has not acquired any property within the Proposed District for well over a decade, and it has sold more than 50% of the parcels it previously owned within the Proposed District.

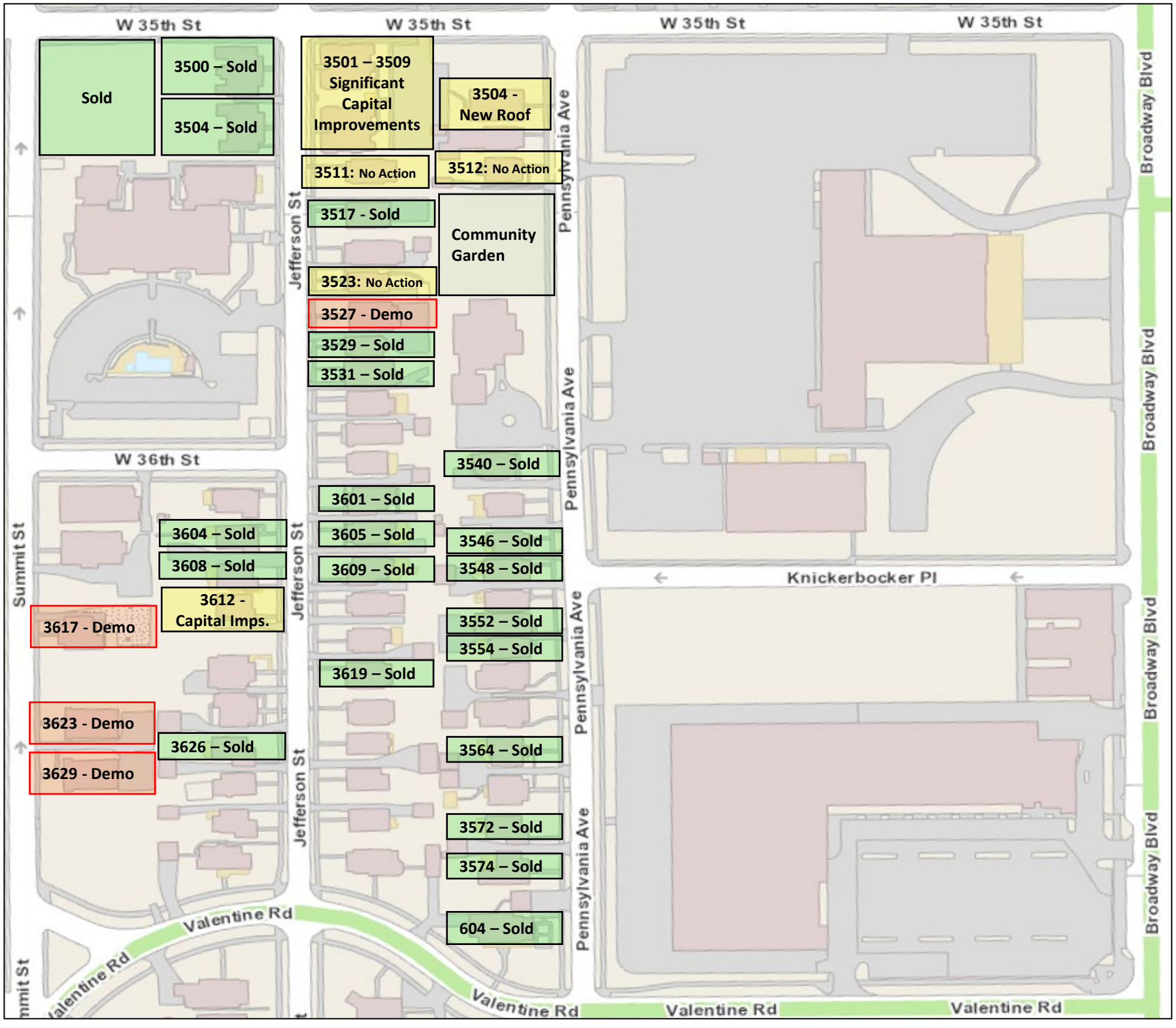
If the goal is to "take over" the area encompassed by the Proposed District, does it make sense that Kansas City Life would have sold to others over half of the properties it previously owned within the area proposed for historic designation? **Obviously, the answer is no.**

In support of its position that Kansas City Life is seeking to acquire and destroy the neighborhood, the Applicant and other proponents will cite Kansas City Life's recent request to obtain approval for the demolition of four buildings within the Proposed District. The location of these dangerous structures is shown in red on **Exhibit A**. The demolition request was made because of its determination that the buildings were dangerous buildings at the end of their useful life. This determination was recently confirmed by the City's Dangerous Buildings Division, and the City has issued dangerous building orders. Kansas City Life is proceeding to obtain demolition permits in accordance with the City's determination.

Kansas City Life's actions with respect to the Formerly-Owned Parcels, and the Proposed District as a whole, unequivocally demonstrates that **there is no nefarious scheme**, as alleged by the company's critics, to run down structurally sound and economically viable properties to create blight, with the ultimate goal of demolishing otherwise-viable structures. **Instead, Kansas City Life's activities reflect its long-term support for the neighborhood and its vitality.** The circumstances surrounding Kansas City Life's ownership of the Formerly-Owned Parcels demonstrate its intent to maintain properties when feasible and consistent with its future development plans for the properties it owns. But no one should expect Kansas City Life to preserve structurally unsound properties that have reached the end of their useful lives.

On behalf of Kansas City Life, we would reiterate its request that City Council recommend denial of the Application for historic designation of the Proposed District.

EXHIBIT A



Property Sold by Kansas City Life (since 2000)

Structure Owned by Kansas City Life

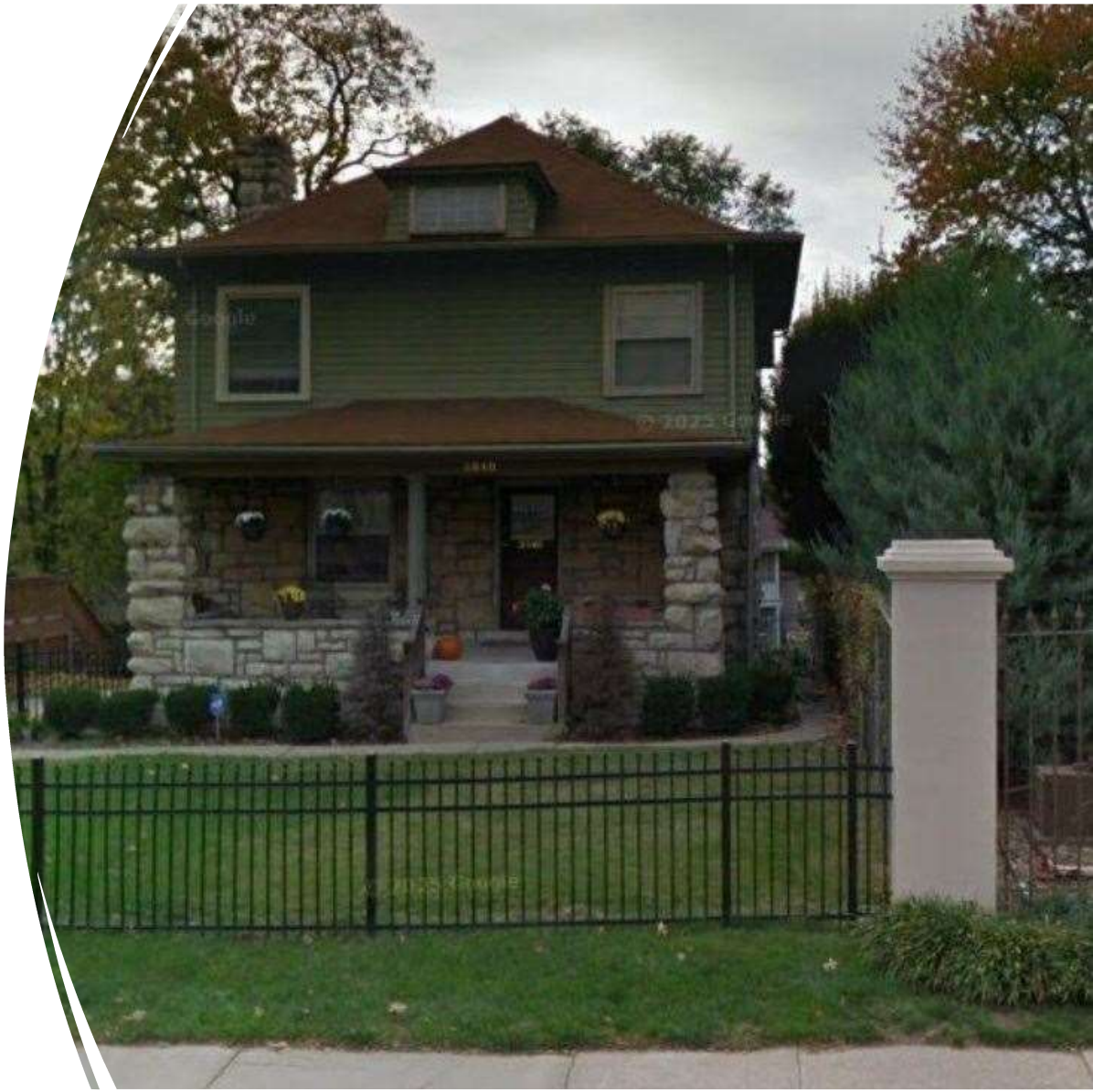
KCL Structure Proposed for Demo

Proposed Historic District Homes Once Owned by KCL and Still in Use

21 Properties that Kansas City Life Purchased, Maintained, Rehabilitated and Sold in the Proposed District

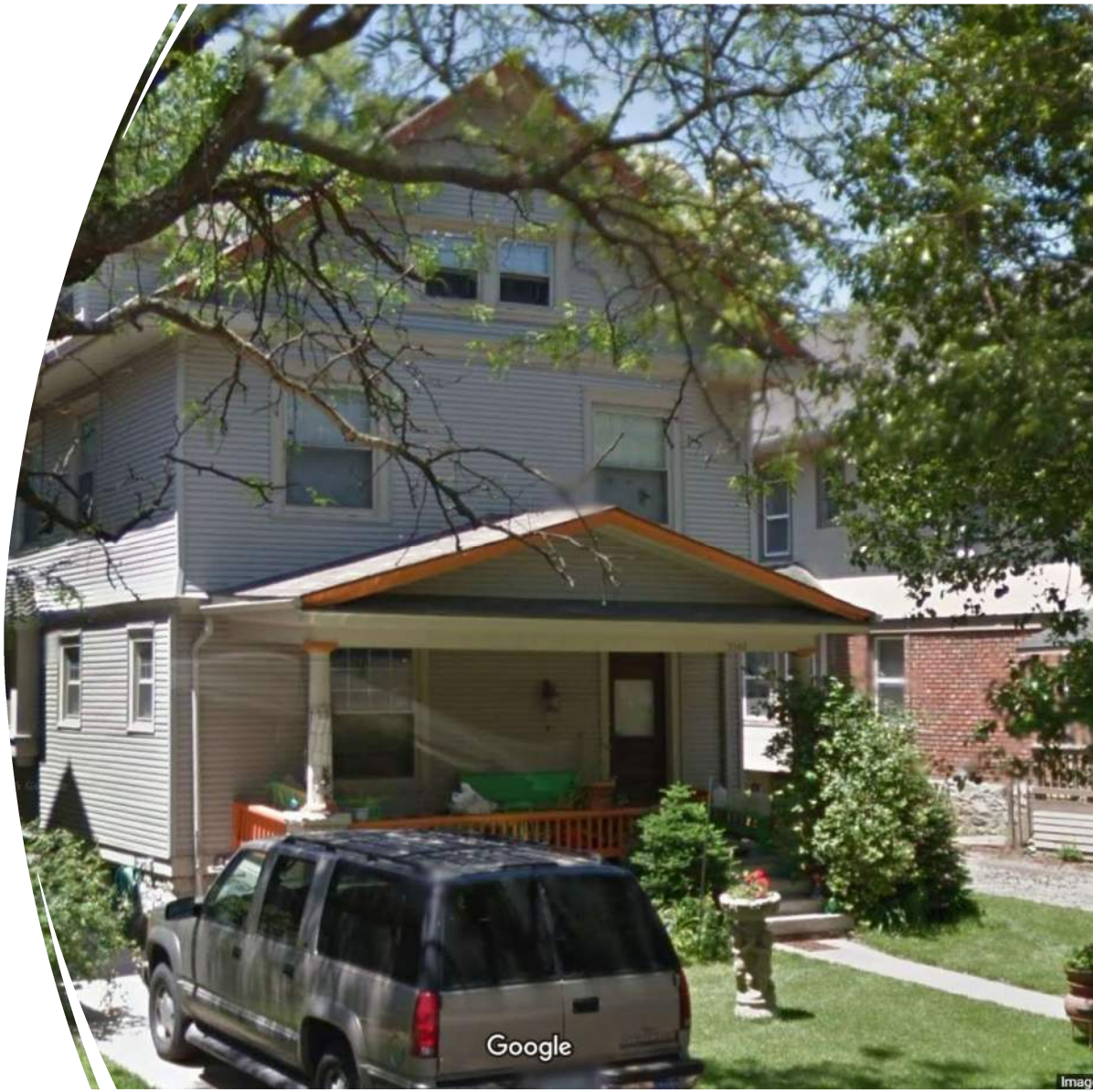
3540 Pennsylvania

- Proposed District Lot 12
- Purchased: 02/18/1977
- Sold:
  06/06/2005
- 28 Yrs under KCL Stewardship



3546 Pennsylvania

- Proposed District Lot 14
- Purchased: 05/24/1978
- Sold:
  02/10/2004
- 26 Yrs under KCL Stewardship



3548 Pennsylvania

- Proposed District Lot 15
- Purchased: 06/30/1969
- Sold:
  06/30/2006
- 37 Yrs under KCL Stewardship

3552 Pennsylvania

- Proposed District Lot 17
- Purchased: 12/27/1978
- Sold:
  05/25/2006
- 28 Yrs under KCL Stewardship

3554 Pennsylvania

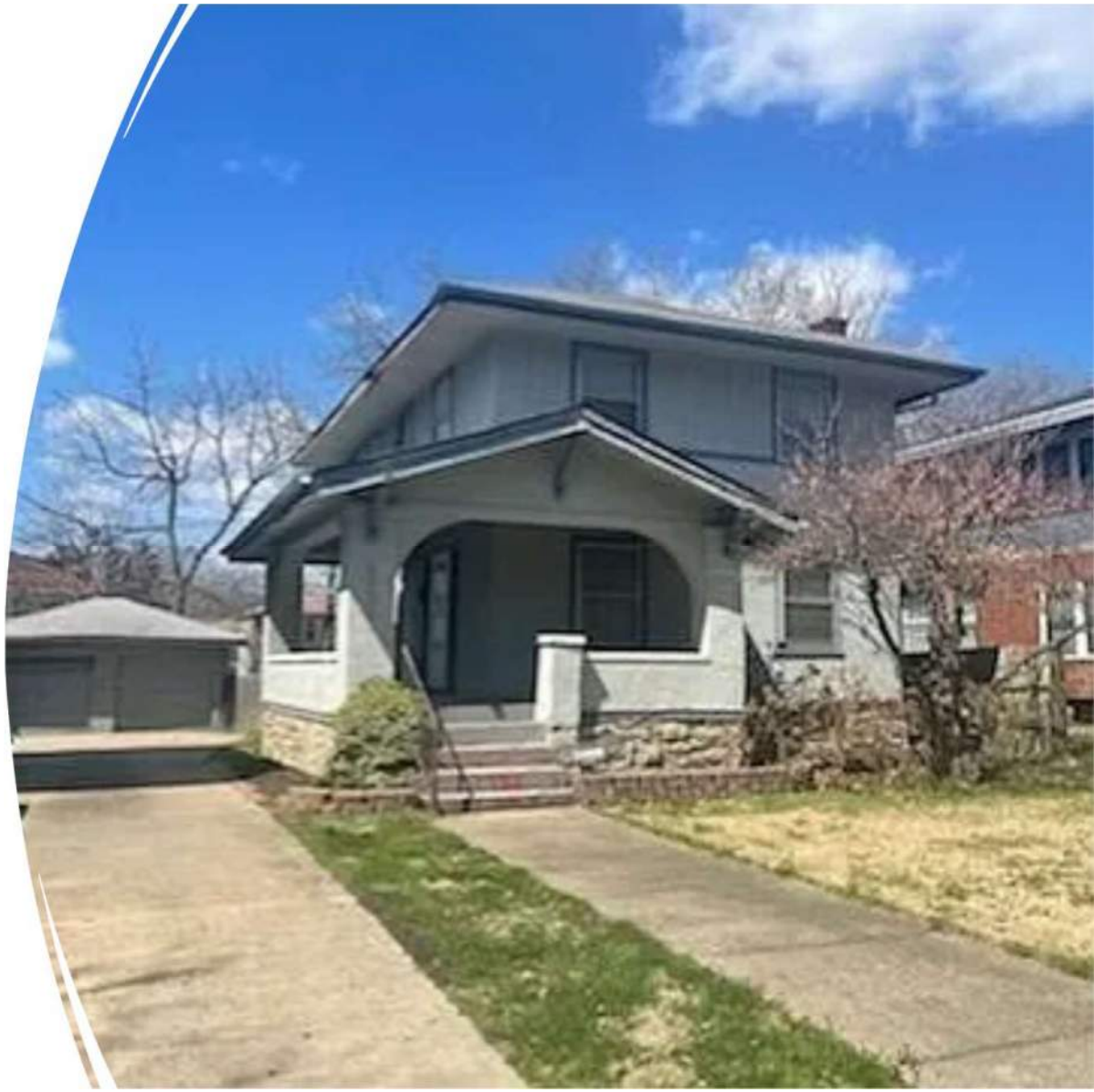
- Proposed District Lot 18
- Purchased: 06/30/1969
- Sold:
  08/12/2008
- 39 Yrs under KCL Stewardship

3564 Pennsylvania

- Proposed District Lot 21
- Purchased: 10/17/1984
- Sold:
  06/27/2002
- 18 Yrs under KCL Stewardship

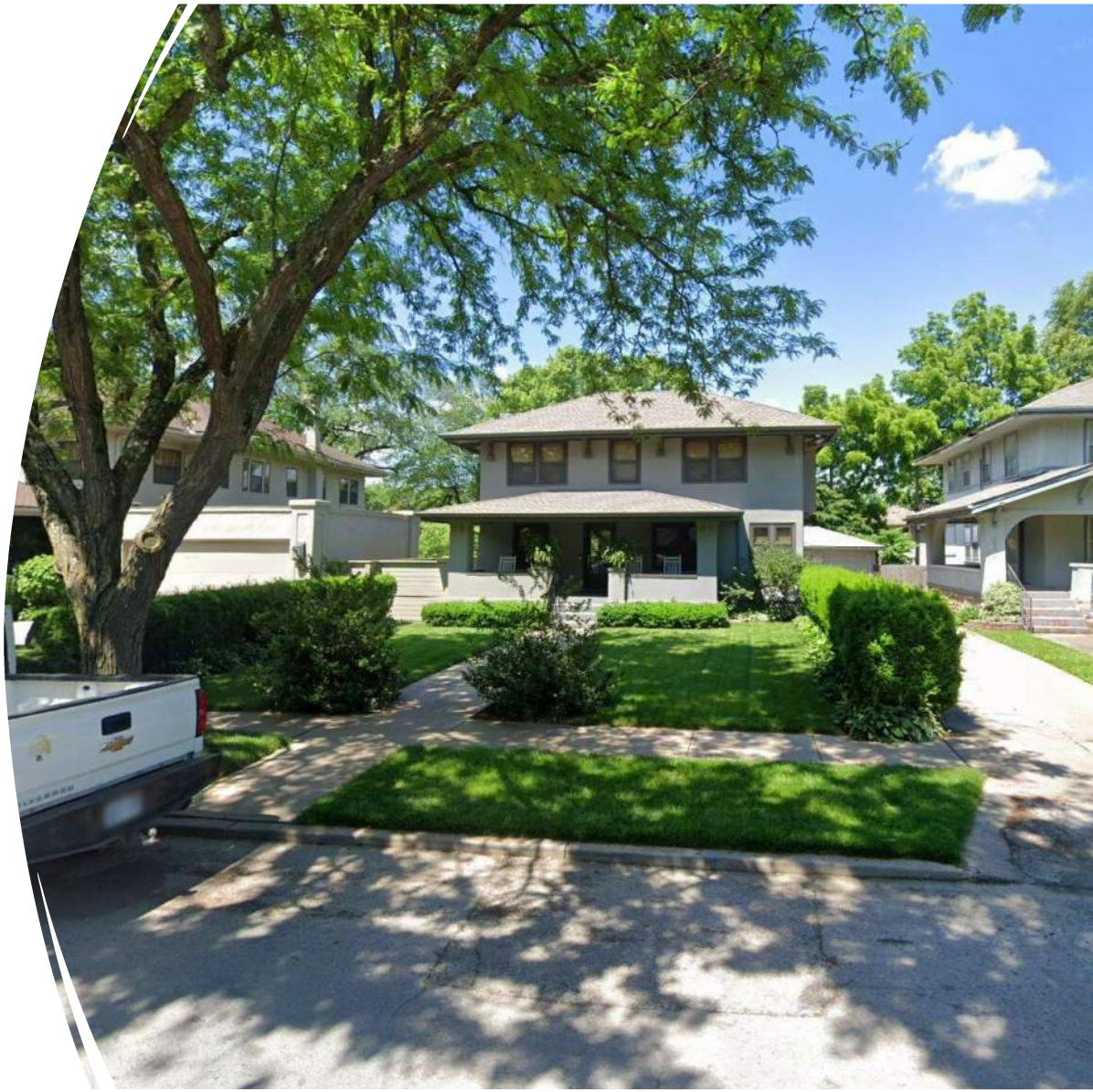
3572 Pennsylvania

- Proposed District Lot 23
- Purchased: 06/30/1988
- Sold:
  08/28/2001
- 13 Yrs under KCL Stewardship



3574 Pennsylvania

- Proposed District Lot 24
- Purchased: 06/30/1988
- Sold:
  01/29/2008
- 20 Yrs under KCL Stewardship



3500 Jefferson

- Proposed District Lot 25
- Purchased: 04/18/1972
- Sold:
  11/22/2019
- 47 Yrs under KCL Stewardship

3504 Jefferson

- Proposed District Lot 26
- Purchased: 12/22/1976
- Sold:
  11/22/2019
- 43 Yrs under KCL Stewardship

3517 Jefferson

- Proposed District Lot 29
- Purchased: 06/06/1979
- Sold:
  11/01/2021
- 42 Yrs under KCL Stewardship

3529 Jefferson

- Proposed District Lot 33
- Purchased: 04/28/1971
- Sold:
  02/15/2024
- 53 Yrs under KCL Stewardship

3531 Jefferson

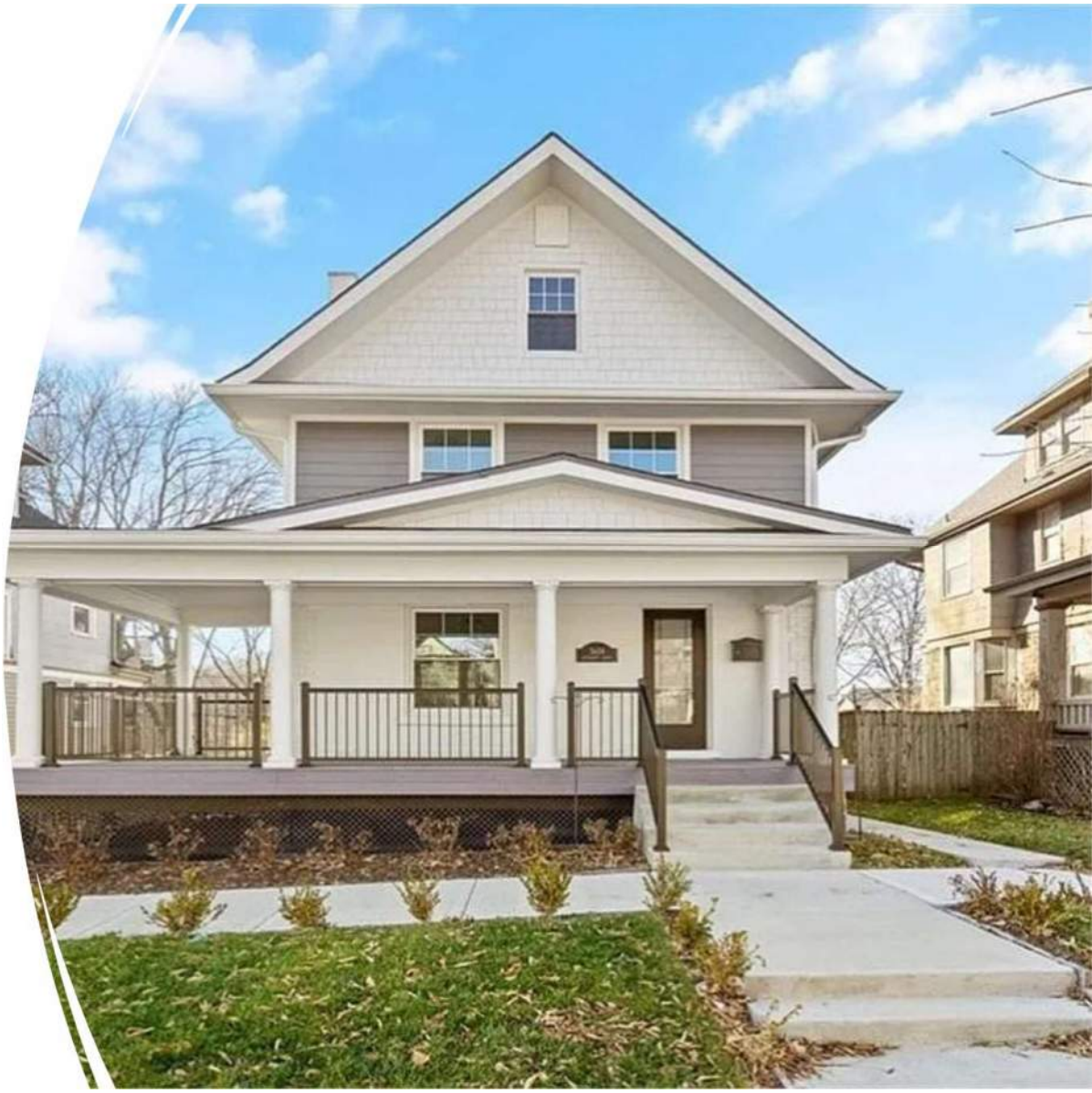
- Proposed District Lot 34
- Purchased: 11/21/1977
- Sold:
  06/27/2002
- 25 Yrs under KCL Stewardship

3601 Jefferson

- Proposed District Lot 39
- Purchased: 08/17/1973
- Sold:
  05/20/2003
- 30 Yrs under KCL Stewardship

3604 Jefferson

- Proposed District Lot 40
- Purchased: 12/22/1976
- Sold:
  3/31/2021
- 45 Yrs under KCL Stewardship



3605 Jefferson

- Proposed District Lot 41
- Purchased: 10/06/1969
- Sold:
  09/15/2003
- 34 Yrs under KCL Stewardship

3608 Jefferson

- Proposed District Lot 42
- Purchased: 7/18/1973
- Sold:
  10/29/2004
- 31 Yrs under KCL Stewardship

3609 Jefferson

- Proposed District Lot 43
- Purchased: 10/06/1969
- Sold:
  04/02/2004
- 35 Yrs under KCL Stewardship

3619 Jefferson

- Proposed District Lot 49
- Purchased: 08/28/1974
- Sold:
  11/22/2019
- 45 Yrs under KCL Stewardship

3626 Jefferson

- Proposed District Lot 52
- Purchased: 8/20/1982
- Sold: 5/2/2005
- 23 Yrs under KCL Stewardship

604 Valentine

- Proposed District Lot 64
- Purchased: 06/22/1988
- Sold: 11/27/2001
- 13 Yrs under KCL Stewardship

File #: 250872

ORDINANCE NO. 250872

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR to District B3-2. (CD-CPC-2025-00113)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1507, rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR (Urban Redevelopment) to District B3-2 (Commercial), said section to read as follows:

Section 88-20A-1507. That an area legally described as:

> The North 56 feet of Lot 8, except that part thereof in Broadway, John Harris' Addition to the Town of Westport, a subdivision in Kansas City, Jackson County, Missouri, together with the West one-half of the vacated alley lying East of and adjacent thereto, all being more particularly described as follows:
>
> Beginning at the intersection of the East right of way line of Broadway Boulevard, as now established, with the North line of said Lot 8; thence N 90°00'00" E on the North line of said Lot 8 a distance of 135.25 feet; thence S 00°02'53 W a distance of 56.00 feet; thence S 90°00'00" a distance of 135.25 feet to a point on the East right of way line of said Broadway Boulevard; thence N 00°02'53" E on said East right of way, a distance of 56.00 feet to the point of beginning.

is hereby rezoned from District UR (Urban Redevelopment) to B3-2 (Commercial), all as shown outlined on a map marked Section 88-20A-1507, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250872
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR (Urban Redevelopment) to District B3-2 (Commercial). (CD-CPC-2025-00113).

Discussion

The applicant is requesting to rezone approximately 0.2 acres from District UR (Urban Redevelopment) to District B3-2 (Community Business). The rezoning request does not require an accompanying development plan. Approval of the rezoning would allow the applicant to expand the uses allowed on site to those allowed in the B3-2 Zoning District. The current UR Plan only allows this property to be used as a medical office. This proposed rezoning would allow for flexibility of future property owners, removing the restrictions of the current UR plan.

Staff Recommendation: Approval
CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authrozing a rezoning of land.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authrozing a rezoning of land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authrozing a rezoning of land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authrozing a rezoning of land.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
   ☐

Prior Legislation

14265-UR – Approved a rezoning of the entire block bound by 39th Terrace, 40th Street, Broadway Boulevard and Central Street from District R-1.5/B3-2 to District UR

(Urban Redevelopment), approved via Ordinance No. 120221 by City Council on March 22, 2012.

Service Level Impacts

Not applicable as this is an ordinance authrozing a rezoning of land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authrozing a rezoning of land.

2. How have those groups been engaged and involved in the development of this ordinance?
   Rezoning are required by code to host a public engagement meeting. A public engagement meeting was held on August 20, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authrozing a rezoning of land.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authrozing a rezoning of land.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authrozing a rezoning of land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

Not applicable as this is an ordinance authrozing a rezoning of land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

Outlook

The Warehouse On Broadway

From Phil Zehms <pzehms@plcorp.com>
Date Sat 10/11/2025 6:38 PM
To Public Testimony <Public.Testimony@kcmo.org>
Cc Smith, Justin <Justin.Smith@kcmo.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good morning,

I'm writing to express my deep concern regarding the proposed rezoning and Special Use Permit for the new concert venue, Warehouse on Broadway. I own a home on Central Street—almost directly behind the venue—and while I support progress and growth for our city, it must be done in a way that does not compromise neighborhood safety or the quality of life for long-term residents.

Safety & Security Concerns

Since this venue opened, there have been a significant and noticeable increase in late-night disturbances and safety issues on our block. My property, a popular, city-approved, short-term rental, because of the quiet 1-way street and walking distance to area restaurants and shops. Now has regular concerns from guests of safety and lack of parking. Most of these complaints occur between 1:00 and 4:00 a.m. They report fighting and loud altercations in the streets and in one case into our yard.

These incidents have forced me to issue refunds for early departure because they don't feel safe.

Before The Warehouse began illegally holding concerts, we simply did not experience these kinds of issues. As mentioned earlier, our proximity to Westport, was a draw because our neighborhood has always been safe, quiet, and family-friendly. That has changed, and the difference is undeniable.

If Warehouse on Broadway continues hosting events for 500+ concertgoers, it is essential that the venue be required to provide a proper security presence not only at the front of the venue but also on Central Street and 39th Terrace, where the impact on residents is most severe.

Parking Problems

Parking is another major issue. Central Street consists primarily of street parking, with few homes having driveways or off-street spaces. Most residents—and their guests—rely entirely on street parking.

The venue reportedly provides parking for only 30 vehicles, despite a requirement for 184. My understanding is that those spaces are exclusively reserved for employees and the band. That means over 150 additional cars spill into our neighborhood, blocking driveways, fire hydrants, and mailboxes, and creating unsafe congestion on residential streets. The vehicles are illegally parking in alleys, and other places in addition to congesting the streets.

If Warehouse on Broadway is to continue hosting events of this size, the city must require them to establish a clear and enforceable parking plan that does not push the burden onto nearby residents.

A Call for Fairness and Action

Our neighborhood is being asked to shoulder the costs—financially, emotionally, and in terms of safety—for a problem we did not create. This is not fair to the residents who live, work, and raise families here.

I urge you to review Sheryl Windsor's email and attached photos, which clearly illustrate the illegal parking, overcrowding, and unsafe conditions we now face. Our once-quiet street has become a thoroughfare for concert traffic and a magnet for late-night disturbances and side shows.

We are not asking for progress to stop—we're asking for balance, accountability, and solutions that protect the integrity of our neighborhood and the safety of everyone in it.

Thank you for your time and for taking our concerns seriously. I hope the council will take action to ensure that residents are not forgotten in the excitement of new development.

Sincerely,
Phil Zehms
Homeowner, Central Street

Sent from my T-Mobile 5G Device
Get Outlook for Android

File #: 250874

ORDINANCE NO. 250874

Sponsor: Director of City Planning and Development Department

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 6th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Zachary Marten and Bret Springs for the vacation of south 10.70 feet of the North 11.20 feet of lot 14, Block 2, Goodrich Addition, Kansas City, Jackson County, Missouri, giving the distinct description of the right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the south 10.70 feet of the north 11.20 feet of lot 14, Block 12, Goodrich Addition, Kansas City, Jackson County, Missouri, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by Everfast Fiber Network, LLC.

2. The applicant shall retain all utility easements and protect facilities required by AT&T.

3. The applicant shall retain all utility easements and protect facilities required by Evergy.

4. The applicant shall retain all utility easements and protect facilities required by Google Fiber.

5. The applicant shall retain all utility easements and protect facilities or relocate facilities required by Kansas City Public Works Street Lighting Services.

6. The applicant shall retain all utility easements and protect facilities required by Fire Department.

7. The applicant shall retain all utility easements and protect facilities required by Lumen/Level3.

8. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end

_____

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20___, before me, a Notary Public in and for said County, personally appeared _____ to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By_____
Deputy

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250874
Submitted Department/Preparer: Please Select
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Vacating an approximately 1,168 square feet of public right-of-way in Zoning District DX-15 (Downtown Mixed-Use) generally located at the northwest corner of Baltimore Avenue and West 20th Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

Discussion

The section of public right-of-way proposed to be vacated is a portion of improved right-of-way along West 20th Street, east of Baltimore Avenue and the alley to the west. The proposed vacation is approximately 11.5 feet in width and 110 feet in length. The proposed 1,168 square foot vacation is a request from MSG Investment Inc., to provide ADA access to a newly proposed eating and drinking establishment at 1925 Baltimore Avenue. With the vacation, the applicants are proposing to add an additional landscape buffer along West 20th Street. These improvements cannot be done within the public right-of-way, so staff has recommended a vacation at this location. No street parking or existing sidewalks will be impacted with this proposed vacation. There are public and private utilities located with the right-of-way. Public Works Street Lighting Services currently has light poles within the proposed area of the vacation. Public Works Street Lighting Services requires that the applicant retain an easement or relocate facilities at the applicant's expense. Evergy, AT&T, Everfast Fiber Network, Google Fiber, Lumen/Level3 and Spectrum Charter also have utilitieswithin the right-of-way which will also require easements be retained or the utilities be relocated.

There was no public testimony at the City Plan Commission.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☐ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☒ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

There is no previous legislation for this ordinance. However, there is a building addition permit associated with this application, CRBC-2024-40189.

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

File #: 250875

ORDINANCE NO. 250875

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business) generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south, and more specifically described as follows:

State Line Station Unit 2---Lot 1

State Line Station Unit 2---Lot 2

State Line Station Unit 2---Lot 3

State Line Station Condominiums--- Lot 1 (common area)

State Line Station Condominiums--- Unit 1

State Line Station Condominiums--- Unit 2

State Line Station Condominiums--- Unit 3

State Line Station Condominiums--- Unit 4

State Line Station Condominiums--- Unit 5

State Line Station Condominiums--- Unit 6

State Line Station Condominiums--- Unit 7

State Line Station Condominiums--- Unit 8

State Line Station Unit 2---Tract A

State Line Station Unit 2--- Lot 5

State Line Station---Lot 6

is hereby approved, subject to the following conditions:

1. Ordinance No. 180499, including all conditions provided therein, shall remain in full force and effect.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250875
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W 135th Street on the north and W 138th Terrace on the south. (CD-CPC-2025-00120)

Discussion

The proposed major amendment to the previously approved plan does not include physical changes to the plan or the site, only the permitted uses. Permitted uses were limited on the previous plan to retail and restaurant. The proposed amendment will permit all uses in the B3 zoning district and prohibit vehicle sales and repair uses, except on Lot 2 where there is an existing auto repair use. Additionally, self-storage warehouse is a permitted use on Lot 5 per the previous rezoning and plan amendment.

Staff recommendation: Approval with Conditions
CPC recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance does not have direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
   ☐

Prior Legislation

9691-P-30, 9691-P-31 – Ordinance 180499 – Rezoning an area of 2.14 acres generally located on the south side of 135th Street and east of MO Highway 150 from District B3-2 to District B4-2, and approving an amendment to a previously approved development plan to allow for a self-storage warehouse. Approved July 19, 2018

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance was not evaluated for potential health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?
   This project complies with the public engagement requirements in section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   The ordinance will authorize additional uses in a relatively empty commercial shopping center.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Click or tap here to enter text.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Ordinance authorizing uses on private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

Ordinance No. 250875

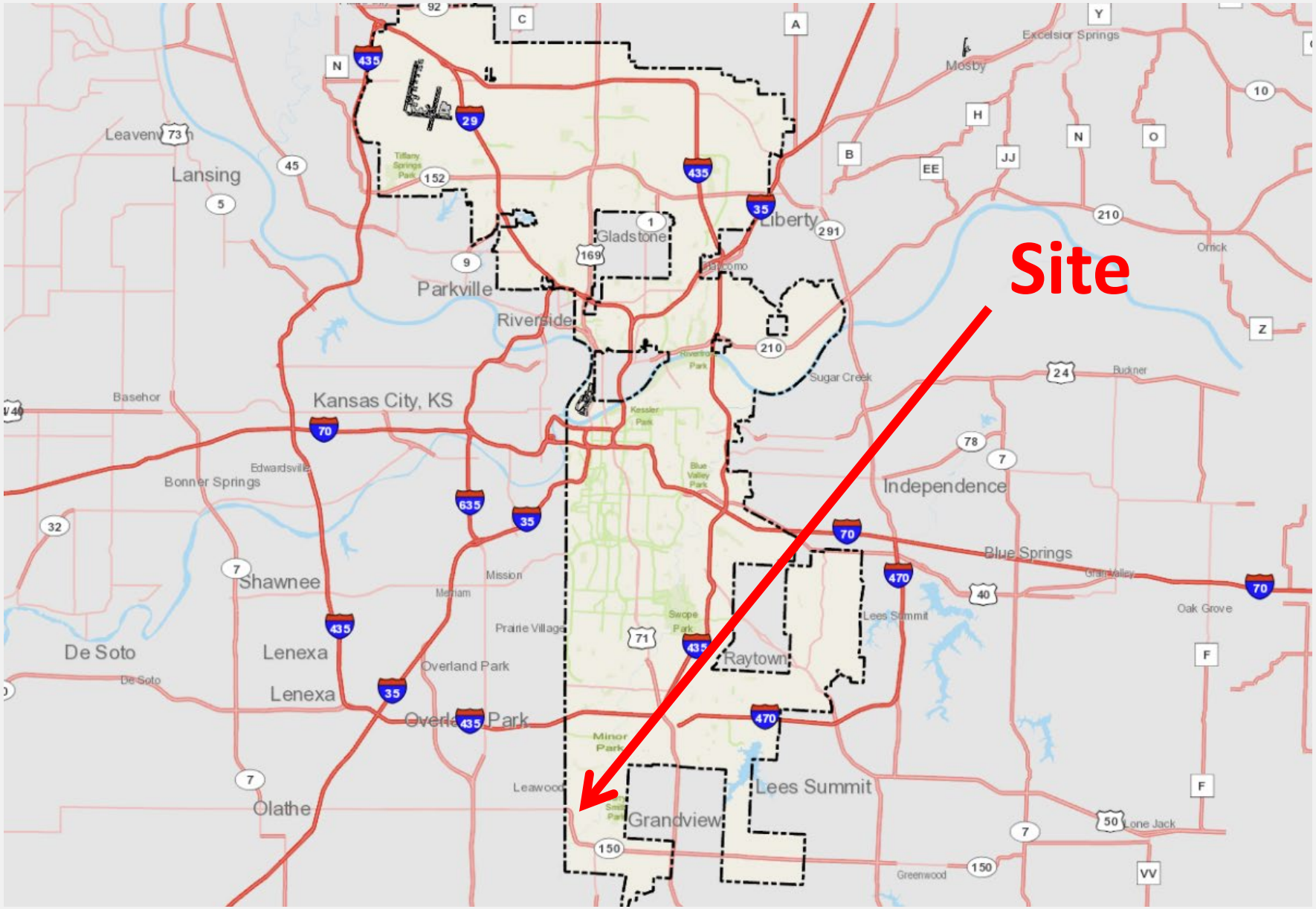
Major Amendment (Development Plan Non-residential)

Stateline Station– 13601 Washington St

October 14, 2025

Prepared for

Neighborhood Planning and Development Coommittee


Site
Kansas City, KS
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
De Soto
Lenexa
Overland Park
Olathe
Mission
Prairie Village
Raytown
Lees Summit
Grandview
Independence
Blue Springs
Oak Grove
Sugar Creek
Buckner
Excelsior Springs
Mosby
Orrick
Lone Jack
Greenwood

W 135th St
W 135th St
W 135th St
Wornall Rd
150
Washington St
Madison Ave
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Wyandotte St
Washington St
Madison Ave
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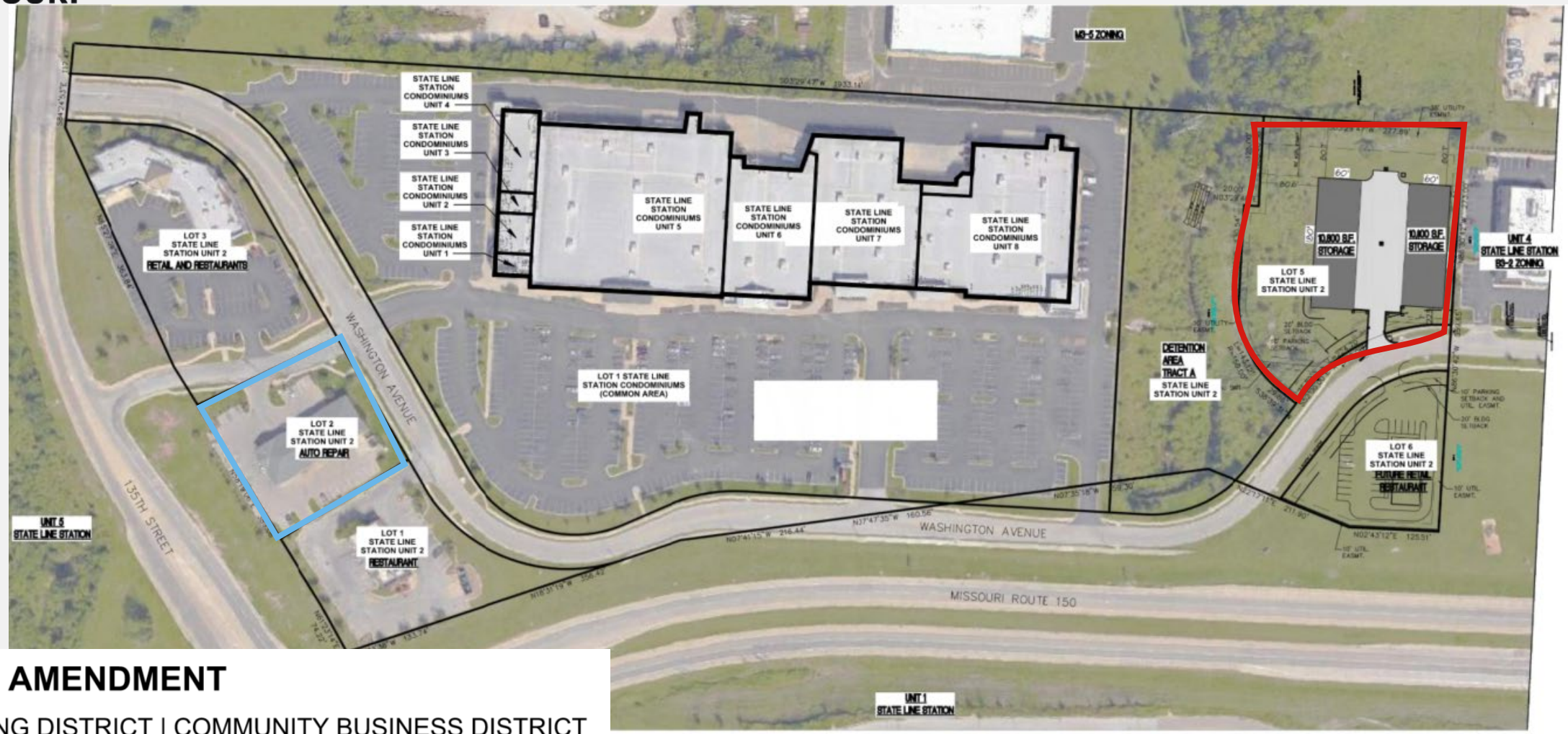
W 138th St



DEVELOPMENT PLAN

SCALE: 1" = 100'-0"

MAJOR PLAN AMENDMENT

(LOT 4) B3-2 ZONING DISTRICT | COMMUNITY BUSINESS DISTRICT

ALL USES IN B3 ARE PERMITTED EXCEPT:

- HEAVY EQUIPMENT SALES AND RENTAL, LIGHT EQUIPMENT SALES AND RENTAL (INDOOR AND OUTDOOR), MOTOR VEHICLE REPAIR LIMITED, MOTOR VEHICLE REPAIR GENERAL

-- EXCEPT ON LOT 5, ALL USES IN B3 PERMITTED AND SELF STORAGE WAREHOUSE.

-- EXPECT LOT 2 ALL USES IN B3 AND MOTOR VEHICLE REPAIR GENERAL."

Northern portion of the site. Looking south on Washington St. (Mar 2019)

Looking east on 150 HWY. (Aug 2023)

Looking east on 150 HWY. (Aug 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00120

Approval with Conditions

File #: 250876

ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, "Residential Signs," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or

commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**
Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**
A lot with a principal use of a detached house or semi-attached house may have:

a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.

b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**
A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.

2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.

4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

(1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.

(2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

(3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.

2. Incidental signs must be set back a minimum of 10 feet from all property lines.

3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.

2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.

3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least six (6) acres in size, or located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street, to install a digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The sign must be located at least 100 feet from any other residentially zoned and occupied property.

2. The sign must not be located within 150 feet of a public park or a parkway or boulevard.

3. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.

4. The message or image may not change more than once every hour.

5. Changes of image must be instantaneous as seen by the human eye and may not use facing, rolling, window shading, dissolving, or similar visual effects as part of the change.

6. Digital signs must use automatic level controls to reduce lights levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.

7. The sign may not be illuminated between the hours or 10:00 p.m. and 7:00 a.m.

8. The background color of the sign may not be white.

9. The digital display must be turned off if the display is not properly functioning.

10. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

5. **HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

(a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.

(b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

(c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.

(d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each

lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**
A lot with a principal use not described in this section, or a vacant lot may have:

(a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.

(b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.

(c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**
Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Amending Chapter 88, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an amendment to the zoning and development code.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an amendment to the zoning and development code.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an amendment to the zoning and development code.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an amendment to the zoning and development code.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.

- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an amendment to the zoning and development code.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an amendment to the zoning and development code.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an amendment to the zoning and development code.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Click or tap here to enter text.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:
Not applicable as this is an amendment to the zoning and development code.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

File #: 250877

ORDINANCE NO. 250877

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1510, rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), and approving a development plan which serves as a preliminary plat to allow for commercial and storage development, said section to read as follows:

Section 88-20A-1510. That an area legally described as:

> All of Lot 2 and Tract A, Replat of Tract No. 2, Lillis Estates, a subdivision in the City of Kansas City, Jackson County, Missouri.

is hereby rezoned from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1510, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

2. 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 a certificate of occupancy.

3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

4. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

5. 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 a certificate of occupancy.

6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

7. 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.

8. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.

9. Allowed uses within Buildings 2, 3, and 4 are limited to self-storage warehouse, manufacturing, production (artisanal), warehousing, wholesaling, storage, and freight movement (indoor), sports and recreation, participant (indoor), personal improvement services, business equipment sales and services, building maintenance services, artist work or sales space, food and food storage, and office, administrative, professional or general. No outdoor storage is permitted.

10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)

11. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC 2018: § D104.2)

12. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)

13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)

14. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)

15. Required Fire Department access roads shall be a minimum unobstructed width of twenty 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)

16. 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.

17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)

18. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC 2018 § 503.6).

19. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

21. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

22. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at

all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

23. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

24. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

25. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

27. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

28. The developer shall 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.

29. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.

30. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main.

31. The developer shall secure permits to extend public storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

32. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a 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 Kansas City Water Services Department.

34. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250877
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (commercial) to District MPD (Master Planned Development) and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Discussion

The applicant is seeking approval of a Rezoning from District B2-2 (Commercial) to District MPD (Master Planned Development) with an associated plan, which serves as a preliminary plat, and an amendment to the Martin City Area Plan on approximately 3.19 acres generally located at the northwest corner of East 135th Street and Oak Street. This will allow for development of the Martin City FlexCaves, a commercial and storage facility.

The development is proposed to consist of 4 buildings, three of which will include individual units leased for private use or storage and will not be accessible to the general public at large. These buildings will be marketed towards customers with high end collectables or cars and "man caves" and will have 40 units of various sizes. The building adjacent to East 135th Street is marketed as a "ShopCave". These 11 units are marketed towards retailers who are looking for a space which is open to the public but also need a place for storage/logistics. The development will utilize one new curb cut along East 135th Street in addition to the existing curb cut that is shared with the property to the west. The plan provides a single row of angled parking along the front of the buildings to serve the shopfronts. The parking area will be screened with heavy landscaping. Staff requested additional screening in the form of a masonry wall to fully screen the parking; however, the applicant moved forward with the fence designed as shown on the plan, consisting of galvanized steel channel rail. .

Landscaping includes a mix of tree and shrub species such as Black Gum Trees, Bald Cypress, Forest Pansy Redbuds, Hillspire Juniper, Skyrocket Juniper, and Maiden Grass.

The proposed buildings will feature concrete cast panels with integrated brick inlay. Elevations along East 135th Street will incorporate storefront glazing to create an active, pedestrian-oriented frontage consistent with the character of the corridor to the east. Facades not fronting a public right-of-way will

utilize concrete cast panels with multi-colored banding to provide visual variety and reduce blank wall appearance. The northern elevation, facing the school, will include clerestory windows to introduce natural light while maintaining privacy and compatibility.

Staff requested that the applicant move the "ShopCaves" to the street and move the parking to the side to more closely align with the Area Plan and context of the corridor to the north. The applicant did not update plans; however they did provide additional screening of the parking area in the form of landscaping.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable, as this is an ordinance authorizing the development of private land.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is an ordinance authorizing the development of private land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable, as this is an ordinance authorizing the development of private land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable, as this is an ordinance authorizing the development of private land.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
   ☐

Prior Legislation

No prior leglislation on this site.

Service Level Impacts

Not applicable, as this is an ordinance authorizing the development of private land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable, as this is an ordinance authorizing the development of private land.

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable, as this is an ordinance authorizing the development of private land.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable, as this is an ordinance authorizing the development of private land.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable, as this is an ordinance authorizing the development of private land.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable, as this is an ordinance authorizing the development of private land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable, as this is an ordinance authorizing the development of private land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

File #: 250878

RESOLUTION NO. 250878

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

WHEREAS, on March 5, 2020, the City Council by Resolution No. 200184 adopted the Martin City Area Plan as a guide for future development and public investment; and

WHEREAS, after further review it has been deemed appropriate to amend the Martin City Area Plan as it affects the area of approximately 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the on the northern portion of the site from mixed use community to commercial; and

WHEREAS, the City Plan Commission considered this amendment to the Martin City Area Plan on September 17, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on September 17, 2025, recommend approval of the proposed amendment to the Martin City Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Martin City Area Plan is hereby amended as to the Future Land Use Map for that area described above by changing the recommended land use from mixed use community to commercial.

Section B. That the amendment to the Martin City Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023 by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given, and hearings have been held as required by law.

..end

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250878
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E 135th Street, northwest corner of East 135th Street and Oak Street by changing the recommended land use on the norther portion of the site from Mixed Use Community to Commercial for commercial and self storage development. (CD-CPC-2025-00140)

Discussion

The proposed MPD Plan for a commercial and storage development is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment. The applicant has submitted an Area Plan Amendment application to update the northern portion of the site from Mixed Use Community to Commercial.

The Martin City Area Plan calls for mixed-use, pedestrian-oriented development along 135th Street, with customer-facing businesses and higher-density housing to support commercial activity. The Applicant's request to add heavier commercial and industrial uses (self-storage and warehousing) is not consistent with these goals and could negatively affect nearby housing and the school.

Design guidelines in the Area Plan – also reflected in the KC Spirit Playbook – emphasize active street edges, pedestrian visibility, safe circulation, and quality site design. While the proposal makes some adjustments, additional improvements are needed to better align with these principles.

Staff Recommendation: Approval
CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable, as this is an resolution authorizing the development of private land.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is an resolution authorizing the development of private land.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable, as this is an resolution authorizing the development of private land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable, as this is an resolution authorizing the development of private land.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

☐ Create a solutions-oriented culture to foster a more welcoming business environment.
☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
☐

Prior Legislation

No prior leglislation on this site.

Service Level Impacts

Not applicable, as this is an resolution authorizing the development of private land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable, as this is an resolution authorizing the development of private land.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable, as this is an resolution authorizing the development of private land.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable, as this is an resolution authorizing the development of private land.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable, as this is an resolution authorizing the development of private land.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable, as this is an resolution authorizing the development of private land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable, as this is an resolution authorizing the development of private land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)

File #: 250887

RESOLUTION NO. 250887

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

WHEREAS, the City's zoning and development framework plays a critical role in shaping growth, attracting investment, ensuring housing opportunities, and protecting neighborhood character; and

WHEREAS, since the adoption of the Zoning and Development Code, Kansas City has experienced significant changes in population, housing demand, infrastructure needs, and development trends that require modernized processes to keep pace; and

WHEREAS, updating the City's development processes can improve efficiency, transparency, predictability, and responsiveness to the needs of residents, businesses, and developers; and

WHEREAS, a comprehensive review of Chapter 88 is necessary to ensure alignment with the City's long-term goals, including housing affordability, neighborhood stabilization, equitable economic development, sustainability, and resilience; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to conduct a comprehensive review of the City's Zoning and Development Code with a focus on identifying areas where development processes can be streamlined, clarified, or modernized. In conducting his review, the City Manager shall:

a) Engage stakeholders, including neighborhood associations, development professionals, housing advocates, and business leaders to gather input on current challenges and opportunities for improvement;

b) Review best practices from peer cities to identify approaches that promote housing diversity, equitable growth, and high-quality development outcomes;

c) Provide interim updates to the Council's Neighborhood, Planning and Development Committee to ensure transparency and opportunities for Council input throughout the review process;

d) Prepare recommendations for updates and improvements to Chapter 88, including draft ordinance language as appropriate, and present recommendations to the City Council within 180 days.

..end

_____

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250887
Submitted Department/Preparer: Please Select
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

Discussion

The City Planning and Development Department has undertaken a development process mapping project to identify improvements to the development process, from initial land use approvals to construction permitting. Building on that work, a comprehensive review of the Zoning and Development Code may assist in identifying areas where development process can be streamlined, clarified, or modernized to support ongoing development within the city and support investment in Kansas City neighborhoods.

This project proposes to use existing processes as a baseline to guide the review process, conduct public engagement to identify areas of improvements, and coordinate with partner departments and stakeholders to ensure a comprehensive approach.

Findings and recommendations will be presented to the City Manager and City Council to guide next steps.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable

3. How does the legislation affect the current fiscal year?
   Not applicable

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Unknown at this time

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Unknown at this time

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☒ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.

☐

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

No service level impacts are expected from this review.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is a review of the Zoning and Development Code

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is a review of the Zoning and Development Code

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is a review of the Zoning and Development Code

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Click or tap here to enter text.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)