

# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
<a href="https://www.kcmo.gov/cpc">www.kcmo.gov/cpc</a>

May 21, 2025

### **Project Name**

Fareway Meat Market Final Plat

### Docket #C2

### Request

CLD-FnPlat-2025-00006 Final Plat

### **Applicant**

Dann Finn

Phelps Engineering

### Owner

Mark DeYoung Fareway Stores Inc

**Location** 1307 W 79th St **Area** About 1.7 acres

Zoning B1-1
Council District 6<sup>th</sup>
County Jackson
School District Kansas City

### **Surrounding Land Uses**

North: Residential, Zoned R-5 South: Residential, Zoned R-6 East: Residential, Zoned R-6 West: Commercial, Zoned B1-1

### Land Use Plan

The Country Club/Waldo Area Plan recommends Commercial Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

### **Major Street Plan**

Ward Parkway is identified on the City's Major Street Plan as a Parkway with 4 lanes. West 79<sup>th</sup> St is identified on the City's Major Street Plan as a Local Link with 2 lanes.

### APPROVAL PROCESS



### **SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District B1-1 (Commercial) on about 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, allowing for the creation of two lots for a commercial development.

### **PROJECT TIMELINE**

The application for the subject request was filed on March 13, 2025. Scheduling deviations from 2025 Cycle 5.1 have occurred due to the Preliminary Plat review.

### **NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Final Plats therefore notice is not sent.

### REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

### **EXISTING CONDITIONS**

The subject site is currently developed with the existing Fareway Meat Market and several homes, all of which will be demolished. There is no associated regulated stream with the subject site.

### **CONTROLLING CASE**

Case No. CD-CPC-2025-00041– On May 7, 2025, the City Plan commission recommended approval of a request to approve a major amendment to a previously approved Development Plan, which also acts as a Preliminary Plat, for Fareway Meat Market on about 1.7 acres generally located at 1307 W 79th St. This Final Plat cannot be heard by City Council until Council has approved the Preliminary Plat.

### PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: Approval Subject to Conditions

### **VICINITY MAP**



### **PLAT REVIEW**

The request is to consider approval of a Final Plat in District B1-1 (Commercial) on about 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, allowing for the creation of two lots for a commercial development. This use will be approved in Case No. CD-CPC-2025-00041 which will serve as the Preliminary Plat. The Preliminary Plat proposes to develop two lots for two separate commercial buildings, including a reconstructed Fareway Meat Market. The plan does not propose to construct any new streets or dedicate any right-of-way.

The Preliminary Plat and Development Plan were heard by the City Plan Commission on May 7, 2025 and as of the publication of this staff report an ordinance request has been submitted. No official date for City Council has been determined. The Preliminary Plat must be approved by City Council prior to this Final Plat being presented to Council for final approval. If any revisions are required to the Preliminary Plat by City Council, this application must be revised and re-reviewed. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

### **PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	No deviations are requested from the Lot and Building Standards.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	This Final Plat is in conformance with the Boulevard and Parkway Standards.
Parkland Dedication (88-408)	No		

### **APPROVAL CRITERIA**

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. Applicants Submittal

### PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval Subject to Conditions as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

# KANSAS CITY Planning & Dev

### **Plan Conditions**

Report Date: May 13, 2025

Case Number: CLD-FnPlat-2025-00006

Project: Fareway Meat Market

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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00006.
- 2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
- 3. 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.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at /virginia.tharpe@kcmo.org with questions.

4. 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.

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

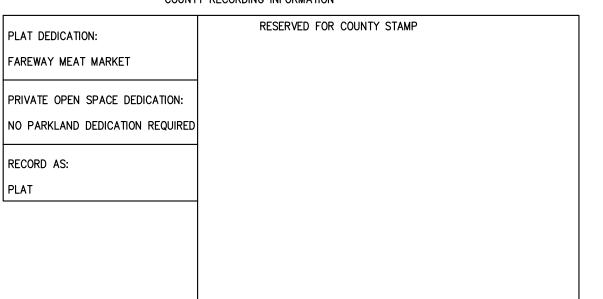
- 5. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
- 6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
- 7. 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.
- 8. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for \_\_\_\_\_\_ and to a tie-in point with the existing sidewalks at \_\_\_\_\_ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
- 9. 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.
- 10. 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.
- 11. The developer shall submit construction plans in compliance with adopted standards for the Ward Parkway median crossing and associated street improvements, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

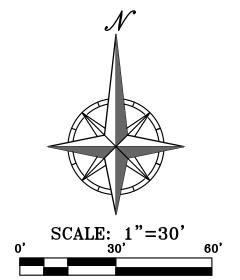
Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A. Thomas@kcmo.org with questions.

12. 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.

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

- 13. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
- 20. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat. Storm detention areas that serve more than one lot must be platted in a separate detention tract.
- 21. The developer must secure permits to connect to public 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.
- 22. 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.





BEARING BASIS: STATE PLANE COORDINATE SYSTEM, MISSOURI WEST ZONE #2403 NAD83 DATUM

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS

# LEGEND

- O DENOTES SET 1/2"x24" REBAR W/PHELPS INC.
- MOCLS−2007001128 PLASTIC CAP

  DENOTES FOUND SURVEY MONUMENT AS DESCRIBED
- DENOTES SET MAC NAIL & CHINE
- DENOTES SET MAG. NAIL & SHINER

  U/E DENOTES UTILITY EASEMENT
- B.L. DENOTES BUILDING LINE
- R/W DENOTES RIGHT-OF-WAY
- 1 POINT IDENTIFICATION NUMBER

## FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0376G, AND DATED JANUARY 20, 2017.

# TITLE NOTE:

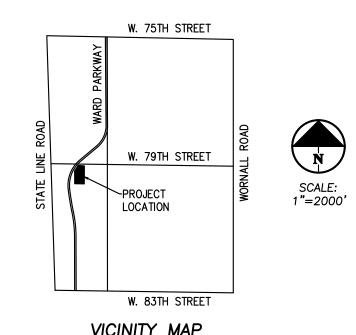
TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM COFFELT LAND TITLE, INC. INFORMATIONAL TITLE REPORT NO. 24075575 DATED DECEMBER 26, 2024 AT 8:00 A.M.

# COORDINATE TABLE:

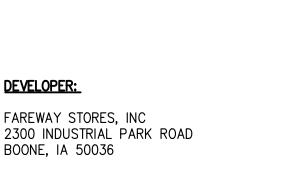
THE FOLLOWING VALUES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MISSOURI WEST ZONE CONVERTED TO METERS. 1 US SURVEY FOOT = 0.304800610 METER

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>
1	312840.1287	840857.2917
2	312718.8255	840852.5464
3	312722.0727	840791.6729
4	312809.3131	840795.0856
5	312842.2034	840818.7959

AREAS					
PARCEL	SQUARE FEET	ACRES			
LOT 1	29501±	0.6772±			
LOT 2	44392±	1.0191±			
PLAT BNDY	75882±	1.7420±			
STREET DEDICATION	1989±	0.0457±			



FRAC. SEC. 18-48-33



I HEREBY CERTIFY THAT THIS PLAT OF "FAREWAY MEAT MARKET", IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN PROPERTY SURVEY AND THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

20' R/W | 20' R/W

BY: \_\_\_\_\_\_SCOTT G. CHRISMAN, MO. LS-2594

RLS-2594

SCOTT G

CHRISMAN

FOUND 1/2" REBAR

W/ MO PLS 2519 CAP

W. 79TH STREET

S86°54'54"E...126.48'

5' ESMT. TO K.C.P.L. CO.

IN BK. B-5386, PG. 162

-ADDITIONAL R/W DEDICATION-

1

∠POINT OF BEGINNING

NE COR. LOT 27

20'R/W 20'R/W

/N. LINE LOT 27 & S. RIGHT-OF-WAY LINE

LOT 27

LOT 1

LOT 28

LOT 29

LOT 2

LOT 30

N86°56'47"W...200.00'

HOME GARDENS

~WARRANTY DEED

TO KANSAS CITY IN

DOC. NO. B222998-

/4' ESMT. TO K.C.P.L. CO

S. LINE LOT 28

FOUND 1" PIPE~

FOUND 1" PIPE

\_\_ \_ \_ \_ \_ \_ S. LINE LOT 29

√S. LINE LOT 30

W/ NAIL ON LINE

FOUND 1/2" REBAR NO IDENTIFYING CAP

# FINAL PLAT OF

# FAREWAY MEAT MARKET

A RESURVEY AND REPLAT OF ALL OF LOTS 29 AND 30, AND PART OF LOTS 27 AND 28, HOME GARDENS, A SUBDIVISION OF LAND IN FRACTIONAL SECTION 18, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI

### PROPERTY DESCRIPTION

This description was prepared by Phelps Engineering, Inc., MOCLS2007001128 on February 26, 2025, for Project No. 241029. This is a resurvey and replat of all of Lots 29 and 30, and part of Lots 27 and 28, HOME GARDENS, a subdivision of land in Fractional Section 18, Township 48 North, Range 33 West, in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 27, said point also being the intersection of the South right—of—way line of W. 79th Street, as now established and the West right—of—way line of said Lot 30; thence N 86°56'47" W, along the South line of said Lot 30, a distance of 200.00 feet, to the Southwest corner thereof, said point also being on the East right—of—way line of Ward Parkway, as now established; thence N 2°14'25" E, along the West line of said Lots 30 thru 28 and the East right—of—way line of said Ward Parkway, a distance of 286.44 feet, to the Southern most corner of a tract of land described in the Warranty Deed to Kansas City recorded as Document No. B222998, in Book B—5048, at Page 427; thence Northeasterly, along the East line of said Tract, said being on a curve to the right, having an initial tangent bearing of N 29°14'03" E and a radius of 582.79 feet, an arc distance of 133.31 feet, to a point on the North line of said Lot 27, said point also being on the South right—of—way line of said W. 79th Street; thence S 86°54'54" E, along the North line of said Lot 27 and the South right—of—way line of said W. 79th Street, a distance of 126.48 feet to the Point of Beginning, containing 1.7420 acres, more or less.

# PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "FAREWAY MEAT

### UTILITY EASEMENT

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (u/e), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

### 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 construct 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.

### DRAINAGE EASEMENT

A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

### SANITARY 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 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, repairing and maintaining such sewerage improvements and appurtenances.

### PEDESTRIAN RIGHT-OF-WAY

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.

# STREET DEDICATION Streets shown hereon and not heretofore dedicated for public use as street right—of—way are hereby dedicated.

# BUILDING LINES

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.

# RIGHT OF ENTRANG

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 Service 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

# EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this day of , 20
Fareway Stores, Inc.
D.a.
By: Mark DeYoung, Authorized Signatory
ACKNOWLEDGEMENT
STATE OF )
) SS
COUNTY OF )
BE IT REMEMBERED that on this day of, 20, before me, the undersigned, a Notary Public in and for said County and State, came Mark DeYoung, Authorized Signatory of Farev Stores, Inc., who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to the act and deed of the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.
Notary Public: My Appointment Expires:
Print Name:
CITY PLAN COMMISSION PUBLIC WORKS

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 \_\_\_\_\_ , 20 \_\_\_\_ .

Michael J. Shaw, Director

Mayor Quinton Lucas City Clerk, Marilyn Sanders

Vincent E Brice Jackson County Assessment Department

CITY COUNCIL



PHELPS ENGINEERING, INC 1270 N. Winchester Olathe, Kansas 66061 ON (913) 393-1155 Fax (913) 393-1166