



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, December 6, 2023

1:30 PM

26th Floor, Council Chamber

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

Director of City Planning & Development

230991 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.1 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard from District B3-2 to District B4-2 to allow for a digital menu board sign. (CD-CPC-2023-00147).

Attachments: [Docket Memo 230991](#)

Director of City Planning & Development

[230992](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to allow for a four-story addition to an existing hotel in District B3-3 generally located at N.W. Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

Attachments: [CPC Approved Plan \(11-07-2023\)](#)
[Docket Memo 230992](#)

Director of City Planning & Development and City Plan Commission

[230993](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan for the construction of two hotels in District B3-3 generally located at N. Newark Circle and N. Ambassador Drive. (CD-CPC-2023-00152)

Attachments: [Docket Memo 230993](#)

Director of City Planning & Development and City Plan Commission

[230994](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a Master Planned Development on about 2.6 acres to allow for the creation of a townhome development with 56 residential units in District MPD generally located at the southeast corner of N.W. 96th Street and Highway 169. (CD-CPC-2023-00146)

Attachments: [Docket Memo CD-CPC-2023-00146 Steeplechase II](#)

Director of City Planning & Development

[230995](#) Sponsor: Director of City Planning and Development Department

Vacating the Mayella Condominium Plat, generally located at 4152 McGee Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00027)

Attachments: [Docket Memo CD-ROW-2023-00027](#)

Parks-Shaw

[230998](#) 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 in 90 days.

Attachments: [Docket Memo 230998](#)

Director of City Planning & Development

[231000](#) Sponsor: Director of City Planning and Development Department

Vacating the Oak Street Condominium Plat, generally located at 4006 Oak Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00029)

Attachments: [Docket Memo CD-ROW-2023-00029](#)

Director of City Planning & Development

[231001](#) Sponsor: Director of City Planning and Development Department

Vacating the Gallery Oak Condominium Plat, generally located at 4000 Oak Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00030)

Attachments: [Docket Memo CD-ROW-2023-00030](#)

Director of City Planning & Development

[231002](#) Sponsor: Director of City Planning and Development Department

Vacating the Wyandotte Condominium Plat, generally located at 3509 Wyandotte Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00031)

Attachments: [Docket Memo CD-ROW-2023-00031](#)

Director of City Planning & Development

[231003](#) Sponsor: Director of City Planning and Development Department

Vacating the Notre Dame Condominium Plat, generally located at 3724 Locust Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00032)

Attachments: [Docket Memo CD-ROW-2023-00032](#)

Director of City Planning & Development

[231004](#) Sponsor: Director of City Planning and Development Department

Vacating the Sunset Condominium Plat, generally located at 4821 Roanoke Parkway; and directing the City Clerk to record certain documents.
(CD-ROW-2023-00033)

Attachments: [Docket Memo CD-ROW-2023-00033](#)

Director of City Planning & Development

[231005](#) Sponsor: Director of City Planning and Development Department

Vacating the Gallery II Condominium Plat, generally located at 4317 McGee Street; and directing the City Clerk to record certain documents.
(CD-ROW-2023-00035)

Attachments: [Docket Memo CD-ROW-2023-00035](#)

Director of City Planning & Development

[231006](#) Sponsor: Director of City Planning and Development Department

Vacating the Washington Irving Condominium Plat, generally located at 4746 Roanoke Parkway; and directing the City Clerk to record certain documents.
(CD-ROW-2023-00034)

Attachments: [Docket Memo CD-ROW-2023-00034](#)

**Bough, Lucas, Duncan, Director of City Planning & Development and City Plan
Commission**

[231013](#) Sponsor: Mayor Quinton Lucas and Councilmembers Andrea Bough and Johnathan Duncan

Vacating a portion of public right-of-way of about 68,000 square feet generally located on East 51st Street between Cherry Street and Rockhill Road and directing the City Clerk to record certain documents (CD-ROW-2022-00002).

Attachments: [51st St Vacation Memo](#)

HELD IN COMMITTEE

Director of City Planning & Development and City Plan Commission

[230937](#)

Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141)

Attachments:

[Docket Memo - WHURP](#)

[Public testimony 2 11.29.23](#)

[Public testimony 2 11.28.23](#)

[Public Testimony 11.28.23](#)

[WNA Opposition Letter to CD-CPC-2023-00141 11.28.23](#)

[WNA Public testimony 3 11.28.23](#)

[Gmail - FW Neighborhood Planning and Development 11.29.23](#)

[Pedro comparison with WNA Member Annotations](#)

[353 and Westside Heritage Urban Renewal Plan side by side comparison from HEDC](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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=3hOuBlg4fok>
- 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



File #: 230991

ORDINANCE NO. 230991

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.1 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard from District B3-2 to District B4-2 to allow for a digital menu board sign. (CD-CPC-2023-00147).

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-1417, rezoning an area of about 1.1 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard from District B3-2 (Community Business (Dash 2)) to District B4-2 (Heavy Business/Commercial (Dash 2)), said section to read as follows:

Section 88-20A-1417. That an area legally described as:

TRACT 1: All that part of Lots 1 , 2, 3, 39 and 40, Ballard Place, a subdivision of land in Kansas City, Jackson County, Missouri together with that part of the vacated alley lying west of and adjacent to said Lots 1 through 3, and part of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 49, Range 33, in said city, county and state, all being more particularly described as follows: Beginning at a point on the north line of Lot 41, of said Ballard Place, that is 120.00 feet east of the northwest corner thereof, said northwest corner being on the east line of Colorado Avenue, as now established thence North 0 degrees 04' 00" West along a line 120 00 feet east of and parallel to said east line, a distance of 177.00 feet. thence North 90 degrees 00' 00" East, parallel with the north line of said Lot 1 , a distance of 56.21 feet to the west line of Raytown Road, as now established; thence South 38 degrees 28' 30" East along said west line, a distance of 35.51 feet to an angle point therein; thence South 20 degrees 11' 30" East, continuing along said west line, a distance of 230.24 feet to a point on a line drawn 10.00 feet south of and parallel to the north line of said Lot 3, as measured at right angles thereto. thence South 90 degrees 00' 00" West along said parallel line, a distance of 152.49 feet, to a point on a line drawn 125.00 feet east of and parallel to the east line of said Colorado Avenue, as measured at right angles thereto thence North 0 degrees 04' 00" West along said parallel line, a distance of 66.90 feet to a point on the easterly prolongation of the north line of the aforesaid Lot 41; thence South 90

degrees 00' 00" West along said prolongation and said north line, a distance of 5.00 feet to the point of beginning.

TRACT 2: The south 15 feet of Lot 3, all of Lots 4 through 8, both inclusive, except that part thereof in streets, and all of the vacated alley lying west of and adjoining said lots: all of Lots 34 through 38, both inclusive, except the west 125 feet thereof, and the south 15 feet of Lot 39 except the west 125 feet thereof, all in Ballard Place, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District B3-2 (Community Business (Dash 2)) to District B4-2 (Heavy Business/Commercial (Dash 2)), all as shown outlined on a map marked Section 88-20A-1417, 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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230991

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Sponsor: Director of City Planning and Development Department
Rezoning an area of about 1.1 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard from District B3-2 to District B4-2. (CD-CPC-2023-00147).

Discussion

The request to rezone is required to allow for a digital menu board sign for a Taco Bell. The drive-through facility was approved by the BZA in 2022 and the use is permitted via a special use permit (SUP) since it is within and adjacent to 150' of boulevard. The existing zoning (B3-2) does not permit a digital menu board sign.

Historically speaking, staff does not usually support a rezoning to allow for a sign. In this case, the Boulevard and Parkway Standards provides a safety net in which it prohibits or requires a special use permit for any uses that could be detrimental to the public health, safety and welfare of nearby properties or residents.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject 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 a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

The rezoning will allow for Taco Bell to have a digital menu board sign.

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)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

The BZA approved Case. No. CD-SUP-2022-00033 to approve a drive-through facility generally located at E. Linwood Boulevard and Van Brunt Boulevard on 12/13/2022.

Service Level Impacts

No service level impact is anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The zoning ordinance can have a health impact related to vision issues due to the brightness of the screen.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?
Creating a future-proofed city by better anticipating and reacting to new technologies and evolving conditions. New technology and innovation can improve the efficiency and effectiveness of urban systems and support sustainable growth and development.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

This a commercial pad site.

[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 #: 230992

ORDINANCE NO. 230992

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to allow for a four-story addition to an existing hotel in District B3-3 generally located at N.W. Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 generally located at NW Plaza Circle and N. Ambassador Drive, and more specifically described as follows:

11832 N Plaza Cir Gateway Plaza 1st Plat prt Lot 3 beg se cor th wly & sly on w li Plaza Circle 309.81 ft th N 48 deg 11 min 04 sec W 179.37 ft th N 00 deg 16 min 22 sec E 500.86 ft to s r/w li hwy th ely & sly alg s li hwy & st 421.08 ft th s alg e li sd lot 449.94 ft to pob

is hereby approved, subject to the following conditions:

1. 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. 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 prior to a certificate of occupancy.

6. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
7. 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.
8. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
9. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
10. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
11. 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.
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.
13. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate

structural integrity for the proposed loading conditions of this plan, and secure permits and provide a City approved, executed, and recorded easement prior to adding fill or constructing surface obstructions as required by the Land Development Division.

15. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. The project shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018§ 507.1)
17. 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.
18. 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)
19. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) 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) 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) and shall provide fire lane signage on fire access drives.
20. 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).
21. The developer shall upsize/replace approximately 400' of existing 6" public water main in N.W. 119th Terrace to 12" DIP from the new service connection east to the tee in N. Ambassador Drive to provide the required domestic and fire flows to meet projected demands, and add fire hydrants as-needed to meet the Water Services Department spacing requirements. The developer shall submit water main extension and public fire hydrant drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230992

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Sponsor: Director of City Planning and Development Department
Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to construct a hotel in District B3-3 generally located at NW Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

Discussion

The request is to approve a major amendment to an approved development plan to allow for the construction of a four-story, 100 room hotel addition near KCI. The current zoning permits this use and the design of the addition complements the existing structure.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject 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 a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Approval of this major amendment will allow for an existing hotel to expand the existing services they offer.

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)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Case No. 6217-GP: Rezoned 225 acres from District GP-7 to Districts GP-1 and GP-2 (Ord. No. 40301, passed October 22, 1971).

Case No. 6217-GP-9: On August 5, 1997 the City Plan Commission approved a plan amendment on approximately 225 acres generally located on the S.E. corner of I-29 and MO Highway 291 in Districts GP-2 (General Transient Retail Business) and GP-1 (General Industry) to allow a 73 room expansion to the existing 202 room Holiday Inn hotel (Ord. No. 971315, passed October 9, 1997).

Case No. 6217-GP-12: The City Plan Commission approved an amendment for the purpose of deleting roughly 13.5 acres from the development plan (Ord. No. 010228, passed March 10, 2001).

Service Level Impacts

Staff does not anticipate any service level impacts with this request. The proposed 4-story addition will allow KCFD to have additional access to the site.

Other Impacts

1. What will be the potential health impacts to any affected groups?
KCFD will be provided with a second entrance to the site to enhance fire protection service.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?
Respecting land as a limited resource by balancing outward growth with infill development, preserving natural resources, and developing in an equitable and sustainable manner.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

The request is to allow for the expansion of an existing hotel.
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.

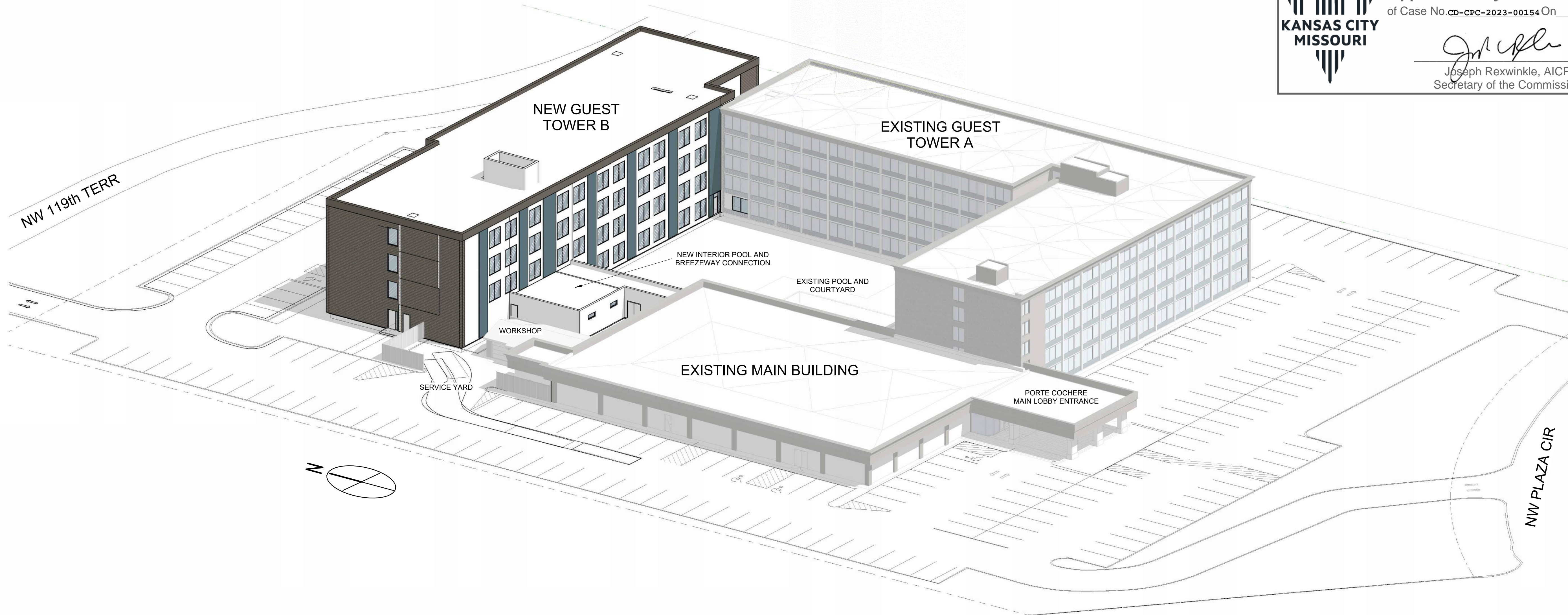
No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

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)



New Guest Tower for Hulsing Enterprises, LLC

11832 NW Plaza Circle, Kansas City Missouri 64153



Existing Site View



Location Map



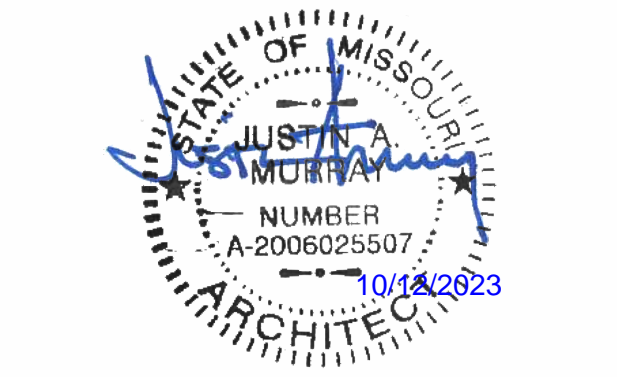
Sheet Index (Development Plan Review)

Sheet Number	Sheet Name
DP A000	Cover Sheet
DP A001	Code Analysis
DP A101	Site Plan EXISTING
DP A102	Site Plan PROPOSED
DP A110*	Existing Main Building - Guest Services
DP A111*	Existing Tower A - Level 1 Guest Rooms
DP A121	New Tower B - Level 1 Guest Rooms
DP A122	New Tower B - Levels 2-4 Typical Floor
DP A401	Exterior Elevations (South Facade)
DP A402	Exterior Elevations (East Facade)
DP A403	Exterior Elevations (North Facade)
DP A404	Exterior Elevation (West Facade)
DP A405	Courtyard Elevations Looking North
DP A406	Courtyard Elevations Looking West
DP A407	Courtyard Elevations Looking South
DP A408	Courtyard Elevations Looking East
DP A450*	Exterior Elevations FUTURE (Phase 2)
DP A451*	Exterior Elevations FUTURE (Phase 2)
DP A500	Additional Materials

Sheet Index (Development Plan Review)

Sheet Number	Sheet Name
DP C100	Overall Site Plan
DP C110	Site Plan
DP C300	Grading Plan
DP C500	Utility Plan
DP L100	Landscape Plan
DP L101	Landscape Notes and Details
DP PH100	Site Photometric Plan

* Included for Reference Only. Existing or Future work phases



Revisions:

1 - CITY REVIEW RESPONSE	10/13/2023
--------------------------	------------

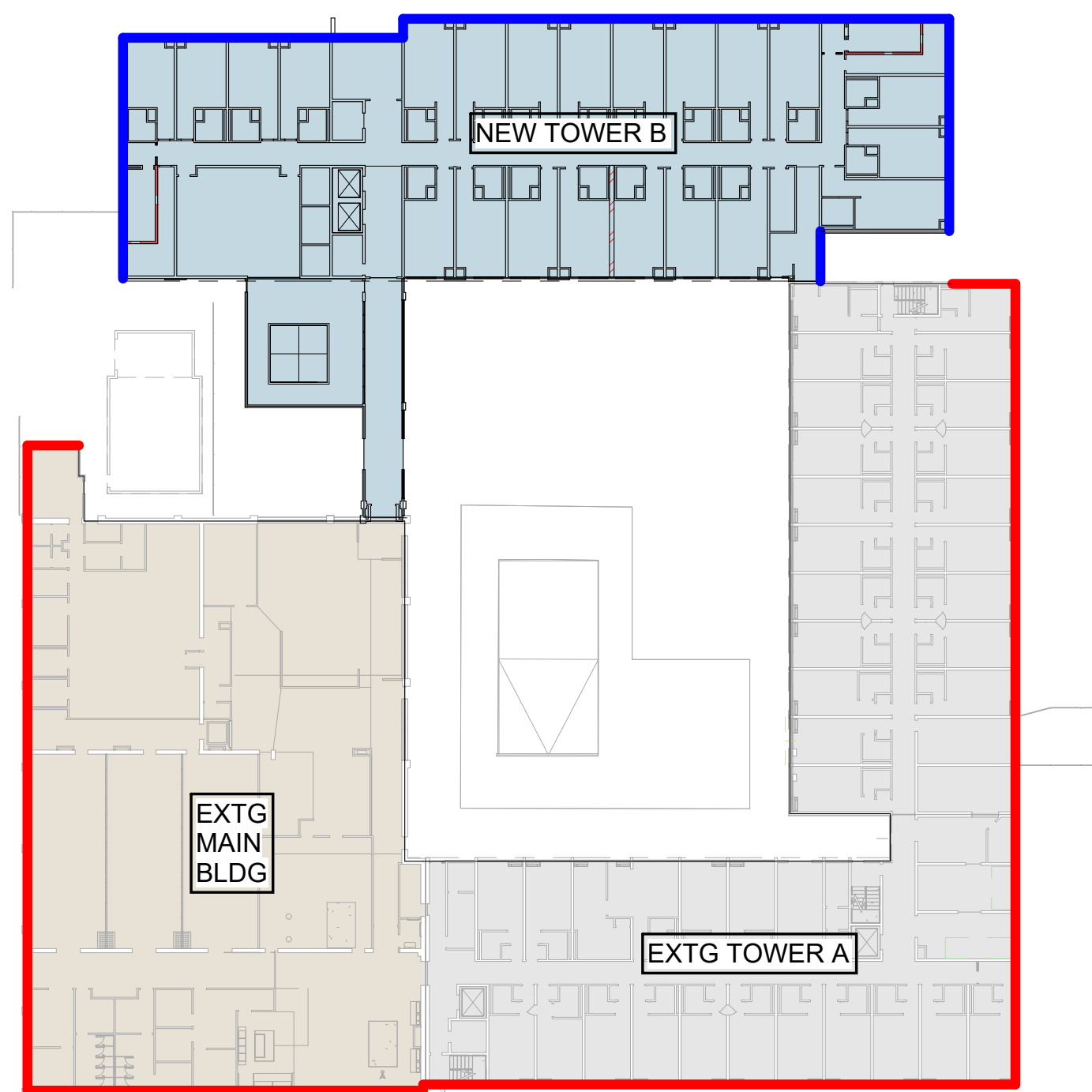
Issue Date:	9/13/2023
Reason for Issue:	Review
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	

Cover Sheet

Pkg: Sheet Number:
DP A000

22-056

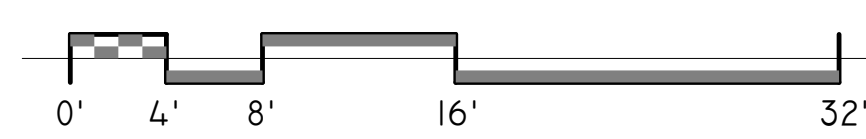
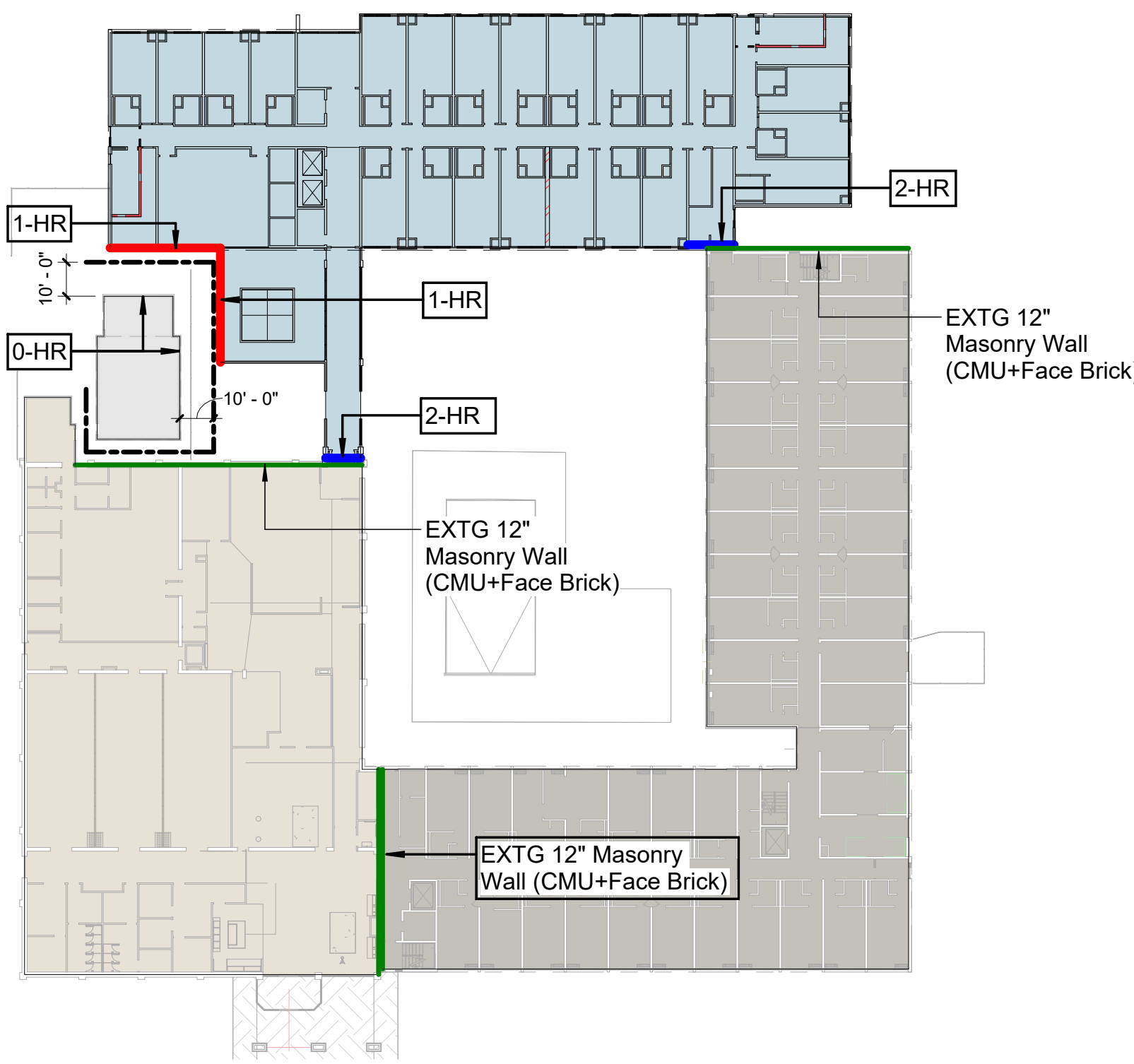
FRONTAGE CALCULATIONS



EXISTING MAIN BLDG + TOWER A
Frontage: 672 LF
Perimeter: 1,217 LF

NEW Tower B
Frontage: 355 LF
Perimeter: 700 LF

BUILDING SEPARATION DIAGRAM



PROJECT BUILDING AREA CALCULATIONS:

Occupancy Groups per Floor			
First Floor		R-1/ A-2/ A-4	
2nd-5th Floor		R-1	

Mixed Occupancy Groups			
Use Groups are considered non separated in this II-B Building			

Type of Construction: 2018 IBC Table 506.2			
Type II-B			

Building Area:				
		Exist	Proposed	Total
First Floor		34,430	15,720	50,150
	R1	18,430	14,010	
	A2	16,000		
	A4		1,050	
2nd Floor		18,430	14,010	32,440
3rd Floor		18,430	14,010	32,440
4th Floor		18,430	14,010	32,440
5th Floor		18,430	14,010	32,440

506.2.4 Mixed-occupancy, multistory buildings. Each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed three.

$$A_p = [A_s + (NS \times f_p)]$$
 (Equation 5-3)

where:
 A_p = Allowable area (square feet).
 A_s = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
 NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
 f_p = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Exception: For buildings designed as separated occupancies under Section 508.4 and equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed four.

Existing Building (Mixed -Occupancy Multi-story bldg 506.2.4)						
Frontage increase (per 506.3):						
		>30	Total Perimeter	W	I=(f _p -25)*w/30	
		clear(F)	(P)			
		672	1217	16,565,32457	0.302177486	

Floor	Occupancy	Basic Area	NS Area	Frontage increase	Sprinkler increase	Allowable Area/Floor	Existing Floor Area (unchanged)	Ratio
1st Floor	A-2	38,000	9,500	2,871	na	40,871	16,130.0	0.39
	R-1	48,000	16,000	4,835	na	52,835	17,710.0	0.34
Floor Ratio : 0.73								
2nd Floor	R-1	48,000	16,000	4,835	na	52,835	17,710	0.34
	Floor Ratio : 0.34							
3rd Floor	R-1	48,000	16,000	4,835	na	52,835	17,710	0.34
	Floor Ratio : 0.34							
4th Floor	R-1	48,000	16,000	4,835	na	52,835	17,710	0.34
	Floor Ratio : 0.34							
5th Floor	R-1	48,000	16,000	4,835	na	52,835	17,710	0.34
	Floor Ratio : 0.34							
Total Ratio: (= less than 4, Existing DOES Comply)								

506.2.3 Single-occupancy, multistory buildings. The allowable area of a single-occupancy building with more than one story above grade plane shall be determined in accordance with Equation 5-2:

$$A_p = [A_s + (NS \times f_p)] \times S_p$$
 (Equation 5-2)

where:
 A_p = Allowable area (square feet).
 A_s = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
 NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
 f_p = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
 S_p = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.
 No individual story shall exceed the allowable area (A_p) as determined by Equation 5-2 using the value of $S_p = 1$.

Proposed Building (Tower B) (Single Occupancy, Multistory Bldg 506.2.3)						
Frontage increase (per 506.3):						
		>30	Total Perimeter	W	I=(f _p -25)*w/30	
		clear(F)	(P)			
		355	700	15,214,28571	0.257142857	

Floor	Occupancy	Basic Area	NS Area	Frontage increase	Sprinkler increase	Allowable Area/Floor	Proposed Area Floor	Ratio
Floor 1	A-3	38,000	9,500	2,443	na	40,443	1,050	0.03
	R-1	48,000	16,000	4,114	na	52,114	14,720	0.28
Total Ratio = less than 1, OK								
2nd Floor	R-1	48,000	16,000	4,114	na	52,114	14,010	0.27
	Total Ratio = less than 1, OK							
3rd Floor	R-1	48,000	16,000	4,114	na	52,114	14,010	0.27
	Total Ratio = less than 1, OK							
4th Floor	R-1	48,000	16,000	4,114	na	52,114	14,010	0.27
	Total Ratio = less than 1, OK							
Per 506.2.3 no individual floor shall exceed $S_p > 1.0$, Proposed DOES Comply								

Section 602: Fire Separation of 1 hour construction less than 5'. Fire separation of 10' or greater is 0-hour

Section 705.3: Buildings on the Same lot shall be assumed to be separated by an imaginary line between them. 705.6

PROJECT DESCRIPTION:

The NEW GUEST TOWER B addition is located at 11832 NW Plaza Circle Kansas City, MO 64130.

The project consists of one building to be constructed of II-B construction with use groups of R-1 (A-3 ACCESSORY).

The first floor will consist of R-1 (A-3 ACCESSORY) occupancies per Section 508.3. Floors 2 through 4 The second floor will be separated from the first floor per Section 508.4 with B occupancy.

The building will be fully sprinklered. (All existing buildings are fully sprinklered)

The new building is within allowable areas and proposed construction types per calculations below.

The facility will be provided with exits as required by the 2018 International Building Code.

LOCAL ADOPTED CODES

The proposed building is located in the city limits of Kansas City, Missouri. Kansas City, Missouri has adopted the 2018 International Building Package with local amendments. The project will be designed to meet the intent of the following adopted codes:

- 2018 International Building Code
- 2018 International Mechanical Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 International Plumbing Code
- 2017 National Electrical Code
- 2021 International Energy Conservation Code
- ANSI A117.1 Accessibility Standard
- NFPA 13 Sprinkler Systems

BUILDING LIFE SAFETY FEATURES

The following is a list of fire and safety features, which are being proposed for the project:

- New Building of Construction Type II-B.
- Building designed as non-separated and separated use groups.
- Walls complying with the 2018 IBC.
- Fully automatic sprinkler system with alarm supervision.
- Portable fire extinguishers to be provided.
- Smoke detection at HVAC units were applicable.
- Automatic shutdowns at HVAC units where applicable.
- Emergency power for exit lighting and exit signage.

BUILDING LIFE SAFETY ANALYSIS AND FIRE RESISTIVE REQUIREMENTS

Exits Required 2018 IBC Section 1015.1 and Chapter 10

Every building or usable portion thereof shall have at least one exit and not less than 2 exits where required by 1015.1. Every story or portion thereof having an occupant load of 500 or less shall be provided with not less than two exits. Every story or portion thereof having an occupant load of 501 to 1,000 shall not have less than three exits. Every story or portion thereof having an occupant load of 1,001 or more shall not have less than four exits.

Exit Width 2018 IBC Section 1005

The total width of exits in inches shall not be less than the total occupant load served by an exit multiplied by 0.2 for stairways and 0.15 for other exits. Such widths shall be divided approximately equally among the separate exits. Per Section 1005.3 Exceptions an emergency voice alarm communication system is provided.

Arrangement of Exits 2018 OBC 1015.2.1 and 1015.2.2

When only two exits are required, within a sprinklered building, they shall be placed a distance apart equal to not less than one third the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exits.

Where access to three or more exits is required, at least two exits shall be arranged in accordance with the provisions of Section 1015.2.

Distance to Exits, 2018 IBC Table 1016.2

The maximum distance of travel from any point to an exterior exit door, horizontal exit, exit passageway or an enclosed stairway in a building equipped with an automatic sprinkler system throughout shall not exceed 200 feet in the I-4 occupancy and 300 feet in the B Occupancy.

Doors, 2018 IBC Section 1008

- Lock or Latch, 2018 IBC 1008.1.9: Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Manually operated edge or surface mounted flush bolts are prohibited.
- Floor Level at Doors, 2018 IBC 1008.1.5: Regardless of occupant load, there shall be a floor or landing on each side of door. Thresholds at doorways shall not exceed 0.5 inches. Thresholds greater than 0.25 inches shall be beveled.
- Landings at Doors, 2018 IBC Section 1008.1.6: Landings shall have a width not less than the width of the stairway or the width of the door, whichever is the greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. When landings serve an occupant load of 50 or more, doors in any position shall not reduce the dimension to less than one half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches.

Exit Signs, 2018 IBC 1011.1

- Where Required: When two or more exits from a story or area are required exit signs shall be installed. Exit signs shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet from the nearest visible sign.
- Graphics: The color and design of lettering on exit signs shall be in high contrast with their background. Words on the sign shall be in block letters 6 inches in height with a stroke of not less than 3/4 inch.
- Illumination: Signs shall be internally illuminated by two electric lamps or shall be of an approved self-luminous type. Exit signs shall be illuminated at all times.
- Power Source: To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system.

BASIC BUILDING CODE REQUIREMENTS CONSTRUCTION TYPE: II-B

Occupancy Groups:			
Floor 1		R-1	(A-3 Accessory)
Floors 2,3,4		R-1	

Occupancy Groups:			
The building will be considered R-1.			

Type of Construction: 2018 IBC Table 503			
Type II-B			

Building Area: 2018 IBC Table 503			
Total Gross Building Area is	57,830 SF.		
1st Floor is	15,770 SF.		
2nd - 4th Floor ea. is	14,010 SF.		

Sprinkler Allowable Area	Frontage Increase	Total Allowable Area/Floor	Proposed Area/Floor
R-1	48,000 SF	PER TABLE	PER TABLE
		57,830 SF	57,830 SF

The building is in compliance with allowable area requirements.

Proposed Height	Allowable Height	Proposed Stories	Allowable Stories
R-1	54'-0"	75'-0"	4
			5

Building Height and Stories above grade are in compliance with allowable limits.

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: 2018 IBC Table 601 and 602

Fire Resective Requirements 2018 IBC Table 601 for II-B Construction			
Exterior Non-Bearing walls	See Table 602 for Distance to property lines		
Exterior Bearing walls	0-Hour		
Structural Frame	0-Hour		
Permanent Partitions	0-Hour		
Shaft Enclosures	0-Hour		
Floor Ceiling Assemblies	0-Hour (1 Hour Occupancy Separation)		
Roof Ceiling Assemblies	0-Hour		
Fire Walls	1-Hour (Occupancy Separation)		
Corridor Walls	0-Hour with sprinklers		

Fire Resistance of Exterior Walls Based on Fire Separation Distance, 2018 IBC Table 602			
Fire Separation Distance	Type of Construction	Group (R-1 Worst Case)	
<5'	II-B	1-hour	
>= 5' to <10'	II-B	1-hour	
>= 10' to <30'	II-B	0-Hour	
>= 30'	II-B	0-Hour	

Maximum Area of Exterior Wall Openings, 2018 IBC Table 705.8			
Opening Classification	Fire Separation Distance	10' to <15'	15' to <20'
Unprotected Openings	3' to <5'	5' to <10'	NL
	15%	25%	NL

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023

Joseph Rexwinkle, AICP
Secretary of the Commission

Client: **Hulsing ENTERPRISES, LLC**

Project Title / Address: **KCI New Tower and Hotel Refresh**
11832 NW Plaza Cir Kansas City MO 64153

Architect: **Bell / Knott & Associates**
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

Structural Consultant: **BOB D. CAMPBELL & CO.**
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

MEP Consultant: **BC ENGINEERS INCORPORATED**
5720 Reeder St. 913-262-1772
Shawnee, KS 66203 bcengineer.com

Civil Consultant: **KV**
KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
kv@kvgeng.com | www.kvgeng.com

Landscaping Consultant: **landworks STUDIO**
102 South Cherry Street 2nd Floor
Olathe, KS 66061
www.landworkstudio.com | 913.780.6707

Seal:

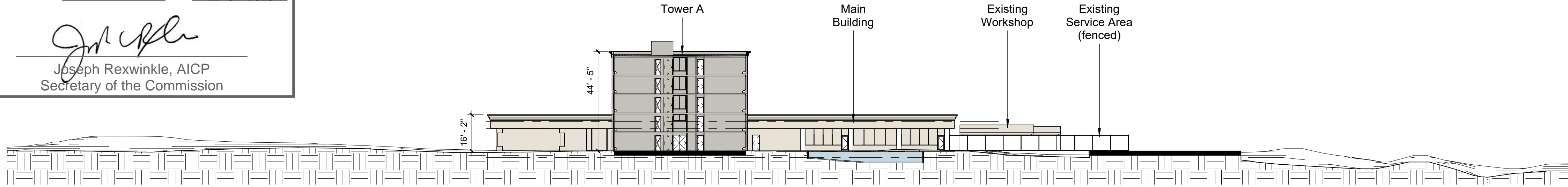
Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Review
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	

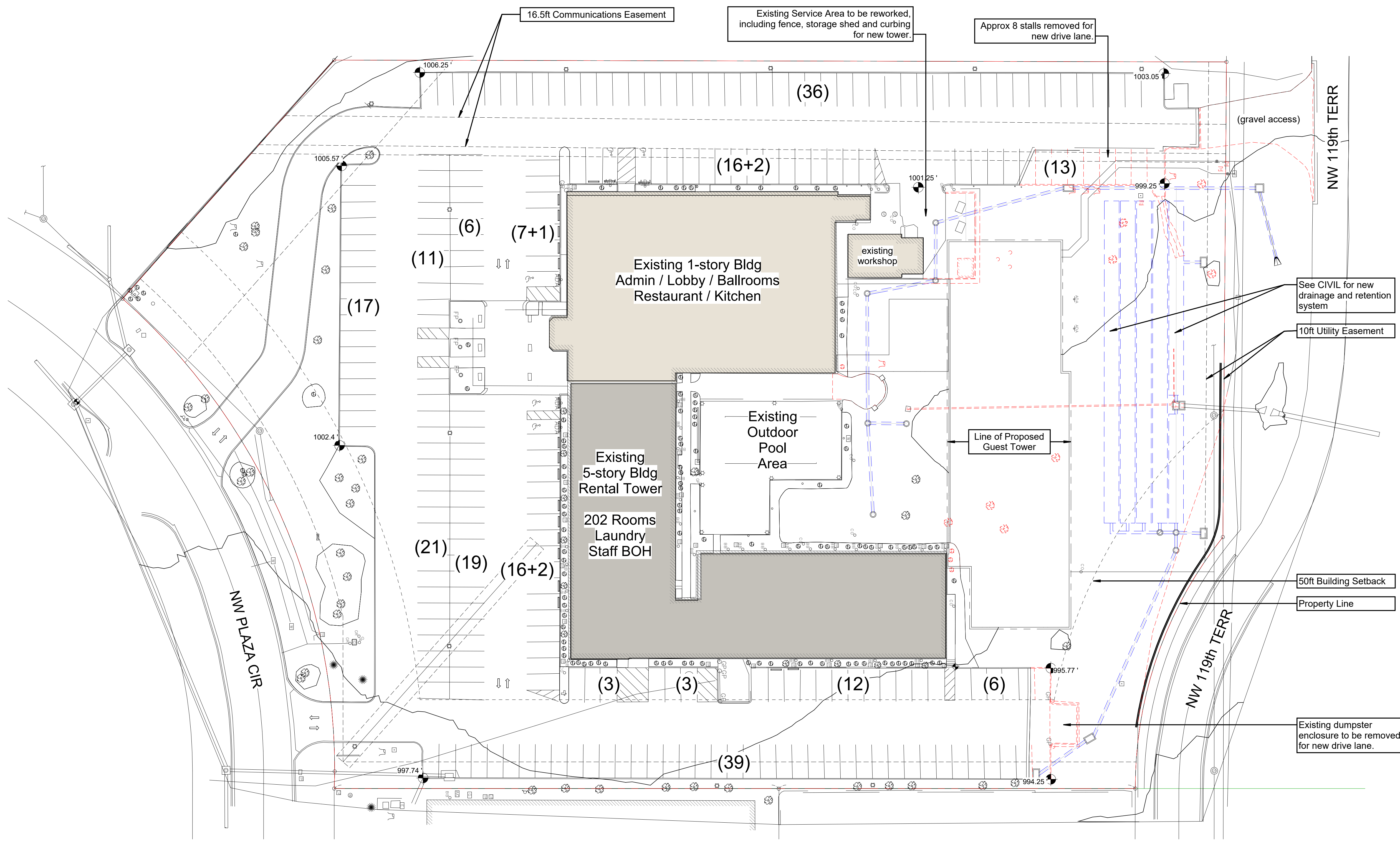
Code Analysis

Pkg: Sheet Number: **DP A001**

22-056



2 Long Section Through Site EXTG
 1" = 30'-0"



1 Site Overview EXTG
 1" = 30'-0"

Legal Description
 DESCRIPTION: (PER TITLE COMMITMENT)
 ALL THAT PART OF LOT 3, GATEWAY PLAZA, FIRST PLAT, A SUBDIVISION IN SECTION 23, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED JUNE 21, 1972 AS DOCUMENT NO. 37229 IN PLAT BOOK 11, PAGE 10, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 89°43'38" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, 9.57 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 300.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 3, THENCE NORTH 48°11'04" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3, 179.37 FEET; THENCE NORTH 00°16'22" EAST 500.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71 BY-PASS; THENCE SOUTH 89°41'07" EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 3, 288.13 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID NORTHERLY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND AN INITIAL TANGENT BEARING SOUTH 50°44'34" EAST, (DEED - 5 50°44'30" E) AN ARC DISTANCE OF 152.93 FEET; THENCE SOUTH 89°41'07" EAST, CONTINUING ALONG SAID NORTHERLY LINE, 0.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 00°16'22" WEST, ALONG THE EAST LINE OF SAID LOT 3, 449.9 FEET (PER DEED) AND 449.94 FEET (AS MEASURED) TO THE POINT OF BEGINNING.

Zoning	B3-3
Gross Land Area	217,795 SF / 5 acres
Right-of-Way Dedication	N/A
Net Land Area	217,795 SF / 5 acres
Rear Setback	20 ft
Front Setback	20 ft
Side Setback	20ft
Side Setback (street)	N/A
Building Heights	Existing Commercial 1-story approx 16'-0" Existing Guest Tower 5-story approx 44'-6" Proposed Guest Tower 4-story 48'-4"

Client: **Hulsing ENTERPRISES, LLC**

Project Title / Address: **KCI New Tower and Hotel Refresh**
11832 NW Plaza Cir
Kansas City MO 64153

Architect: **Bell / Knott & Associates, P.C.**
 CORPORATE ARCHITECTS, P.C.
 12730 State Line Road Suite 100 Leawood, KS 66209 Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

Structural Consultant: **BOB D. CAMPBELL & CO.**
 Structural Engineers Since 1957
 4338 Belleview Ave. Shawnee, KS 66203 816.531.4144 www.bdc-engrs.com

MEP Consultant: **BC ENGINEERS INCORPORATED**
 5720 Reeder St. Shawnee, KS 66203 913-262-1772 bengineer.com

Civil Consultant: **KV KAW VALLEY ENGINEERING**
 14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH: (913) 894-5150 | FAX: (913) 894-5977 kv@kveeng.com | www.kveeng.com

Landscaping Consultant: **landworks STUDIO**
 102 South Cherry Street 2nd Floor Olathe, KS 66061 www.landworksstudio.com | 913.780.6707

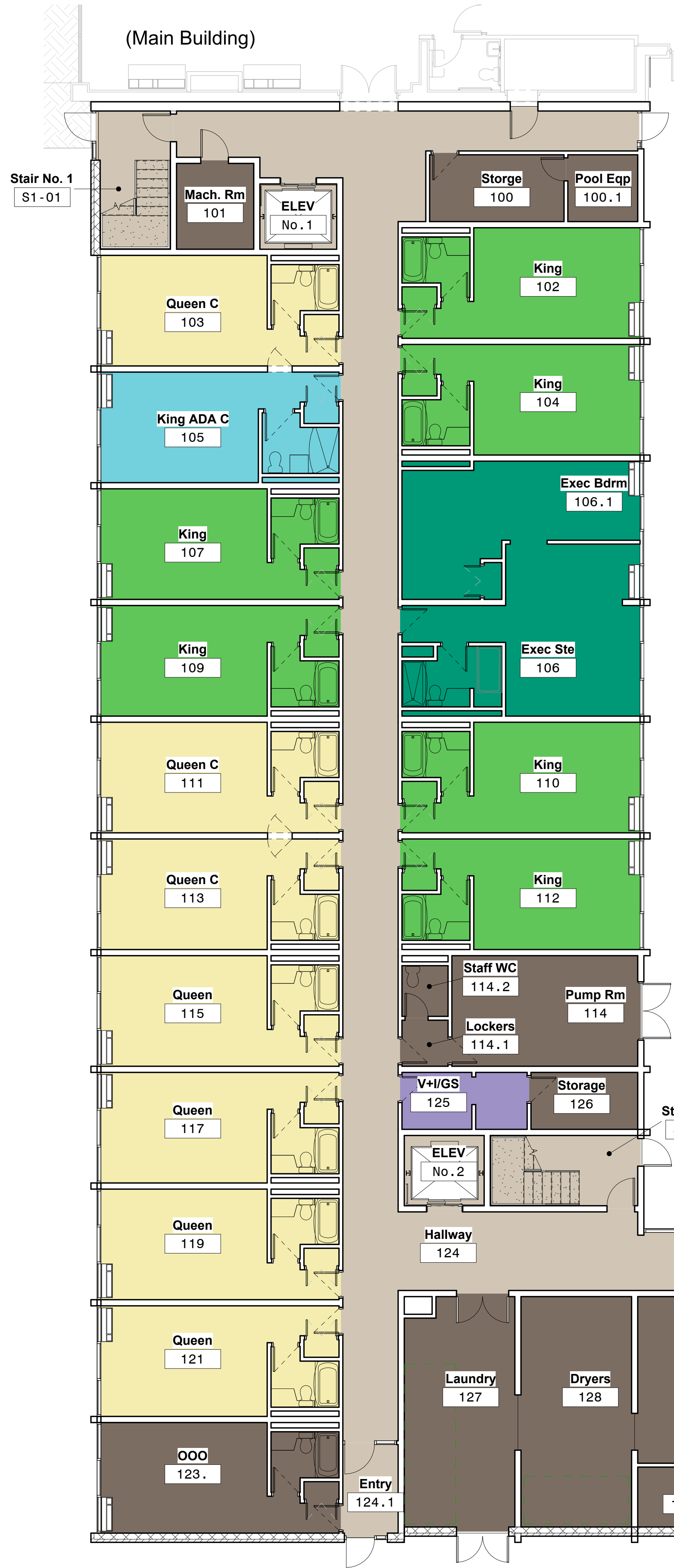
Revisions:

Issue Date: **9/13/2023**
 Reason for Issue: **Review**
 Project Number: **22-056**
 Project Phase: **Dev Plan Review**
 Sheet Title:

Site Plan EXISTING

Pkg: Sheet Number: **DP A101**

22-056



Room Schedule

Number	Name	Area
BOH		
100	Storage	106 SF
100.1	Pool Eqp	55 SF
101	Mach. Rm	78 SF
114	Pump Rm	242 SF
114.1	Lockers	25 SF
114.2	Staff WC	28 SF
123.	OOO	302 SF
126	Storage	72 SF
127	Laundry	294 SF
128	Dryers	303 SF
129	Staff	224 SF
129.1	Mgr	72 SF
131	Folding	310 SF
133	ELEC	300 SF
Core		
124	Hallway	2209 SF
124.1	Entry	58 SF
No.1	ELEV	59 SF
No.2	ELEV	66 SF
S1-01	Stair No. 1	114 SF
S2-01	Stair No. 2	122 SF
S3-01	Stair No. 3	117 SF

Number	Name	Area
Guest Rm - Dbl Queen		
103	Queen C	302 SF
111	Queen C	302 SF
113	Queen C	302 SF
115	Queen	302 SF
117	Queen	302 SF
119	Queen	302 SF
121	Queen	302 SF
135	Queen	302 SF
136	Queen C	302 SF
137	Queen C	302 SF
138	Queen C	302 SF
139	Queen C	302 SF
140	Queen	302 SF
141	Queen	302 SF
142	Queen	302 SF
143	Queen	302 SF
144	Queen C	302 SF
145	Queen C	302 SF
146	Queen C	303 SF
147	Queen C	302 SF
148	Queen	302 SF
149	Queen	302 SF

Number	Name	Area
Guest Rm - King		
102	King	302 SF
104	King	302 SF
107	King	302 SF
109	King	302 SF
110	King	302 SF
112	King	302 SF
Guest Rm - King ADA		
105	King ADA C	310 SF
134	King ADA	310 SF
Guest Rm - King NC		
130	King NC	302 SF
132	King NC	302 SF
150	King NC	258 SF
151	King NC	249 SF
Guest Rm - Suite		
106	Exec Ste	695 SF
Guest Services		
125	V+I/GS	83 SF

(V+I / GS - Vending & Ice / Laundry)

Guest Room Count

Name	Count
Exec Bdrm	1
Exec Ste	1
King	6
King ADA	1
King ADA C	1
King NC	4
Queen	11
Queen C	11
Grand total : 36	

Room Types

- Guest Rm - King
- Guest Rm - King ADA
- Guest Rm - King NC
- Guest Rm - Dbl Queen
- Guest Rm - Suite
- Guest Services
- Core
- BOH
- Restaurant

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



THIS SHEET FOR INFORMATIONAL PURPOSES. NO WORK ANTICIPATED EXPECT FOR WHERE NEW BUILDING CONNECTS.

1 Guest Room Tower A - Level 1 (Existing) 1/8" = 1'-0"

Client: **Hulsing ENTERPRISES, LLC**

Project Title / Address: **KCI New Tower and Hotel Refresh**
11832 NW Plaza Cir
Kansas City MO 64153

Architect: **Bell / Knott & Associates**
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100 Leawood, KS 66209
Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

Structural Consultant: **BOB D. CAMPBELL & CO.**
Structural Engineers Since 1957
4338 Belleview Ave. Kansas City, MO 64111
816.531.4144 www.bdc-engrs.com

MEP Consultant: **BC ENGINEERS INCORPORATED**
5720 Reeder St. Shawnee, KS 66203
913-262-1772 bceingneur.com

Civil Consultant: **KV KAW VALLEY ENGINEERING**
14700 WEST 114TH TERRACE LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977 kveng.com | www.kveng.com

Landscaping Consultant: **landworks STUDIO**
102 South Cherry Street 2nd Floor Olathe, KS 66061
www.landworksstudio.com | 913.780.6707

Scale:

Revisions:

Issue Date: **9/13/2023**
Reason for Issue: **Approver**
Project Number: **22-056**
Project Phase: **Dev Plan Review**

Sheet Title: **Existing Tower A - Level 1 Guest Rooms**

Pkg: Sheet Number: **DP A111***

22-056



Room Schedule

Number	Name	Area
1XX	Housekeeping	199 SF
1XX	Mech. Rm	86 SF
1XX	Electrical Rm	197 SF
1XX	BOH	110 SF
1XX	Pump Rm	60 SF
1XX	Lobby	293 SF
1XX	Stair	158 SF
1XX	Stair	152 SF
1XX	Breezeway	597 SF
1XX	Elev Vest	282 SF
1XX	Hallway	1525 SF
1XX	Crossover	251 SF
1XX	Fitness Room	1059 SF
1XX	Indoor Pool	1016 SF
1XX	V+I	82 SF

Number	Name	Area
1XX	Guest Room STAY	414 SF
1XX	Guest Room STAY	455 SF
1XX	Guest Room STAY	414 SF
1XX	Guest Room STAY	414 SF
1XX	Guest Room STAY	424 SF
1XX	Guest Room STAY	424 SF
1XX	Guest Room STAY	414 SF
1XX	Guest Room STAY	414 SF
1XX	Guest Room STAY	414 SF
1XX	Guest Room STAY	414 SF
1XX	Guest Room ADA Acc.	375 SF
1XX	Guest Room ADA Acc.	375 SF
1XX	Guest Room QQ	375 SF
1XX	Guest Room QQ	376 SF
1XX	Guest Room QQ	375 SF
1XX	Guest Room QQ	375 SF
1XX	Guest Room QQ	375 SF
1XX	Guest Room KING	349 SF
1XX	Guest Room KING	349 SF

Number	Name	Area
1xx	Guest Room QQ	375 SF
1xx	Guest Room KING	349 SF
1xx	Guest Room KING	349 SF
1xx	Guest Room KING	349 SF
1xx	Guest Room KING	349 SF
1xx	Guest Room KING	349 SF
1xx	Guest Room QQ	376 SF
1xx	Guest Room QQ	375 SF
1xx	Guest Room QQ	376 SF
1xx	Guest Room QQ	375 SF
1xx	Guest Room QQ	375 SF
1xx	Guest Room ADA Acc.	375 SF
1xx	Guest Room ADA Acc.	375 SF

Room Types

- TB Guest Rms
- TB Guest Rms - ADA
- TB Guest Rm - STAY
- Guest Services
- Core
- BOH
- Restaurant
- Restaurant Support

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023
Joseph Rexwinkle, AICP
Secretary of the Commission

Guest Room Count - Tow...

Name	Count
Guest Room ADA Acc.	8
Guest Room ADA King STAY	3
Guest Room KING	31
Guest Room QQ	22
Guest Room STAY	36
Grand total :	100

Scale:

Revisions:

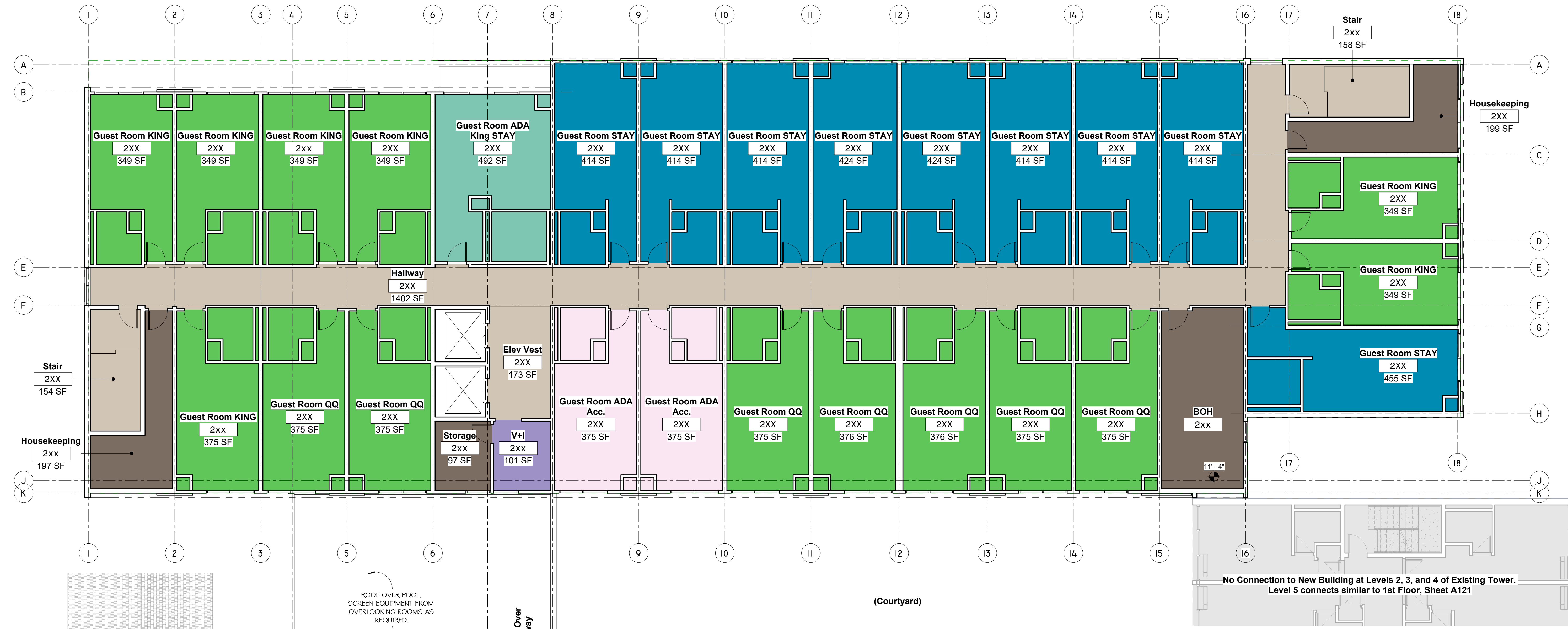
Issue Date: 9/13/2023
Reason for Issue: Approver
Project Number: 22-056
Project Phase: Dev Plan Review

Sheet Title: New Tower B - Level 1 Guest Rooms

Pkg: Sheet Number:
DP A121

22-056

9/13/2023 1:33:06 PM




Number	Name	Area	Number	Name	Area	Number	Name	Area
BOH	Housekeeping	199 SF	TB Guest Rm - King ADA	Guest Room ADA King STAY	492 SF	TB Guest Rms	Guest Room KING	349 SF
2XX	Storage	97 SF	2XX	Guest Room ADA King STAY	492 SF	2XX	Guest Room KING	349 SF
2xx	Housekeeping	197 SF	TB Guest Rm - STAY	Guest Room STAY	414 SF	2XX	Guest Room KING	349 SF
2xx	BOH	371 SF	2XX	Guest Room STAY	414 SF	2XX	Guest Room KING	349 SF
Core	Stair	154 SF	2XX	Guest Room STAY	414 SF	2XX	Guest Room KING	349 SF
2XX	Hallway	1402 SF	2XX	Guest Room STAY	414 SF	2XX	Guest Room QQ	375 SF
2XX	Elev Vest	173 SF	2XX	Guest Room STAY	424 SF	2XX	Guest Room QQ	375 SF
2xx	Stair	158 SF	2XX	Guest Room STAY	424 SF	2XX	Guest Room QQ	376 SF
Guest Services	V+I	101 SF	2XX	Guest Room STAY	414 SF	2XX	Guest Room QQ	375 SF
2xx	V+I	101 SF	2XX	Guest Room STAY	414 SF	2XX	Guest Room QQ	375 SF
(V+I - Vending & Ice)			2XX	Guest Room STAY	414 SF	2XX	Guest Room QQ	376 SF
			2XX	Guest Room STAY	414 SF	2XX	Guest Room QQ	375 SF
			2XX	Guest Room STAY	455 SF	2xx	Guest Room KING	375 SF
						2xx	Guest Room KING	349 SF

Room Types

- TB Guest Rms
- TB Guest Rms - ADA
- TB Guest Rm - King ADA
- TB Guest Rm - STAY
- Guest Services
- Core
- BOH

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2023-00154 On 11-07-2023



Joseph Rexwinkle, AICP
 Secretary of the Commission

G.R. Count - Per Flr (NEW)

Name	Count
Guest Room ADA Acc.	2
Guest Room ADA King STAY	1
Guest Room KING	7
Guest Room QQ	7
Guest Room STAY	9
Grand total :	26

1 Guest Room Tower B Levels 2-4
 1/8" = 1'-0"

Seal:

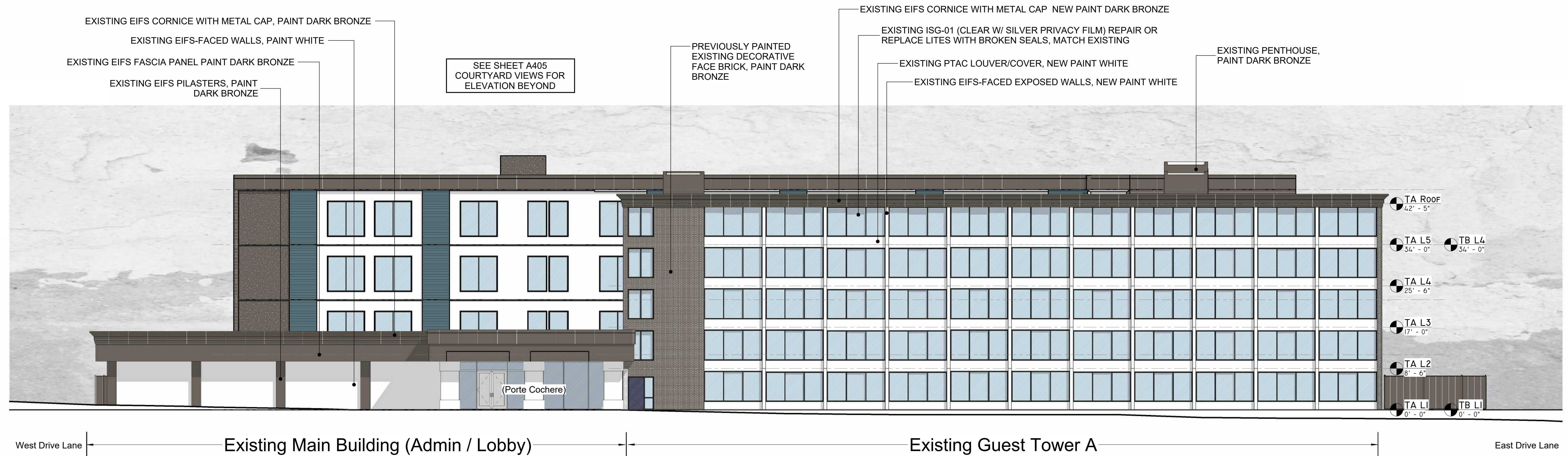
Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review

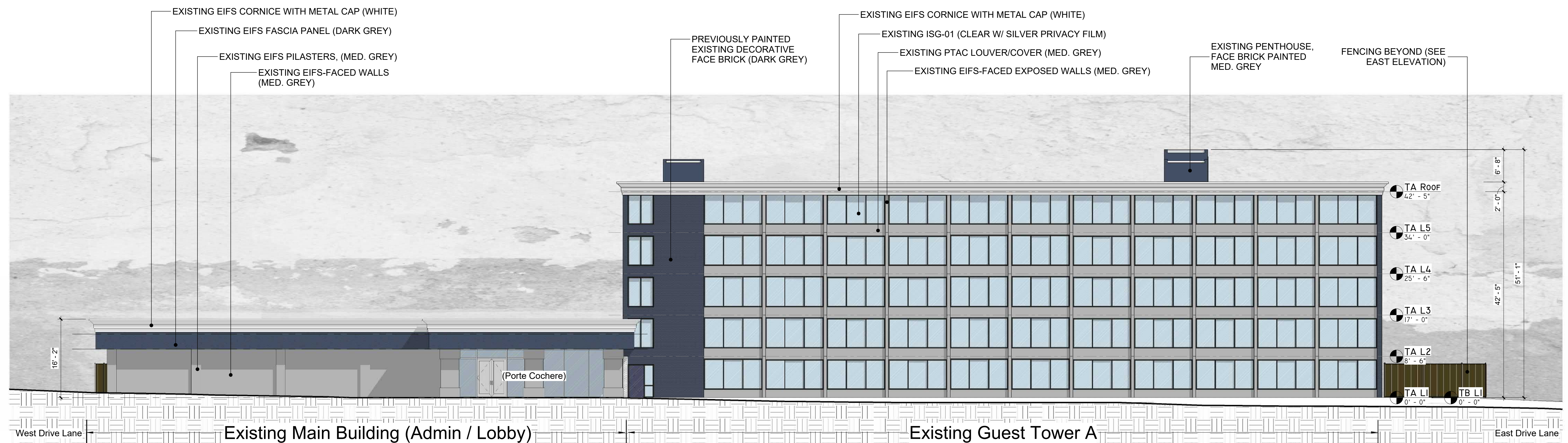
Sheet Title:
New Tower B - Levels 2-4 Typical Floor

Pkg: Sheet Number:
DP A122

22-056



2 South Facade - NEW
3/32" = 1'-0"


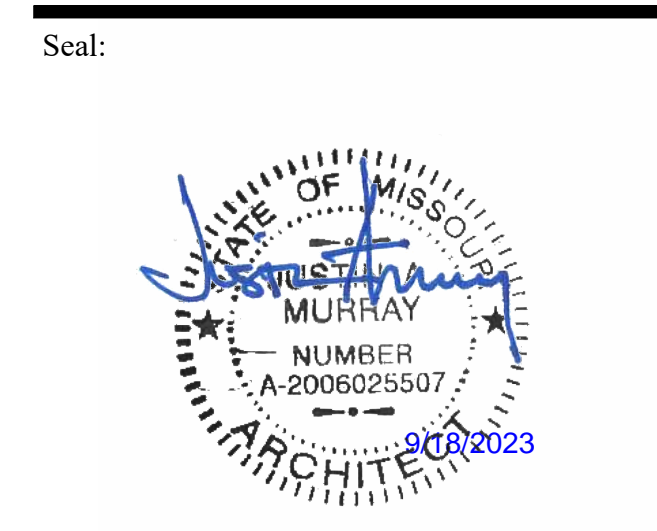


1 South Facade - EXISTING
3/32" = 1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023



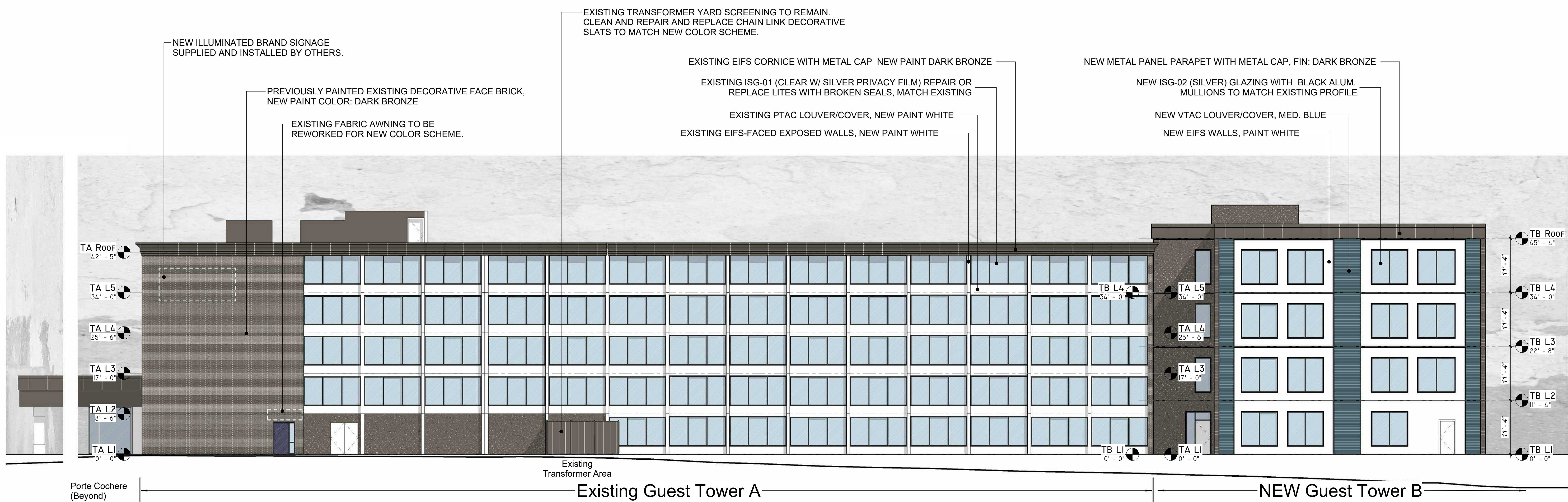
Joseph Rexwinkle, AICP
Secretary of the Commission

Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	

9/13/2023 1:33:32 PM



2 East Facade - NEW
3/32" = 1'-0"



1 East Facade - EXISTING
3/32" = 1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. **cp-cpc-2023-00154** On **11-07-2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

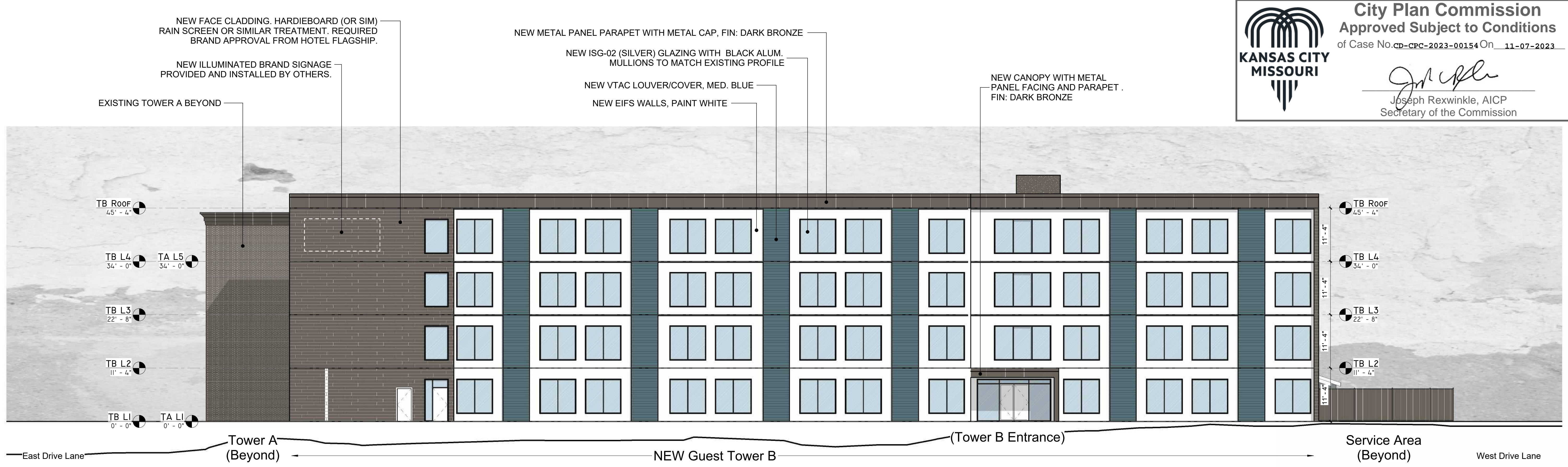
Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	

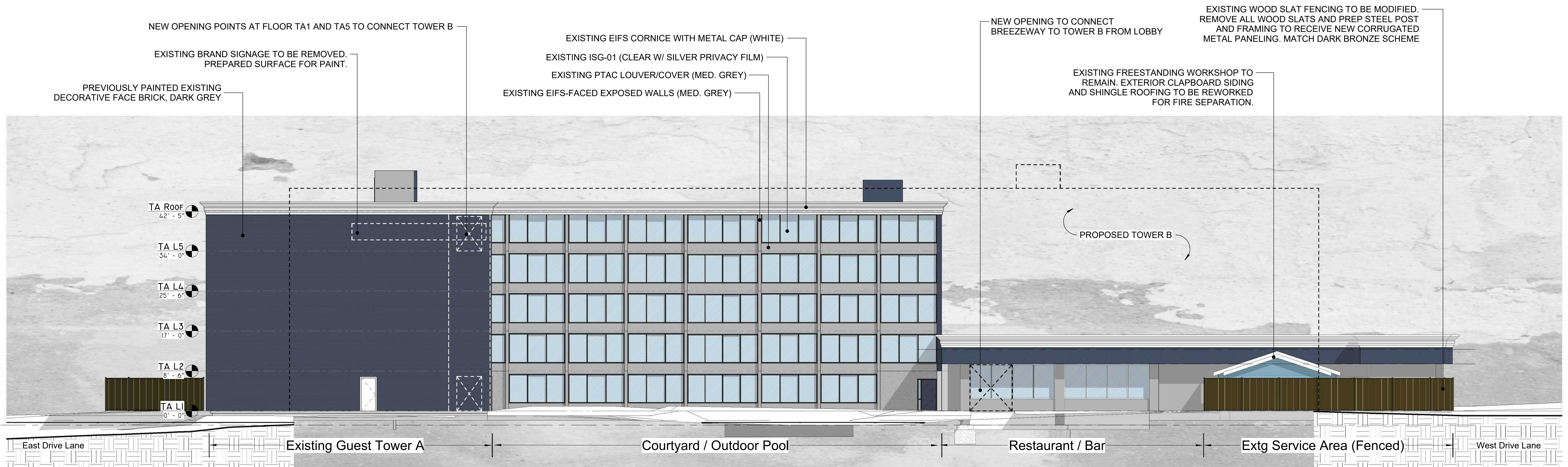
9/13/2023 1:39:55 PM

Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	



2 North Facade - NEW
 3/32" = 1'-0"



1 North Facade - EXISTING
 3/32" = 1'-0"

Exterior Elevations
(North Facade)

NEW FACE CLADDING. HARDIEBOARD (OR SIM)
RAIN SCREEN OR SIMILAR TREATMENT. REQUIRED
BRAND APPROVAL FROM HOTEL FLAGSHIP.

NEW ILLUMINATED BRAND
SIGNAGE PROVIDED AND
INSTALLED BY OTHERS.

EXISTING WOOD SLAT FENCING TO BE MODIFIED.
REMOVE ALL WOOD SLATS AND PREP STEEL POST
AND FRAMING TO RECEIVE NEW CORRUGATED
METAL PANELING. MATCH DARK BRONZE SCHEME

EXISTING FREESTANDING WORKSHOP TO
REMAIN. EXTERIOR CLAPBOARD SIDING
AND SHINGLE ROOFING TO BE REWORKED
FOR FIRE SEPARATION.

EXISTING EIFS CORNICE WITH METAL CAP, PAINT DARK BRONZE

EXISTING EIFS-FACED WALLS, PAINT WHITE

EXISTING EIFS FASCIA PANEL PAINT DARK BRONZE

EXISTING EIFS PILASTERS, PAINT
DARK BRONZE

EXISTING EIFS CORNICE WITH METAL CAP NEW PAINT DARK BRONZE

EXISTING ISG-01 (CLEAR W/ SILVER PRIVACY FILM) REPAIR OR
REPLACE LITES WITH BROKEN SEALS, MATCH EXISTING

EXISTING PTAC LOUVER/COVER, NEW PAINT WHITE

EXISTING EIFS-FACED EXPOSED WALLS, NEW PAINT WHITE

PREVIOUSLY PAINTED EXISTING
DECORATIVE FACE BRICK,
DARK BRONZE



NEW Tower B

Extg Service Area (Fenced)

Existing Main Building (Kitchen / Ballroom)

Porte Cochere
(Beyond)

2 West Facade - NEW
3/32" = 1'-0"

EXISTING WOOD SLAT FENCING TO BE MODIFIED.
REMOVE ALL WOOD SLATS AND PREP STEEL POST
AND FRAMING TO RECEIVE NEW CORRUGATED
METAL PANELING. MATCH DARK BRONZE SCHEME

EXISTING FREESTANDING WORKSHOP TO
REMAIN. EXTERIOR CLAPBOARD SIDING
AND SHINGLE ROOFING TO BE REWORKED
FOR FIRE SEPARATION.

EXISTING EIFS CORNICE WITH METAL CAP (WHITE)

EXISTING EIFS FASCIA PANEL (DARK GREY)

EXISTING EIFS PILASTERS, (MED. GREY)

EXISTING EIFS-FACED WALLS
(MED. GREY)

EXISTING EIFS CORNICE WITH METAL CAP (WHITE)

EXISTING ISG-01 (CLEAR W/ SILVER PRIVACY FILM)

EXISTING PTAC LOUVER/COVER (MED. GREY)

EXISTING EIFS-FACED EXPOSED WALLS (MED. GREY)

PREVIOUSLY PAINTED EXISTING
DECORATIVE FACE BRICK, DARK GREY



Existing Greenspace

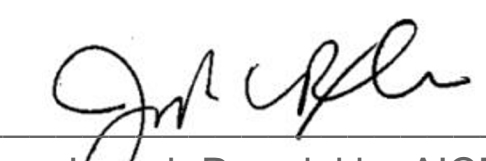
Extg Service Area (Fenced)

Existing Main Building (Kitchen / Ballroom)

Porte Cochere
(Beyond)

1 West Facade - EXISTING
3/32" = 1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2023-00154** On **11-07-2023**



Joseph Rexwinkle, AICP
Secretary of the Commission



Client:
**KCI New Tower and
Hotel Refresh**

Project Title / Address:
**11832 NW Plaza Cir
Kansas City MO 64153**

Architect:
**Bell / Knott
& Associates**
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

Structural Consultant:
BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

MEP Consultant:
**BC ENGINEERS
INCORPORATED**
5720 Reeder St. Shawnee, KS 66203
913-262-1772
bengineer.com

Civil Consultant:
KV
KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
kv@kveeng.com | www.kveeng.com

Landscaping Consultant:
**landworks
STUDIO**
102 South Cherry Street 2nd Floor
Olathe, KS 66061
www.landworksstudio.com | 913.780.6707



Revisions:

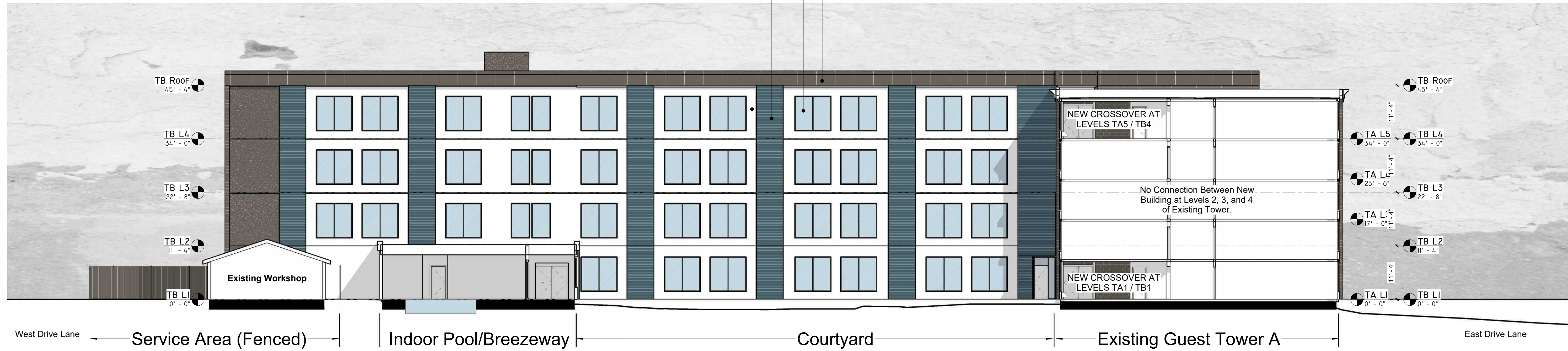
Issue Date: **9/13/2023**
Reason for Issue: **Approver**
Project Number: **22-056**
Project Phase: **Dev Plan Review**

Sheet Title:
**Exterior Elevation
(West Facade)**

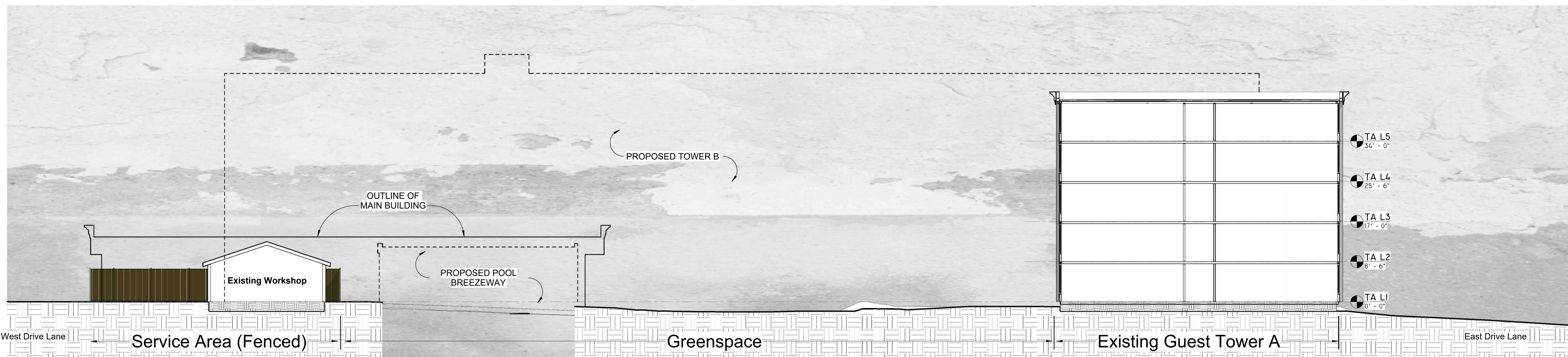
Pkg: Sheet Number:
DP A404

22-056

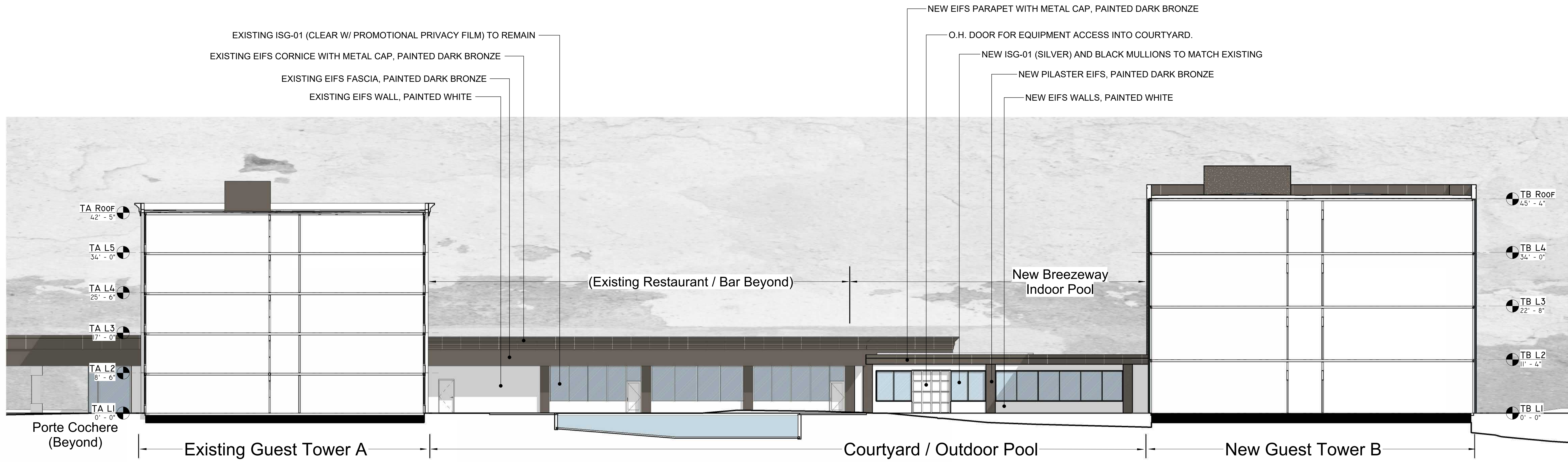
NEW METAL PANEL PARAPET WITH METAL CAP, FIN: DARK BRONZE
NEW ISG-02 (SILVER) GLAZING WITH BLACK ALUM. MULLIONS TO MATCH EXISTING PROFILE
NEW VTAC LOUVER/COVER, MED. BLUE
NEW EIFS WALLS, PAINT WHITE



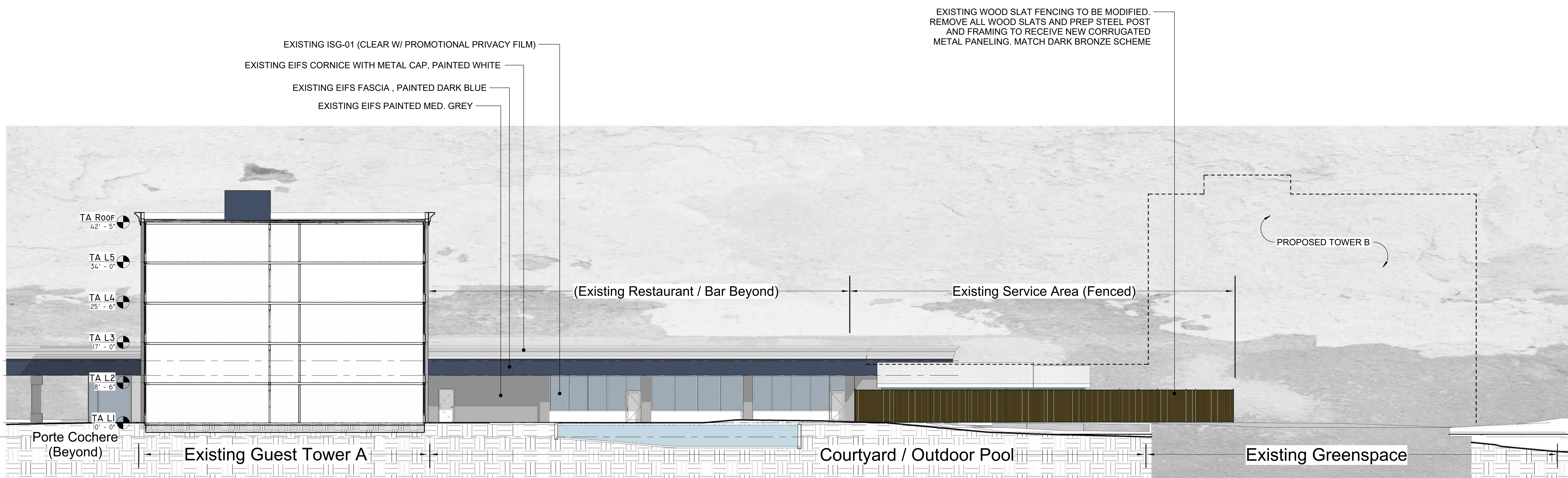
2 Courtyard Looking North - NEW
3/32" = 1'-0"



1 Courtyard Looking North - EXISTING
3/32" = 1'-0"



2 Courtyard Looking West - NEW
3/32" = 1'-0"



1 Courtyard Looking West - EXISTING
3/32" = 1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review

9/13/2023 1:35:05 PM



City Plan Commission
 Approved Subject to Conditions
 of Case No. cd-cpc-2023-00154 On 11-07-2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



Client:
KCI New Tower and Hotel Refresh
 11832 NW Plaza Cir
 Kansas City MO 64153

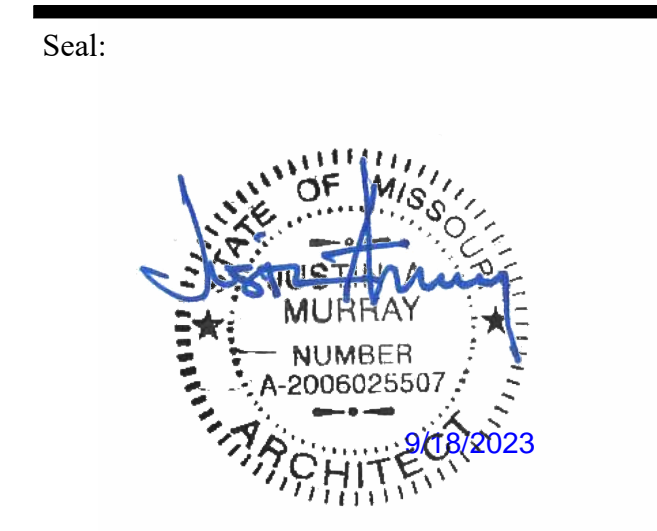
Architect:
Bell / Knott & Associates
 CORPORATE ARCHITECTS, P.C.
 12730 State Line Road Voice: 913.378.1600
 Suite 100 Fax: 913.378.1601
 Leawood, KS 66209 www.bellknott.com

Structural Consultant:
BOB D. CAMPBELL & CO.
 Structural Engineers Since 1957
 4338 Belleview Ave. 816.531.4144
 Kansas City, MO 64111 www.bdc-engrs.com

MEP Consultant:
BC ENGINEERS INCORPORATED
 5720 Reeder St. 913-262-1772
 Shawnee, KS 66203 bengineer.com

Civil Consultant:
KV
KAW VALLEY ENGINEERING
 14700 WEST 114TH TERRACE 35
 LENEXA, KANSAS 66215
 PH. (913) 894-5150 | FAX (913) 894-5977
 kv@kveng.com | www.kveng.com

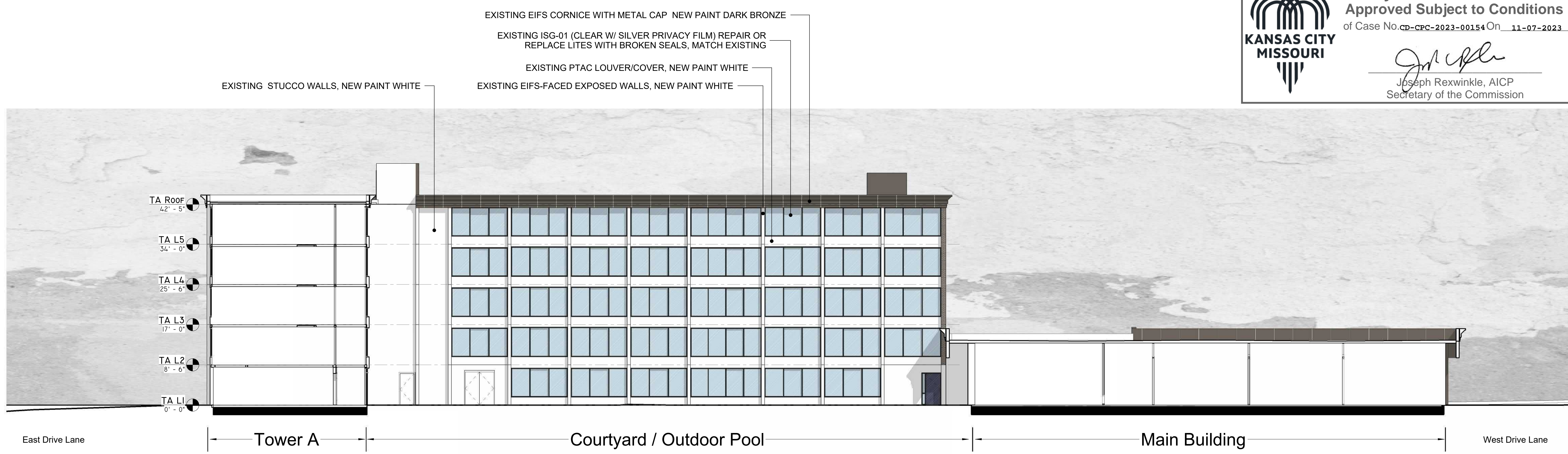
Landscaping Consultant:
landworks STUDIO
 102 South Cherry Street 2nd Floor
 Olathe, KS 66061
 www.landworksstudio.com | 913.780.6707



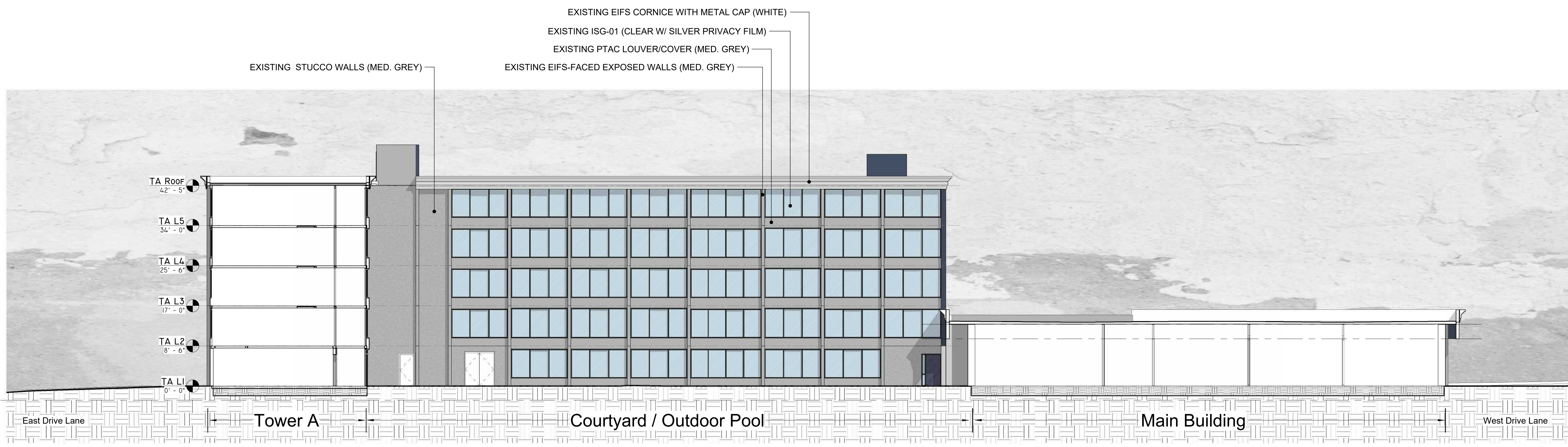
Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review

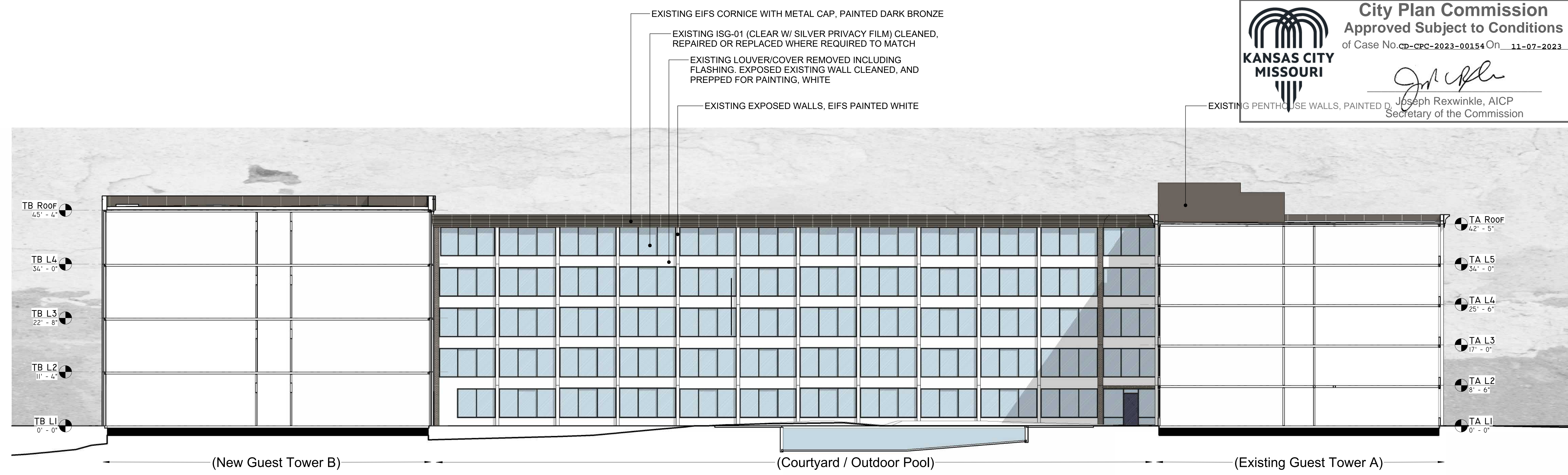
Sheet Title:
Courtyard Elevations Looking South
 Pkg: Sheet Number:
DP A407
22-056



2 Courtyard Looking South - NEW
 3/32" = 1'-0"



1 Courtyard Looking South - EXISTING
 3/32" = 1'-0"



2 Courtyard Looking East - NEW
 3/32" = 1'-0"



1 Courtyard Looking East - EXISTING
 3/32" = 1'-0"



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



Client:
Hulsing ENTERPRISES, LLC

Project Title / Address:
KCI New Tower and Hotel Refresh

**11832 NW Plaza Cir
Kansas City MO 64153**

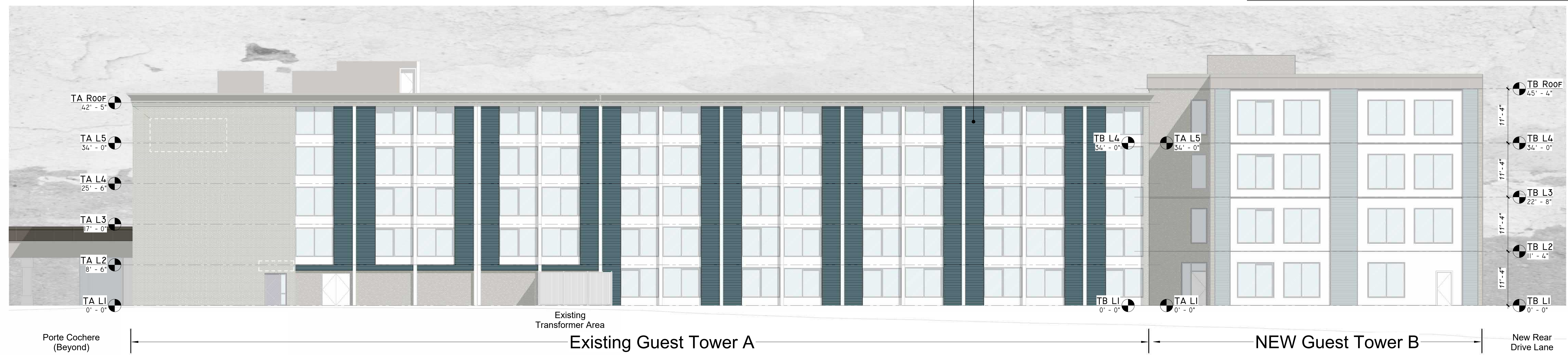
Architect:
Bell / Knott & Associates, P.C.
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

Structural Consultant:
BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. Kansas City, MO 64111
816.531.4144
www.bdc-engrs.com

MEP Consultant:
BC ENGINEERS INCORPORATED
5720 Reeder St. Shawnee, KS 66203
913-262-1772
bcengineer.com

Civil Consultant:
KV KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH: (913) 894-5150 | FAX: (913) 894-5977
kv@kveng.com | www.kveng.com

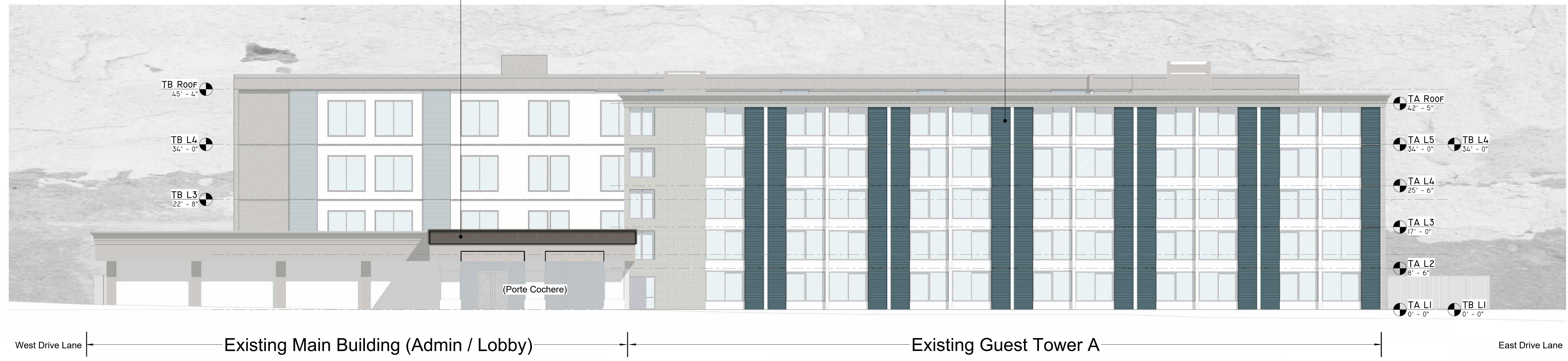
Landscaping Consultant:
landworks STUDIO
102 South Cherry Street 2nd Floor
Olathe, KS 66061
www.landworksstudio.com | 913.780.6707



2 Tower A East Facade FUTURE (Phase 2)
3/32" = 1'-0"

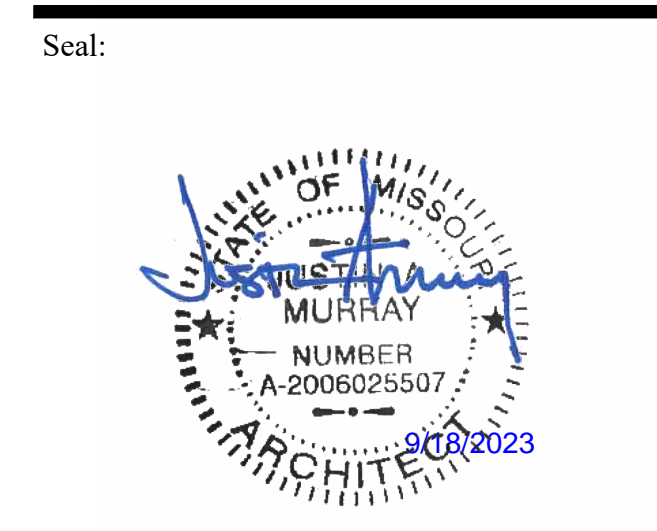
FUTURE CANOPY REWORKING TO CONFORM TO NEW BRAND STANDARDS. WORK INCLUDES REMOVING DECORATIVE EIFS CORNICE TO BE REPLACED BY METAL PARAPET FASCIA AND NEW DECORATIVE LIGHTING.

NEW VTAC ASSEMBLY BEHIND NEW METAL PANEL LOUVER, MED. BLUE TYPICAL AT ALL EXISTING ROOMS ON TOWER A



1 Tower A South Facade FUTURE (Phase 2)
3/32" = 1'-0"

THIS SHEET FOR INFORMATIONAL PURPOSES. TOWER A UPGRADE WORK IS FUTURE PHASE.



Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	

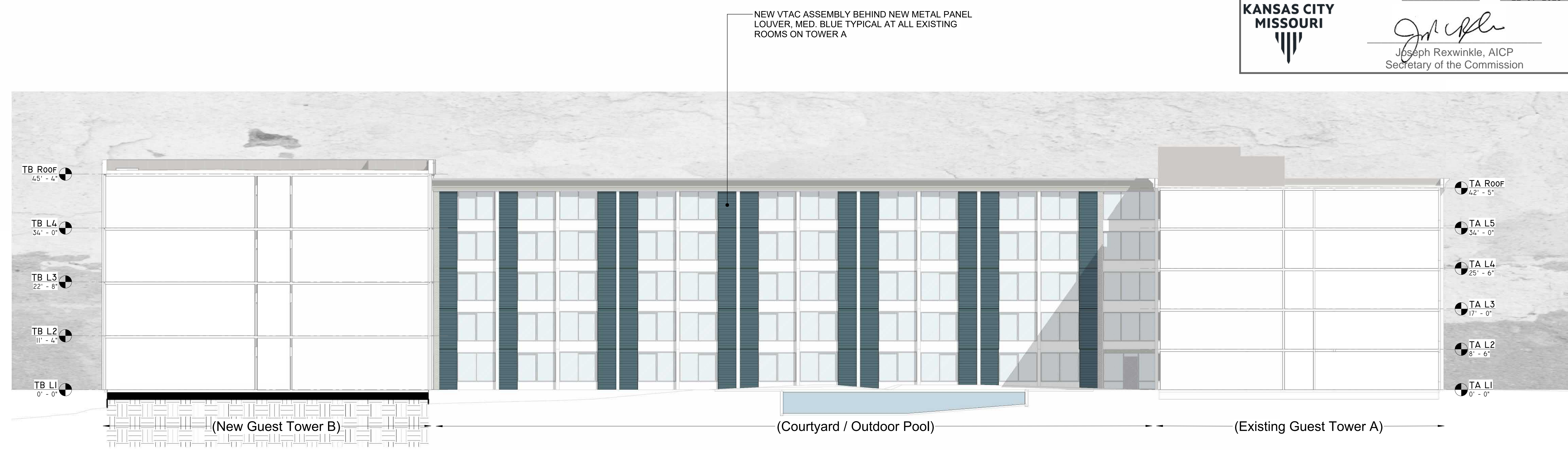
**Exterior Elevations
FUTURE (Phase 2)**

Pkg: Sheet Number:
DP A450*

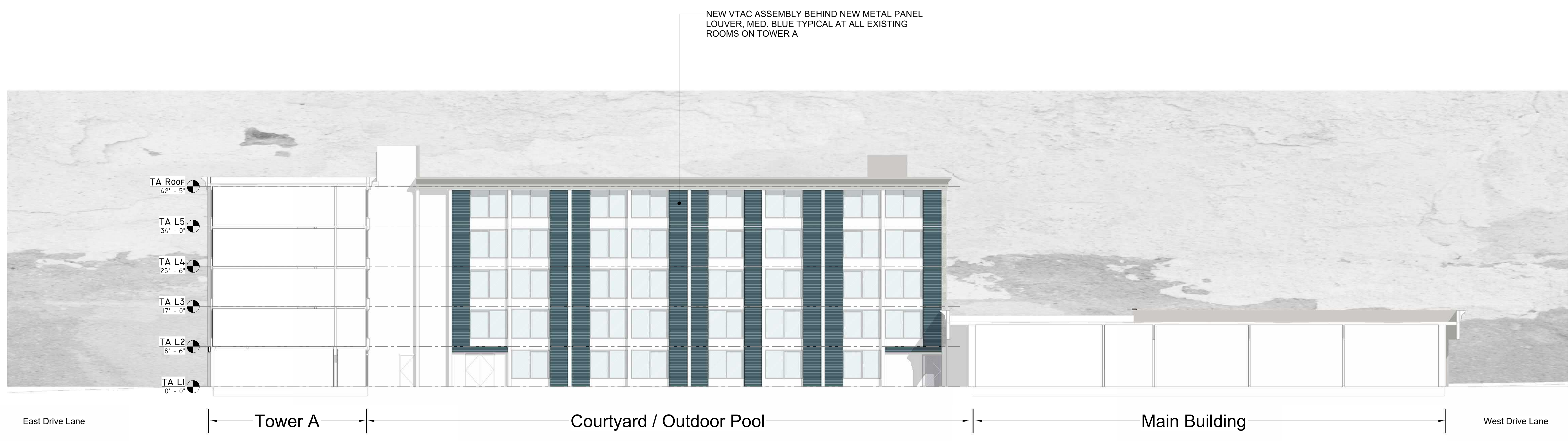
22-056

Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	



2 Courtyard Looking East (Phase 2)
 3/32" = 1'-0"



1 Courtyard Looking South (Phase 2)
 3/32" = 1'-0"

THIS SHEET FOR
INFORMATIONAL
PURPOSES. TOWER A
UPGRADE WORK IS
FUTURE PHASE.

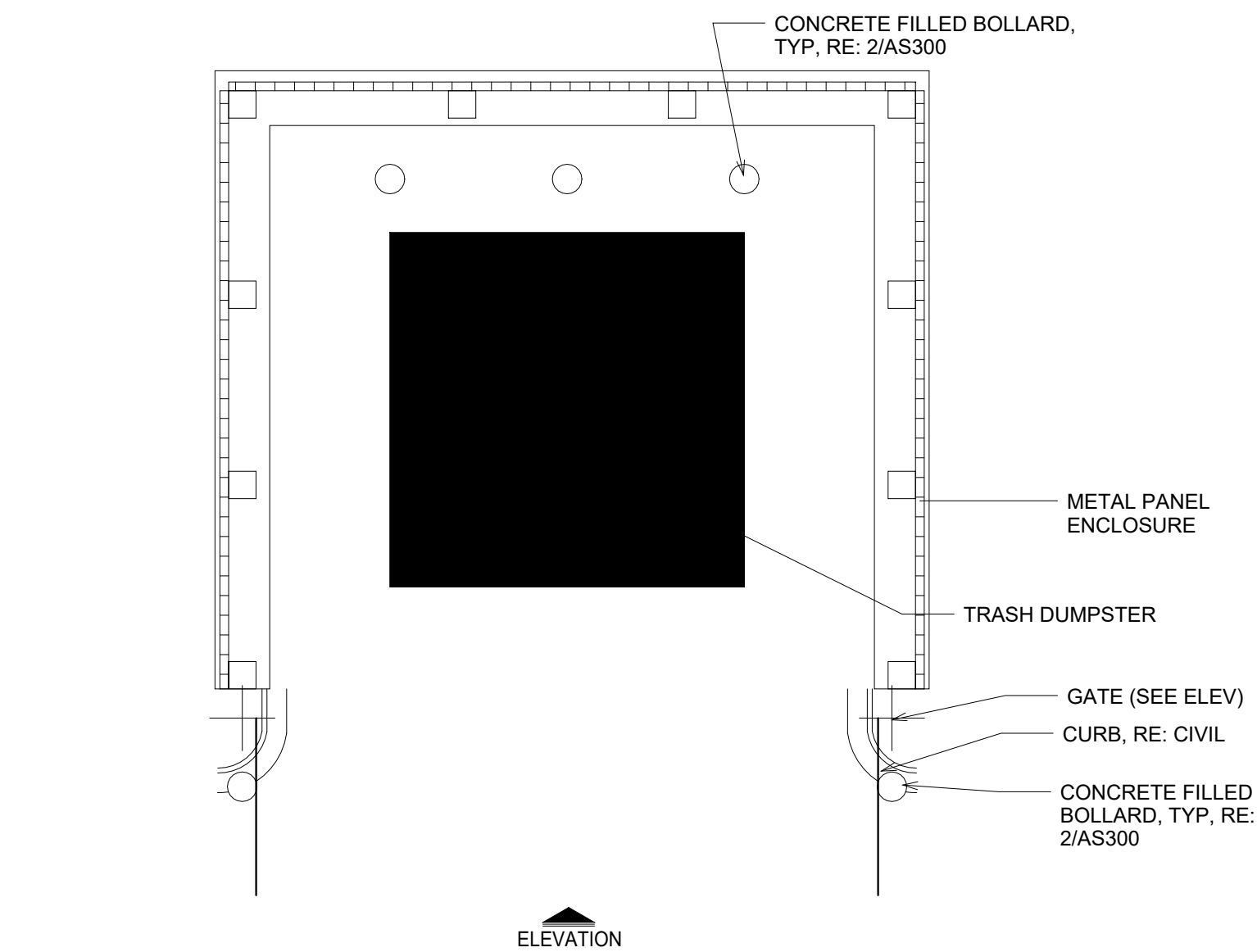
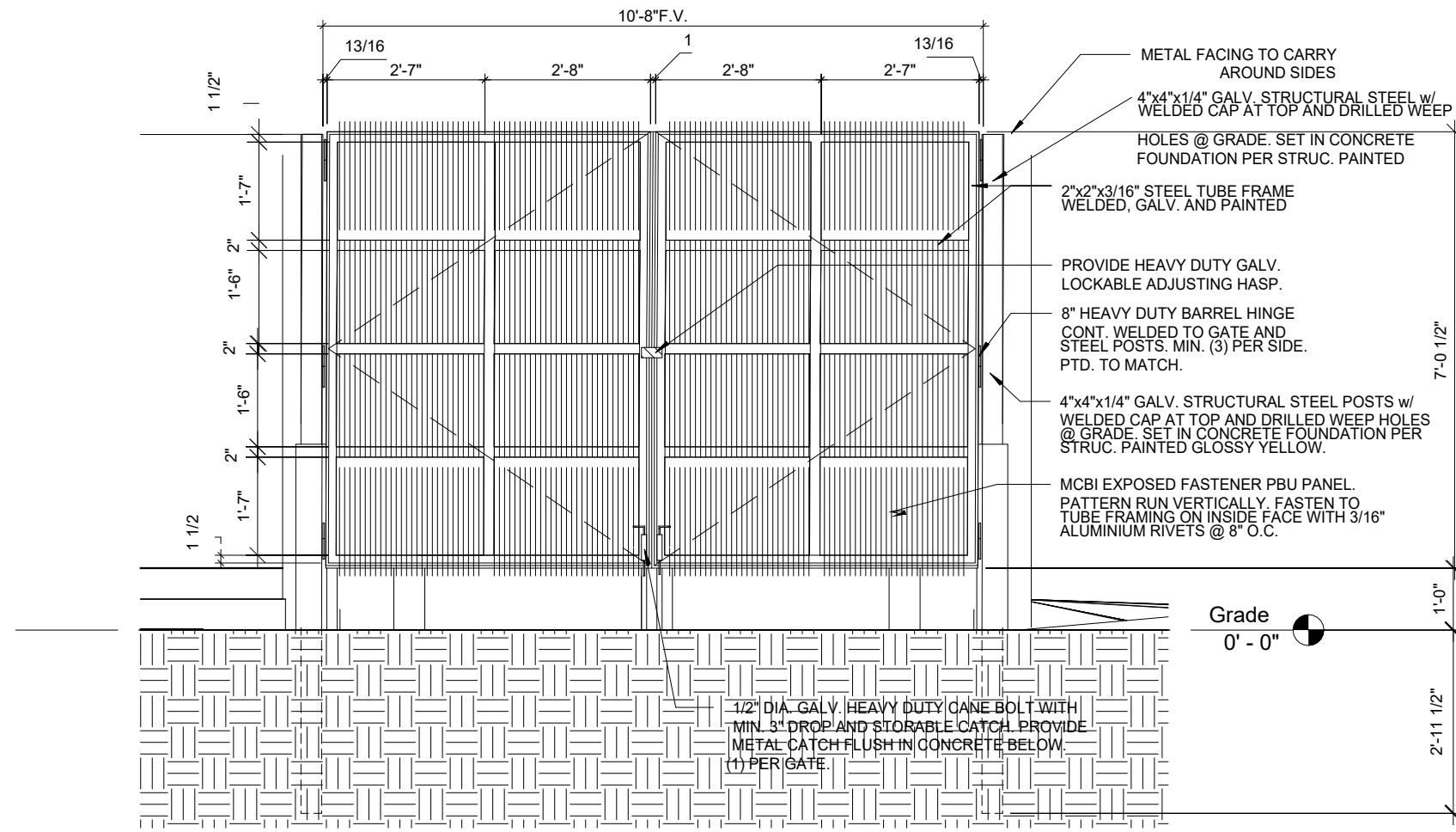
Color A (WHITE)
MATCHES SW 7006 - Extra White

Color B (MED. GREY)
MATCHES SW 7073 - Network Gray

Color C (MED. BLUE)
MATCHES SW 6229 - Tempe Star

Color D (DARK BRONZE)
MATCHES SW 7047 - Porpoise

C Finish + Colors
12" = 1'-0"



B Trash Enclosure (ALT Location, TBD)
3/8" = 1'-0"

KANSAS CITY MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2023-00154** On **11-07-2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



VIEW LOOKING WEST TOWARD PORT COCHERE IN THE DISTANCE AND SOUTH FACADE OF THE EXISTING GUEST TOWER 'A'



VIEW FROM SOUTHEAST CORNER OF PARKING LOT LOOKING TOWARD EXISTING GUEST TOWER 'A' WITH PORT COCHERE IN THE DISTANCE.



VIEW LOOKING EAST TOWARD GUEST TOWER 'A' WITH EXISTING BRANDING, CANOPY, AND SCREENING FENCE AROUND TRANSFORMER YARD.



VIEW LOOKING EAST TOWARD GUEST TOWER 'A' (NORTH END) WITH EXISTING GREENSPACE WHERE NEW TOWER WILL CONNECT.



VIEW FROM NORTHEAST CORNER OF PROPERTY LOOKING TOWARD THE EXISTING TRASH ENCLOSURE (TO BE REMOVED FOR NEW REAR DRIVE LANE) AND EXISTING GREENSPACE WHERE NEW TOWER 'B' WILL BE LOCATED.



VIEW OF COURTYARD LOOKING EAST TOWARD POOL PATIO AND EXISTING TOWER A.



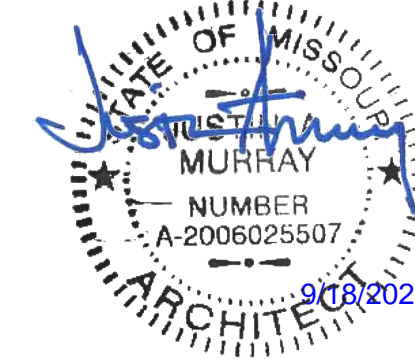
VIEW FROM NORTHWEST CORNER OF PROPERTY LOOKING EAST TOWARD EXISTING GREENSPACE WHERE NEW TOWER 'B' WILL BE LOCATED AND CONNECTING REAR DRIVE.



SERVICE AREA LOOKING NORTH WITH EXISTING WORKSHOP (RIGHT) AND ENCLOSING FENCE TO BE REWORK FOR NEW TOWER 'B'

A Existing Site Photos
12" = 1'-0"

Seal:



Revisions:

Issue Date:	9/13/2023
Reason for Issue:	Approver
Project Number:	22-056
Project Phase:	Dev Plan Review

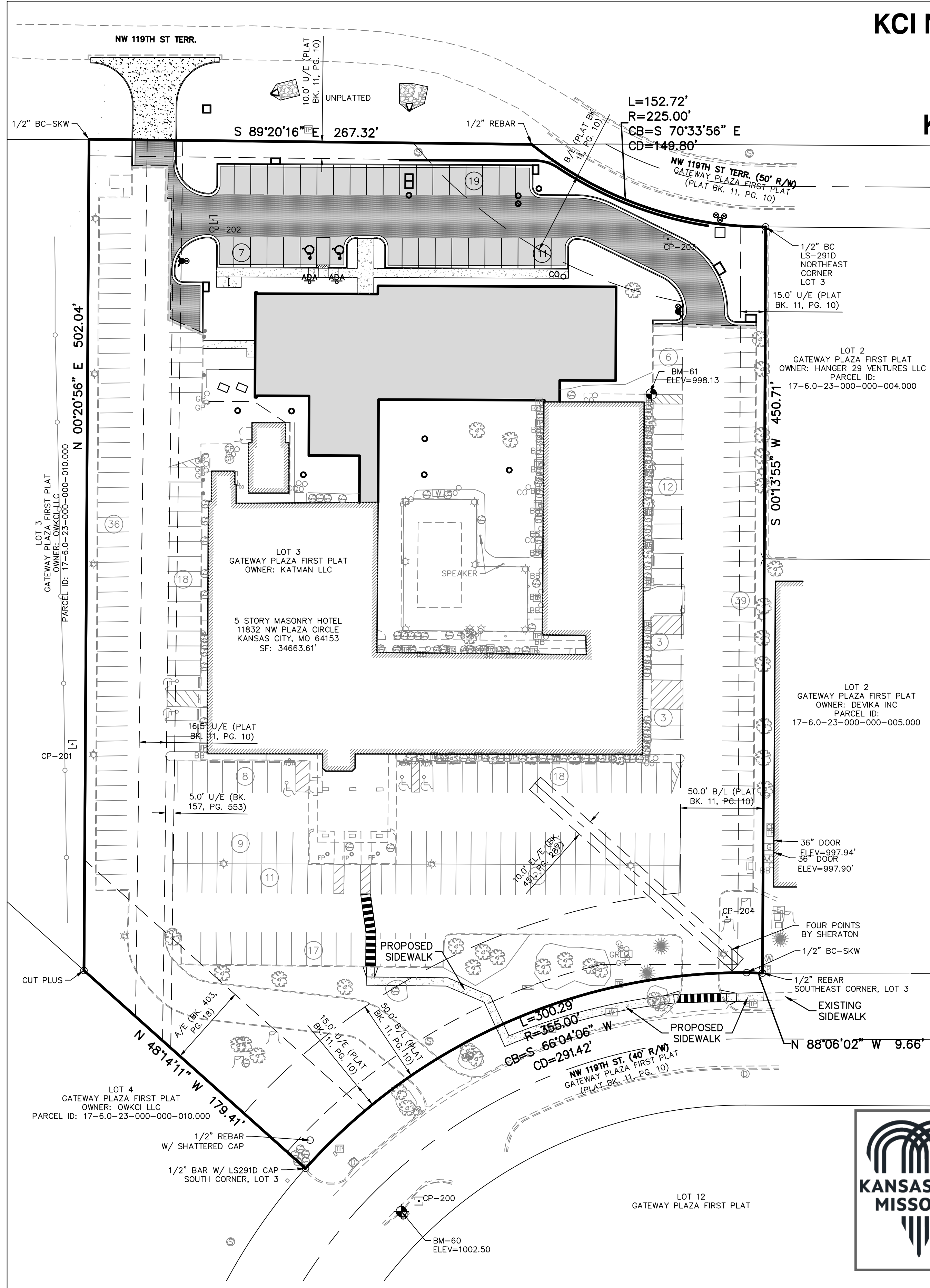
Sheet Title:

KCI NEW TOWER AND HOTEL REFRESH

SITE PLAN

11832 NW PLAZA CIR
KANSAS CITY, MISSOURI 64153

PROJECT NUMBER:
FILE NUMBER:



- LEGEND:**
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - CONTROL POINT
 - UNDERGROUND ELECTRIC
 - ☆ LIGHT POLE NO VISIBLE # UNLESS STATED
 - ⊠ ELECTRIC METER
 - ⊠ BREAKER BOX
 - ⊠ UNDERGROUND GAS
 - ⊠ GAS METER
 - ⊠ GAS LINE RISER
 - WATER LINE
 - ⊠ WATER METER
 - ⊠ WATER LINE GATE VALVE
 - ⊠ FIRE HYDRANT
 - ⊠ SPRINKLER CONTROL BOX
 - ⊠ WATER MANHOLE
 - ⊠ WATER SPIGOT
 - UNDERGROUND FIBER OPTIC CABLE
 - TV UNDERGROUND TELEVISION
 - ⊠ CABLE TV PEDESTAL
 - ⊠ TELEPHONE PEDESTAL OWNER UNKNOWN UNLESS STATED
 - ⊠ SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER LINE
 - VCP VITRIFIED CLAY PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - RCP REINFORCED CONCRETE PIPE
 - ⊠ STORM SEWER MANHOLE
 - ⊠ PARKING STALL COUNT
 - ⊠ ADA HANDICAP SIGN
 - ⊠ ADA HANDICAP SYMBOL
 - STREET/TRAFFIC SIGN
 - 950 EXISTING GRADE 5' CONTOUR
 - 930 EXISTING GRADE 1' CONTOUR
 - ⊠ DECIDUOUS TREE
 - ⊠ CONIFEROUS TREE
 - ⊠ BUSH
 - ⊠ BOLLARD
 - ⊠ STUMP
 - TREE LINE
 - ⊠ AIR CONDITIONER UNIT
 - ⊠ CHAIN LINK FENCE
 - ⊠ WOOD FENCE
 - ⊠ GATE POST
 - ⊠ WHEEL STOP
 - ⊠ TRASH ENCLOSURE
 - ⊠ ACCESS EASEMENT
 - ⊠ EL/E ELECTRIC EASEMENT
 - ⊠ B/B BACK TO BACK OF CURB MEASUREMENT
 - ⊠ GREASE PIT MANHOLE
 - ⊠ E/E EDGE TO EDGE OF ASPHALT
 - ⊠ ELECTRIC OUTLET
 - (D) DEED VALUE
 - (M) MEASURED VALUE
 - (P) PLAT VALUE

HORIZONTAL AND VERTICAL DATUM:
THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983), (HARN), (NAVD 1988/97)
CAF: 0.9999009
1 METER = 3.28083333 U.S. SURVEY FEET
GRID COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = SCALED AROUND 0.0

PROJECT BENCH MARK:
BM-60
CHISELED SQUARE ON THE CENTER FRONT FACE OF THE CURB INLET ON THE SOUTHERLY SIDE OF PLAZA CIRCLE AND SOUTHWEST OF THE WEST ENTRY DRIVE TO THE MICROTEL INN.
ELEV = 1002.50
BM-61
CHISELED SQUARE ON THE NORTHEAST CORNER OF THE FIRST STEP UP FROM THE CURB AT THE BUILDING NORTHEAST CORNER.
ELEV = 998.13

PROJECT CONTROL:
CP-#200
1/2"x24" REBAR W/ CONTROL POINT CAP BETWEEN WALK AND CURB ON THE SOUTHERLY SIDE OF PLAZA CIRCLE AND SOUTHWEST OF THE MICROTEL INN WEST ENTRY DRIVE.
NORTHING: 1144271.966 (GROUND)
EASTING: 2737016.275 (GROUND)
ELEV = 1002.20
CP-#201
1/2"x24" REBAR W/ CONTROL POINT CAP ON THE TOP OF THE SLOPE AT THE SOUTH FACE OF THE BUILDING EXTENDED WEST.
NORTHING: 1144547.832 (GROUND)
EASTING: 2736806.996 (GROUND)
ELEV = 1009.98
CP-#202
1/2"x24" REBAR W/ CONTROL POINT CAP IN THE GRASS AT THE NORTHEAST CORNER ON THE WEST PARKING AREA
NORTHING: 1144864.678 (GROUND)
EASTING: 2736892.097 (GROUND)
ELEV = 999.57
CP-#203
1/2"x24" REBAR W/ CONTROL POINT CAP ON THE TOP OF THE GRASS DRAINAGE SWALE NORTH OF THE TRASH ENCLOSURE AND THE EAST PARKING AREA.
NORTHING: 1144852.954 (GROUND)
EASTING: 2737166.669 (GROUND)
ELEV = 994.94
CP-#204
1/2"x24" REBAR W/ CONTROL POINT CAP EAST OF THE SITE EAST ENTRY DRIVE AND SOUTH OF THE EAST SIDE OF THE EAST PARKING AREA.
NORTHING: 1144443.432 (GROUND)
EASTING: 2737202.226 (GROUND)
ELEV = 998.30

SITE DATA:

1. SITE DATA:

Site Data	Existing	Proposed	Variance Requested	Approved
Zoning	B3-3	B3-3	No	
Gross Land Area				
in square feet	217,796	No Change	No	
in acres	5.0	No Change	No	
Right-of-Way Dedication				
in square feet	0	No Change	No	
in acres	0	No Change	No	
Net Land Area				
in square feet	217,796	No Change	No	
in acres	5.0	No Change	No	
Building Area (sq. ft.)				
5 Story Hotel	34,664			
Maintenance Building	989			
North Addition		15,872		
Future Additions		No		
Floor Area Ratio (Non-Permanent Structures NTC.)	16.4%	23.7%	No	

- B. MINIMUM LOT AREA: NONE
C. LAND USE: HOTEL (PERMITTED)

2. BUILDING DATA TABLE

Building Data	Existing	Proposed	Variance Requested	Approved
Front Setback	50' (Platted)	See Plan	No	
Rear Setback, Northeast Line	50' (Platted)	See Plan	No	
Rear Setback, North Line	N/A (Platted)	N/A	No	
East Side Setback	N/A (Platted)	N/A	No	
West Side Setback	N/A (Platted)	N/A	No	
Height	35'	See Plan	No	

3. LAND COVER
EXISTING/PROPOSED RIGHT-OF-WAY: NA
EXISTING IMPERVIOUS COVERAGE:
3.06 AC HARDSCAPE
PROPOSED IMPERVIOUS COVERAGE:
3.80 AC HARDSCAPE
INCREASE: 0.74 AC ±

4. PARKING TABLE
- A. VEHICLE PARKING (88-420.06): SEE ARCHITECTURAL PLAN
B. BICYCLE PARKING (88-420.09): SEE ARCHITECTURAL PLAN

5. OTHER DEVELOPMENT STANDARDS

88-425 - Other Development Standards	Method of Compliance
88-408 Parkland Dedication	N/A
88-415 Stream Buffers	N/A
88-430 Outdoor Lighting	See Photometric Plan
88-435 Outdoor Display, Storage and Work Areas	N/A
88-445 Signs	Existing Monument Sign to Remain. No Additional Signage Proposed at this time.
88-450 Pedestrian Standards	Existing sidewalk in NW Plaza Circle. No existing sidewalk on NW 119th Terrace. No existing pedestrian access to site.

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

- PROPOSED LEGEND**
- CONCRETE CURB AND GUTTER
 - LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - L LANDING
 - R RAMP
 - T TRANSITION
 - PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
 - ⊠ PROPOSED PARKING COUNT
 - ★ PARKING LOT/ SITE LIGHTING
 - ⊠ SEED/SOD

Client:

Project Title / Address:
KCI New Tower and Hotel Refresh
11832 NW Plaza Cir
Kansas City MO 64153

Architect:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

Structural Consultant:
MEP Consultant:

Seal:

Revisions:

1	CITY REVIEW RESPONSE	10/13/23

Issue Date: **09/18/23**
Reason for Issue: **Initial Submittal**
Project Number: **22-056**
Project Phase: **DD**
Sheet Title:

PROJ. NO. C23-1760 DSN: KGW CHRISTIAN J. CROWDER
CFN: 1760SP.DWG DWN: JQN ENGINEER
MO # 2015000538
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

OVERALL SITE PLAN
Pkg: Sheet Number:
C100

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY. MISSOURI ONE CALL TICKET #231732017

Client:



Project Title / Address:

KCI New Tower and Hotel Refresh

11832 NW Plaza Cir
Kansas City MO 64153

Architect:

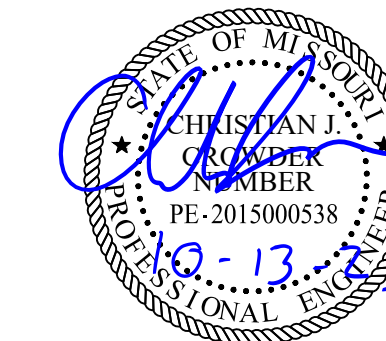


CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

Structural Consultant:

MEP Consultant:

Seal:



Revisions:

1 CITY REVIEW RESPONSE 10/13/23

Issue Date: 09/18/23

Reason for Issue: Initial Submittal

Project Number: 22-056

Project Phase: DD

Sheet Title:

SITE PLAN

Pkg: Sheet Number:

C110

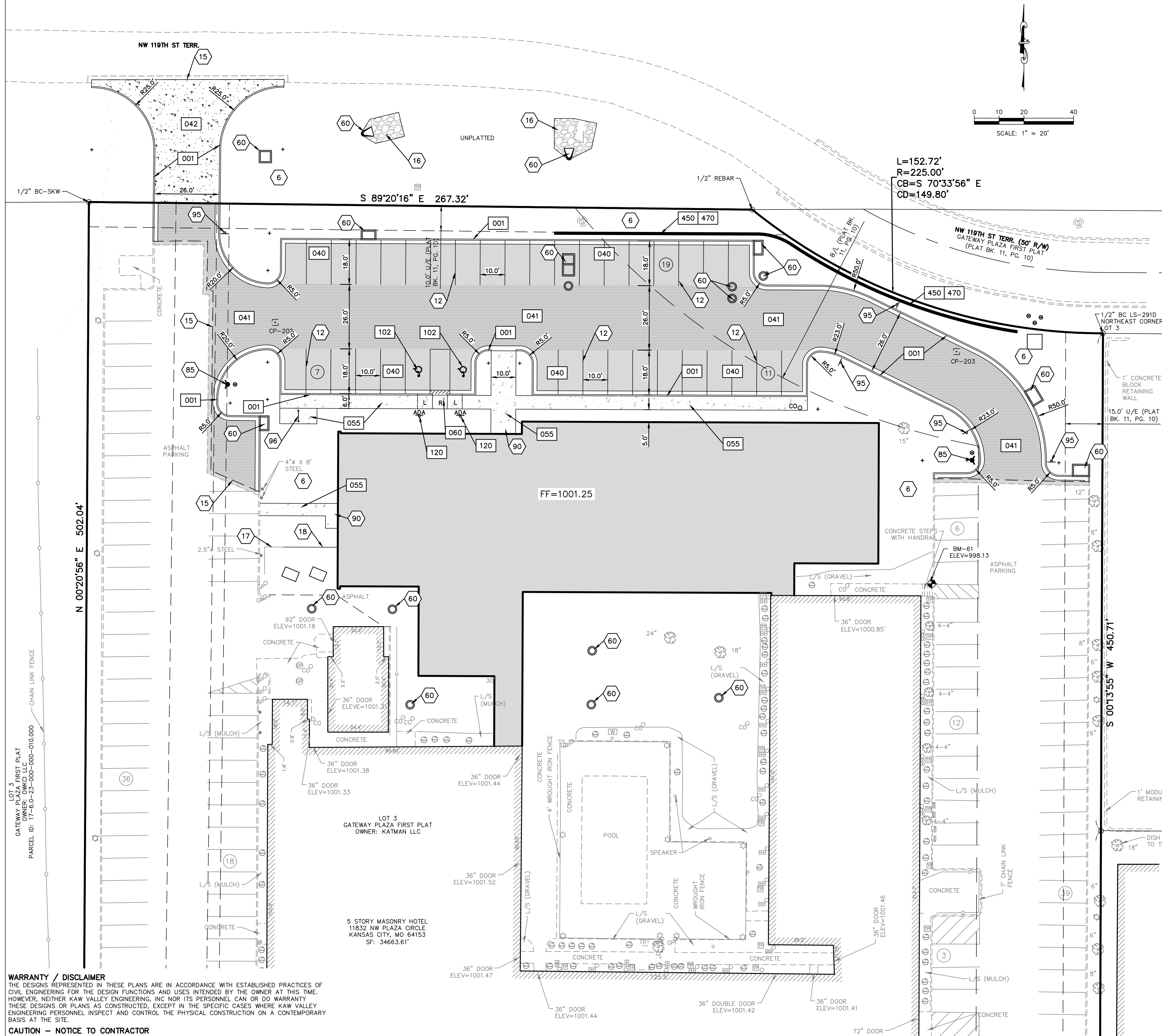
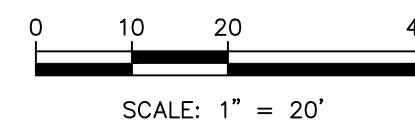
CONSTRUCTION NOTES:

- 1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CURRENT EDITION OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF KANSAS CITY, MISSOURI AND MODIFIED AS NOTED ON THESE PLANS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO PUBLIC ROADWAYS. CONTRACTOR IS RESPONSIBLE TO OBTAIN RIGHT-OF-WAY PERMIT. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE CITY OF KANSAS CITY PUBLIC WORKS DEPARTMENT. REFERENCE MUTCD STANDARD DRAWINGS.
5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SHOWN.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00154 On 11-07-2023

Joseph Rexwinkle, AICP
Secretary of the Commission



DETAILS - SEE DETAIL SHEETS C190 FOR THE FOLLOWING DETAILS:

- 001 FULL HEIGHT CURB
040 LIGHT DUTY ASPHALT PAVEMENT
041 HEAVY DUTY ASPHALT PAVEMENT
042 CONCRETE PAVEMENT
055 CONCRETE SIDEWALK
060 SIDEWALK RAMPS
102 ACCESSIBLE STRIPING
120 ACCESSIBLE PARKING SIGNAGE
450 MODULAR BLOCK RETAINING WALL
470 BLACK VINYL COATED CHAIN-LINK FENCE

LEGEND:

- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
BENCHMARK
CONTROL POINT
UNDERGROUND ELECTRIC
LIGHT POLE NO VISIBLE # UNLESS STATED
ELECTRIC METER
BREAKER BOX
UNDERGROUND GAS
GAS METER
GAS LINE RISER
WATER LINE
WATER METER
WATER LINE GATE VALVE
FIRE HYDRANT
SPRINKLER CONTROL BOX
WATER MANHOLE
WATER SPIGOT
UNDERGROUND FIBER OPTIC CABLE
UNDERGROUND TELEVISION
CABLE TV PEDESTAL
TELEPHONE PEDESTAL OWNER UNKNOWN UNLESS STATED
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
SANITARY SEWER LINE
VITRIFIED CLAY PIPE
POLYVINYL CHLORIDE PIPE
HIGH DENSITY POLYETHYLENE
REINFORCED CONCRETE PIPE
STORM SEWER MANHOLE
PARKING STALL COUNT
HANDICAP SIGN
HANDICAP SYMBOL
STREET/TRAFFIC SIGN
EXISTING GRADE 5' CONTOUR
EXISTING GRADE 1' CONTOUR
DECIDUOUS TREE
CONIFEROUS TREE
BUSH
BOLLARD
STUMP
TREE LINE
AIR CONDITIONER UNIT
CHAIN LINK FENCE
WOOD FENCE
GATE POST
WHEEL STOP
TRASH ENCLOSURE
ACCESS EASEMENT
ELECTRIC EASEMENT
BACK TO BACK OF CURB MEASUREMENT
GREASE PIT MANHOLE
EDGE TO EDGE OF ASPHALT
ELECTRIC OUTLET
DEED VALUE
MEASURED VALUE
PLAT VALUE

NOTES:

- 6 DISTURBED AREAS TO BE LANDSCAPED OR SODDED AS NOTED ON LANDSCAPE PLAN
12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
15 SAW CUT LINE
16 RIP RAP
17 EXISTING FENCE TO REMAIN
18 PROPOSED FENCE TO MATCH EXISTING
60 STORM STRUCTURES (SEE SHEET C500)
70 SANITARY SEWER APPURTENANCES (SEE SHEET C500)
80 WATER APPURTENANCES (SEE SHEET C500)
85 FIRE HYDRANT (SEE SHEET C500)
90 CONCRETE STOOP (SEE STRUCTURAL PLANS)
94 PARKING LOT LIGHTING (SEE MEP PLANS)
95 "NO PARKING - FIRE LANE" SIGNAGE
96 BIKE RACK - 5 BIKE CAPACITY

PROPOSED LEGEND

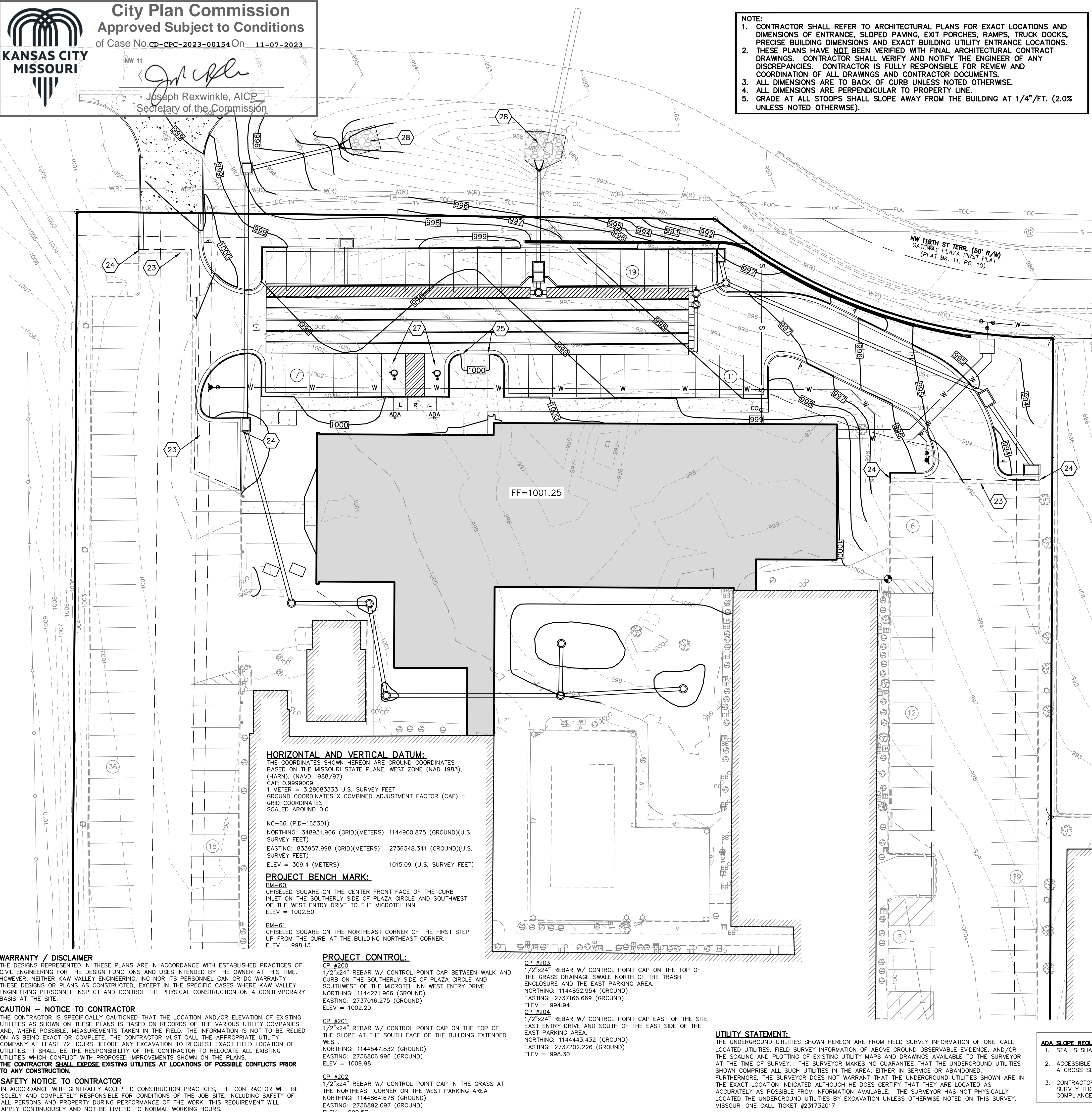
- CONCRETE CURB AND GUTTER
LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT
LANDING
RAMP
TRANSITION
PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
PROPOSED PARKING COUNT
PARKING LOT/ SITE LIGHTING
SEED/SOD

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY. MISSOURI ONE CALL TICKET #231732017



PROJ. NO. C23-1760 DSN: KGW ENGINEER
CFN: 1760SP.DWG DWN: JQN MO # 2015000538
14700 WEST 114TH TERRACE LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
kvw@kvweng.com | www.kvweng.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23



NOTE:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- GRADE AT ALL STOOPS SHALL SLOPE AWAY FROM THE BUILDING AT 1/4"/FT. (2.0% UNLESS NOTED OTHERWISE).

- GRADING NOTES:**
- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. CONSTRUCTION MANAGER SHALL DESIGNATE LOCATION OF STOCKPILE AREAS DURING CONSTRUCTION. ANY UNAUTHORIZED STOCKPILE SHALL BE REMOVE/RELOADED AT THE CONTRACTOR'S EXPENSE.
 - AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 12-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40 AND 0 TO +4% FOR SOILS WITH A LIQUID LIMIT GREATER THAN 40. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - OFF-SITE SOIL MATERIAL FOR USE UNDER BUILDING AND PAVED AREAS SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN THREE INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER'S TESTING AGENCY PRIOR TO BRINGING ON SITE.
 - EARTHWORK UNDER AND 10' LATERALLY FROM THE BUILDING AND UNDER PAVING AND LIGHTLY LOADED STRUCTURAL FEATURES SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND PROJECT GEOTECHNICAL REPORT. THE BUILDING PAD SHALL BE EXCAVATED AS REQUIRED TO ALLOW THE PLACEMENT OF LOW VOLUME CHANGE MATERIAL. REFER TO GEOTECHNICAL REPORT FOR PREPARING BUILDING PAD AND LOW VOLUME CHANGE THICKNESS REQUIREMENTS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. LVC SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT OF 0 TO +4% OF OPTIMUM FOR SOILS WITH A LIQUID LIMIT GREATER THAN 40 AND +/- 2% OF OPTIMUM FOR SOILS WITH A LIQUID LIMIT LESS THAN 40. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 24 INCHES OF EMBANKMENT.
 - ON-SITE HIGH PLASTICITY CLAYS MAY BE USED FOR LOW VOLUME CHANGE STRUCTURAL FILL. REFER TO PROJECT GEOTECHNICAL REPORT FOR REQUIREMENTS.
 - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR SIMILAR APPROVED EQUIPMENT. CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
 - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, THE OWNER'S ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
 - ALL EXCAVATIONS SHALL BE CONSIDERED AS UNCLASSIFIED. REFER TO PROJECT GEOTECHNICAL REPORT.
 - ALL DISTURBED SLOPES ARE TO BE 3:1 OR FLATTER.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SOODED OR SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 - ALL SEEDED SLOPES 4:1 AND STEEPER, AREAS WITHIN 10' OF PAVING OR WALKING SURFACES AND OTHER AREAS NOTED ON PLANS SHALL BE PROTECTED BY EROSION CONTROL BLANKETS THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GRADED AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 - IF ANY OF THESE NOTES CONFLICT WITH THE PROJECT GEOTECHNICAL REPORT (C2301760) AND ALL ADDENDUMS PREPARED BY KAW VALLEY ENGINEERING, INC., DATED 8/30/2023 RECOMMENDATIONS IN GEOTECHNICAL REPORT SHALL GOVERN.

- LEGEND:**
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - BENCHMARK
 - CONTROL POINT
 - UNDERGROUND ELECTRIC
 - LIGHT POLE NO VISIBLE # UNLESS STATED
 - ELECTRIC METER
 - BREAKER BOX
 - UNDERGROUND GAS
 - GAS METER
 - GAS LINE RISER
 - WATER LINE
 - WATER METER
 - WATER LINE GATE VALVE
 - FIRE HYDRANT
 - SPRINKLER CONTROL BOX
 - WATER MANHOLE
 - WATER SPIGOT
 - UNDERGROUND FIBER OPTIC CABLE
 - UNDERGROUND TELEVISION
 - CABLE TV PEDESTAL
 - TELEPHONE PEDESTAL OWNER UNKNOWN UNLESS STATED
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER LINE
 - VCP VITRIFIED CLAY PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - RCP REINFORCED CONCRETE PIPE
 - STORM SEWER MANHOLE
 - PARKING STALL COUNT
 - HANDICAP SIGN
 - HANDICAP SYMBOL
 - STREET/TRAFFIC SIGN
 - EXISTING GRADE 5' CONTOUR
 - EXISTING GRADE 1' CONTOUR
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - BOLLARD
 - STUMP
 - TREE LINE
 - AIR CONDITIONER UNIT
 - CHAIN LINK FENCE
 - WOOD FENCE
 - GATE POST
 - WHEEL STOP
 - TRASH ENCLOSURE
 - ACCESS EASEMENT
 - ELECTRIC EASEMENT
 - BACK TO BACK OF CURB MEASUREMENT
 - GREASE PIT MANHOLE
 - EDGE TO EDGE OF ASPHALT
 - ELECTRIC OUTLET
 - DEED VALUE
 - MEASURED VALUE
 - PLAT VALUE

- PROPOSED LEGEND:**
- CONCRETE CURB AND GUTTER
 - LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - L LANDING
 - R RAMP
 - T TRANSITION
 - PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
 - PROPOSED PARKING COUNT
 - PARKING LOT/ SITE LIGHTING
 - SEED/SOD
- PROPOSED IMPROVEMENTS LEGEND:**
- EXISTING GROUND CONTOUR (1' INTERVALS)
 - PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)

HORIZONTAL AND VERTICAL DATUM:
 THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE MISSOURI STATE PLANE, WEST ZONE (NAD 1983), (HARN), (NAVD 1988/97)
 CAF: 0.9999009
 1 METER = 3.28083333 U.S. SURVEY FEET
 GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0.0

KC-66 (PID-165301)
 NORTHING: 348931.906 (GRID)(METERS) 1144900.875 (GROUND)(U.S. SURVEY FEET)
 EASTING: 833957.998 (GRID)(METERS) 2736348.341 (GROUND)(U.S. SURVEY FEET)
 ELEV = 309.4 (METERS) 1015.09 (U.S. SURVEY FEET)

PROJECT BENCH MARK:
 BM-60
 CHISELED SQUARE ON THE CENTER FRONT FACE OF THE CURB INLET ON THE SOUTHERLY SIDE OF PLAZA CIRCLE AND SOUTHWEST OF THE WEST ENTRY DRIVE TO THE MICROTEL INN.
 ELEV = 1002.50

BM-61
 CHISELED SQUARE ON THE NORTHEAST CORNER OF THE FIRST STEP UP FROM THE CURB AT THE BUILDING NORTHEAST CORNER.
 ELEV = 998.13

WARRANTY / DISCLAIMER
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

PROJECT CONTROL:

CP #200
 1/2"x24" REBAR W/ CONTROL POINT CAP BETWEEN WALK AND CURB ON THE SOUTHERLY SIDE OF PLAZA CIRCLE AND SOUTHWEST OF THE MICROTEL INN WEST ENTRY DRIVE.
 NORTHING: 1144271.968 (GROUND)
 EASTING: 2737016.275 (GROUND)
 ELEV = 1002.20

CP #201
 1/2"x24" REBAR W/ CONTROL POINT CAP ON THE TOP OF THE SLOPE AT THE SOUTH FACE OF THE BUILDING EXTENDED WEST.
 NORTHING: 1144547.832 (GROUND)
 EASTING: 2736806.996 (GROUND)
 ELEV = 1009.98

CP #202
 1/2"x24" REBAR W/ CONTROL POINT CAP IN THE GRASS AT THE NORTHEAST CORNER ON THE WEST PARKING AREA.
 NORTHING: 1144864.678 (GROUND)
 EASTING: 2736892.097 (GROUND)
 ELEV = 999.57

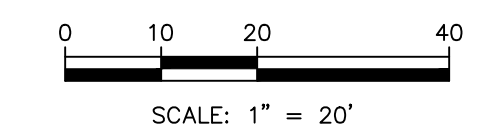
CP #203
 1/2"x24" REBAR W/ CONTROL POINT CAP ON THE TOP OF THE GRASS DRAINAGE SWALE NORTH OF THE TRASH ENCLOSURE AND THE EAST PARKING AREA.
 NORTHING: 1144443.432 (GROUND)
 EASTING: 2737166.669 (GROUND)
 ELEV = 994.94

CP #204
 1/2"x24" REBAR W/ CONTROL POINT CAP EAST OF THE SITE EAST ENTRY DRIVE AND SOUTH OF THE EAST SIDE OF THE EAST PARKING AREA.
 NORTHING: 1144443.432 (GROUND)
 EASTING: 2737202.226 (GROUND)
 ELEV = 998.30

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY. MISSOURI ONE CALL TICKET #231732017

ADA SLOPE REQUIREMENTS FOR AREAS OVERLAID OR REPLACED:

- STALLS SHALL NOT EXCEED 1:50 (2%) IN ALL DIRECTIONS
- ACCESSIBLE PATH SHALL NOT EXCEED 1:20 (5%) NOR HAVE A CROSS SLOPE IN EXCESS OF 2%
- CONTRACTOR IS SOLELY RESPONSIBLE TO ADEQUATELY SURVEY THOSE AREAS DURING CONSTRUCTION TO ENSURE COMPLIANCE.



Project Title / Address:
KCI New Tower and Hotel Refresh
 11832 NW Plaza Cir
 Kansas City MO 64153

Architect:
Bell / Knott & Associates
 CORPORATE ARCHITECTS, P.C.
 12730 State Line Road Voice: 913.378.1600
 Suite 100 Fax: 913.378.1601
 Leawood, KS 66209 www.bellknott.com

Structural Consultant:

MEP Consultant:

Seal:



Revisions:

1	CITY REVIEW RESPONSE	10/13/23
---	----------------------	----------

Issue Date: **09/18/23**

Reason for Issue: **Initial Submittal**

Project Number: **22-056**

Project Phase: **DD**

Sheet Title:

PROJ. NO. C23-1760 DSN: KJK ENGINEER
 CFN: 1760GP.DWG DWN: JQN MO # 2015000538

14700 WEST 114TH TERRACE
 LENEXA, KANSAS 66215
 PH. (913) 894-5150 | FAX (913) 894-5977
 kv@kveng.com | www.kveng.com

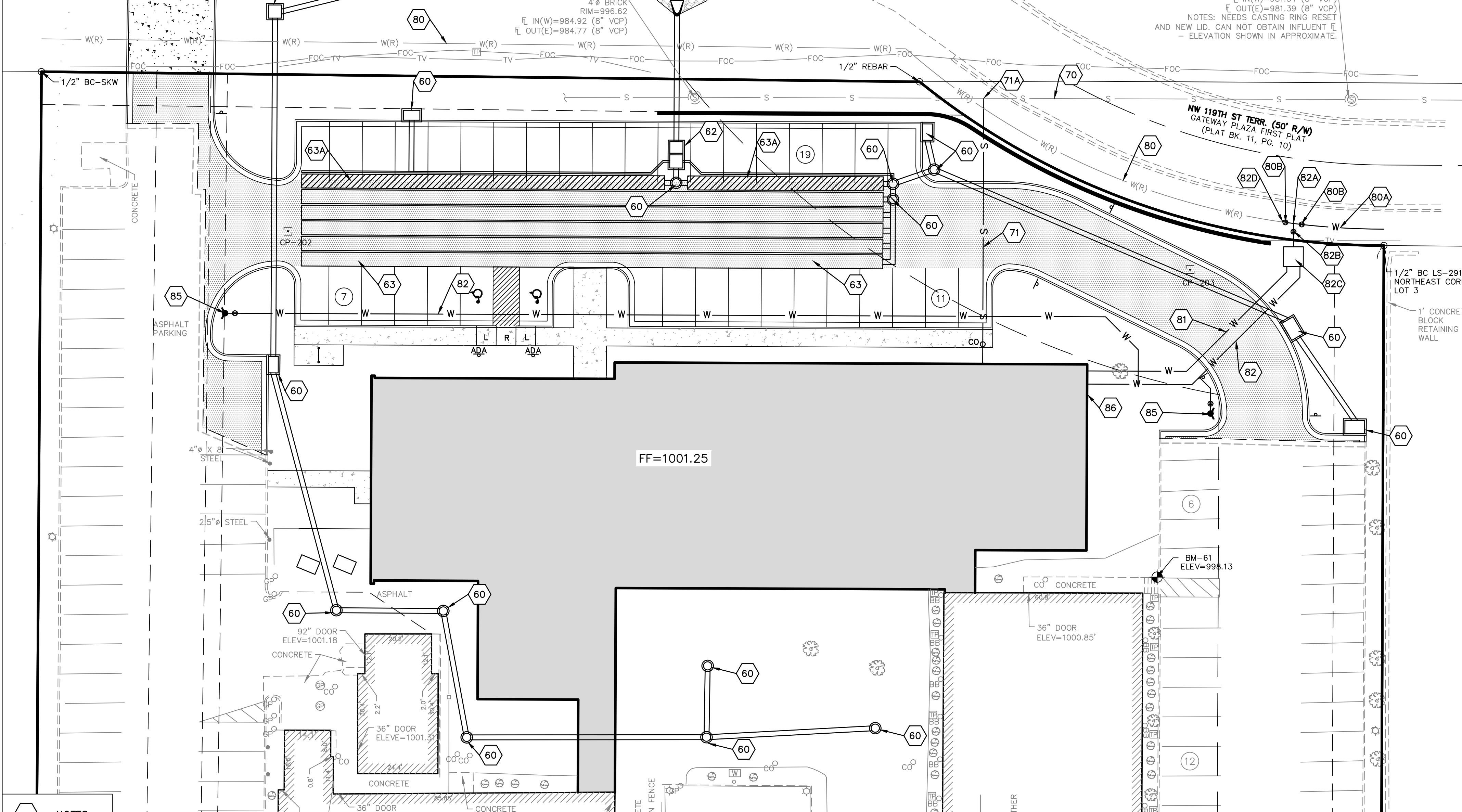
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

GRADING PLAN

Pkg: Sheet Number:
C300

Joseph Rexwinkle, AICP
 Secretary of the Commission



NOTES:
 60 PRIVATE STORM SEWER
 62 4"x8" CONCRETE OUTLET STRUCTURE WITH WEIR WALL AND 1.5" ORIFICE
 63 STORMTECH SC 740 CHAMBERS X 148
 63A STORMTECH SC 740 CHAMBERS "ISOLATOR ROW"
 70 EXISTING 8" PVC PUBLIC SANITARY SEWER MAIN AND APPURTENANCES.
 70A PRIVATE 4" PVC SDR-26 SANITARY SEWER SERVICE. SLOPE @ 2.0% EXCEPT AS NOTED.
 71 6" PVC SDR-26 SANITARY SEWER SERVICE
 71A CONNECT TO EXISTING SANITARY SEWER MAIN - 8"x6" PVC STRAP ON SADDLE WITH NEOPRENE GASKET.
 71B SANITARY SEWER CLEANOUTS
 71B 6" SANITARY SEWER SERVICE SAMPLING PORT. INSTALL STRAIGHT TEE.
 80 EXISTING 6" DIP WATER MAIN
 80A PROPOSED 12" DIP PUBLIC WATER MAIN TO EXTEND TO EXISTING 12" PUBLIC WATER MAIN AT N AMBASSADOR DRIVE.
 80B 12" GATE VALVE
 81 4" PVC AWWA C900
 81A 6"x4" TAPPING SLEEVE
 82 6" DIP FIRE DERVICE - AWWA C150/C151
 82A 6"x6" TEE
 82B 6" GATE VALVE
 82C 6" FULL FLOW FIRE METER AND BACKFLOW PREVENTER
 82D 12"x6" REDUCER
 85 PRIVATE FIRE HYDRANT
 86 WALL MOUNTED FDC

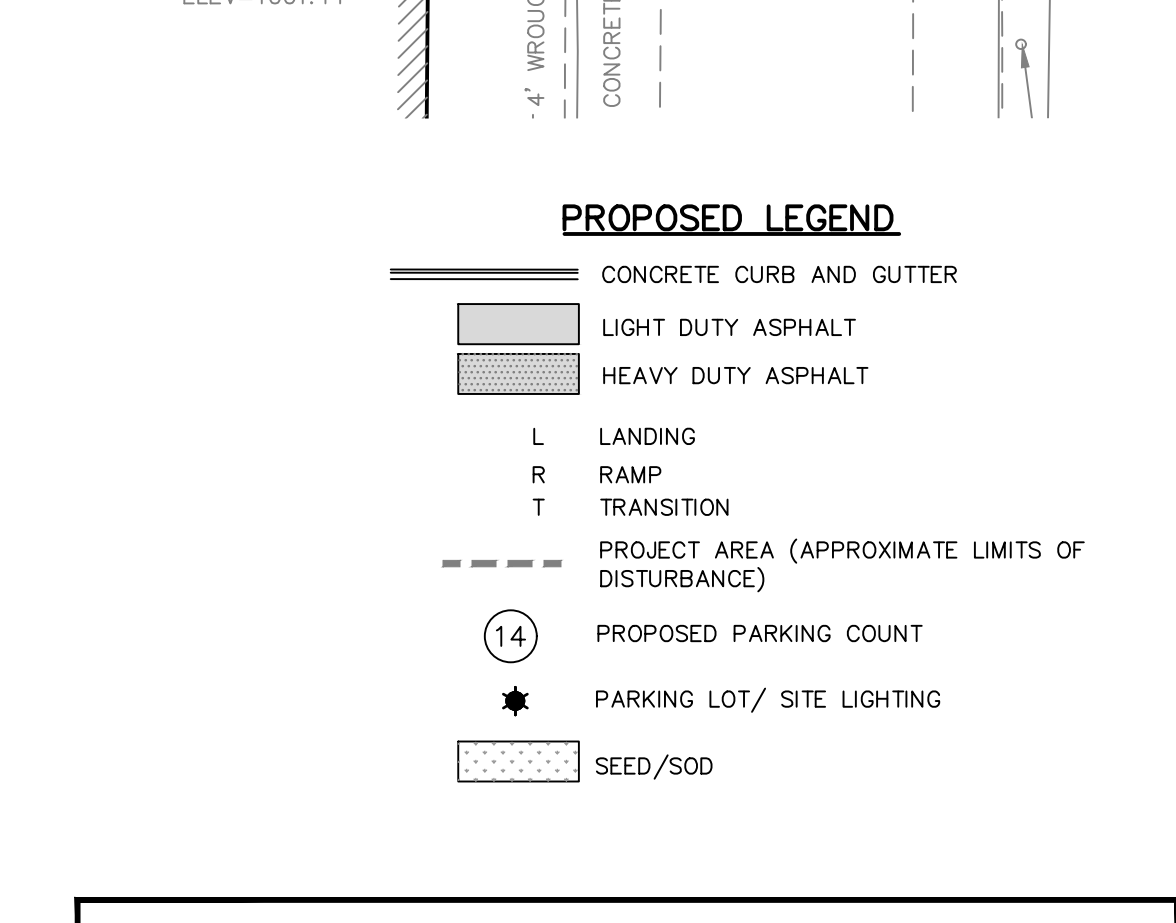
UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
 MISSOURI ONE CALL TICKET #231732017

WARRANTY / DISCLAIMER
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL, CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

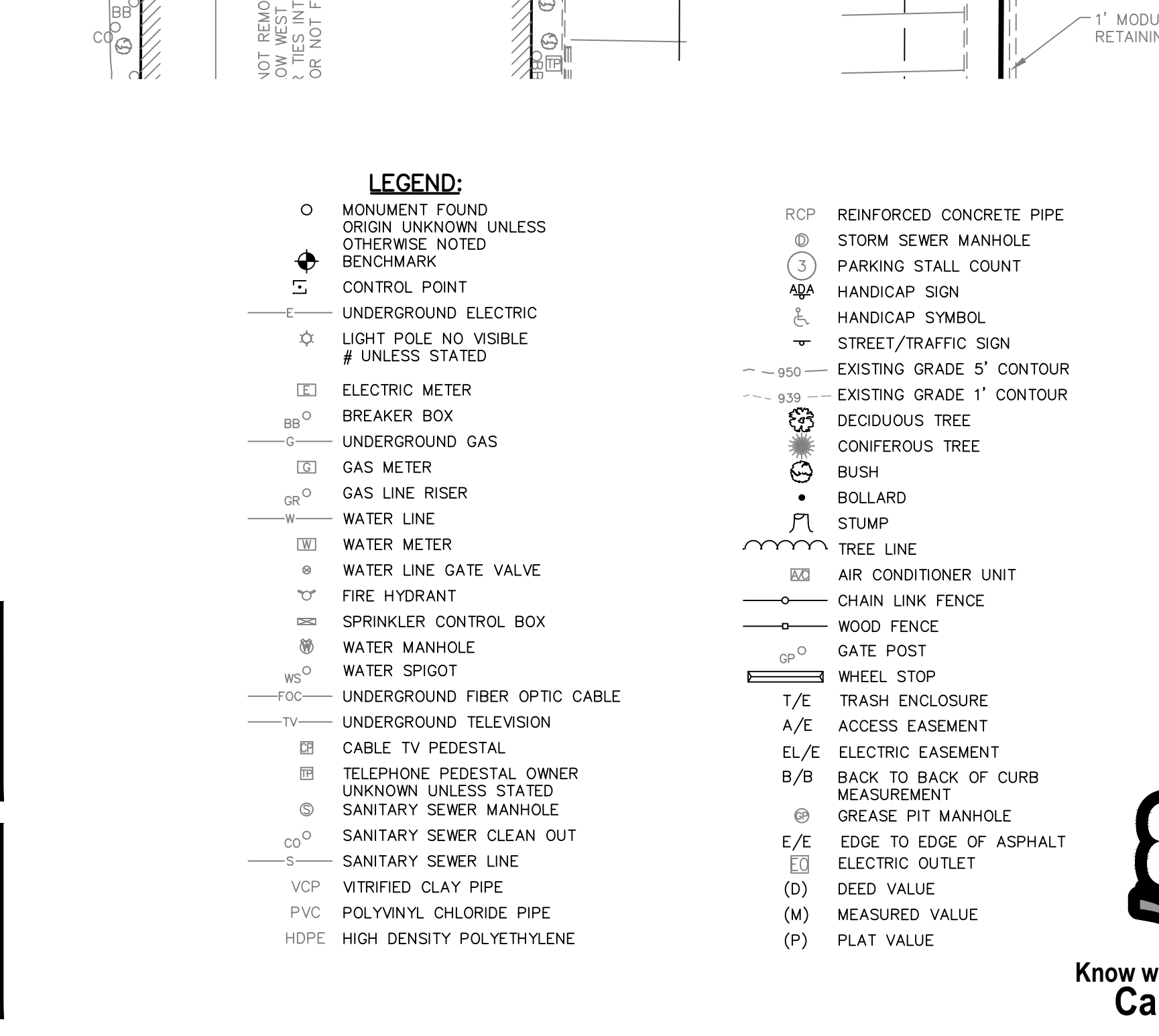
PROPOSED LEGEND



NOTE:
 1. REFER TO E AND AS SERIES SHEETS FOR ADDITIONAL SITE ELECTRICAL AND TELECOM REQUIREMENTS FOR SITE ELECTRICAL, LIGHTING AND SIGNAGE.
 2. REFER TO LANDSCAPE AND MECHANICAL PLAN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS RELATED TO IRRIGATION.
 3. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

NOTE:
 1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, SLOPED PARKING, PORCHES, RAMP, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY AND REPORT TO THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

LEGEND:



WATER LINE CONSTRUCTION NOTES: (DOMESTIC AND FIRE)

- ALL WORK SHALL BE IN ACCORDANCE WITH THE KC WATER STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS, LATEST EDITION, AND THE KC WATER RULES AND REGULATIONS FOR WATER SERVICE LINES, LATEST EDITION, AND THEIR APPLICABLE SUPPLEMENTS.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO CITY OF KANSAS CITY WATER SERVICES DEPARTMENT UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS NOTICE TO THE CITY OF KANSAS CITY WATER SERVICES DEPARTMENT PRIOR TO STARTING ANY WORK.
- THE UTILITIES AS SHOWN ON THESE DRAWINGS WERE DEVELOPED FROM THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE. CONTRACTOR SHALL POTHOLE AND EXPOSE ALL UTILITIES AT LEAST 500 FEET IN ADVANCE OF WATER MAIN CONSTRUCTION, DETERMINING THE DEPTH, SIZE, AND MATERIAL OF THE UTILITIES IN PROXIMITY TO THE PROPOSED WATER MAIN ALIGNMENT. DEFLECT PIPE TO MAINTAIN MINIMUM 5 FEET HORIZONTAL AND 18 INCH VERTICAL CLEARANCES BETWEEN PROPOSED WATER MAIN AND EXISTING UTILITIES. SEPARATION WITH SANITARY LINES REQUIRES 24 INCH VERTICAL CLEARANCE. SEE CONST. NOTE 8.
- THE CONTRACTOR SHALL FURNISH AND INSTALL, AT NO EXTRA COST, ALL FITTINGS AND RESTRAINING DEVICES REQUIRED TO PROVIDE PROPER HORIZONTAL AND VERTICAL ALIGNMENT FOR THE NEW WATER SERVICE, CONNECTING TO EXISTING WATER MAIN, AND INSTALLATION OF FIRE HYDRANTS AT THE PROPOSED LOCATION AND ELEVATION, WHETHER OR NOT THE FITTINGS ARE CALLED OUT ON THESE PLANS. REFERENCE KC WATER STANDARDS RULES AND REGULATIONS SECTIONS 3, 4, 5, AND 6, AND KC WATER STANDARDS AND SPECIFICATION FOR WATER MAIN EXTENSIONS AND RELOCATIONS SECTIONS 02168, 02641, 02645, 02669.
- THE CONTRACTOR SHALL FURNISH AND INSTALL, AT NO EXTRA COST, ALL TEMPORARY BLOW-OFF ASSEMBLIES, FITTINGS, AND RESTRAINING DEVICES NECESSARY FOR PRESSURE TESTING, CHLORINATING, DE-CHLORINATING, AND FLUSHING THE NEW WATER MAINS AND SERVICE LINES. THE CONTRACTOR SHALL REMOVE ANY CORPORATION COCKS USED FOR TESTING OR CHLORINATION AND REPLACE THEM WITH TAPERED BRASS PLUGS PRIOR TO PLACING NEW MAINS IN SERVICE. REFERENCE KC WATER MAIN EXTENSIONS AND RELOCATIONS SECTION 02675.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SOODED PER PLANS.
- WHEN WATER MAINS AND SANITARY SEWERS CROSS, A MINIMUM OF 24 INCHES OF CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF SANITARY SEWER. WHEN 24 INCHES OF CLEARANCE CANNOT BE MAINTAINED OR WHEN A WATER MAIN MUST CROSS UNDER A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, PVC PRESSURE PIPE OR PRE-STRESSED CONCRETE CYLINDER PIPE FOR A DISTANCE OF 10.0 FEET ON EACH SIDE OF THE CROSSING. WHEN A WATER MAIN IS CONSTRUCTED PARALLEL TO A SANITARY SEWER, THE HORIZONTAL SEPARATION SHALL BE 10.0 FEET. IF A VERTICAL SEPARATION OF 24 INCHES CANNOT BE MAINTAINED AND IF THE WATER MAIN IS CONSTRUCTED CLOSER THAN 10.0 FEET TO THE SANITARY SEWER, THE SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR PRE-STRESSED CONCRETE CYLINDER PIPE, AND SHALL BE PRESSURE TESTED FOR WATER TIGHTNESS. REFERENCE KC WATER STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS SECTION 01016.
- CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS, COORDINATES AND ELEVATIONS BEFORE PROCEEDING WITH NEW WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. NO NEW CONSTRUCTION SHOULD BE PERFORMED BY "SCALING" FROM THE PLANS. ALL EXCAVATION AND BACKFILL SHALL MEET OR EXCEED THE KC WATER STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS SECTION 02200. ALL TRENCHES SHALL BE BACKFILLED IN UNIFORM LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASUREMENT. EACH LIFT SHALL BE COMPACTED TO DUCTILE IRON PIPE OR CONCRETE CYLINDER PIPE. THE BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT OF WITHIN A RANGE OF OPTIMUM TO BE 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT AS DEFINED BY THE STANDARD PROCTOR (ASTM-D698) UNDER AREAS TO BE PAVED. THE BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE, PLUS 4%, IN AREAS NOT TO BE DEVELOPED. COMPACTION TESTS SHALL BE TAKEN AT EACH PAYMENT CROSSING AND AT LOCATIONS DESIGNATED BY THE ENGINEER. ALL TRENCH BACKFILL WHICH DOES NOT MEET THE REQUIRED DENSITY, SHALL BE RE-EXCAVATED AND RE-COMPACTED UNTIL THE REQUIRED DENSITY IS OBTAINED. COPIES OF ALL COMPACTION TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER.
- NO ROCK LARGER THAN FOUR INCHES MAXIMUM DIMENSION SHALL BE PLACED WITHIN TWO FEET OF THE TOP OF THE PIPE. NO ROCK GREATER THAN ONE FOOT SHALL BE PLACED IN ANY EXCAVATION AS A BACKFILL.
- LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER TO AVOID CONFLICTS.
- THE PUBLIC MAIN WILL BE RESPONSIBILITY OF THE CONTRACTOR. WORK WILL BE COORDINATED WITH THE CITY.
- ALL PIPE 3" AND LARGER SHALL BE POLYETHYLENE ENCASED CLASS 52 DUCTILE IRON PIPE. ALL WATER MAIN MATERIALS ARE TO BE RESTRAINED AT ALL JOINTS, VALVES, HYDRANTS, COUPLINGS AND FITTINGS. REFERENCE KC WATER STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS SECTION 02618.
- HYDRANTS SHALL BE CURRENT KANSAS CITY, MO, PATTERNS MANUFACTURED ESPECIALLY FOR KC WATER. ALL HYDRANTS SHALL BE DESIGNED AND MANUFACTURED IN STRICT COMPLIANCE WITH AWWA C-502 ENTITLED "A.W.W.A. STANDARD FOR DRY-BARREL FIRE HYDRANTS" UNLESS OTHERWISE SPECIFIED. ALL HYDRANTS AND RELATED VALVES/ASSEMBLIES AND INSTALLATION SHALL COMPLY WITH KC WATER STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS SECTION 02641.
- WATER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 4 FEET AND A MAXIMUM COVER OF 5 FEET. DEEPER EXCAVATIONS FOR CLEARANCE AT EXISTING PROPOSED UTILITIES IS ACCEPTABLE. REFERENCE CONST. NOTES 3 AND 8 AND KC WATER RULES AND REGULATIONS WATER SERVICE LINES SECTION 3.03E. FOR WATER MAINS CONSTRUCTED UNDER DRIVES OR PARKING AREAS THE DRIVES OR PARKING AREAS ARE TO BE SUBGRADE PRIOR TO WATER MAIN CONSTRUCTION. WATER MAINS 16-INCH AND LARGER SHALL BE INSTALLED WITH 60" MINIMUM GROUND COVER BELOW FINISH GRADE.
- THE CONTRACTOR SHALL DISINFECT, FLUSH AND TEST LINES AS REQUIRED BY APWA AND KC WATER SPECIFICATIONS, LATEST EDITIONS, WHICHEVER IS STRICTER.
- WHERE FIRE HYDRANTS ARE NOT LOCATED AT THE END OF LINES, THE CONTRACTOR SHALL FURNISH A FLUSHING DEVICE.
- ALL FIRE HYDRANT BRANCHES SHALL BE RESTRAINED USING APPROVED RESTRAINING DEVICES. HYDRANTS SHALL BE INSTALLED SO THAT THE CENTERLINE OF THE OUTLET NOZZLE IS BETWEEN EIGHTEEN AND TWENTY-ONE INCHES ABOVE FINISHED GRADE, AND SO THAT THERE IS A MINIMUM CLEAR AREA OF 5' IN EACH DIRECTION TO ALLOW OPERATION OF THE HYDRANT. ALL FIRE HYDRANTS ARE TO BE SET WITH THE BASE 1" ABOVE THE TOP OF CURB OR GRADE.
- ALL TREES SHALL BE SPARED UNLESS MARKED. REFERENCE PROJECT LAND DISTURBANCE PLANS.
- ALL THRUST BLOCKS SHALL BE PROVIDED AT TEES, BENDS, AND HYDRANT ASSEMBLIES. REFERENCE KC WATER STANDARDS AND SPECIFICATIONS FOR WATER MAINS AND RELOCATIONS SECTION 02669.
- CONSTRUCTION INSPECTION WILL BE PROVIDED BY OWNER.
- LINE IS TO BE AS-BUILT. CONTRACTOR IS RESPONSIBLE TO PREPARE AS-BUILTS AND SUBMIT TO OWNER. ALL BENDS, TEES, VALVES AND LINE 25' INTERVALS SHALL BE FLAGGED AND MARKED WITH DEPTH TO TOP OF PIPE BY CONTRACTOR UPON COMPLETION OF BACKFILL AND MAINTAINED UNTIL LINE IS SURVEYED.
- SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FEET OR MORE THAN FIVE (5) FEET, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR CLEARANCE THAT IS APPROVED BY KC WATER.

SANITARY SEWER MATERIALS AND CONSTRUCTION NOTES:

- ALL WORK RELATED TO SANITARY SEWER SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 2500, SANITARY SEWERS, OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF KANSAS CITY, MISSOURI.
- ALL PIPE USED FOR SANITARY SEWER SHALL BE DIP (CL 52) OR PVC (SDR 26) AS NOTED ON PLANS. MATERIAL SHALL CONFORM TO SECTION 2503 D & F RESPECTIVELY. PROVIDE TRACER WIRE ON NON-FERROUS PIPES.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 2506. REFER TO SECTION 2509 FOR TESTING AND ACCEPTANCE REQUIREMENTS.
- EXCAVATION, TRENCHING AND BACKFILL SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS 2505 & 2507. ALL EXCAVATIONS SHALL BE CONSIDERED UNCLASSIFIED. REFER TO PROJECT GEOTECHNICAL REPORT.
- ALL BACKFILL SHALL BE COMPACTED. BACKFILL WITHIN THE RIGHT-OF-WAY AND UNDER PARKING AREAS AND SLABS SHALL BE 95% COMPACTION OF OPTIMUM MOISTURE. REFERENCE SECTION 2607.3 OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF KANSAS CITY.
- ALL STUB LINES SHALL BE LAID ON 1.00% GRADE FOR 6" PIPE AND 2.00% GRADE FOR 4" PIPE, UNLESS NOTED OTHERWISE. TRACER WIRE SHALL BE INSTALLED ALONG THE TOP OF SERVICE LINES. THE WIRE SHALL HAVE HOPE INSULATION, BE NO SMALLER THAN 12 GAUGE, AND INTENDED FOR UNDERGROUND APPLICATIONS. THE TRACER WIRE SHALL BE GREEN IN COLOR. TRACER WIRES SHALL TERMINATE AT THE GROUND SURFACE INSIDE A TRACER BOX. TRACER BOX LIDS SHALL BE GREEN IN COLOR. TRACER WIRE SHALL BE GROUNDED TO A MINIMUM ONE POUND MAGNESIUM ANODE AT THE SEWER LINE.

UTILITY NOTES:

- EXCAVATION, TRENCHING AND BACKFILL SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 2100 CLEARING AND SITE PREPARATION OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY OF KANSAS CITY.
- ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY AND UNDER PARKING AREAS AND SLABS SHALL BE 95% COMPACTION OF OPTIMUM MOISTURE.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE KCMO WSD UNLESS DULY AUTHORIZED TO DO SO. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS. CONTRACTOR SHALL NOTIFY THE KCMO WSD 48 HOURS MINIMUM.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
- A MINIMUM HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. REFERENCE APWA SPECIFICATIONS AND KCMO WSD STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO SCHEDULE ALL INSPECTIONS FOR SEWER MAIN CONNECTIONS THROUGH THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO RELOCATE ELECTRICAL FEED AND CONDUIT TO SITE LIGHTING PROVIDE HANDHOLES AT SPLICE POINTS IF NEEDED.
- WHERE SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS, WATER, OR GAS LINES, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER OR OTHER PIPE. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE SERVICE LINE WITHIN TEN FEET HORIZONTALLY OF ANY SEWER LINE THAT IT CROSSES SAID TEN FEET TO BE MEASURED AS THE CLEARANCE FROM THE SERVICE LINE TO THE SEWER.

STORM SEWER NOTES:

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 2600 STORM SEWER OF THE KANSAS CITY METRO CHAPTER OF APWA SPECIFICATIONS. REFERENCE APWA SPECIFICATION SECTION 2602.3 A & C FOR EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE AND STORM STRUCTURES.
- PIPE FOR SEWER CONSTRUCTION SHALL CONFORM TO SECTION 2602 UNLESS NOTED OTHERWISE.
- A MINIMUM OF 18" COVER SHALL BE PROVIDED PRIOR TO AND MAINTAINED AFTER INSTALLATION OF STORM SEWER.
- ALL COORDINATES FOR CURB INLETS ARE TO THE MIDDLE OF THE INSIDE FRONT FACE. ALL COORDINATES FOR PVC STRUCTURES AND CONCRETE YARD INLETS ARE TO THE CENTER OF THE STRUCTURE.
- ALL JUNCTION BOXES/AREA INLETS HAVE ONE COORDINATE PROVIDED AT THE CENTER OF STRUCTURE. SEE PLAN FOR CLARIFICATION. ORIENT STRUCTURES PARALLEL TO ADJACENT CURB, BUILDING OR WALL FACE, UNLESS NOTED OTHERWISE.
- RIM ELEVATION IS PROVIDED AT COORDINATE, UNLESS NOTED OTHERWISE. CONTRACTOR TO ADJUST ELEVATION OF RIM AS REQUIRED TO MATCH SLOPE OF ADJACENT CURB. REFER TO GRADING PLAN SHEET C500.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWING ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
- AT BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY AT OPTIMUM MOISTURE.
- ALL EXCAVATION BENEATH THE STREETS AND PARKING LOTS FOR DRAINAGE PIPE LESS THAN 4'-0" IN DIAMETER SHALL BE BACKFILLED WITH AGGREGATE TO FOUR FEET (4') PAST BACK OF CURB IN ACCORDANCE WITH APWA SPECIFICATIONS SECTION 2602.3.C.2.
- LOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT THEIR EXPENSE.
- IF PRECAST STORM STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL CAUSE FOR REJECTION.
- ALL HDPE PIPE JOINTS SHALL BE WATER TIGHT.

811

PROJ. NO. C23.1760 DSN: KGW
 CFN: 1760UP.DWG DWN: JQN

CHRISTIAN J. CROWDER
 ENGINEER
 # 2015000538

14700 WEST 114TH TERRACE
 LENEXA, KANSAS 66215
 PH. (913) 894-5150 | FAX (913) 894-5977
 kxkveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

Know what's below.
Call before you dig.

SCALE: 1" = 20'



Project Title / Address:

KCI New Tower and Hotel Refresh

**11832 NW Plaza Cir
 Kansas City MO 64153**

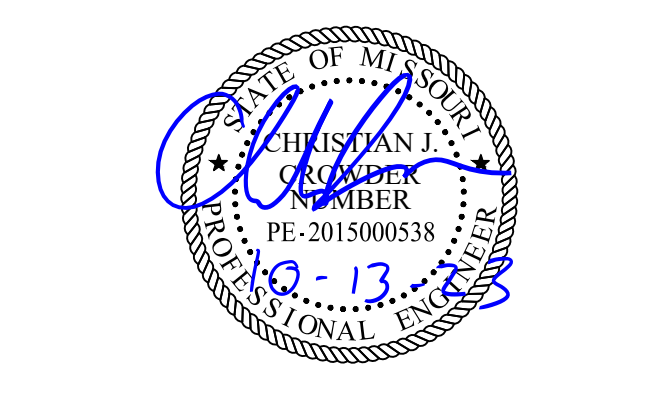
Architect:



Structural Consultant:

MEP Consultant:

Seal:



Revisions:

NO.	REVISION	DATE
1	CITY REVIEW RESPONSE	10/13/23

Issue Date: **09/18/23**

Reason for Issue: **Initial Submittal**

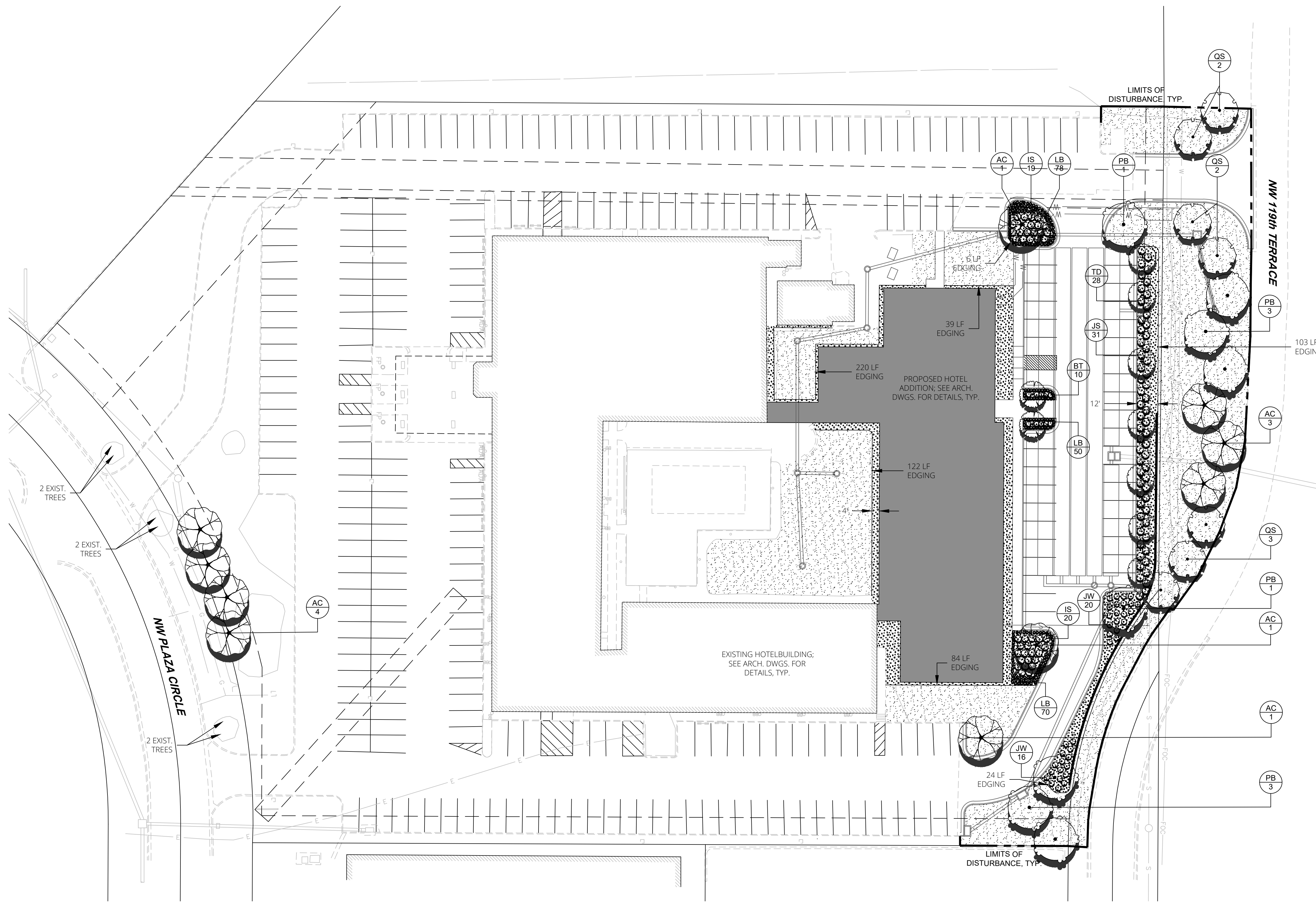
Project Number: **22-056**

Project Phase: **DD**

Sheet Title:

UTILITY PLAN

Pkg: Sheet Number: **C500**



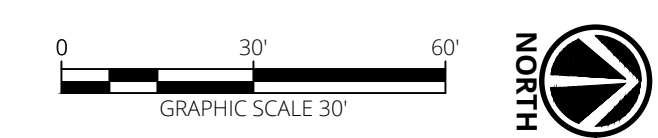
LANDSCAPE REQUIREMENTS

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	25	25		
88-425-04 General	11	52		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10	12		
Trees	7	7		
Shrubs/Wall/Berm	N/A	59		
Adjacent to Residential Zones				
Buffer Width	N/A	N/A		
Shrubs/Berry Fence/Wall	N/A	N/A		
88-425-06 Interior Vehicular Use Area				
Interior Area	1,295 SF	3,700 SF		
Trees	8	8		
Shrubs	37	69		
88-425-07 Parking Garage Screening	Describe			
88-425-08 Mechanical/Utility Equipment Screening	Describe			
88-425-09 Outdoor Use Screening	Describe			

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CP-2023-00154 On 11-07-2023

Joseph Rexwinkle, AICP
Secretary of the Commission

1 LANDSCAPE PLAN
SCALE = 1" = 30'



LANDSCAPE SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AC	10	CADDO SUGAR MAPLE / ACER SACCHARUM 'CADDO'	B & B	2"CAL		BT	10	SUNJOY TANGELO BARBERRY / BERBERIS THUNBERGII 'SUNJOY TANGELO'	#3		DG	6,721 SF	DECORATIVE GRAVEL / 1" - 3" MISSOURI RAINBOW	ROCK
	PB	8	BLOODGOOD LONDON PLANE TREE / PLATANUS X ACERIFOLIA 'BLOODGOOD'	B & B	2"CAL		IS	39	SHAMROCK INKBERRY HOLLY / ILEX GLABRA 'SHAMROCK'	#3		TS	25,668 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD
	QS	7	SHUMARD OAK / QUERCUS SHUMARDII	B & B	2"CAL		JW	36	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'	#3					
	JS	31	SEA GREEN PFITZER JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'				TD	28	DENSIFORMIS YEW / TAXUS X MEDIA 'DENSIFORMIS'	#5					
	CC	7	EASTERN REDBUD / CERCIS CANADENSIS	B & B	2"CAL										
	MG	2	GALAXY MAGNOLIA / MAGNOLIA X 'GALAXY'	B & B	2"CAL	GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT					
							LB	198	BIG BLUE LILYTURF / LIRIOPE MUSCARI 'BIG BLUE'	#1					

Client:

Project Title / Address:
KCI New Tower and Hotel Refresh
11832 NW Plaza Cir
Kansas City MO 64153

Architect:

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

Structural Consultant:

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Bellevue Ave.
Kansas City MO 64111
816.531.4144
www.bdc-engrs.com

MEP Consultant:

BC ENGINEERS INCORPORATED
5720 Reeder St.
Shawnee, KS 66203
913-262-1772
bcengineer.com

Civil Consultant:

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH: (913) 894-5150 | FAX: (913) 894-5977
kv@kveg.com | www.kveg.com

Landscaping Consultant:

landworks STUDIO
102 South Cherry Street 2nd Floor
Olathe, KS 66061
www.landworksstudio.com | 913.780.6707

Seal:

Revisions:

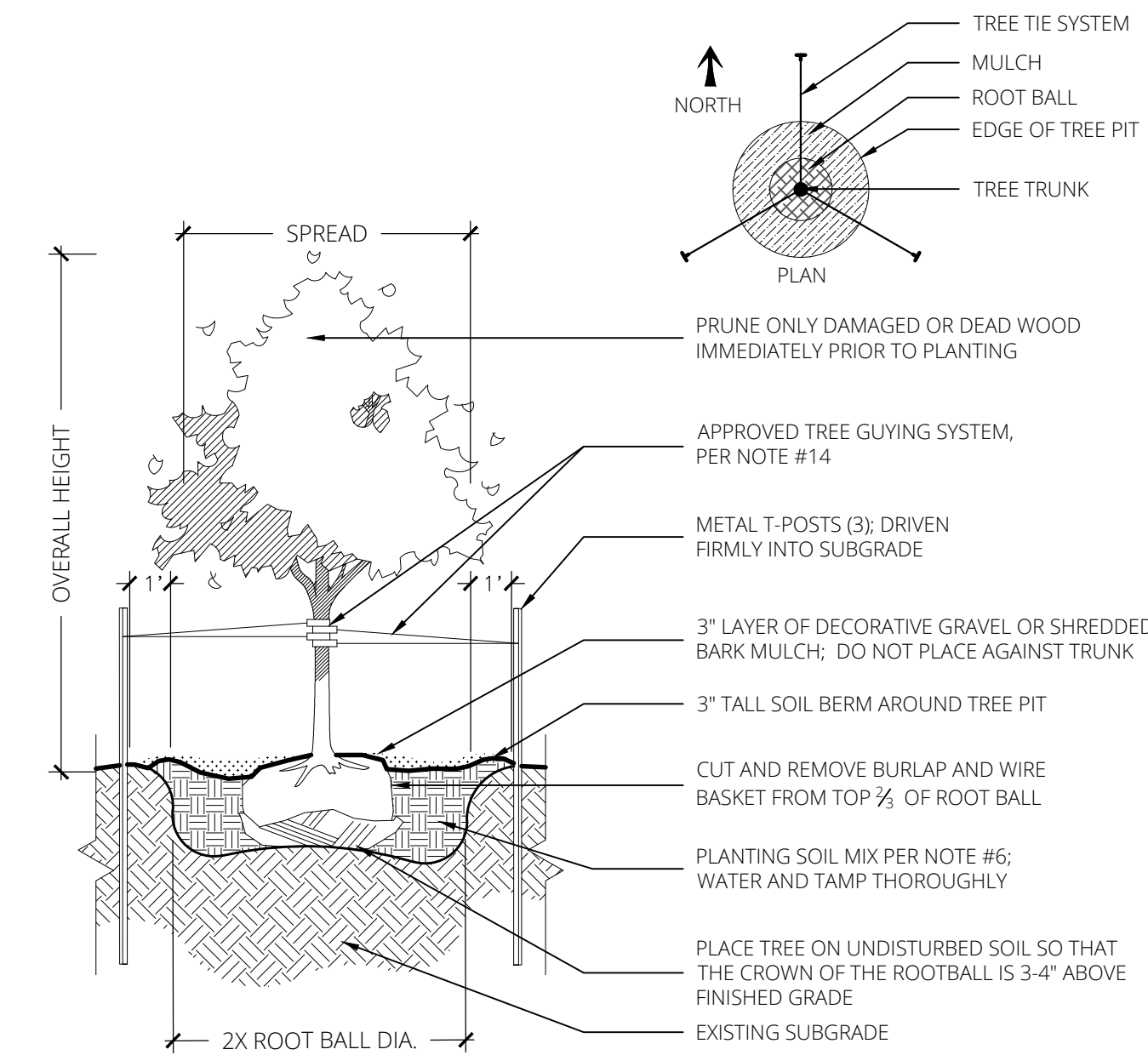
Issue Date:	Reason for Issue:
09/13/23	Review
22-056	Dev Plan Review

Sheet Title:

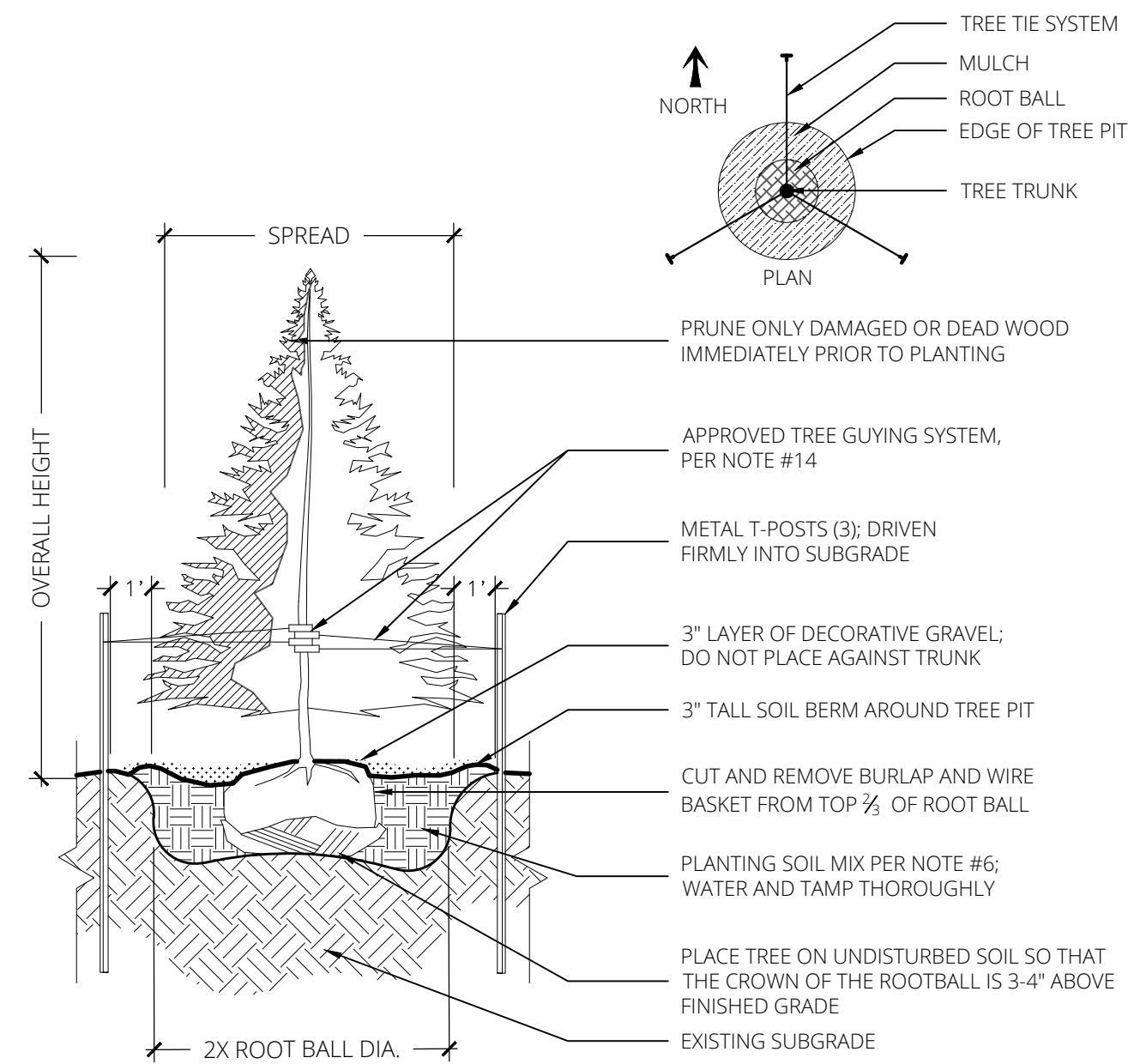
Landscape Plan
Pkg: Sheet Number:
DP L100
22-056

LANDSCAPE NOTES

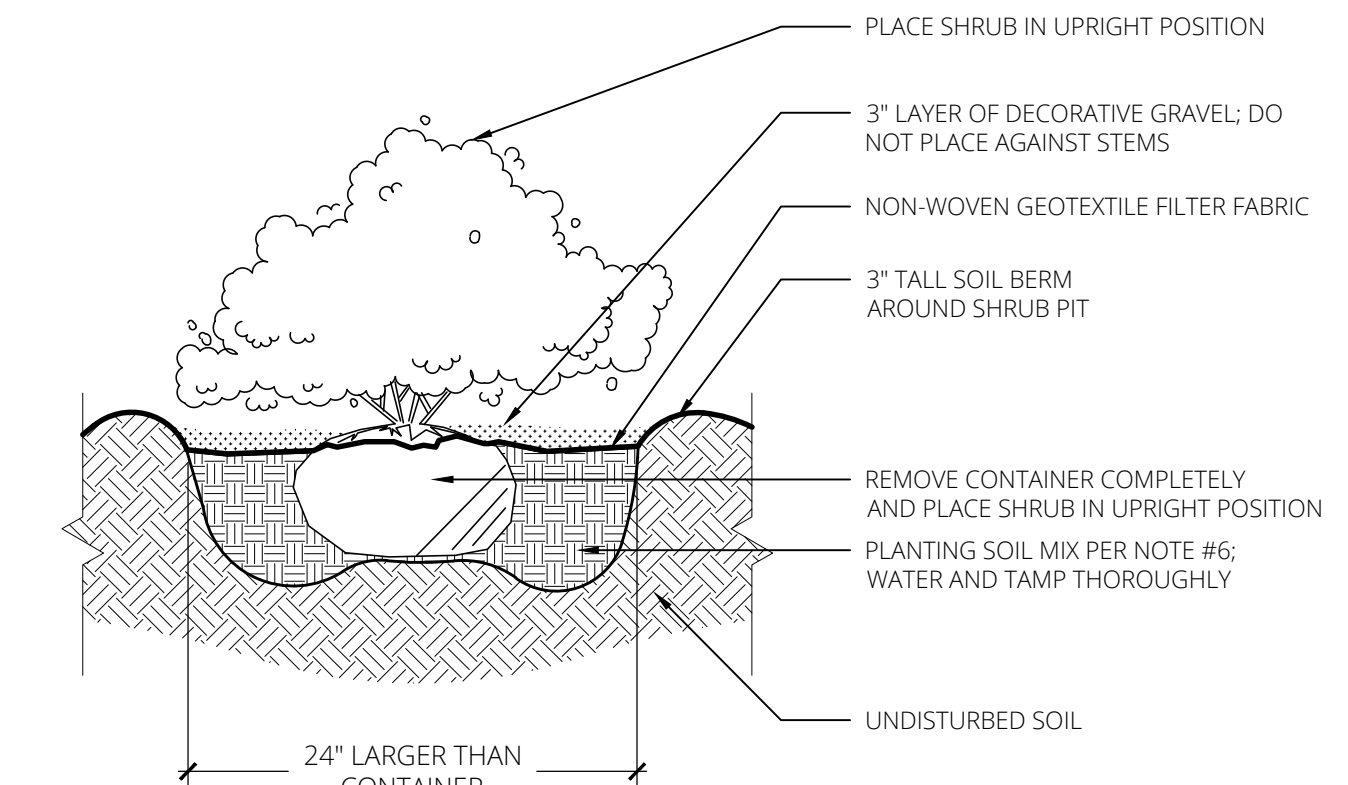
1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
2. QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
3. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
4. ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE BROUGHT TO FINISH GRADE AND SODDED IN TURF-TYPE TALL FESCUE OR OTHER APPROPRIATE GROUND COVERS, AS DEPICTED ON SHEET L1.01.
5. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL BE CONDUCTED BY A QUALIFIED SOIL-TESTING LABORATORY AND INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
6. ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE SOIL TESTING ANALYSES FOR THE PLANTS TO BE GROWN. PROVIDE A ONE-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.
7. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
8. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."



1 | DECIDUOUS TREE PLANTING
SCALE = 1/4" = 1'-0"

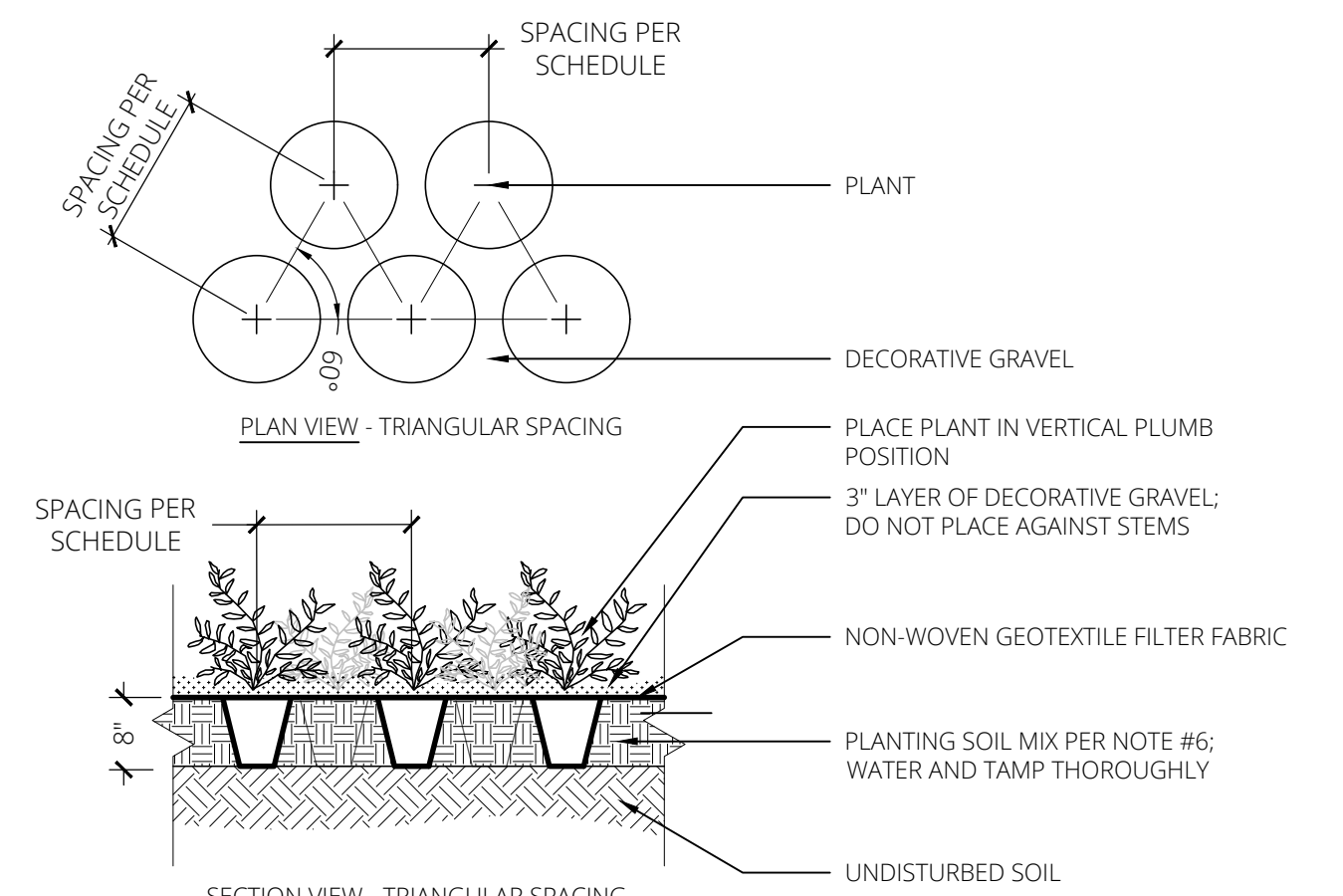


2 | EVERGREEN TREE PLANTING
SCALE = 1/4" = 1'-0"

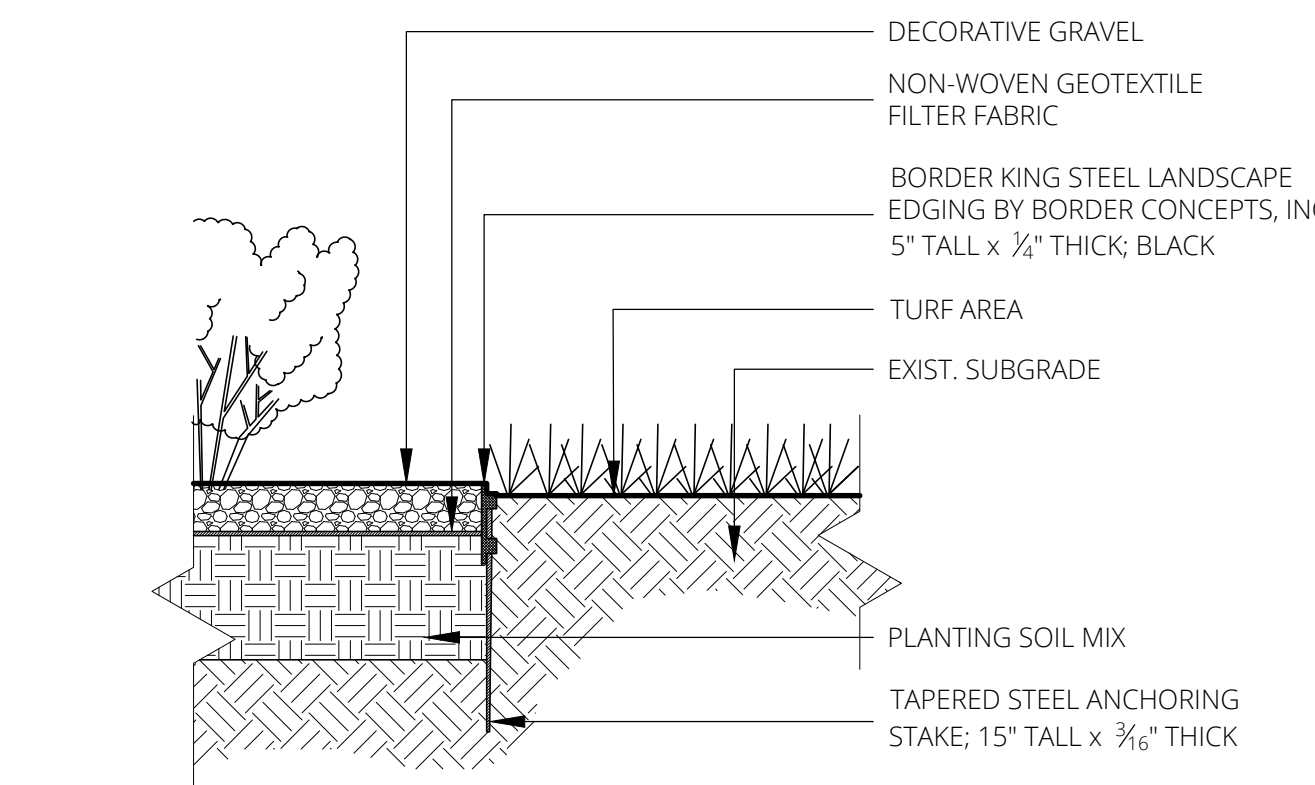


3 | SHRUB PLANTING
SCALE = 1/2" = 1'-0"

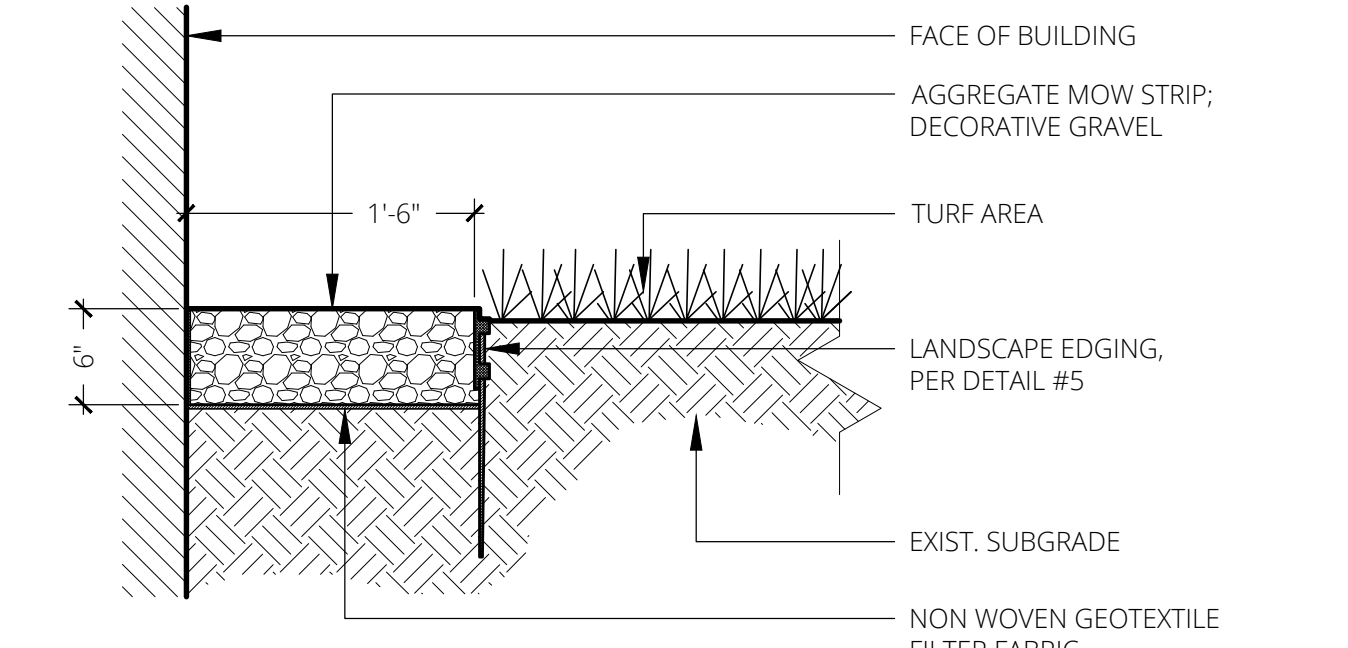
9. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. ROOT BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP THEM MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
10. PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
11. APPLY A 3" LAYER OF 1-3" DIAMETER DECORATIVE GRAVEL OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS ADJACENT TO THE BUILDING AND A 3" LAYER OF SHREDDED BARK MULCH AROUND ANY TREES OTHERWISE PLACED WITHIN TURF AREAS. IN BOTH CASES, MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
12. ALL TURF AREAS SHALL BE SEPARATED FROM THE BUILDING FOUNDATION WALL BY AN AGGREGATE MOW STRIP 18 INCHES IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 1-3" DIAMETER DECORATIVE GRAVEL. REFER TO SHEET L1.01, DETAIL #6.
13. ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. PROVIDE "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC., OR APPROVED EQUAL. REFER TO SHEET L1.02, DETAIL #5.
14. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:
 - a. "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
 - b. "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.



4 | PERENNIAL PLANTING
SCALE = 1/2" = 1'-0"



5 | LANDSCAPE EDGING
SCALE = 1" = 1'-0"



6 | MOW STRIP
SCALE = 1" = 1'-0"

15. TURF SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
19. TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SOD SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS. THE SOD SHALL CONTAIN A GROWTH OF NOT MORE THAN TEN (10%) PERCENT OF OTHER GRASSES AND CLOVERS. SHALL BE FREE FROM ALL PROHIBITED AND NOXIOUS WEEDS AND SHALL BE THREE-FOURTHS (3/4") INCH TO ONE AND ON-FOURTH (1-1/4") INCH THICK. SOD SHALL BE CUT IN STRIPS NOT LESS THAN 18 INCHES WIDE AND THREE (3) FEET LONG.
20. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
21. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
22. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
23. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
24. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
25. 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.

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2023-00154** On **11-07-2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

Client:
Hulsing
ENTERPRISES, LLC

Project Title / Address:
KCI New Tower and Hotel Refresh

11832 NW Plaza Cir
Kansas City MO 64153

Architect:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

Structural Consultant:
BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Bellevue Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-enrgs.com

MEP Consultant:
BC ENGINEERS INCORPORATED
5720 Reeder St. 913-262-1772
Shawnee, KS 66203 bcengineer.com

Civil Consultant:
KV
KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH: (913) 894-5150 | FAX: (913) 894-5977
ks@kveeng.com | www.kveeng.com

Landscape Consultant:
landworks STUDIO
102 South Cherry Street 2nd Floor
Olathe, KS 66061
www.landworkstudio.com | 913.780.6707

Seal:



Revisions:

1	City Review Response	10/13/23
---	----------------------	----------

Issue Date: **09/13/23**

Reason for Issue: **Review**

Project Number: **22-056**

Project Phase: **Dev Plan Review**

Sheet Title:

Landscape Notes & Details

Pkg: Sheet Number:
DP L101

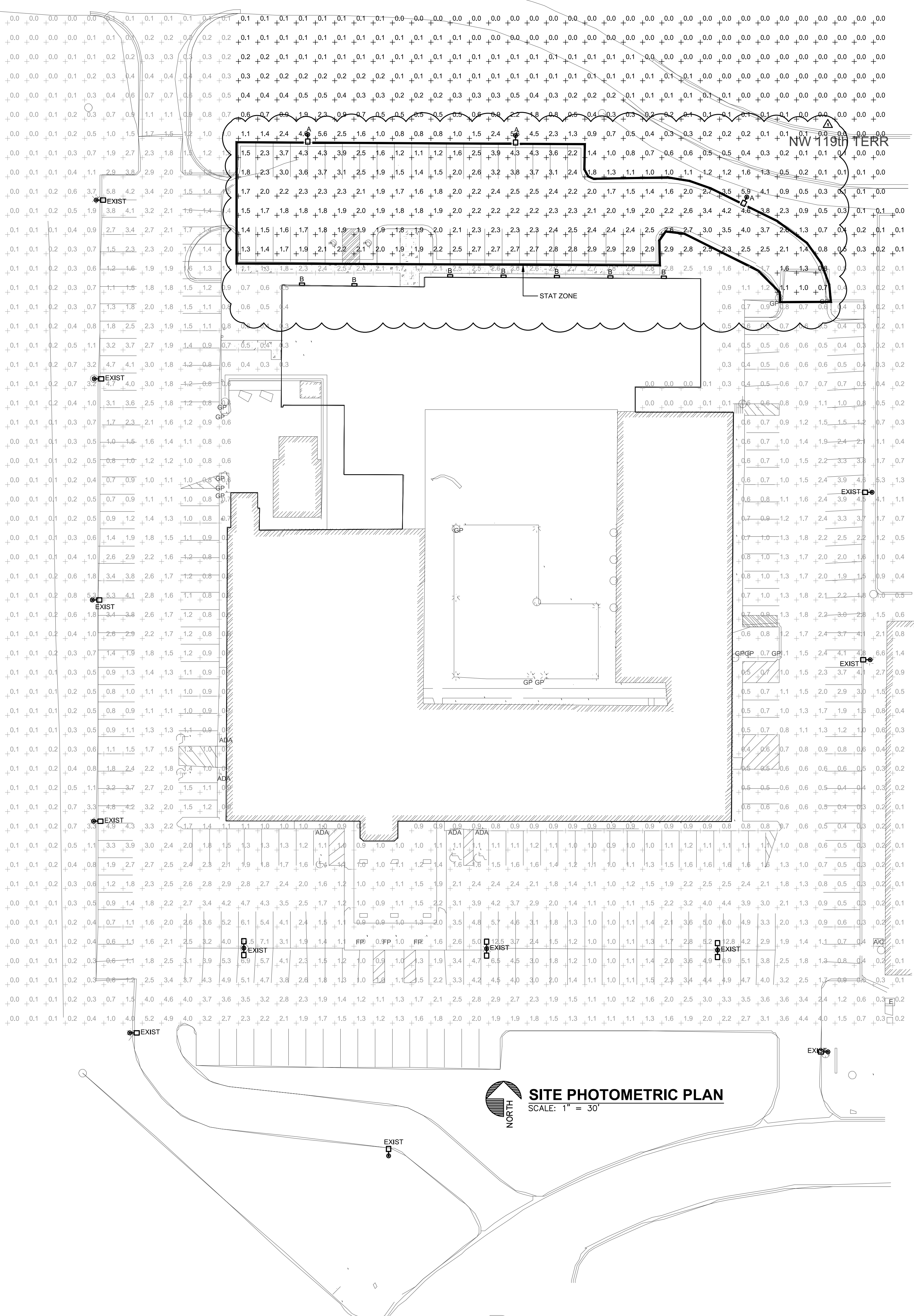
22-056

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Foot
☐	A		16	American Electric Lighting	ATBM P50 3000X RA 3K	ATBM Performance Package P50, Type 4, 3000K CCT	1	17154	0.9	152	
☐	B		7	Lithonia Lighting	WPX1 LED P2 40K Mvlt	WPX1 LED wallpack 3000m 4000K color temperature 120-277 volts	1	2913	0.9	24.2	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	12.8 fc	0.0 fc	N/A	N/A
Stat Zone # 1	✖	2.3 fc	4.6 fc	0.7 fc	6.6:1	3.3:1
Sidewalk	✖	2.5 fc	2.8 fc	1.7 fc	1.6:1	1.5:1

City Plan Commission
Approved Subject to Conditions
of Case No. **cp-cpc-2023-00154** On **11-07-2023**

Joseph Rexwinkle, AICP
Secretary of the Commission



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'



Client:
KCI New Tower and Hotel Refresh
11832 NW Plaza Cir
Kansas City MO 64153

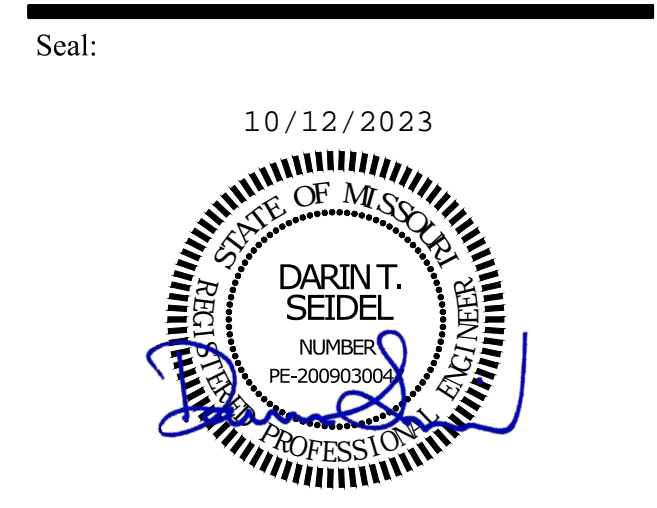
Architect:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Voice: 913.378.1600 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

Structural Consultant:
BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Bellevue Ave. Shawnee, KS 66203
816.531.4144 www.bdc-engrs.com

MEP Consultant:
BC ENGINEERS INCORPORATED
5720 Reeder St. Shawnee, KS 66203
913-262-1772 bengineer.com

Civil Consultant:
KV KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH: (913) 894-5150 | FAX: (913) 894-5977
kv@kveng.com | www.kveng.com

Landscaping Consultant:
landworks STUDIO
102 South Cherry Street 2nd Floor
Olathe, KS 66061
www.landworkstudio.com | 913.780.6707



Scale: 10/12/2023

Revisions:	
Δ	CITY COMMENTS 10/12/2023

Issue Date:	09/13/23
Reason for Issue:	Review
Project Number:	22-056
Project Phase:	Dev Plan Review
Sheet Title:	

Site Photometric Plan

Pkg: Sheet Number:
DP PH100

22-056



File #: 230993

ORDINANCE NO. 230993

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan for the construction of two hotels in District B3-3 generally located at N. Newark Circle and N. Ambassador Drive. (CD-CPC-2023-00152)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 generally located at N. Newark Circle and N. Ambassador Drive, and more specifically described as follows:

Lot F, Plaza International, Third Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby approved, subject to the following conditions:

1. 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 prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. 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.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

6. The developer shall secure approval of a project plan from the City Plan Commission for the proposed hotel on the southern lot prior to a building permit
7. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
8. 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.
9. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit 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 Land Development Division.
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 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.
12. 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.

13. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. 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.
15. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division and the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
16. The project shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018§ 507.1)
17. 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)
18. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) 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) 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)
19. 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).
20. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
21. No water service line will be less than 1-1/2” in diameter where three or more units or commercial building will be served by one domestic service line and meter.

22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
23. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
24. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
25. The developer shall provide adequate easements for the public sanitary sewer located on private property.

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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230992

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Sponsor: Director of City Planning and Development Department
Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to construct a hotel in District B3-3 generally located at NW Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

Discussion

The request is to approve a major amendment to an approved development plan to allow for the construction of a four-story, 100 room hotel addition near KCI. The current zoning permits this use and the design of the addition complements the existing structure.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject 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 a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Approval of this major amendment will allow for an existing hotel to expand the existing services they offer.

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)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Case No. 6217-GP: Rezoned 225 acres from District GP-7 to Districts GP-1 and GP-2 (Ord. No. 40301, passed October 22, 1971).

Case No. 6217-GP-9: On August 5, 1997 the City Plan Commission approved a plan amendment on approximately 225 acres generally located on the S.E. corner of I-29 and MO Highway 291 in Districts GP-2 (General Transient Retail Business) and GP-1 (General Industry) to allow a 73 room expansion to the existing 202 room Holiday Inn hotel (Ord. No. 971315, passed October 9, 1997).

Case No. 6217-GP-12: The City Plan Commission approved an amendment for the purpose of deleting roughly 13.5 acres from the development plan (Ord. No. 010228, passed March 10, 2001).

Service Level Impacts

Staff does not anticipate any service level impacts with this request. The proposed 4-story addition will allow KCFD to have additional access to the site.

Other Impacts

1. What will be the potential health impacts to any affected groups?
KCFD will be provided with a second entrance to the site to enhance fire protection service.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?
Respecting land as a limited resource by balancing outward growth with infill development, preserving natural resources, and developing in an equitable and sustainable manner.

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

The request is to allow for the expansion of an existing hotel.
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 #: 230994

ORDINANCE NO. 230994

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a Master Planned Development on about 2.6 acres to allow for the creation of a townhome development with 56 residential units in District MPD generally located at the southeast corner of N.W. 96th Street and Highway 169. (CD-CPC-2023-00146)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a Master Planned Development in District MPD (Master Planned Development) generally located at the southeast corner of N.W. 96th Street and Highway 169, and more specifically described as follows:

A tract of land in the Southwest Quarter of Section 35, Township 52, Range 33 and the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the southeast corner of said Southwest Quarter; thence North 89°41'51" West along the south line of said Southwest Quarter, 1353.79 feet; thence North 0°18'09" East, 569.01 feet to a point on the southerly right-of-way line of N.W. 96th Street, as now established, said point being also the true point of beginning of the tract to be herein described; thence South 37°10'06" West, 173.67 feet; thence South 13°14'59" West, 441.28 feet to a point on the aforementioned south line of said Southwest Quarter; thence North 89°41'51" West along said south line, 0.98 feet; thence South 12°44'57" West, 414.71 feet to a point on the northerly right-of-way line of N.W. 95th Terrace, as now established; thence westerly on a curve to the left, along said northerly line, having an initial tangent bearing of North 89°08'03" West, a radius of 459.72 feet, a central angle of 00°51'33", an arc distance of 6.94 feet; thence North 89°59'58" West (Deed - South 89°42'46" West) , along said northerly right-of-way line, 176.88 feet; thence North 0°00'02" East (Deed - North 0°17'14" West) along said northerly right-of-way line, 15.00 feet; thence North 89°59'58" West (Deed - South 89°42'46" West) along said northerly right-of-way line, 143.70 feet; thence westerly, along said northerly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 924.93 feet, a central angle of 24°26'00", an arc distance of 394.43 feet; thence North 61°47'06" West (Deed - North 61°59'37" West), along said northerly right-of-way line, 75.80 feet (Deed - 74.26 feet) to a point on the easterly right-of-way line of U.S. Highway No. 169 as established in Book 1205 at page 758 in the Office of the Recorder of Deeds in

Clay County, Missouri; thence North 26°11'50" East along said easterly right-of-way line, 606.89 feet; thence North 0°34'13" West, along said easterly right-of-way line, 481.64 feet to a point on the southerly right-of-way line of the aforementioned N.W. 96th Street; thence North 84°16'17" East, along said southerly right-of-way line, 203.46 feet; thence southeasterly along said southerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 88°46'38" East, a radius of 1065.92, a central angle of 35°11'02", an arc distance of 654.55 feet to the true point of beginning. Containing 18.75 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall fully comply with the parkway and boulevard standards as outlined in 88-323.
2. 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 rate at the time of preliminary plan approval. This requirement shall be satisfied prior to a certificate of occupancy.
3. The developer shall submit details of amenities to be provided within open space tracts as part of the MPD final plan submittal.
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. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) 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) 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)
6. 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).
7. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
8. The project shall meet the fire flow requirements as set forth in Appendix B of the

International Fire Code 2018. (IFC-2018 § 507.1)

9. 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.
10. Submitted plans must meet all requirements of the adopted building code.
11. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per the Parks and Recreation Department standards.
12. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits
13. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
14. The developer shall submit a streetscape plan with a street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to recording final plat or building permit submittal, whichever comes first.
15. The developer shall grant a BMP easement to the City as required by the Land Development Division and the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
16. The developer shall provide a Covenant to Maintain Private Storm Sewer acceptable to the Kansas City Water Services Department prior to recording the final plat or issuance of any building permits, whichever occurs first.

17. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
18. The developer shall provide a private storm drainage easement prior to recording the final plat or issuance of any building permits, whichever occurs first.
19. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

A copy of said Master Planned Development 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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230994

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a Master Planned Development on about 2.6 acres to allow for the creation of townhome development with 56 residential units in District MPD (Master Planned Development) generally located at the southeast corner of Northwest 96th Street and Highway 169. (CD-CPC-2023-00146)

Discussion

Please see City Plan Commission Staff Report for full discussion. No requested waivers or deviations.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical 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 a zoning ordinance authorizing physical development of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance does not authorize dedication of right-of-way or construction of public infrastructure.

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Case No. CD-CPC-2018-00147 – Ordinance 180947, approved by Council on December 20, 2018, approved an amendment to a previously approved development plan in District MPD on approximately 19 acres generally located at the southeast corner of Highway 169 and Northwest 96th Street, to allow for the modification to Phase IV, by changing the uses from commercial to residential

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the construction of townhomes which have not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
City Planning and Development Staff evaluated this against the sustainability goals/objectives in The KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 56
Number of Affordable Units 0

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 #: 230995

ORDINANCE NO. 230995

Sponsor: Director of City Planning and Development Department

Vacating the Mayella Condominium Plat, generally located at 4152 McGee Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00027)

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 9th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of Units 1, 2, 3, 4, 5 and 6, and all common elements, Mayella Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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.

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 #: 230995

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Mayella Condominium Plat, generally located at 4152 McGee Street, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00027)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 230998

RESOLUTION NO. 230998

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 in 90 days.

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

WHEREAS, the City Council aims to enhance citizen participation and ensure the voices of all Kansas Citians are heard in the decision-making process; 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. 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) 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.
- (f) 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.

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



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230998

Submitted Department/Preparer: Mayor/Council's Office

Revised 10/23/23

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 develop a Public Engagement Plan; and directing the City Manager to report back in 90 days.

Discussion

This legislation does not have a fiscal impact.

Fiscal Impact

- 1. Is this legislation included in the adopted budget? Yes No
- 2. What is the funding source?
N/A
- 3. How does the legislation affect the current fiscal year?
N/A
- 4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
- 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 does not have a fiscal impact

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Reform the City's economic incentives to meet the policy objectives of the City Council
 - Ensure the resiliency of City government
 - Engage in workforce planning including employee recruitment, development, retention, and engagement
 - Ensure a responsive, representative, engaged, and transparent City government
 -
 -

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

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

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

This legislation is a plan to engage the public.

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

This legislation engages the public in meaningful dialogue.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Total Number of Units [Click or tap here to enter text.](#)

Number of Affordable Units [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 #: 231000

ORDINANCE NO. 231000

Sponsor: Director of City Planning and Development Department

Vacating the Oak Street Condominium Plat, generally located at 4006 Oak Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00029)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of a Condominium consisting of 3 Building with a total of 24 Units, and all common elements, Oak Street Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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 3 Buildings consisting of 24 Total Units, and all common elements, Oak Street Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

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

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 #: 231000

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Oak Street Condominium Plat, generally located at 4006 Oak Street, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00029)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231001

ORDINANCE NO. 231001

Sponsor: Director of City Planning and Development Department

Vacating the Gallery Oak Condominium Plat, generally located at 4000 Oak Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00030)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of One Building consisting of 20 Units, and all common elements, Gallery Oak Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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 One Building consisting of 20 Units, and all common elements, Gallery Oak Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

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

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____.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231001

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Gallery Oak Condominium Plat, generally located at 4000 Oak Street, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00030)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231002

ORDINANCE NO. 231002

Sponsor: Director of City Planning and Development Department

Vacating the Wyandotte Condominium Plat, generally located at 3509 Wyandotte Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00031)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of Three Buildings consisting of 18 Units, and all common elements, Wyandotte Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231002

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Wyandotte Condominium Plat, generally located at 3509 Wyandotte Street, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00031)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231003

ORDINANCE NO. 231003

Sponsor: Director of City Planning and Development Department

Vacating the Notre Dame Condominium Plat, generally located at 3724 Locust Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00032)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of 3 Buildings consisting of 34 units, and all common elements, Notre Dame Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231003

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Notre Dame Condominium Plat, generally located at 3724 Locust Street, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00032)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231004

ORDINANCE NO. 231004

Sponsor: Director of City Planning and Development Department

Vacating the Sunset Condominium Plat, generally located at 4821 Roanoke Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2023-00033)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of One (1) Building consisting of Thirty-Nine (39) Units, and all common elements, Sunset Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231004

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Sunset Condominium Plat, generally located at 4821 Roanoke Parkway, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00033)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231005

ORDINANCE NO. 231005

Sponsor: Director of City Planning and Development Department

Vacating the Gallery II Condominium Plat, generally located at 4317 McGee Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00035)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of One (1) Building consisting of Three (3) Units, and all common elements, Gallery II Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231005

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Gallery II Condominium Plat, generally located at 4317 McGee Street, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00035)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231006

ORDINANCE NO. 231006

Sponsor: Director of City Planning and Development Department

Vacating the Washington Irving Condominium Plat, generally located at 4746 Roanoke Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2023-00034)

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 5th day of September, 2023, a petition was filed with the City Clerk of Kansas City by the Rouse Frets White Goss Gentile Rhodes, P.C., for the vacation of One (1) Building consisting of Thirty-Five (35) Units, and all common elements, Washington Irving Condominiums, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof giving the distinct description of the subdivision 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 subdivision 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.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 231006

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the Washington Irving Condominium Plat, generally located at 4746 Roanoke Parkway, in order to dissolve the condominium association; and directing the City Clerk to record certain documents. (CD-ROW-2023-00034)

Discussion

This is a vacation of a private condominium, public facilities will be maintained by a private entity and easements will be maintained to ensure that public infrastructure can be accessed.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates a condominium. Once completed, the structure will be relieved of condominium association and bylaws.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue..

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)

There is no account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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

None.

Service Level Impacts

Impact expected, public facilities will be maintained through easements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes vacating a condominium which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
Not Applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not Applicable
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
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not Applicable
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 231013

ORDINANCE NO. 231013

Sponsor: Mayor Quinton Lucas and Councilmembers Andrea Bough and Johnathan Duncan

Vacating a portion of public right-of-way of about 68,000 square feet generally located on East 51st Street between Cherry Street and Rockhill Road and directing the City Clerk to record certain documents (CD-ROW-2022-00002).

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 12th day of January 2022, a petition was filed with the City Clerk of Kansas City by Matt Haase for the vacation of a portion of public right of way of East 51st Street between Cherry Street and Rockhill Road. A part of the Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri described as: Beginning at the southwest corner of Block 42, of Rockhill, a subdivision of land in said City of Kansas City, point also being on the east line of Cherry Street; thence South 87°49'52" East along the south line of said Rockhill subdivision and along the north line of 51st Street, 1250.06 feet to the southeast corner of Block 43 of said Rockhill subdivision, said point also being on the west line of Rockhill Road; thence South 02°36'30" West 30.00 feet to the center of said 51st Street; thence South 02°42'06" West 30.00 feet to a point on the east line of Lot 6 of the Resurvey of Mulkey Park a subdivision in said City of Kansas City, said point being 5.00 feet south of the northeast corner of Lot 6 of said Resurvey of Mulkey Park and on the west line of Rockhill Road; thence North 87°49'52" West along the south line of 51st Street

as noe exists, 1250.00 feet to the northwest corner of Lot 6 of Southwood Park a subdivision in said City of Kansas City, said point also being on the east line of Cherry Street; thence North 02°40'10" East 30.00 feet to the center of said 51st Street; thence North 02°31'32" East 30.00 feet to the point of beginning. Containing 75002 square feet or 1.72 acres of land more or less, 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 a portion of public right of way of East 51st Street between Cherry Street and Rockhill Road a part of the Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri described as: Beginning at the southwest corner of Block 42, of Rockhill, a subdivision of land in said City of Kansas City, point also being on the east line of Cherry Street; thence South 87°49'52" East along the south line of said Rockhill subdivision and along the north line of 51st Street, 1250.06 feet to the southeast corner of Block 43 of said Rockhill subdivision, said point also being on the west line of Rockhill Road; thence South 02°36'30" West 30.00 feet to the center of said 51st Street; thence South 02°42'06" West 30.00 feet to a point on the east line of Lot 6 of the Resurvey of Mulkey Park a subdivision in said City of Kansas City, said point being 5.00 feet south of the northeast corner of Lot 6 of said Resurvey of Mulkey Park and on the west line of Rockhill Road; thence North 87°49'52" West along the south line of 51st Street as noe exists, 1250.00 feet to the northwest corner of Lot 6 of Southwood Park a subdivision in said City of Kansas City, said point also being on the east line of Cherry Street; thence North 02°40'10" East 30.00 feet to the center of said 51st Street; thence North 02°31'32" East 30.00 feet to the point of beginning. Containing 75002 square feet or 1.72 acres of land more or less, giving the distinct description of the right of way to be vacated to the point of beginning be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as 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) without first securing the written approval of the Director of Public Works, and subject to the following conditions:

1. A utility easement is retained and the applicant will protect facilities for AT & T located in the right-of-way.
2. The applicant will coordinate a payment plan with Evergy to take over the streetlights once the vacation is complete, and the applicant will notify the City of Kansas City when this condition has been satisfied.
3. A utility easement is retained for Spectrum to protect facilities located in the right-of-way.
4. A utility easement is retained for Spire to protect facilities located in the right-of-way. The applicant will provide an authenticated copy of this ordinance to Spire.
5. A utility easement is retained for Evergy to protect facilities located in the right-of-way and provide truck access for Evergy.

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.

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

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 #: 231013

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 a portion of improved E 51st Street between Cherry St and Rockhill Rd and directing the City Clerk to record certain documents (CD-ROW-2022-00002).

Discussion

This is a vacation of public right-of-way. East 51st St is improved with curb and gutter and sidewalks. Upon vacation, the improvements will be maintained by the adjacent property owners (UMKC) and easements will be retained to allow public access to the street.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a Vacation ordinance, no funding will be required from the City.
3. How does the legislation affect the current fiscal year?
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance vacates right-of-way, shifting maintenance responsibility to an entity other than the city.
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)

There is no account string to verify, as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

None.

Service Level Impacts

Because the street will remain publicly accessible no impact is anticipated.

Other Impacts

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

The adjacent property owners (UMKC) have requested vacation so that they can control the flow of vehicular traffic to improve pedestrian safety for students walking across campus.

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

UMKC Trustees provided 93 signatures in support of the vacation and the UMKC's Student Legislature voted in support of the vacation.

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

May make the campus more walkable.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not Applicable

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

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

No(Press tab after selecting)

Not Applicable

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 230937

ORDINANCE NO. 230937

Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W/ 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, and

WHEREAS, the Land Clearance for Redevelopment Authority has found the area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Westside Heritage Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission has reviewed and provided no recommendation of the Westside Heritage Urban Renewal Plan on October 17, 2023; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and

redirection, or abatement or exemption, in whole or in part of ad valorem real property taxes to the full extent authorized by any provision of law; and

WHEREAS, City Code § 3-622(d), provides prevailing wage requirements for certain construction projects and development plans, and further provides for the waiver of said requirements, giving particular consideration to the enumerated extraordinary qualifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Westside Heritage Urban Renewal Plan area, an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, and more specifically described as found on exhibit A attached hereto, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal are hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Section 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Westside Heritage Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain. Z

Section 4. That the Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

Section 5. That pursuant to and in accordance with Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 99.700, RSMo.

Section 6. That pursuant to and in accordance with City Code § 3-622(d), the City Council recognizes that the projects located in the Westside Heritage Urban Renewal Plan that provide affordable housing or housing at deeper levels of affordability, as defined in Code § 74-11, support affordable housing and extremely affordable housing as defined in Code § 3-622(d)(2), connect residents living in a continuously distressed census tracts to new employment opportunities as defined in Code § 3-622(d)(3), OR involve the renovation or rehabilitation of a historic structure, as provided in Code § 3-622(d)(4), are eligible for the waiver of prevailing wage requirements and confirms the LCRA's authority to issue such a waiver for qualifying projects.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230937

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

A request to approve a the Westside Heritage Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W 31st Street on the south, and the Stateline/ 25th St./Kansas City Terminal Railway tracks on the west. (CD-CPC-2023-00141)

Discussion

The intent of the Westside Heritage Urban Renewal Plan is to stabilize and maintain the presence of long-term low- and moderate-income homeowners and long-term homeowners.

In order to stabilize and maintain the presence of long-term, low- and moderate-income homeowners within the Plan Area, the Plan sets forth the following eligibility and minimum investment criteria for the implementation of the Plan by eligible applicants:

1. Homeowners must demonstrate that they have owned and resided in the property for at least ten (10) consecutive years prior to the date of application for tax abatement;
2. Eligible homeowners must document that they meet the criteria as a low- or moderate-income person at the time of application for tax abatement;
3. Eligible homeowners must document that at least \$3,500.00 of physical improvements (notwithstanding the requirements of the Authority's Workable Program) have been or is the process of being completed at the time of application for tax abatement; and, further,
4. That at least 25% of funds spent are for improvements made or being made for exterior physical improvements.

These criteria are intended to reduce or eliminate the economic pressure of the ongoing gentrification of the Westside on the existing long-term, low- or moderate-income homeowners in the Plan Area.

The following types of entities shall also be eligible for tax abatement under the specified conditions:

1. Mixed-use properties with two (2) or more apartments and multifamily properties shall be eligible for property tax abatement if 50% or more of the apartments are leased to low- or moderate-income residents at the time of application and throughout the term of the tax abatement;
2. Rental single-family homes owned by long-term residents and occupied by low- or moderate-income residents of a family member;
3. Commercial properties owned by long-term (10 or more years) residents of the Westside neighborhood;
4. Vacant land owned by long-term, low- or moderate-income residents, provided, however, said vacant land must remain vacant throughout the term of the tax abatement except for the property owners use for agricultural uses; and
5. Any property placed into a community land trust intended for the creation or preservation of affordable housing.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Property owners that do not meet these criteria shall not be eligible for tax abatement under the provisions of this Plan. Any tax abatement awarded shall terminate upon the sale, transfer, or lease to non-family persons or entities or if the dwelling is demolished. Projects seeking tax abatement under the provisions of this Plan must be approved within five years of the date of this Plan's approval by City Council.

At the City Plan Commission hearing on September 19, 2023, the City Plan Commission recommended a continuance of the Plan to October 17, 2023 to allow time for additional public engagement meetings. At the City Plan Commission on October 17, 2023 the Commission discussed the definition of blight, the public engagement process, and the contents of the Plan. After public testimony and discussion, the Commissioner's made a motion of No Recommendation for the application. There were multiple public comments made both in support and opposition of the project; written statements from the City Plan Commission hearing on September 19, 2023 and October 17, 2023 are attached to the ordinance.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No City funding is required. Private equity and debt will be used to finance all home rehabilitation activities contemplated.

3. How does the legislation affect the current fiscal year?
No. Eligible properties will receive 10 years abatement of the increased property taxes resulting from construction or rehabilitation work.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No. Eligible properties will receive 10 years abatement of the increased property taxes resulting from construction or rehabilitation work. Properties receiving tax abatement will continue to pay property taxes on their “frozen” assessed values.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Eligible projects will use private equity and debt to finance their projects. No new revenues will be generated until the end of the 10 year property tax abatements.

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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures

- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

None.

Service Level Impacts

Residents within the Westside Heritage Urban Renewal Plan area will apply for tax abatement. Any application that meets the requirements for a Development Plan or Rezoning per Chapter 88, Kansas City Code of Ordinances, shall require approval of a rezoning to district UR along with the concurrent approval of a preliminary development plan and final plan as set forth in the same chapter.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Housing stability is critical to the physical health and emotional well-being of our community's low- and moderate-income residents.
2. How have those groups been engaged and involved in the development of this ordinance?
The Hispanic Economic Development Corporation, in consultation with a variety of neighborhood residents, is the proponent of the Westside Heritage Urban Renewal Plan.
3. How does this legislation contribute to a sustainable Kansas City?
The removal of blight through housing rehabilitation by low- and moderate income homeowners will lead to the retention of existing housing throughout the Westside neighborhood.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 100

Number of Affordable Units 100

No, the legislation will not create new housing units. It will preserve existing housing units through the removal of blight and rehabilitation activities. Approximately 100 units of existing affordable housing will be preserved.

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

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Privately-financed housing rehabilitation activities are not subject to this requirement.

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

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

From: [Santos Ramirez](#)
To: [Public Testimony](#)
Cc: [ONeill, Kevin](#); [Willett, Nathan](#); [French, Lindsay](#); [Rogers, Wes](#); [Melissa Patterson Hazley](#); [Robinson, Melissa](#); [Rea, Crispin](#); [Bunch, Eric](#); [Curls, Darrell](#); [Parks-Shaw, Ryana](#); [Bough, Andrea](#); [Duncan, Johnathan](#)
Subject: Opposition to CD-CPC-2023-00141
Date: Wednesday, November 29, 2023 10:50:38 AM

Dear Members of the City Council:

As a Westside resident, I would like to express my opposition to the Westside Heritage Urban Renewal Plan CD-CPC-2023-00141.

Here are some of my concerns:

The organization proposing this plan does not have the Westside's best interests at this time, nor have they had in the past decades. The Hispanic Economic Development Corporation conducted a blight study under the pretense of a 353 tax abatement plan a few years back. That plan was misleading and very controversial in their version of a 353 tax abatement plan. They own properties located on the Westside that are blighted and outdated on the facade, and they also bought a building at 2720 Jarboe St. that has sat there since the project was shut down due to not following Federal guidelines. The Executive Director, Mr. Zamora, owns multiple properties that are very blighted. Here's a list of a few of them- 1301,1311, 1315 W 23rd Street Trafficway, 2316 Belleview Ave, and 2713 Jarboe St. These are just a few examples of why we as a neighborhood have a robust biased opinion towards the Westside Heritage Urban Renewal Plan.

Also, the following as stated below:

Lack of Public Engagement: Many Westside residents have yet to understand the complete 27-page plan document, given that this plan would be in effect for 15 years; all of our neighbors deserve to understand it, not just a small group of people.

Lack of Transparency: Many questions have yet to be answered. The lack of transparency due to the lack of community engagement is concerning.

Redundant and Unnecessary: Tax incentives for the most vulnerable homeowners in our neighborhood already exist with the 353 plan. Homeowners can pay much less for a much longer tax incentive with the 353 plan. A total of **\$3,500** in home improvements is an insurmountable cost for anyone struggling to pay property taxes.

Does not Serve Intended Population: Most small business owners in the Westside do not own the land they operate on. Tax incentives should not be directed to a few [wealthy] commercial landlords. There are better ways to serve the actual intended beneficiaries—small business owners.

Ambiguity: The plan contains language that leaves room for misinterpretation and potential misuse by developers. Because of this, the plan can be exploited by developers to pursue projects that do not align with the best interests of our Westside neighborhood. Given the long history of our neighborhood, development with tax incentives should be considered on a case-by-case basis rather than a blanket policy.

Preservation of Historic Character: The plan states that the Westside neighborhood has a rich historical and architectural heritage. We agree that we want to preserve the historic character. Given the vague language and contradictory statements throughout the plan, we are concerned that the plan would not adequately protect our neighborhood.

Rewards Vacant Land Hoarders: This plan rewards owners of vacant property who hoard various lots of vacant land with a tax incentive. While previous versions of this plan only incentivized vacant land owners with properties adjacent to their residences, that is no longer the case with the plan's final version. Tax incentives should not be used to buy time for land hoarders waiting for the highest bidder.

I respectfully request that the City Council vote against the Westside Heritage Urban Renewal Plan and consider my and many community members' concerns.

Thank you for your time, and we hope you have all the facts before approving this plan.

Kinds regard,
Santos Ramirez
WestSide Resident since 1983

From: [Elizabeth Munteer](#)
To: [Public Testimony](#)
Cc: [ONeill, Kevin](#); [Willett, Nathan](#); [French, Lindsay](#); [Rogers, Wes](#); [Melissa Patterson Hazley](#); [Robinson, Melissa](#); [Rea, Crispin](#); [Bunch, Eric](#); [Curls, Darrell](#); [Parks-Shaw, Ryana](#); [Bough, Andrea](#); [Duncan, Johnathan](#)
Subject: Opposition to CD-CPC-2023-00141
Date: Tuesday, November 28, 2023 5:17:57 PM

Dear Members of City Council:

As a Westside resident, I would like to express my opposition to the Westside Heritage Urban Renewal Plan CD-CPC-2023-00141.

Here are some of my concerns:

Lack of Public Engagement: Many Westside residents have not been able to understand the complete 27-page plan document. As you know, legislative text is not easy for the average resident to digest. Knowledge is power. Our neighbors of all backgrounds deserve to understand it.

Lack of Transparency: WNA hosted a public forum with HEDC and many questions were left unanswered. The lack of transparency due to a lack of community engagement is concerning.

Redundant and Unnecessary: Tax incentives for the most vulnerable homeowners in our neighborhood already exist with the 353 plan. Low- to moderate-income homeowners can pay a lot less for a much longer tax incentive with the 353 plan. A total of \$3,500 in home improvements is too much to ask for a low- to moderate-income resident.

Does not Serve Intended Population: Most small business owners in the Westside do not own the land they operate on. Tax incentives should not be directed to a small number of [wealthy] commercial landlords who reside in the Westside. Small business owners are the intended population, but the incentive is misplaced and does not serve them.

Ambiguity: The plan contains language that leaves room for misinterpretation and potential misuse by developers. Because of this, the plan can be exploited by developers to pursue projects that do not align with the best interests of our Westside neighborhood.

Tax Incentives Without Caution: I have two children who attend KCPS public schools. While I understand the use of tax incentives, these incentives should be used with the utmost care and caution, given that children who attend public schools are impacted by the loss of revenue. Given the long history of harm done to our neighborhood, development with tax incentives should be considered on a case-by-case basis, not a blanket policy.

I respectfully request that the City Council vote against the Westside Heritage Urban Renewal Plan and consider my concerns and those of many community members.

Thank you,

Elizabeth Munteer
2031 Summit Street, Kansas City, MO 64108

West, Daliah

From: Monique Arellano <mowestside2729@gmail.com>
Sent: Tuesday, November 28, 2023 8:44 PM
To: Public Testimony
Cc: Bunch, Eric; French, Lindsay; Melissa Patterson Hazley; Rogers, Wes; Rea, Crispin; Curls, Darrell; Duncan, Johnathan; O'Neill, Kevin; Robinson, Melissa; Willett, Nathan; Parks-Shaw, Ryana
Subject: Opposition to CD-CPC-2023-00141

Dear Members of City Council:

As a concerned Westside resident, I want to express my opposition to the Westside Heritage Urban Renewal Plan CD-CPC-2023-00141. Here are some of my key concerns:

Lack of Public Engagement: Many Westside residents have not been able to understand the complete 27-page plan document. Given that this plan would be in effect for 15 years, all of our neighbors deserve to understand it, not just a small group of people.

Lack of Transparency: Many questions have been left unanswered. The lack of transparency due to the lack of community engagement is concerning.

Redundant and Unnecessary: Tax incentives for the most vulnerable homeowners in our neighborhood already exist with the 353 plan. Homeowners can pay a lot less for a much longer tax incentive with the 353 plan. A total of \$3,500 in home improvements is an insurmountable cost for anyone already struggling to pay property taxes.

Does not Serve Intended Population: Most small business owners do not own the land they operate on in the Westside. Tax incentives should not be directed to a small number of [wealthy] commercial landlords. There are better ways to serve the actual intended beneficiaries—small business owners.

Ambiguity: The plan contains language that leaves room for misinterpretation and potential misuse by developers. Because of this, the plan can be exploited by developers to pursue projects that do not align with the best interests of our Westside neighborhood. Given the long history of our neighborhood, development with tax incentives should be considered on a case-by-case basis, not a blanket policy.

Preservation of Historic Character: The plan states that the Westside neighborhood has a rich historical and architectural heritage. We agree that we want to preserve the historic character. We are concerned that the plan would not adequately protect our neighborhood given the vague language and contradictory statements throughout the plan.

Rewards Vacant Land Hoarders: This plan rewards owners of vacant property who hoard various lots of vacant land with a tax incentive. While previous versions of this plan only incentivized vacant land owners with properties adjacent to their residence, that is no longer the case with the final version of the plan. Tax incentives should not be used to buy time for land hoarders waiting for the highest bidder.

I respectfully request that the City Council vote against the Westside Heritage Urban Renewal Plan and consider my concerns and those of many community members.

Thank you,
Monique Arellano



November 28, 2023

Dear Members of City Council:

On behalf of the Westside Neighborhood Association Board, we want to express our opposition to the Westside Heritage Urban Renewal Plan CD-CPC-2023-00141.

Here are some of our key concerns:

- **Lack of Public Engagement:** While WNA board members have collectively spent many hours dissecting the plan, many Westside residents have not been able to understand the 27-page plan document. WNA was never directly contacted by HEDC or the EDC to facilitate public engagement. An information session was held on 11/6 after WNA contacted HEDC. Given that this plan would be in effect for 15 years, our neighbors deserve to understand it.
- **Lack of Transparency:** While the proponents of the plan met with some groups of neighbors, the neighbors who attended those sessions were given an excerpt of the plan, not the complete document. Neighbors were asked to sign printed letters of support after only having read a small portion of the full plan. While we respect the right of individuals to express their views and opinions through petitions and letters of support, it is crucial that they do so with a comprehensive understanding of what they are endorsing. In this case, we have evidence that individuals who signed letters of support were not given the opportunity to review the complete document, including all its provisions and implications for our neighborhood. Additionally, during and after our public engagement session on 11/6, neighbors were given conflicting and misleading information by HEDC. (See attachments)
- **Redundant and Unnecessary:** Tax incentives for the most vulnerable homeowners in our neighborhood already exist with the 353 plan. Homeowners can pay a lot less for a much longer tax incentive with the 353 plan. A total of \$3,500 in home improvements is an insurmountable cost for anyone already struggling to pay property taxes.
- **Does not Serve Intended Population:** Most small business owners do not own the land they operate on in the Westside. Tax incentives should not be directed to a small number of [wealthy] commercial landlords. There are better ways to serve the actual intended beneficiaries—small business owners.
- **Ambiguity:** The plan contains language that leaves room for misinterpretation and potential misuse by developers. Because of this, the plan can be exploited

by developers to pursue projects that do not align with the best interests of our Westside neighborhood. Given the long history of our neighborhood, development with tax incentives should be considered on a case-by-case basis, not a blanket policy.

- **Preservation of Historic Character:** The plan states that the Westside neighborhood has a rich historical and architectural heritage. We agree that we want to preserve the historic character. We are concerned that the plan would not adequately protect our neighborhood given the vague language and contradictory statements throughout the plan.

We respectfully request that the City Council vote against the passage of the Westside Heritage Urban Renewal Plan and consider our concerns and those of many community members.

Our Westside community's well-being is always at the heart of our advocacy.

In community/En comunidad,

Westside Neighborhood Association Board

Attachments: Email from HEDC, HEDC Plan Comparison document, HEDC Plan Comparison document with annotations from WNA member

West, Daliah

From: Westside Neighborhood Association <westsideneighborsassociation@gmail.com>
Sent: Tuesday, November 28, 2023 12:40 PM
To: Public Testimony; O'Neill, Kevin; Radzevich, Diana; Willett, Nathan; Williamson, Annie; French, Lindsay; Minardi, Lisa; Rogers, Wes; Justis, Amy; Melissa Patterson Hazley; Royals, Erin; Robinson, Melissa; Ross, Lisa; Rea, Crispin; Magana, Araceli; Bunch, Eric; Iden, Marissa; Curls, Darrell; Berry, Rita; Parks-Shaw, Ryana; McCoy, Keema; Bough, Andrea; Foster, Katrina; Duncan, Johnathan; Hays, Madison; Lucas, Quinton
Cc: wnaboard@googlegroups.com
Subject: WNA Opposition Letter to CD-CPC-2023-00141
Attachments: Pedro comparison with WNA Member Annotations.pdf; Gmail - FW Neighborhood Planning and Development 11.29.23.pdf; 353 and Westside Heritage Urban Renewal Plan side by side comparison from HEDC.pdf; WNA Opposition Letter to CD-CPC-2023-00141_11.28.23.pdf

November 28, 2023

Dear Members of City Council:

On behalf of the Westside Neighborhood Association Board, we want to express our opposition to the Westside Heritage Urban Renewal Plan CD-CPC-2023-00141.

Here are some of our key concerns:

- **Lack of Public Engagement:** While WNA board members have collectively spent many hours dissecting the plan, many Westside residents have not been able to understand the 27-page plan document. WNA was never directly contacted by HEDC or the EDC to facilitate public engagement. An information session was held on 11/6 after WNA contacted HEDC. Given that this plan would be in effect for 15 years, our neighbors deserve to understand it.
- **Lack of Transparency:** While the proponents of the plan met with some groups of neighbors, the neighbors who attended those sessions were given an excerpt of the plan, not the complete document. Neighbors were asked to sign printed letters of support after only having read a small portion of the full plan. While we respect the right of individuals to express their views and opinions through petitions and letters of support, it is crucial that they do so with a comprehensive understanding of what they are endorsing. In this case, we have evidence that individuals who signed letters of support were not given the opportunity to review the complete document, including all its provisions and implications for our neighborhood. Additionally, during and after our public engagement session on 11/6, neighbors were given conflicting and misleading information by HEDC. (See attachments)
- **Redundant and Unnecessary:** Tax incentives for the most vulnerable homeowners in our neighborhood already exist with the 353 plan. Homeowners can pay a lot less for a much longer tax incentive with the 353 plan. A total of \$3,500 in home improvements is an insurmountable cost for anyone already struggling to pay property taxes.
- **Does not Serve Intended Population:** Most small business owners do not own the land they operate on in the Westside. Tax incentives should not be directed to a small number of

[wealthy] commercial landlords. There are better ways to serve the actual intended beneficiaries—small business owners.

- **Ambiguity:** The plan contains language that leaves room for misinterpretation and potential misuse by developers. Because of this, the plan can be exploited by developers to pursue projects that do not align with the best interests of our Westside neighborhood. Given the long history of our neighborhood, development with tax incentives should be considered on a case-by-case basis, not a blanket policy.
- **Preservation of Historic Character:** The plan states that the Westside neighborhood has a rich historical and architectural heritage. We agree that we want to preserve the historic character. We are concerned that the plan would not adequately protect our neighborhood given the vague language and contradictory statements throughout the plan.

We respectfully request that the City Council vote against the passage of the Westside Heritage Urban Renewal Plan and consider our concerns and those of many community members.

Our Westside community's well-being is always at the heart of our advocacy.

In community/En comunidad,

Westside Neighborhood Association Board

Attachments (4): WNA Opposition letter, Email from HEDC, HEDC Comparison document, HEDC Comparison document with annotations from WNA member

FW: Neighborhood Planning and Development 11.29.23

3 messages

Pedro Zamora <pzamora@kchedc.org>

Fri, Nov 17, 2023 at 12:53 PM

To: Helen Zamora <hz121090@gmail.com>, anna roseburrough <oldfolkr@sbcglobal.net>, Lisa Guerra <romanlisaguerra@att.net>, Charles Lona <cololvera@gmail.com>, robbylo305 <robbylo305@yahoo.com>, numerosiete <numerosiete@sbcglobal.net>, "westsideneighborsassociation@gmail.com" <westsideneighborsassociation@gmail.com>, Virginia Bellis <vbellis3331@yahoo.com>, Cheryl Hartell <westsidenorthproperties@gmail.com>

All I cleaned up the comparison document and below is the city announcement reflecting November 29th date.

Enjoy your weekend.

Pedro ZamoraExecutive Director at **HEDC**

816-221-3442

816-768-8502

pzamora@kchedc.org

www.kchedc.org

1722 Holly St. Kansas City, MO 64108

Give Local

- Support Innovation
- Entrepreneurship
- Technology Education
- Donate

**From:** KCMO City Clerk <clerk@kcmo.org>**Sent:** Tuesday, November 14, 2023 5:04 PM**To:** Pedro Zamora <pzamora@kchedc.org>**Subject:** Neighborhood Planning and Development 11.29.23

[View this email in your browser](#)



FROM THE
OFFICE OF THE CITY CLERK

MEETING NOTICE

[View this email in your browser](#)



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, November 29, 2023

1:30 PM

26th Floor, Council Chamber

Webinar 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>

Beginning of Consent(s)

End of Consent(s)

Director of Housing and Community Development

230949 Sponsor: Director of Housing and Community Development Department

Estimating and appropriating \$575,000.00 in the Domestic Violence Grant Fund; and authorizing the City Manager to accept a 36-month grant renewal administered by the Department of Justice Office on Violence Against Women, in the amount of \$575,000.00 to fund the Community Arrest Program.

Lucas

[230962](#) Sponsor: Mayor Quinton Lucas

Accepting the recommendations of the Housing Trust Fund Advisory Board; appropriating \$9,000,000.00 from the Unappropriated Fund Balance in the Housing Trust Fund; authorizing the Director of the Housing and Community Development Department to execute various HTF Round III funding agreements and expend up to \$9,000,000.00 from funds appropriated in the Housing Trust Fund; and requiring certain contract provisions.

Lucas and Patterson Hazley

[230969](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to launch a Contract Assistance Team pilot program to facilitate increased efficiency and cross-departmental coordination in the execution of funding agreements authorized by the Council.

Lucas and Patterson Hazley

[230970](#) Sponsor: Mayor Quinton Lucas and Councilperson Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to develop a common application for housing and economic development funds administered by the City and report back to Council within 90 days.

Lucas and Patterson Hazley

[230971](#) Sponsor: Mayor Quinton Lucas and Councilperson Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to update the process by which funding agreements are established for non-federal economic development funds administered by the City and to report back to the Council within 90 days.

Rogers

[230978](#) Sponsor: Councilmember Wes Rogers

RESOLUTION - Amending the KCIA Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30 acre tract of land generally located north of Highway I-435 and south of N.W. Cookingham Drive (2801 N.W. Cookingham Drive) by changing the recommended land use designation from "mixed use community" to "commercial/industrial." (CD-CPC-2023-00139)

Rogers

230979 Sponsor: Councilmember Wes Rogers

Rezoning an area of about 30 acres generally located north of Highway I-435 and south of N.W. Cookingham Drive (2801 N.W. Cookingham Drive) from District AG-R to District M2-3 and approving a preliminary development plan which also serves as a preliminary plat for a data center development consisting of two lots and two tracts. (CD-CPC-2023-00138 and CD-CPC-2023-00140)

HELD IN COMMITTEE

City Plan Commission

230936 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, for the purpose of creating a process to allow persons with disabilities to apply for a reasonable accommodation to the Zoning and Development Code, by enacting a new Section 88-571, Relief for Reasonable Accommodation, and by repealing Sections 88-805-02, Residential Use Group, and 88-810-700, Household, and enacting in lieu thereof new sections of like number and subject matter for the purpose of ensuring the City's regulations are in compliance with federal law.

Director of City Planning & Development and City Plan Commission

230937 Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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=3hOuBlg4fok>
- 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



Tweet



Share



Forward

View our archives

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311, 816-513-1313, TTY 513-1889 or by email at actioncenter@kcmo.org.

Copyright © 2023 City of Kansas City, All rights reserved.

You are receiving these notifications because you signed up for them at kcmo.gov.

Our mailing address is:

City of Kansas City

414 E 12th St.

25th Floor

Kansas City, MO 64106

Add us to your address book

Want to change how you receive these emails?

You can update your preferences or unsubscribe from this list.



3 attachments

-  Chapter 353 Development Plan KCMO (Westside) -Council (2).PDF
813K
-  15_CD-CPC-2023-00141_WestsideHeritageUrbanRenewalPlan (1).pdf
11921K
-  353 and Westside Heritage Urban Renwal Plan side by side comparison.pdf
276K

Westside Neighborhood Association <westsideneighborsassociation@gmail.com>
To: wnaboard@googlegroups.com

Fri, Nov 17, 2023 at 12:54 PM

[Quoted text hidden]

3 attachments

-  Chapter 353 Development Plan KCMO (Westside) -Council (2).PDF
813K
-  15_CD-CPC-2023-00141_WestsideHeritageUrbanRenewalPlan (1).pdf
11921K
-  353 and Westside Heritage Urban Renwal Plan side by side comparison.pdf
276K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: westsideneighborsassociation@gmail.com

Fri, Nov 17, 2023 at 12:55 PM

Hello Westside Neighborhood Association <westsideneighborsassociation@gmail.com>,

The message you are sending is too large. All messages must be less than 8.00 MBytes.

If you have questions related to this or any other Google Group, visit the Help Center at <https://groups.google.com/support/>.

Thanks,

Google Groups

----- Original message -----

X-Google-Smtp-Source: AGHT+IHCGNP05wzGcx7tBVGruJuabJNKZW4mMgW34xFLuvgXEajbmtJUQUa6y9AsR8LA+ZyuDLoi
X-Received: by 2002:a1c:7715:0:b0:3fe:d637:7b25 with SMTP id t21-20020a1c771500000b003fed6377b25mr44280wmi.0.1700247326890;
Fri, 17 Nov 2023 10:55:26 -0800 (PST)

ARC-Seal: i=1; a=rsa-sha256; t=1700247326; cv=none;
d=google.com; s=arc-20160816;
b=001zBeaVo98w99dFDsiTE0U+pNSKcJCG/0OD0m2IWk4D/3C/RnIPrZRiq/S85TfEBF
9qUca7TUgtK31uq+xHICWOUgRHULA6tGg3v3INWIM5zGy9vYyEc5TElwsP1tDwy7So2d
UcMhQ+Zmuka3oKvq3Z0iBoZMBhqTCY0QmTzBU2f0shld4cNFB4MY8GEIfJ9OS/RyWoeb
iVihZbmjbdsf+MjkeuG6tkQ0R8kFbV3wErEsU8k1iQFsiUoCXu5VoLTc52Xv0dld1dxK
KE4DCH8Bbqjp9VDKYDbcl4qJXfg61O4KJghCf0VmJef95U7suEAOBHO/w4nu0OUmrKhe
0Cjg==

ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=google.com; s=arc-20160816;
h=to:subject:message-id:date:from:in-reply-to:references:mime-version
:dkim-signature;
bh=awwA2mbFn9ptd5AEjMwaZKZX5RBb/86wc2LbJj/wCWQ=;
fh=ikXkzAJzUENYFZTulFmzo4iizalTZpGalWba01c6Hs=;
b=JoYHkbt4GWSntGngOQZUGD5PiveD/J+j8NY02IQfe+wtyRancIkQpFPtNMpiwFp4O7
MZshsQhuD0QqHl2HfVC64YTGvXsZnWg949UjklTO1qZiQU4+Q2j4wnhyIRvxgZJYIYQQ
cSeHOiyNSenmyeWhUIzbYmyJuqDPzvSiGgH9kiCr8YIbYJwWejdQm+V6aNQOmB6fHDJU
4Y0rJSTHw0FHeBWlpACTIRn3GXMfjOSWIEH8Vt9Q2gAp/IQb8rCqpne6VfeGycbXX/bs
+msD0FCzwveGn4BqOy26Va63e9f5UVKL5L5PYW6UaYZJ/5kxqnpIbgRZWMUtE7O39hSE
6ttg==

ARC-Authentication-Results: i=1; gmr-mx.google.com;
dkim=pass header.i=@gmail.com header.s=20230601 header.b=F0z0wThP;
spf=pass (google.com: domain of westsideneighborsassociation@gmail.com designates 2a00:1450:4864:20::12e as permitted sender)
smtp.mailfrom=westsideneighborsassociation@gmail.com;
dmarc=pass (p=NONE sp=QUARANTINE dis=NONE) header.from=gmail.com

Return-Path: <westsideneighborsassociation@gmail.com>

Received: from mail-lf1-x12e.google.com (mail-lf1-x12e.google.com. [2a00:1450:4864:20::12e])
by gmr-mx.google.com with ESMTPS id bg19-20020a05600c3c9300b00407c8777ecasi203740wmb.0.2023.11.17.10.55.09

for <wnaboard@googlegroups.com>
(version=TLS1_3 cipher=TLS_AES_128_GCM_SHA256 bits=128/128);
Fri, 17 Nov 2023 10:55:26 -0800 (PST)
Received-SPF: pass (google.com: domain of westsideneighborsassociation@gmail.com designates 2a00:1450:4864:20::12e as permitted sender)
client-ip=2a00:1450:4864:20::12e;
Authentication-Results: gmr-mx.google.com;
dkim=pass header.i=@gmail.com header.s=20230601 header.b=F0z0wThP;
spf=pass (google.com: domain of westsideneighborsassociation@gmail.com designates 2a00:1450:4864:20::12e as permitted sender)
smtp.mailfrom=westsideneighborsassociation@gmail.com;
dmarc=pass (p=NONE sp=QUARANTINE dis=NONE) header.from=gmail.com
Received: by mail-lf1-x12e.google.com with SMTP id 2adb3069b0e04-50949b7d7ffso3333735e87.0
for <wnaboard@googlegroups.com>; Fri, 17 Nov 2023 10:55:09 -0800 (PST)
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1700247308; x=1700852108; dara=google.com;
h=to:subject:message-id:date:from:in-reply-to:references:mime-version
:from:to:cc:subject:date:message-id:reply-to;
bh=awwA2mbFn9ptd5AEjMwaZKZX5RBb/86wc2LbJj/wCWQ=;
b=F0z0wThPsf7BK1bYkyQ3pXPCYOTRUopWakXUwguShVU8ujFsEwsrhQvqoGsw7xI9iH
VLIIkF23gHdtqZn5LkYzq1Fw2cBbT4ModSbXNLfg0/XJ7VnjW4AKB01BEV1y/KHMec+w
n7AY9JFd25vm0v3PI0W22ErHJxIk4qY8JEr0uYs8D5G/6B9Nmu27MQ51ABUhnBi8hkO7
fG1gDx7FIALiolOwRFInkvglLDwj9iLARdQMjFZZZ0iSu0bw7BTOuCT6EFkUC1MY0Y
X51GI+HRRdNziRuTu9F7eRV/IOov1pCAjs80vWlh4QwvoDOBVuL9hIalnV2X56KUvQkp
KPYQ==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1700247309; x=1700852109;
h=to:subject:message-id:date:from:in-reply-to:references:mime-version
:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to;
bh=awwA2mbFn9ptd5AEjMwaZKZX5RBb/86wc2LbJj/wCWQ=;
b=MhpExenGQgdrUq+I/Q1hEGHmBxaBE3BSO6olpI4rHD4tM6Mm3TLKdEdbQxYrrRjlay
HhMUWwFE+iRLdG0ZVBg0wwJtHla4Fb7ThtHEzEyTIXLkV6qj3OctQKQaC1WDEWhnqWV
geqa/pMC/oG59P3nU3w/AxjSlul+GnkF0QvaMBUyQa2WcjBUtS46DUF6T1nWwIWJPU
oPEEcdxRL+9wQXnqPOYHuWFRIs/y2WilqKhCQA7HaSBuJMYiw9yUDuC/5ADbTZnzf7h
gMsfuOGdqRC287GpXPWpcA1OfpIJsHJT6ZVOHye32w/MDoC1gXjmKYKyaA6i/xuK3Vml
oFEW==
X-Gm-Message-State: AOJu0Yxn9O+viwGThkVVu0d8QNBitM9oZ6NE76IO95SdDPe/EbfQ6fKh
/J1G32KI+bDyF+SK2p9KnC3tGuolvgovJFpGPQjp3WnT
X-Received: by 2002:ac2:531a:0:b0:50a:6f8a:6461 with SMTP id
c26-20020ac2531a000000b0050a6f8a6461mr324135lfh.58.1700247304555; Fri, 17 Nov
2023 10:55:04 -0800 (PST)
MIME-Version: 1.0
References: <3e4b5887e05b4ab725a02dc40.3765edd1c1.20231114230340.94eeffe498.2b41d0c7@mail119.suw111.mcdlv.net>
<SA0PR18MB367814A9759BC28A19D24A25D6B7A@SA0PR18MB3678.namprd18.prod.outlook.com>
In-Reply-To: <SA0PR18MB367814A9759BC28A19D24A25D6B7A@SA0PR18MB3678.namprd18.prod.outlook.com>
From: Westside Neighborhood Association <westsideneighborsassociation@gmail.com>
Date: Fri, 17 Nov 2023 12:54:45 -0600
Message-ID: <CAPXWvFozo7GuozYcwWrbuy75h7PrPzbqY80HDCLSE4=ur4KW7Q@mail.gmail.com>
Subject: Fwd: FW: Neighborhood Planning and Development 11.29.23
To: wnaboard@googlegroups.com
Content-Type: multipart/mixed; boundary="000000000000a381dc060a5dac47"

----- Message truncated -----

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

Chapter 353 Plan	Westside Heritage Urban Renewal Plan
<p>Developer = Westside Redevelopment Corporation and its successors and assigns.</p> <p><i>Program Administrator</i></p>	<p>Developer = Eligible long-term Westside owner occupied home, property owner providing affordable housing rental and long-term resident who have commercial properties and vacant partial <i>parcel</i></p>
<p>Program Eligibility</p>	<p>Program Eligibility</p>
<p>Page 14 Anyone – owner occupied before June 3, 2026 <i>September 22, 2022</i></p>	<p>Page 7 Long-term (10 Years), LMI residents, commercial and residential rental units 1 – 4 family, LMI rental, LMI homeowner</p>
<p>Fee and administrator</p> <p>Pages 6-8 Administrating agency \$100.00 fee or 1% of annual income Additional fees charged for application, processing, deed recording. Application fees will be determined based on income. <i>Plan Revised, now \$75 app. fee</i></p> <ul style="list-style-type: none"> Annual Neighborhood Support Fee (NSF) <p><i>Taxes</i> 2.65% annual household income each are year less any taxes payable on the basis 2.65% <i>2.65%</i> of assessed value of the land exclusive of improvements, exceed 2.65% on annual household income for 10 year of 25 years.</p> <p>page 9 investment \$1000 improvements exterior only <i>Next year \$10 app. fee</i></p>	<p>Fee and administrator</p> <p>One time Application Fee to EDC KC administrator of plan</p> <p>\$35.00 for investments up to \$3,500 \$135.00 for investments over \$3,500</p> <p>25% Exterior and interior investments count</p> <p><i>\$3,500 home improvement investment required.</i></p>
<p>Liens <i>Leans</i> on property</p> <p>Page 9 - Westside Redevelopment Corporation developer lien rights in collection of NSF</p>	<p>Liens <i>Leans</i> on property</p> <p>none</p> <p><i>* Unless you have unpaid taxes. Unpaid taxes creates a lien even if taxes are frozen</i></p>
<p>Blight</p>	<p>Blight</p>
<p>Page 3,12 of the 353 plan Blighted Area definition – Those properties of the City within which the City Council of the City Determines that reason of age, obsolescence or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of diseases, crime or inability to pay reasonable taxes. would not have been accepted if not for the blight study prepared by HEDC for the Urban Renewal Plan.</p>	<p>Page 9 of the Westside Urban Heritage Renewal Plan blighted area definition - An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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</p>

Yes, and thank you.

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

	<p>public health, safety, morals, or welfare in its present condition and use; and, Insanitary: An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare</p>
--	---

Plans Development Objectives Comparison

<p>Page 4 Due to a number of blighting factors, the Development Area is considered a Blighted Area under the Urban Redevelopment Corporations Law. The purpose of this Plan is to offer property tax relief to homeowners by way of a community-controlled Chapter 353 Corporation, and thus spur local home and neighborhood improvements, in a key area of the City where property tax increases over recent years threaten to displace local taxpaying homeowners. The Development Area is contiguous. This Plan provides for redevelopment of the Development Area, legally described on Exhibit 1 and depicted on Exhibit 2. There are no existing buildings within the Development Area that will necessarily need to be demolished or renovated in order to fulfill the aims of the Plan, and no traditional project costs are anticipated in connection with the Plan.</p> <p><i>This plan is has a narrow, more targeted approach to assist LTM I residents in need of assistance with property taxes.</i></p>	<p>Page 11 Local objectives to be achieved through the implementation of this Urban Renewal include the tax relief for current and long term residents who are providing affordable rentals, leases to low-moderate residents, long-term residents, and commercial/retail space for small business, the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri. Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:</p> <ul style="list-style-type: none"> • The program is intended to preserve and enhance the homes within the neighborhoods included in the Plan Area and thereby enhance the neighborhoods they're included in. • To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair
--	--

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

	<p>the tax base and general welfare of the community.</p> <p>Page 12</p> <ul style="list-style-type: none"> To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs. To promote the health, safety, order, convenience, prosperity, and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area
--	---

Tax Abatement

<p>Page 9 - 25 years relive a portion of each participating owner-occupants property tax burden</p> <p>The Developer requests a tax abatement structure for the Development Area that provides: (1) for a 100% property tax abatement for a period of 25 years for any participating owner occupant in the Area from the date of the Conveyance (defined below), except on the basis of the assessed value of the land exclusive of improvements for the year prior to the Conveyance, for the first 10 years after the Conveyance; and (2) payments for neighborhood support, defined herein as "Neighborhood Support Fees", as more particularly set forth below.</p>	<p>Page 15 - Freeze taxes for 10 years</p> <ol style="list-style-type: none"> A Tax Cap, <u>Not Reduction</u> -Exception. Only future property tax increases can be restrained, current property taxes cannot be reduced. Home Improvement. To qualify, exterior improvement are priority, but due the age of the homes in this area interior improvements will be included, an owner must first show evidence exterior and interior improvements with in the past two years or currently underway with a value of \$3,500 or more. Administering Agency. The Land Clearance for Redevelopment Authority of Kansas City, Missouri shall, with the assistance of the Economic Development Corporation of Kansas City, Missouri, Inc., implement and administer this Plan.
--	--

Tax relief declines as net worth rises.

Resets property taxes in proportion to income, 2.65% for LTM I residents. Taxes on value of home paid to W.H.O. Taxes on land paid to county.

Those ~~are~~ most in need cannot afford this

LCRA does not have the staff to administer this program.

Community Land Trust – what does this offer.

<p>Did not locate reference to trust</p>	<p>Yes, Land Trust & types</p> <p>HEDC promotes asset building, wealth creation and the transfer of wealth to the next generation. Ensuring a person's asset like a home will be smoothly passed on to his or her beneficiaries,</p>
--	---

How does this plan accomplish this?

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

Misleadings:

These kinds of trusts have nothing in common with C.L.T.'s. and are not mentioned in the plan.

prevents family conflict, higher tax burdens, and exorbitant probate cost.

Common types

Living trust, revocable trust, irrevocable trust,

special needs trust

Community Land Trust

Eminent domain both plans have standard language.

Page 5 Property Acquisition; Eminent Domain. The Developer anticipates that each participating owner-occupant will convey fee title to his or her property to the Developer at the commencement of the tax abatement as further set forth in Article VI, below, to be conveyed back to such owner-occupant immediately. **No property will be acquired by eminent domain.**

Page 15 Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. **The Authority shall not exercise its power of eminent domain within the Plan Area**

50?

Relocation both plans have standard language.

Page 5 Relocation Assistance Plan. The Plan does not contemplate relocation of businesses or residents in the Area, or the use of eminent domain. Therefore, no statutory relocation assistance obligations will be triggered as a result of this Plan. If such relocation assistance becomes necessary, the Developer will follow the provisions of Section 523.205 of the Revised Statutes of Missouri in accordance with the Relocation Assistance Plan attached as Exhibit 3

Page 20 The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary

Eligibility Sustainability and maintain affordable housing.

Chapter 353 Development Plan.

Page 3.

H. Developer. Westside Redevelopment Corporation and its successors and assigns.

I. Redevelopment. **The clearance, replanning, reconstruction or rehabilitation of any Blighted Area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including**

Page 7 eligibility

I was asked to clarify the highlighted sentence found in the program description.

First you must read the complete section and paragraph on who is an eligible property, then follow the sentence, when you get to maintenance and expansion of affordable housing. Eligible applicants must maintain their property and if they are considering renting a property this plan encourages them to do so at

This is the definition of the

term Redevelopment as used in the Plan.

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

recreational and other facilities incident or appurtenant thereto

Page 3.

4. To improve the viability of the area for residential and other uses and in so doing, to encourage future residential, commercial and retail development in the City, in harmony with the general character of the Area;

5. To attract new residents to the City, thereby increasing the City's tax base;

Page 4.

6. To stimulate further residential and commercial investment in the community, with a resulting increase in employment opportunities and increased demand for services in the Area.

Page 2

Is this Promoting gentrification?

(f) many new residents are attracted to the racial, ethnical, and economic diversity of the Westside neighborhood and support the Plan, (g) with the assistance provided by the Plan many residents who have lower incomes and are from historically-disadvantaged groups will be financially capable of remaining in their homes and in the Westside neighborhood, and (h) with the assistance provided by the Plan, the Westside neighborhood can remain a diverse neighborhood with individuals from differing backgrounds and with differing income levels.

This is misleading. The plan is not promoting new construction and rewards the new owner.

OR advocating for new residents to move in. It is seeking a method to keep existing LMI residents in their home.

the low-income rate, vs. market rate. This is for existing homes, and 1-4 housing units. NO NEW DEVELOPMENT QUALIFIES UNDER THIS PLAN.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term (File: EDCKC/45/URP/99/99/00237402.DOCX / 6)8 237402 Westside Residential Urban Renewal Plan neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Page 21 – proposed financing –

The purpose of this plan is a reward for existing long-term resident ownership, I understand some one's concern with the new construction wording, but remember they must be a qualified eligible long-term 10 years or more. Rehabilitation vs. new construction definitions in most cases is based on cost. Example If you have a old front porch that is rotted will you replace just the rotted portion or tear it down and construct it 100 % new. Same for a storefront .

The proponents and advocates of this Plan do not have any specific restoration, rehabilitation, or redevelopment projects under consideration at this time. It is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority's assistance for rehabilitation or new construction projects at this time. Although commercial properties represent a small portion of the Plan Area, it is not possible to estimate the number of properties, or their square footage, that may seek the Authority's assistance for rehabilitation or new construction projects at this time. ?

This section is from the part of the application outlining why the plan is necessary.

with what funds?

Tax abatement alone is not enough to intice new development given high land + building costs

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

<p>Page 7 4</p> <p>A. General Land Use. The Area is appropriately zoned for the Improvement Projects (defined below) and the uses of the Area as contemplated by the Plan would be in compliance with the Comprehensive Plan. It is not anticipated that any changes will need to be made to the streets or alleys in, adjoining or in the Area.</p>	<p>Page 18 6. Zoning this is standard template language.</p> <p>The Plan Area is currently zoned a mixture of B1-1, B3-2, R-0.5, R-1.5, R-2.5, R-6, M 1-5, and UR. See Exhibit D- "Current Zoning" for details. See Exhibit E – "Proposed Zoning, which is identical to Exhibit D as no immediate changes are proposed.</p> <p>While adoption of this Plan will require no other immediate changes in the zoning of the Plan Area, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation, when a project has 50 or more units or 40,000 sf or more in floor area.</p> <p>The highlighted paragraph above is standard template language. How does this apply to the Westside Heritage Urban Renewal Plan. Implementation and in order to reinforce it objectives – if anyone proposes a UR zoning designation and if a project is proposed having 50 or more units or 40,000 SF floor area it does not qualify. Proposed = new = does not qualify or is eligible for the Westside Heritage Urban Renewal Plan.</p>
<p>FINANCING PLAN A. Projected Redevelopment Project Costs. Because implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects themselves constitute the project envisioned by the Plan, there are <u>no redevelopment project costs</u> associated</p>	

with the Plan other than costs associated with the improvement Project as further described.

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

Governing entity with board of directors and shares

Board of directors & shareholders	Board of directors & shareholders
<p><u>Exhibit 8 Articles of incorporation.</u> <i>30 years old</i></p> <p>Westside Urban Redevelopment Corporation Board requires an annual board of directors' election by shareholders. Capital stock of corporation shall be \$30,000.00. 500 shares \$500.00 <i>Irrelevant once title passes through the Corp.</i></p> <p>Viola Collins – 1816 Jefferson - <i>does not own property</i> Francis Griffin 3012 Holly – <i>does not own this property</i> Robert Hernandez 2107 Holly – <i>does not own this property</i> Helen Tamayo 2312 Holly – <i>does not own this property</i> James White 915 West 17th st. – <i>does not own this property</i></p>	<p>No board No Share holders</p>

Westside Redevelopment Corp.
 was created 30 years ago.

It's a pass-through
 entity controlled by W.H.O.

The city required W.H.O.
 to submit the original
 articles of incorporation,
 listing the original board
 members. The current
 governing board ~~of~~ the
~~same~~ W.R.C. is the
 same as W.H.O.'s.

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

<p align="center">Chapter 353 Plan</p> <p align="center">Developer = Westside Redevelopment Corporation and its successors and assigns.</p>	<p align="center">Westside Heritage Urban Renewal Plan</p> <p align="center">Developer = Eligible long-term Westside owner occupied home, property owner providing affordable rental housing and long-term resident who have commercial properties and vacant partials.</p>
<p align="center">Program Eligibility</p>	<p align="center">Program Eligibility</p>
<p>Page 14 Anyone – owner occupied before June 3, 2026</p>	<p>Page 7 Long-term (10 Years), LMI residents, commercial and residential rental units 1 – 4 family, LMI rental, LMI homeowner</p>
<p align="center">Fee and administrator</p> <p>Pages 6-8 Administrating agency \$100.00 fee or 1% of annual income Additional fees charged for application, processing, deed recording. Application fees will be determined based on income.</p> <ul style="list-style-type: none"> Annual Neighborhood Support Fee (NSF) 2.65% annual household income each year less any taxes payable on the basis of assessed value of the land exclusive of improvements exceed 2.65% on annual household income for 10 year of 25 years. <p>page 9 investment \$1000 improvements exterior only</p>	<p align="center">Fee and administrator</p> <p align="center">One time Application Fee to EDC KC administrator of plan \$35.00 for investments up to \$3,500 \$135.00 for investments over \$3,500</p> <p align="center">25% Exterior and interior investments count</p>
<p align="center">Leans on property</p> <p>Page 9 - Westside Redevelopment Corporation developer lien rights in collection of NSF</p>	<p align="center">Leans on property</p> <p align="center">none</p>
<p align="center">Blight</p>	<p align="center">Blight</p>
<p>Page 3,12 of the 353 plan Blighted Area definition – <i>Those properties of the City within which the City Council of the City Determines that reason of age, obsolescence or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of diseases, crime or inability to pay reasonable taxes. would not have been accepted if not for the blight study prepared by HEDC for the Urban Renewal Plan.</i></p>	<p>Page 9 of the Westside Urban Heritage Renewal Plan blighted area definition - <i>An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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</i></p>

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

	<p><i>public health, safety, morals, or welfare in its present condition and use; and,</i></p> <p>Insanitary: <i>An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare</i></p>
--	---

Plans Development Objectives Comparison

<p>Page 4</p> <p>Due to a number of blighting factors, the Development Area is considered a Blighted Area under the Urban Redevelopment Corporations Law. The purpose of this Plan is to offer property tax relief to homeowners by way of a community-controlled Chapter 353 Corporation, and thus spur local home and neighborhood improvements, in a key area of the City where property tax increases over recent years threaten to displace local taxpaying homeowners. The Development Area is contiguous.</p> <p>This Plan provides for redevelopment of the Development Area, legally described on Exhibit 1 and depicted on Exhibit 2. There are no existing buildings within the Development Area that will necessarily need to be demolished or renovated in order to fulfill the aims of the Plan, and no traditional project costs are anticipated in connection with the Plan.</p>	<p>Page 11</p> <p>Local objectives to be achieved through the implementation of this Urban Renewal include the tax relief for current and long term residents who are providing affordable rentals, leases to low-moderate residents, long-term residents, and commercial/retail space for small business, the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri.</p> <p>Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:</p> <ul style="list-style-type: none"> • The program is intended to preserve and enhance the homes within the neighborhoods included in the Plan Area and thereby enhance the neighborhoods they're included in. • To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair
--	--

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

	<p>the tax base and general welfare of the community.</p> <p>Page 12</p> <ul style="list-style-type: none"> • To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs. • To promote the health, safety, order, convenience, prosperity, and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area
--	---

Tax Abatement

<p>Page 9 - 25 years relive a portion of each participating owner-occupants property tax burden</p> <p>The Developer requests a tax abatement structure for the Development Area that provides: (1) for a 100% property tax abatement for a period of 25 years for any participating owner occupant in the Area from the date of the Conveyance (defined below), except on the basis of the assessed value of the land exclusive of improvements for the year prior to the Conveyance, for the first 10 years after the Conveyance; and (2) payments for neighborhood support, defined herein as "Neighborhood Support Fees", as more particularly set forth below.</p>	<p>Page 15 - Freeze taxes for 10 years</p> <ol style="list-style-type: none"> 1. A Tax Cap, Not Reduction -Exception. Only future property tax increases can be restrained, current property taxes cannot be reduced. 2. Home Improvement. To qualify, exterior improvement is priority, but due the age of the homes in this area interior improvements will be included, an owner must first show evidence exterior and interior improvements with in the past two years or currently underway with a value of \$3,500 or more 3. Administering Agency. The Land Clearance for Redevelopment Authority of Kansas City, Missouri shall, with the assistance of the Economic Development Corporation of Kansas City, Missouri, Inc., implement and administer this Plan.
--	--

Conformance to the Comprehensive Plan

<p>Page 3.</p> <p>E. Code of Ordinances. Code of Ordinances of the City of Kansas City, Missouri, and any amendments thereto.</p>	<p>Page 9.</p> <p>The Plan conforms to the KC Spirit Playbook; the City's adopted comprehensive master plan, as it will specifically promote the following objectives:</p> <ul style="list-style-type: none"> • Displacement Mitigation
---	--

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

<p>F. Comprehensive Plan. The comprehensive plan of the City.</p>	<ul style="list-style-type: none"> • DM-2 Assist with the formation of community coalitions in neighborhoods being impacted...by displacement due to gentrification... • DM-3 Employ measures to help minimize and prevent displacement... • Housing Affordability and Diversity • HA-3 Preserve existing affordable housing • HA-8 Coordinate and layer tax incentives with other resources...to collectively support the improvement of housing stock in targeted areas
---	--

Community Land Trust – what does this offer.

<p>Did not locate reference to trust</p>	<p>Yes, Land Trust & types. HEDC promotes asset building, wealth creation and the transfer of wealth to the next generation. Ensuring a person’s asset like a home will be smoothly passed on to his or her beneficiaries, prevents family conflict, higher tax burdens, and exorbitant probate cost. Common types Living trust, revocable trust, irrevocable trust, special needs trust Community Land Trust</p>
---	---

Eminent domain both plans have standard language.

<p>Page 5 Property Acquisition; Eminent Domain. The Developer anticipates that each participating owner-occupant will convey fee title to his or her property to the Developer at the commencement of the tax abatement as further set forth in Article VI, below, to be conveyed back to such owner-occupant immediately. No property will be acquired by eminent domain.</p>	<p>Page 15 Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. The Authority shall not exercise its power of eminent domain within the Plan Area</p>
--	--

Relocation both plans have standard language.

<p>Page 5 Relocation Assistance Plan. The Plan does not contemplate relocation of businesses or residents in the Area, or the use of eminent domain. Therefore, no statutory relocation assistance obligations will be triggered as a result of this Plan. If such relocation assistance becomes necessary, the Developer will follow the</p>	<p>Page 20 The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary</p>
--	--

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

<p>provisions of Section 523.205 of the Revised Statutes of Missouri in accordance with the Relocation Assistance Plan attached as Exhibit 3</p>	
--	--

Proposed Financing

<p>Page 6</p> <p>FINANCING PLAN A. Projected Redevelopment Project Costs. Because implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects themselves constitute the project envisioned by the Plan, there are no redevelopment project costs associated with the Plan other than costs associated with the Improvement Projects, as further described below.</p>	<p>Page 21 – proposed financing –</p> <p>The proponents and advocates of this Plan do not have any specific restoration, rehabilitation, or redevelopment projects under consideration at this time. It is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority’s assistance for rehabilitation or new construction projects at this time. Although commercial properties represent a small portion of the Plan Area, it is not possible to estimate the number of properties, or their square footage, that may seek the Authority’s assistance for rehabilitation or new construction projects at this time.</p> <p>In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the Plan Area. It is possible that public financing sources, such as the U.S. Small Business Administration and/or the EDC Loan Corporation, may be utilized to partially finance individual commercial projects within the Plan Area. Federal and State historic tax credits, Federal and State low-income housing tax credits, among other similar programs, may also be used to generate equity for some or all of the projects to be undertaken within the Plan Area.</p>
---	--

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

Zoning

<p>Page 7</p> <p>A. General Land Use. The Area is appropriately zoned for the Improvement Projects (defined below) and the uses of the Area as contemplated by the Plan would be in compliance with the Comprehensive Plan. It is not anticipated that any changes will need to be made to the streets or alleys in, adjoining or in the Area.</p>	<p>Page 18 6. Zoning this is standard template language.</p> <p>The Plan Area is currently zoned a mixture of B1-1, B3-2, R-0.5, R-1.5, R-2.5, R-6, M 1-5, and UR. See Exhibit D- “Current Zoning” for details. See Exhibit E – “Proposed Zoning, which is identical to Exhibit D as no immediate changes are proposed. While adoption of this Plan will require no other immediate changes in the zoning of the Plan Area, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation, when a project has 50 or more units or 40,000 sf or more in floor area.</p> <p>The highlighted paragraph above is standard template language. How does this apply to the Westside Heritage Urban Renewal Plan. Implementation and in order to reinforce it objectives – if anyone proposes a UR zoning designation and if a project is proposed having 50 or more units or 40,000 SF floor area <u>it does not qualify</u>. Proposed = new = does not qualify or is eligible for the Westside Heritage Urban Renewal Plan.</p>
---	--

Governing entity with board of directors and shares

Board of directors & shareholders	Board of directors & shareholders
-----------------------------------	-----------------------------------

Eligibility Sustainability and maintain affordable housing.

I was asked to clarify the highlighted sentence found in the program description.

First you must read the complete section and paragraph on who is an eligible property, then follow the sentence, when you get to maintenance and expansion of affordable housing. Eligible applicants must maintain their property and if they are considering renting a property this plan encourages them to do so at the low-income rate, vs. market rate. This is for existing homes, and 1-4 housing units. NO NEW DEVELOPMENT QUALIFIES UNDER Westside Heritage Urban Renewal PLAN.

<p>Chapter 353 Development Plan.</p> <p>Page 3.</p> <p>H. Developer. Westside Redevelopment Corporation and its successors and assigns.</p>	<p>Westside Heritage Urban Renewal</p> <p>Page 7</p>
---	--

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

<p>I. Redevelopment. The clearance, replanning, reconstruction or rehabilitation of any Blighted Area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incident or appurtenant thereto</p> <p>Page 3.</p> <p>4. To improve the viability of the area for residential and other uses and in so doing, to encourage future residential, commercial and retail development in the City, in harmony with the general character of the Area;</p> <p>5. To attract new residents to the City, thereby increasing the City's tax base;</p> <p>Page 4.</p> <p>6. To stimulate further residential and commercial investment in the community, with a resulting increase in employment opportunities and increased demand for services in the Area.</p> <p>Page 2</p> <p>Is this Promoting gentrification?</p> <p>(f) many new residents are attracted to the racial, ethnical, and economic diversity of the Westside neighborhood and support the Plan, (g) with the assistance provided by the Plan many residents who have lower incomes and are from historically-disadvantaged groups will be financially capable of remaining in their homes and in the Westside neighborhood, and (h) with the assistance provided by the Plan, the Westside neighborhood can remain a diverse neighborhood with individuals from differing backgrounds and with differing income levels.</p> <p>353 plan encourages all new construction and rewards the new owner.</p>	<p>The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.</p> <p><i>The purpose of this plan is a reward for existing long-term resident ownership, I understand some one's concern with the new construction wording but remember they must be a qualified eligible long-term 10 years or more or Low-income homeowner.</i></p> <p><i>Rehabilitation vs. new construction definitions in most cases is based on cost. Example If you have an old front porch that is rotted will you replace just the rotted portion or tear it down and construct it 100 % new. Same for a storefront.</i></p>
--	---